



**Minutes of Ordinary Meeting
Held Wednesday, 12 April 2023**

*Held in the Kilcoy Visitor Information 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)
Cr Bob Whalley	(Councillor)
Mr A Johnson	(Chief Executive Officer)
Mr G Love	(Acting Director Operations)
Mr L Hannan	(Director Planning and Development)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mr M McGoldrick	(Director Corporate and Community Services)
Mrs H Golinski	(Minute Secretary / Executive Assistant)
Ms M Maesele	(Communications Manager)

Observer	Mrs M Jelf	(Senior Planner)
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CONTENTS

2023 National Road Safety Week	95	Licence Renewal – Toogoolawah and District History Group.....	83
Aquatic Facility Operations – Lowood Swimming Pool Season Extension.....	86	Local Government Remuneration Commission.....	111
Arts, Culture and Heritage Plan 2023 - 2028	84	Matters of Public Interest	3
Business arising out of minutes of previous meeting	3	Mayor and Councillor Reports.....	112
Closure of Meeting	114	Meetings authorised by Council	112
Confirmation of Minutes	3	Opening of Meeting.....	3
Conflict of Interest	4	Operational Plan Third Quarter Review 2022-23	111
Consideration of notified motions	113	Operations Report for March 2023.....	96
Development Application No. 22581	38	Overland Flow Assessment Stage 2	93
Development Application No. 23517	4	Receipt of Petition.....	113
Development Application No. DA21871	18	Reception of notices of motion for next meeting.....	114
Endorsement sought for a contract exceeding \$15,000 – Position Partners Pty Ltd	73	Revenue policy FY2024	74
Experience Somerset Marketing Strategy	85	Sale of land for overdue rates or charges	67
Finance report.....	75	Toogoolawah Community Gym Stage 2 Extension and Carpark – 2023/24 Financial Year Capital Works Program Inclusion	82
Items for reports for future meetings ...	114	Traffic Safety Advisory Committee – 16 March 2023.....	91
Landfill gas flaring of Council's landfill ...	92		
Lease Renewal - Brisbane Valley Pony and Hack Club Inc - 174 SP268013 ...	90		
Leave of Absence	3		

Opening of Meeting

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

Leave of Absence

Nil

Mayor Lehmann noted Cr Wendt was running a few minutes late due to traffic delays (roadworks) and will join the meeting as soon as possible.

Confirmation of Minutes**Resolution**

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT the Minutes of the Ordinary Meeting held 22 March 2023 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**

Friday 14 April 2023 - Youth Week Free Movie Matinee, 9.00 am., Toogoolawah Pictures.

This event has been sponsored by Wellways Care Gateway program and Somerset Regional Council.

Thursday 13 April 2023 - Esk Hospital Auxiliary meeting, Esk Hospital, 2.00 pm.

Saturday 15 April 2023 - Meet the artists of 'Two Years My Home' exhibition, Glen Rock Art Gallery, 12.00 pm also Toogoolawah Rodeo, 11.00 am.

Friday 21 April 2023 - Esk Girl Guides Annual/General meeting, 6.00 pm.

Matters of public interest – Cr Gaedtke

I encourage our residents to ensure that they are receiving a copy of Council's Welcome to SomArtset quarterly e-newsletter which promotes, encourages, and supports an artistic and vibrant Somerset Region. The publication will tell you about what's happening in arts and culture locally and further afield, profile community groups, and let you know about exciting arts and cultural opportunities on offer.

Congratulations to Kilcoy's woodchopping Mother and Daughter team, who competed in the same championship chop (275mm ladies' underhand championship). Mum and her woodchop partner also came third in the Jill and Jill double handed 375mm cross cut championship at the Sydney Royal Easter Show 2023.

Somerset Dam General Store held a very successful Easter Twilight Markets, so congratulations go to the new owners of this idyllic location. I am sure this will be the first of many future community events.

Cr Wendt entered the meeting at 9.06am

Matters of public interest – Cr Isidro

April

- 13 One Tree Canoe School holiday program, Fernvale
- 17 Kilcoy District Progress Association meeting, Kilcoy
- 20 KDPA meeting Re cemetery meeting
- 24 Toogoolawah SHS Anzac Service
- 25 Anzac Day service
- 26 Council meeting, Kilcoy

Conflict of Interest

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

Subject:	Development Application No. 23517
	Development Application for a Development Permit for Reconfiguring a Lot (one into two lots)
File No:	DA23517
Assessment No:	80282-00000-000
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY**Property details**

Location:	56 William Street, Kilcoy
Real property description:	Lot 6 RP183576
Site area:	0.1223 hectares
Current land use:	Dwelling house
Easements/encumbrances:	Nil identified

South East Queensland Regional Plan 2017

Land use category:	Urban footprint
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Planning scheme details

Planning scheme	Somerset Region Planning Scheme (Version Four)
Zone:	General residential zone
Precinct:	Not within a precinct
Overlays:	OM8 High impact activities management area overlay OM13 Stock route management overlay

Application details

Proposal:	Reconfiguring a Lot (one into two lots)
Category of assessment:	Code assessment
Applicant details:	Martin Worth c/- ONF Surveyors PO Box 896 KINGAROY QLD 4610
Owner details:	Martin Worth
Date application received:	28 February 2023
Date application properly made:	28 February 2023

Referrals	None required
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Public notification	Not required
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RECOMMENDED DECISION

Approve the development application subject to the development 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 a Reconfiguring a Lot - one into two lots, on land at 56 William Street, Kilcoy, formally described as Lot 6 RP183576.

The application is made under Version Four of the Somerset Region Planning Scheme (the planning scheme). The site is located within the General residential zone. The application is required because Reconfiguring a Lot is subject to code assessment.

The existing house is intended to be located on proposed Lot 6 which is a 619m² lot at the rear of the site. The front boundary of Lot 6 is proposed approximately 3.5m from the front of the house and 30 metres from William Street.

Proposed Lot 7 is vacant and has an area of 603m², however it is impacted by a 6m wide access easement in favour of proposed Lot 6.

3.0 SITE DETAILS

3.1 Description of the land

The site is a regular shaped allotment with frontage to William Street at the southern boundary. The site contains a Dwelling house toward the rear of the site. Surrounding lots along William Street are generally improved with dwelling houses and associated outbuildings. The houses on the adjoining lots are generally located toward the front of the site.

The lot slopes to the south toward the front of the site.

The lots to the rear contain dwelling houses and outbuildings and have frontage to Row Street.

3.2 Access

Access to the site will be via a new crossover to William Street, which is a Collector Street in Council's road hierarchy. As the development is for a dwelling house, the crossover will require a Road Access Application from Council's Operations Department.

It is proposed to condition construction of a sealed driveway the full length of the access easement to provide access to the rear lot.

3.4 Connection to electricity and telecommunications

The land is within the General residential zone, and as such the development conditions require the development to connect to the reticulated electricity and telecommunications networks.

The existing dwelling house currently has an electricity connection that traverses the eastern side of the property. This will require relocation along the access easement.

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

The proposal requires assessment against the following assessment benchmarks.

5.1 State Planning Policy 2017

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 proposal did not require Council to assess the application against the assessment benchmarks within the Regulation. Where a referral agency undertakes an assessment against a matter in the Regulation, this is discussed in section 6.0 of this report.

The proposal:

- (a) does not impact on any regulated vegetation or koala habitat areas;
- (b) is not located within a koala priority area;
- (c) is not located in proximity to a Queensland heritage place or local heritage place;
- (d) is not known to be on a contaminated land or environmental management register;
- (e) does not involve 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
Reconfiguring a lot code	Yes/No	PO1
Services works and infrastructure code	Yes	No alternative outcomes proposed

Transport access and parking code	Yes/No	
Applicable overlay code	Compliance with overall outcomes	Performance outcomes
Not applicable	-	-

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

5.6.3 Performance outcome assessment

Reconfiguring a lot code

Performance outcome	Acceptable outcome
Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.	AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions.
Proposal The proposal meets the minimum lot size of Table 8.3.4.3B.	
Performance Outcome Assessment Both proposed lots achieve the minimum lot size of 600m ² . The site has a frontage of 20.12m, however both lots do not have an 18 metre frontage in that the development includes a rear lot served by a 6m wide access easement. Both lots are considered to be a satisfactory size to support future residential development of Lot 7 and the continued use of the existing dwelling house and result in lot sizes which are consistent a general residential area. It is recommended that the alternative outcome be accepted in this instance.	

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 subdivision, which adopts a charge consistent with a three or more-bedroom dwelling under the *Somerset Regional Council Charges Resolution (No. 1) 2022*. In determining the appropriate charging area, the land is not located within the urban footprint of Fernvale / Kilcoy / Lowood.

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 Drinking water and wastewater networks

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

Infrastructure charges for the drinking water and wastewater 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.

An adopted charge for the public parks and community land network applies.

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 non-worsening for other properties and discharge to a lawful point of discharge.

An adopted charge for the stormwater network applies.

5.7.3.4 Transport network

The development is served by an existing street. The development does not trigger additional works. Standard conditions are recommended to ensure acceptable access arrangements and servicing of the site.

An adopted charge for the transport network applies.

6.0 REFERRAL

6.1 Referral agencies

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

6.2 Third party advice

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.

8.0 OTHER RELEVANT MATTERS

There are no other relevant matters applicable for code assessment.

9.0 CONCLUSION

The proposed development is for Reconfiguring a Lot (one into two lots). The proposal has demonstrated compliance with acceptable outcomes of each of the applicable assessment benchmarks, or otherwise complied with the relevant performance outcomes.

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 Plan, drawn by ONF Surveyors, Drawing No 10787-P1 Revision B, dated 19 December 2022
2. Draft infrastructure charges notice

RECOMMENDATION

1. THAT Council approve Development Application No. 23517 for a Development Permit for Reconfiguring a Lot (one into two lots) on land situated at 56 William Street, Kilcoy, formally described as Lot 6 RP183576, 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		
<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. Proposal Plan, drawn by ONF Surveyors, Drawing No 10787-P1 Revision B, dated 19 December 2022	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	Prior to Council's endorsement of the Plan of Subdivision.
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Council's endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to Council's endorsement of the Plan of Subdivision.
1.5	A Licensed Surveyor must certify in writing that all service connections are wholly within the lots they serve. <i>Note: The existing electricity supply to the house on proposed Lot 6 will require redirection through the access easement.</i>	Prior to Council's endorsement of the Plan of Subdivision.
1.6	Remove any services made redundant as a result of the development and reinstate the land.	Prior to Council's endorsement of the Plan of Subdivision.

1.7	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Advice: Currently, the amount is set at \$41 per allotment.	Prior to Council's endorsement of the Plan of Subdivision.
SCHEDULE 2 – ENGINEERING <i>Assessment Manager</i>		
No	Condition	Timing
	General	
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Planning Scheme</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.
	General Services	
2.3	Connect the development to a reticulated potable 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. <i>Note: Where proposed allotments front existing overhead electricity or telecommunication service, these lots may connect direct to such service to the approval and requirements of the service provider.</i>	Prior to Council's endorsement of the Plan of subdivision.
2.4	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.5	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to Council's endorsement of the Plan of subdivision.
	Vehicle Access	
2.6	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Planning Scheme</i> .	At all times.
2.7	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to the property boundary in accordance with <i>Somerset Regional Council Planning Scheme</i> . Approval is to	At all times.

	be sought from Council and the landowner must advise all potential purchasers accordingly.	
2.8	Make an Access Application to Council and pay the required fees where an application involves works required as stated in the conditions.	Prior to Commencement of Access works.
2.9	Construct a minimum 3.0 metre sealed driveway for the full length of the access handle to proposed Lot 6 in accordance with Council standard. The access handle is to be a minimum 6.0 metre wide.	Prior to Council's endorsement of the Plan of subdivision.
2.10	Traffic accessing proposed Lot 6 is to enter and leave the site in a forward direction.	At all times.
2.11	The landowner is responsible for construction and maintenance of vehicular access for proposed Lot 7, from the road carriageway to property boundary in accordance with <i>Somerset Regional Council Planning Scheme</i> . Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	Prior to Council's endorsement of the Plan of subdivision.
	Stormwater	
2.12	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times.
2.13	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
	Erosion and Sediment Control	
2.14	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.15	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.16	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed	At all times.

	of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	
2.17	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching iii) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times.
SCHEDULE 3 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice]		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
This development approval is for the proposed development only. Any additional uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.		
<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>		
All works shall be carried out in accordance with the <i>Workplace, Health & Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .		
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.

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

The Act is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships. (DSDSATSIP).

The Aboriginal Cultural Heritage Act establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.

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

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

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

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

Attachments for the Decision Notice include:

1. Proposal Plan, drawn by ONF Surveyors, Drawing No 10787-P1 Revision B, dated 19 December 2022
2. Infrastructure charges notice

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

1. "THAT Council approve Development Application No. 23517 for a Development Permit for Reconfiguring a Lot (one into two lots) on land situated at 56 William Street, Kilcoy, formally described as Lot 6 RP183576, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. THAT the officer report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS

Assessment Manager

No	Condition	Timing
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1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Council's endorsement of the Plan of Subdivision.
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1.5	A Licensed Surveyor must certify in writing that all service connections are wholly within the lots they serve. <i>Note: The existing electricity supply to the house on proposed Lot 6 will require redirection through the access easement.</i>	Prior to Council's endorsement of the Plan of Subdivision.
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No	Condition	Timing
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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.
	General Services	
2.3	Connect the development to a reticulated potable 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. <i>Note: Where proposed allotments front existing overhead electricity or telecommunication service, these lots may connect direct to such service to the approval and</i>	Prior to Council's endorsement of the Plan of subdivision.

	<i>requirements of the service provider.</i>	
2.4	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.5	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to Council's endorsement of the Plan of subdivision.
	Vehicle Access	
2.6	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Planning Scheme</i> .	At all times.
2.7	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to the property boundary in accordance with <i>Somerset Regional Council Planning Scheme</i> . Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.8	Make an Access Application to Council and pay the required fees where an application involves works required as stated in the conditions.	Prior to Commencement of Access works.
2.9	Construct a minimum 3.0 metre sealed driveway for the full length of the access handle to proposed Lot 6 in accordance with Council standard. The access handle is to be a minimum 6.0 metre wide.	Prior to Council's endorsement of the Plan of subdivision.
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	Stormwater	
2.12	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times.
2.13	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream	At all times.

	landholders.	
	Erosion and Sediment Control	
2.14	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.15	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.16	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
2.17	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> iv) Milling; v) Chipping and/or mulching vi) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times.
SCHEDULE 3 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice]		
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The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application		

outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.

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

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

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

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

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

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.

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

The Act is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships. (DSDSATSIP).

The Aboriginal Cultural Heritage Act establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.

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

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

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

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

Carried

Vote - Unanimous

Subject:	Development Application No. DA21871 Representations about conditions and other matters during the Applicant's Appeal Period in accordance with section 75 of the <i>Planning Act 2016</i>
File No:	DA21871
Assessment No:	81416-20000-000
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY

Subject Land

Location	Hedley Drive and Settlers Rise, Woolmar
Real Property Description	Lots 912 and 914 SP331660 (formerly Lot 914 SP282074 and Lot 912 SP231462)
Site area	51.224 hectares (formerly 53.71 hectares)

Planning Scheme

Planning Scheme	Somerset Region Planning Scheme Version Four
Zone	General residential
Overlays	OM4 Bushfire hazard OM5 Catchment management OM9 Infrastructure

ShapingSEQ

Land Use Category	Urban Footprint
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Application

Original Category of Assessment	Code assessment
Original Date of Approval	27 April 2022
Development Approval	Development Permit for a Reconfiguring a Lot by Subdivision (two lots into 36 lots and two balance lots),
Applicant/s	QM Prop Co No. 3 Pty Ltd
Applicants contact details	C/- Saunders Havill Group 9 Thompson Street BOWEN HILLS QLD 4006

Referral Agencies

State Assessment and Referral Agency as a concurrence agency

RECOMMENDED DECISION

A Negotiated Decision Notice for Development Application No: DA21781 be issued, subject to the amended conditions and requirements contained in the Schedules and Attachments.

2.0 BACKGROUND TO APPROVAL

Somerset Regional Council at its Ordinary meeting of 27 April 2022 considered and approved the development application DA21871 for Reconfiguring a Lot by Subdivision (two lots into 36 lots and two balance lots). The applicant has now made representation to Council to change and amend conditions of the development approval.

Between the time the representations were made and the report has come to Council, titles for Stage 7 of the estate have been issued. As a result the lots which previously described as Lot 914 SP282074 and Lot 912 SP231462 have a new plan number and are described as Lots 912 and 914 SP331660.

3.0 REQUESTED CHANGE

The applicant on behalf of their client has made the following representations:

3.1 Condition 2.15

Condition 2.15 currently states:

“Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards.”

Applicant representation

We request that Condition 2.15 be amended to give reference to the trunk collector street, Hedley Drive. Hedley Drive is identified within Council's Local Government Infrastructure Plan (LGIP) as a trunk collector street.

Additionally, we also request the ICN to be amended, reflecting Hedley Drive as a trunk road item.

The applicant requests the condition be amended as follows:

Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards.

The construction of Hedley Drive is trunk infrastructure as identified in Council's Local Government Infrastructure Plan (LGIP).

Officer comments

Hedley Drive is listed as future Trunk infrastructure item TRF10 under Council's LGIP. Hedley Drive is identified as being a future Trunk collector street. An infrastructure agreement has been prepared to address the provision of trunk infrastructure and the offsetting of this infrastructure against the requirement for Infrastructure charges in accordance with the Charges Resolution (No. 1) 2022. The infrastructure agreement concludes that while no refunds will be provided, the offset will be utilised across future stages of the development.

A copy of the infrastructure agreement forms an attachment to this report.

It is proposed to amend the condition in accordance with the applicant's request.

3.2 Condition 2.17

Condition 2.17 currently states:

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.

Applicant representation

We request changes to Condition 2.17 to reflect the provision of 3m x 3 chord truncations on property boundaries at all road intersection in place of 6m x 3. This change is proposed as it is consistent with existing and approved truncations in the balance of Hedley Park Estate.

The applicant requests the condition be amended as follows:

Provide ~~6m~~ 3m 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.

Officer comments

Truncations in previous stages of the estate have not all been designed as 6m x three chord truncations. The use of 6m x three chord truncations as conditioned as part of this stage is consistent with Council's Planning Scheme Policy 4 – Design Standards. Council is seeking to be consistent in its approach to truncations for all new estates and ongoing stages of existing estates.

It is proposed to retain the condition in its current form.

3.3 Condition 2.36

Condition 2.36 currently states:

The development must incorporate a stormwater re-use system utilising stormwater detention structures and/or tanks to ensure water is re-used throughout the site to supply amenities, facilities and landscaping areas and the like.

Applicant representation

We request that Condition 2.36 be removed as it is not required as part of the approved development. This has been confirmed by Council's engineer.

Officer comments

Council's engineer has confirmed this is not required as part of the development.

It is proposed to delete the condition in accordance with the applicant's request.

3.4 Change to Infrastructure Charges Notice

As discussed above with respect to Condition 2.15, Hedley Drive is listed as a trunk road item.

Officer comments

The section of Hedley Drive proposed to be constructed as a part of this stage of the development has a length of approximately 110 metres. The infrastructure charges notice remains relevant and demonstrates the calculation of the relevant charges however, is superseded by the infrastructure agreement.

An infrastructure agreement enabling a cross credit of charges from other networks and/or credit from future stages has been prepared and is attached to this report.

ATTACHMENTS

1. Approved plan of development
2. Draft amended infrastructure charges notice
3. Infrastructure agreement

RECOMMENDED DECISION

1. THAT the Council approves and issues a Negotiated Decision Notice for Reconfiguring a Lot by Subdivision (two lots into 36 lots and two balance lots) on Lots 912 and 914 SP331660 and situated at Hedley Drive and Settlers Rise, Woolmar subject to the amended requirements and conditions contained in the Schedules and Attachments.
2. THAT a copy of the Negotiated Decision Notice be forwarded to the State Assessment and Referral Agency.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 01, by Saunders Havill Group, dated 20 January 2022. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 02, by Saunders Havill Group, dated 20 January 2022. Stormwater Management Plan QM Properties Hedley Park Estate, Job Reference Number 9896 Revision 2, prepared by Inertia dated 21 December 2021.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to request for endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to request for endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$39 per allotment.	Prior to request for endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to request for endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to request for endorsement of the Plan of Subdivision.

SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Work
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Council's endorsement of the Plan of subdivision.
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to Compliance Assessment.
LANDSCAPING		
2.5	The developer must submit a Landscape Plan for all landscaping associated with the development. The plan 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: <ul style="list-style-type: none"> Comply with the Somerset Development Manual and Schedule 12A of the <i>Planning Regulation 2017</i> (including street trees). To enhance the appearance of the development internally and externally. To make a positive contribution to the streetscape; To screen unsightly objects from public view; To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; To ensure common areas are useable; To provide long term erosion protection; To integrate with existing vegetation and other natural features of the site and adjoining lands; and To provide adequate vehicle sightlines and road safety. 	As part of Operational works for Landscaping Works.

	<p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> • The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; • The number and size of plants; • The typical planting detail including preparation, backfill, staking and mulching. • The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council. • All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. • Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work. 	
2.6	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.
2.7	Plant street trees at 15 metre intervals along both sides of each street in this stage.	Prior to Council's endorsement of the Plan of subdivision.
	GENERAL SERVICES	
2.8	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.9	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Council's endorsement of the Plan of subdivision.
2.10	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to the applicable service, is available at a standard connection, or has a current supply agreement.	At all times.
2.11	Install hydrant and valve location indicators where serviced by kerb and channel, place brass markers in the kerb line	Prior to Council's endorsement of the

	at each service crossing. (For Water, Sewer, Electricity and Telecommunications)	Plan of subdivision.
	EARTHWORKS	
2.12	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.
2.13	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.14	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	ROADWORKS	
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards</i>.	As part of Operational Works application.
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards</i> . The construction of Hedley Drive is trunk infrastructure as identified in Council's Local Government Infrastructure Plan (LGIP).	As part of Operational Works application.
2.16	Provide road reserve and carriageway widths to be in accordance with the <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.
2.17	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to Council's endorsement of the Plan of subdivision.
2.18	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to Council's endorsement of the Plan of subdivision.
2.19	Provide verge and access in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.

	STREET NAMES	
2.20	<p>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.</p> <p>The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.</p>	As part of Operational Works application.
	FOOTPATHS	
2.21	Provide a concrete footpath with a width of 1.5 metres on one side of each street within Stage 8 for the full length of each street within the stage.	As part of Operational Works.
2.22	Provide a concrete footpath with a width of 1.5 metres for the full length of the pathway between proposed Lots 162 and 163.	As part of Operational Works.
	STREET LIGHTING	
2.23	<p>Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:</p> <ul style="list-style-type: none"> i) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 ii) Collector Roads – Lighting Category P4. <p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	Prior to Council's endorsement of the Plan of subdivision.
	VEHICLE ACCESS	
2.24	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	At all times.
2.25	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.26	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational Works.
	EASEMENTS	
2.27	Provide an easement over stormwater and inter-allotment drainage located within private property.	Prior to Council's endorsement of the Plan of subdivision.

	<p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The easement is to be dedicated at no cost to Council</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property</p>	
	STORMWATER	
2.28	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.29	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works.
2.30	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.31	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works.
2.32	Fill, compact and grade all low lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
2.33	<p>Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.</p> <p><i>Note: Such consent may require supporting engineering plans and calculations.</i></p>	As part of Operational Works application.
2.34	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Plan, prepared by Inertia for QM Properties, dated 21 December 2021.	As part of Operational Works.
2.35	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to Council's endorsement of the Plan of subdivision.

	STORMWATER RE-USE	
2.36	The development must incorporate a stormwater re-use system utilising stormwater detention structures and/or tanks to ensure water is re-used throughout the site to supply amenities, facilities and landscaping areas and the like.	Prior to commencement of use.
	EROSION AND SEDIMENT CONTROL	
2.37	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.38	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.39	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of Operational Works.
2.40	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
2.41	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> vii) Milling; viii) Chipping and/or mulching ix) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at</p>	At all times.

	the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	
2.42	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times.
2.43	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works.

SCHEDULE 3 - REFERRAL AGENCY

Department of State Development, Infrastructure, Local Government and Planning

Concurrence Agency Response

Agency Response: Recommend Conditions Apply

Pursuant to section 62 of the *Planning Act 2016*, the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.

The Department of State Development, Infrastructure, Local Government and Planning as a Concurrence Agency has assessed the impact of the proposed development to a state controlled road environment.

Concurrence Agency Response dated 11 March 2022 and referenced as 2202-27134 SRA and 2203-27798 SRA.

Concurrence Agency response will be attached to Council's Decision Notice for DA21871.

SCHEDULE 4 – ADVICE

Assessment Manager

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

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

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

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

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

Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted

that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

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

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

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

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

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

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

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

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

Attachments for the Negotiated Decision Notice:

1. Approved plan of development
2. Stormwater Management Plan QM Properties Hedley Park Estate, Job Reference Number 9896 Revision 2, prepared by Inertia dated 21 December 2021
3. Concurrence Agency Response dated 11 March 2022 and referenced as 2202-27134SRA and 2203-27798SRA
4. Infrastructure Agreement

Resolution

Moved – Cr Whalley

Seconded – Cr Gaedtke

1. "THAT the Council approves and issues a Negotiated Decision Notice for Reconfiguring a Lot by Subdivision (two lots into 36 lots and two balance lots) on Lots 912 and 914 SP331660 and situated at Hedley Drive and Settlers Rise, Woolmar subject to the amended requirements and conditions contained in the Schedules and Attachments.

2. THAT a copy of the Negotiated Decision Notice be forwarded to the State Assessment and Referral Agency.

SCHEDULE 1 – GENERAL CONDITIONS

Assessment Manager

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 01, by Saunders Havill Group, dated 20 January 2022. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 02, by Saunders Havill Group, dated 20 January 2022. Stormwater Management Plan QM Properties Hedley Park Estate, Job Reference Number 9896 Revision 2, prepared by Inertia dated 21 December 2021.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to request for endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to request for endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$39 per allotment.	Prior to request for endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to request for endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to request for endorsement of the Plan of Subdivision.
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car	Prior to the commencement of Operational Work

	parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Council's endorsement of the Plan of subdivision.
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to Compliance Assessment.
	LANDSCAPING	
2.5	The developer must submit a Landscape Plan for all landscaping associated with the development. The plan 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: <ul style="list-style-type: none"> Comply with the Somerset Development Manual and Schedule 12A of the <i>Planning Regulation 2017</i> (including street trees). To enhance the appearance of the development internally and externally. To make a positive contribution to the streetscape; To screen unsightly objects from public view; To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; To ensure common areas are useable; To provide long term erosion protection; To integrate with existing vegetation and other natural features of the site and adjoining lands; and To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; The number and size of plants; 	As part of Operational works for Landscaping Works.

	<ul style="list-style-type: none"> The typical planting detail including preparation, backfill, staking and mulching. The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work. 	
2.6	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.
2.7	Plant street trees at 15 metre intervals along both sides of each street in this stage.	Prior to Council's endorsement of the Plan of subdivision.
	GENERAL SERVICES	
2.8	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.9	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Council's endorsement of the Plan of subdivision.
2.10	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to the applicable service, is available at a standard connection, or has a current supply agreement.	At all times.
2.11	Install hydrant and valve location indicators where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (For Water, Sewer, Electricity and Telecommunications)	Prior to Council's endorsement of the Plan of subdivision.
	EARTHWORKS	
2.12	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and	At all times.

	tested by a suitably qualified inspection and testing organisation.	
2.13	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.14	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	ROADWORKS	
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards</i>.	As part of Operational Works application.
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards</i> . The construction of Hedley Drive is trunk infrastructure as identified in Council's Local Government Infrastructure Plan (LGIP).	As part of Operational Works application.
2.16	Provide road reserve and carriageway widths to be in accordance with the <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.
2.17	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to Council's endorsement of the Plan of subdivision.
2.18	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to Council's endorsement of the Plan of subdivision.
2.19	Provide verge and access in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.
	STREET NAMES	
2.20	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council. The proponent is responsible for the cost of road signs and	As part of Operational Works application.

	installation. Street nameplates are to comply with Council's standards.	
	FOOTPATHS	
2.21	Provide a concrete footpath with a width of 1.5 metres on one side of each street within Stage 8 for the full length of each street within the stage.	As part of Operational Works.
2.22	Provide a concrete footpath with a width of 1.5 metres for the full length of the pathway between proposed Lots 162 and 163.	As part of Operational Works.
	STREET LIGHTING	
2.23	<p>Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:</p> <ul style="list-style-type: none"> iii) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 iv) Collector Roads – Lighting Category P4. <p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	Prior to Council's endorsement of the Plan of subdivision.
	VEHICLE ACCESS	
2.24	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	At all times.
2.25	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.26	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational Works.
	EASEMENTS	
2.27	<p>Provide an easement over stormwater and inter-allotment drainage located within private property.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage</p>	Prior to Council's endorsement of the Plan of subdivision.

	Manual (QUDM). The easement is to be dedicated at no cost to Council All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor. Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property	
	STORMWATER	
2.28	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.29	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works.
2.30	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.31	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works.
2.32	Fill, compact and grade all low lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
2.33	Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site. <i>Note: Such consent may require supporting engineering plans and calculations.</i>	As part of Operational Works application.
2.34	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Plan, prepared by Inertia for QM Properties, dated 21 December 2021.	As part of Operational Works.
2.35	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
	STORMWATER RE-USE	
2.36	The development must incorporate a stormwater re-use system utilising stormwater detention structures and/or tanks to ensure water is re-used throughout the site to supply amenities, facilities and landscaping areas and the	Prior to commencement of use.

	like.	
	EROSION AND SEDIMENT CONTROL	
2.37	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.38	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.39	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of Operational Works.
2.40	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
2.41	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> x) Milling; xi) Chipping and/or mulching xii) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times.
2.42	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties	At all times.

	during the course of operations.	
2.43	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works.
SCHEDULE 3 - REFERRAL AGENCY Department of State Development, Infrastructure, Local Government and Planning <i>Concurrence Agency Response</i> <i>Agency Response: Recommend Conditions Apply</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.		
The Department of State Development, Infrastructure, Local Government and Planning as a Concurrence Agency has assessed the impact of the proposed development to a state controlled road environment.		
Concurrence Agency Response dated 11 March 2022 and referenced as 2202-27134 SRA and 2203-27798 SRA.		
Concurrence Agency response will be attached to Council's Decision Notice for DA21871.		
SCHEDULE 4 – ADVICE <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . <i>[A copy of section 71 will be enclosed with the Decision Notice]</i>		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
This development approval is for the proposed development only. Any additional uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.		
Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.		
It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.		

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

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

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

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

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

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

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

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

Carried

Vote - Unanimous

Subject:	Development Application No. 22581 Development Application for a Reconfiguring a Lot (Two lots into 83 lots in five stages)
Assessment No:	34636-00000-000 and 34637-00000-000
File No:	DA22581
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY

Subject Land

Location:	60 Millar Road and 169 Fairneyview Fernvale Road, Fernvale
Real property description:	Lot 1 RP231691 and Lot 2 RP231691
Site area:	34.836 hectares
Current land use:	Dwelling house on each lot
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:	Emerging community zone
Precinct:	Not applicable
Desired settlement pattern:	Future park residential
Overlays:	Biodiversity overlay Bushfire hazard overlay Flood hazard overlay High impact activities management area overlay Infrastructure overlay Scenic amenity overlay

Application

Proposal:	Reconfiguring a Lot – two lots into 83 lots in 5 stages
Category of assessment:	Impact assessment
Applicant details:	Rayland Developments C/- Bennett + Bennett PO Box 5021 GCMC QLD 9726
Owner details:	Millar Estate Pty Ltd
Date application received:	24 June 2022
Date application properly made:	25 July 2022
Date application decision due:	26 April 2023

Referral agencies	State Assessment and Referral Agency
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Public notification	Required
Notification period	24 February 2023 to 17 March 2023
Submissions received	None received

RECOMMENDED DECISION

Refuse the development application subject to the grounds contained in the schedules and attachments of this report.

2.0 PROPOSAL

This development application seeks approval for a Development Permit for a Reconfiguring a Lot (Two lots into 83 lots in five stages), on land at 60 Millar Road and 169 Fairneyview Fernvale Road, Fernvale formally described as Lot 1 RP231691 and Lot 2 RP231691.

The application proposes five stages:

- Stage 1 – 28 lots and detention basin – average residential lot size 2,517m²
- Stage 2 – 16 lots and drainage reserve – average residential lot size 2,756m²
- Stage 3 – 10 lots and park – average residential lot size 2,440m²
- Stage 4 – 19 lots – average residential lot size 2,605m²
- Stage 5 – 10 lots – average residential lot size 2,524m²

Overall, the development proposes 83 lots with an average lot size of 2,575m². The lots are proposed to be connected to the reticulated potable water network, however no connection to the reticulated wastewater network is proposed, all lots are proposed to be serviced by on-site effluent disposal. Other lots are provided for the purposes of a stormwater detention basin, drainage reserve and park.

The western half of the site contains an area of core koala habitat which is proposed to be retained and connection provided to the north to link with other areas of koala habitat.

Road connections are proposed to Millar Road and to Fairneyview Fernvale Road.

The application is made under Version Four of the Somerset Region Planning Scheme (the planning scheme). The site is located within the Emerging community zone. The application is required because reconfiguring a lot within the Emerging community zone that creates lots smaller than 10 hectares is subject to Impact assessment.

3.0 SITE DETAILS

The site is an irregular shaped allotment with frontage to Millar Road and Fairneyview Fernvale Road along the southern and western boundaries. The eastern boundary of the site adjoins the Brisbane Valley Rail Trail (BVRT), with the Brisbane Valley Highway on the far side of the BVRT.

The site generally slopes away from Millar Road and Fairneyview Fernvale Road toward a centrally located drainage line which drains in an easterly direction and discharges under the BVRT and Brisbane Valley Highway. According to aerial imagery the drainage line contains three dams. The northern half of the site generally slopes in a southerly direction toward the drainage line. A small section of the north-eastern part of the site slopes in a north-easterly direction toward the adjoining property to the north and the BVRT.

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 in that the development proposes park residential lots.

The land to the south of Millar Road is outside the Urban footprint and within the Regional landscape and rural production area.

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 as designed 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.

5.3.1 Schedule 11 – Koala habitat areas

While part of the site contains Core koala habitat, the proposal is not on premises in a koala priority area, and under the provisions of Schedule 10, Part 10, does not require assessment against the assessment benchmarks within Schedule 11 of the Regulation.

No further assessment is required against this part of the Regulation.

5.3.2 Schedule 12A – Reconfiguring a lot

The proposal involves the subdivision of land involving new road in the Emerging community zone, and under the provisions of Schedule 10, Part 14, requires assessment against the assessment benchmarks within Schedule 12A of the Regulation.

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

The development application has been assessed against the strategic framework of the planning scheme and is not considered to support Council's strategic intent for the region. The following represents an overview of how the proposal responds with each of the seven themes that collectively represent the policy intent of the planning scheme.

Settlement pattern

The application proposes additional residential development within an area designated as Future park residential and in the Emerging community zone.

Specific outcome 3.3.3.1 for Element 3.3.3 – Compact urban form includes:

- (d) *Further park residential development in the towns of Esk, Fernvale, Lowood and Kilcoy is limited to land located away from town centres which is relatively more constrained and less suitable for intensive urban development;*
- (f) *Urban development is sequenced so as to achieve a logical and orderly expansion of the towns in a manner that provides for the efficient extension of infrastructure networks in accordance with Part 4—Priority Infrastructure Plan.*

Specific outcome 3.3.4.1 for Element 3.3.4 – Compact urban form includes:

- (a) *Housing and lifestyle choice is delivered in the towns through greenfield development and infill development in established town areas that provide:*
 - (iii) *dwelling houses on a variety of lot sizes from smaller lot housing to park residential development on larger lots in a semi-rural setting;*

The area within the Emerging community zone bounded by Millar Road, Fairneyview Fernvale Road and the Brisbane Valley Highway, including the subject site is designated as Future park residential.

Council's planning scheme proposes lots with a minimum size of 4,000m² within the Park residential precinct. Figure 1 below has been included to demonstrate the difference between the standard 4,000m² park residential lot and a 2,500m² lot, which is slightly larger than the proponent's median lot size.



Figure 1 – comparative difference between 40m x 100m (4,000m²) lot (white) and 2,500m² lot. The orange lot has the same 4:10 ratio as a 40m x 100m lot. The blue lot has a 40m width and 62.5m depth.

The proposed lots are considerably smaller than the accepted minimum lot size for development within this area. While the development is proposed as park residential development, and the proponent contends the development is consistent with the strategic plan, the development itself has been proposed with lots that are on average approximately 65% of the size Council expects for a development of this type. The proposal is therefore considered to be an overdevelopment of the site.

Natural environment

Part of the site is included on Biodiversity overlay map – Koala habitat areas, however this mapping has been superseded by the State's koala habitat mapping, leaving the overlay with minimal regulatory effect. The site contains an area that is designated as Core koala habitat and this area is largely unimpacted by the proposed development. The proponent has proposed a connecting link between the Core koala habitat on the site and the Core koala habitat on land to the north of the site.

The development is considered to have been appropriately designed to mitigate impacts on koala habitat.

Natural resources

The proposal does not involve any impact on an identified natural resource, including agricultural land, extractive resources or forestry. The site adjoins the southern extent of the Urban footprint for Fernvale.

The land on the southern side of Millar Road is outside the Urban footprint and is predominantly used for grazing purposes where agricultural pursuits are undertaken.

The intersection of Millar Road and the Brisbane Valley Highway has a fourth leg, Harris Road, on the eastern side of the highway which is designated as a Haul route for Key resource areas to the east and northeast of Fernvale. The haul route and the associated undeveloped extractive resources are not considered to have an impact upon the proposed development.

Community identity and regional landscape character

The community identity and regional landscape character of the region is not affected by the proposal in that the overall use is proposed for residential purposes, however the density of development itself is considered to be an overdevelopment of the site compared with Council's standard park residential criteria.

Economic development

The development proposes additional residential development within an area that is proposed for future residential development.

The proposal does not impact on the continued development of Council's town centres network nor the industrial development areas within each town.

Infrastructure and services

The lots within the development will be required to be connected to electricity, telecommunications, reticulated water, stormwater and on-site effluent disposal.

While the provision of infrastructure and services at the development site meets the desired standard of service and the standard requirements set out in the development codes and Local Government Infrastructure Plan, the overall design of the proposal is considered to be an overdevelopment of the site.

Transport

The site gains access to the broader road network via two intersections with Millar Road and with Fairneyview Fernvale Road. The proposed western intersection accesses Fairneyview Fernvale Road very close to the intersection of Fairneyview Fernvale Road and McCulkins Lane. Fairneyview Fernvale Road provides a local road directly from the site to the town centre of Fernvale.

Conditions have been proposed by SARA with respect to intersection treatment at the intersection of Millar Road and Brisbane Valley Highway.

The Rydenskild Traffic Engineering report proposes closure and relocation of the existing McCulkins Lane intersection to form a four way intersection on Fairneyview Fernvale Road adjacent to the proposed new road serving the development.

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
Emerging community zone code	No	PO3, PO10
General residential zone code	No	PO5
Reconfiguring a lot code	No	PO1, PO2, PO11, PO14
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	No alternative outcomes proposed
Applicable overlay code	Compliance with overall outcomes	Performance outcomes
Biodiversity overlay code	Yes	PO17
Bushfire hazard overlay code	Yes	No alternative outcomes proposed
Flood hazard overlay code	Yes	No alternative outcomes proposed

HIA management overlay code		Not applicable
Infrastructure overlay code	Yes	No alternative outcomes proposed
Scenic amenity overlay code		Not applicable

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

5.6.3 Performance outcome assessment

Emerging community zone code

Performance outcome	Acceptable outcome
Building setbacks	
PO3 Building setbacks: (a) maintain a coherent streetscape; and assist in the protection of the amenity of existing and future residential development.	AO3.1 Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site, unless varied by a development code . AO3.2 Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site, unless varied by a development code.
Performance Outcome Assessment AO3.1 relates to the areas subject to Future residential under the Desired Settlement Pattern: Emerging Community Areas, whereas AO3.2 relates to areas subject to Future park residential. The development is not proposing to incorporate building setbacks into the application. The applicant originally proposed to include building envelopes for each lot, however these were subsequently excluded as Council advised they would need to be considered as a Material change of use component siting relaxations. The applicant provided conceptual building layouts which showed houses and outbuildings with 3m setbacks to side boundaries. It is likely that every lot in the proposed estate would require a siting relaxation based on the most common lot having dimensions of 35m x 70m. Compliance with the 10m side setbacks would result in a developable area of 15m x 50m. This may however be further reduced by the extent of the effluent disposal area.	
Development for urban purposes	
PO10 Development for urban purposes achieves: (a) the mitigation of amenity impacts generated by the possible adjacent location of <i>high impact activities</i> and potential reverse amenity impacts	AO10 No acceptable outcome provided.

<p>that may interfere with the existing or ongoing use of adjacent rural land for productive rural activities;</p> <p>(b) affordable living opportunities through the delivery of a variety of housing types and sizes that meet varied needs and lifestyle choices;</p> <p>(c) the provision of urban infrastructure and services, including water supply, sewerage, stormwater drainage, electricity, gas and telecommunications;</p> <p>(d) the provision of road and active transport networks that integrate with established and proposed networks beyond the site;</p> <p>(e) the provision of recreation and open space opportunities that can integrate with established and proposed networks beyond the site and other community facilities and infrastructure;</p> <p>(f) the protection of significant historical, cultural, social, recreational, topographic, landscape, and scenic amenity features;</p> <p>(g) the protection of natural habitat areas, wildlife corridors, watercourses and wetlands; and</p> <p>(h) the identification of land that is unsuitable for development for urban purposes due to risks to development from flooding, bushfire and landslide</p>	
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Proposal

The proposed development has been designed so that:

- a) There are no adverse impacts to new proposed lots from existing surrounding activities*
- b) A mixture of lot sizes to assist in affordable living opportunities*
- c) The development intends to connect to reticulated water supply, electricity & telecommunication infrastructure. Onsite effluent disposal is proposed for sewerage treatment.*
- d) The proposed development provides a large open space lot (Lot 802). Furthermore, each lot is of a size (2000m² or greater) to ensure adequate recreation opportunities exist. Furthermore, open space lot has connections to potential future development to the north.*
- e) The site is identified as containing a patch of vegetation with Scenic Amenity Values which is retained and protected within proposed Lot 802.*
- f) The proposed subdivision adequately protects matters of environmental significance.*

g) Subdivision design adequately addresses land constraints including overland flow which is captured within dedicated stormwater drainage lots or enlarged lots within drainage easements.

Performance Outcome Assessment

The applicant contends that the development comprises a mixture of lot sizes. The proposed development comprises lots with areas ranging between 2,039m² to 3,513m², or 51% to 88% of Council's considered minimum lot size in the Park residential precinct. The consistent aspect of the development is that every lot in the proposed development is considerably smaller than Council's considered minimum lot size for the Park residential precinct.

The applicant uses a measure in point (d) above that contains an implicit assumption that using a threshold half the size of Council's minimum lot size for the future Park residential area somehow makes the development consistent with Council's future design outcomes for this area.

It is recommended that the alternative outcome not be accepted in this instance.

General residential zone code

Performance outcome	Acceptable outcome
Building setbacks	
PO5 Building setbacks: (a) provide a well-defined separation of built form between <i>adjoining premises</i> consistent with the semi-rural character of the precinct; and (b) do not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO5.1 Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site. AO5.2 Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site.

Performance Outcome Assessment

The development is not proposing to incorporate building setbacks into the application.

The applicant originally proposed to include building envelopes for each lot, however these were subsequently excluded as Council considered they would need to be considered as siting relaxations.

The applicant provided conceptual building layouts which showed houses and outbuildings with 3m setbacks to side boundaries.

It is likely that every lot in the proposed estate will require a siting relaxation based on the most common lot having dimensions of 35m x 70m. Compliance with the site setbacks would result in a developable area of 15m x 50m. The extent of the developable area may be further reduced by the extent of the effluent disposal area.

Because of the relatively smaller lots size for the proposed lots compared with Council's standard park residential lots, the ability for flexibility of locational design is minimised. The buildings will typically be cut into the slope and located toward the street. The likelihood of the majority of all the habitable buildings having similar setback to the street and a closer proximity to one another will be increased.

Reconfiguring a lot code

Performance outcome	Acceptable outcome
Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> (e) provide sufficient area for the siting and construction of buildings and structures; (f) provide for safe vehicular and pedestrian access; (g) respond appropriately to site characteristics including slope of the land and topography; and (h) are consistent with the intended character of the zone.	AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions. AO1.2 <i>Lots in the General residential zone, Rural residential zone and Emerging community zone have an average slope of less than 12.5 percent.</i>
Proposal <i>The proposed development varies the lot size with the smallest lot (Lot 26) having a minimum lot size of 2,039m² and smallest road frontage of 30m. Notwithstanding, the proposal is considered to comply with PO1 in that:</i> <i>a) all lots are of large enough size to accommodate future buildings</i> <i>b) The proposed subdivision provides an appropriately designed road network including pedestrian pathways.</i> <i>c) The proposed subdivision has been designed in accordance with the constraints of the land with specialist reports provided where required. In this regard the proposed road network has been designed with the contours of the land and minimal earthworks are required to establish new lots.</i> <i>d) The proposed subdivision has been designed in accordance with the desired character of the zone generally achieving the compliance with the overall outcomes of the Emerging Community Zone & Park Residential Precinct. For further justification in relation to proposed lot sizes please refer to Part 4.5 & 4.7 of the Planning Report</i>	
Performance Outcome Assessment Acceptable Outcome AO1.1 references Table 8.3.4.3.B which sets out a minimum lot size of 4,000m ² and a minimum frontage of 40 metres for lots in the Park residential precinct. The applicant sought to address this through the Performance Outcome. An assessment of the sizes and frontages of the individual lots has been provided below in Table 1.	
11 of the 83 proposed lots are smaller than 2,300m ² . 35 lots have areas between 2,300m ² and 2,500m ² . 16 lots have areas between 2,500m ² and 2,750m ² . Only 21 of the 83 lots are larger than 2750m ² and of those only five are larger than 3,000m ² .	
The development is proposed at a significantly higher density than the proposed density typically supported under the Park residential precinct.	
The function of the minimum frontage is to enable regular shaped lots, however this does not accommodate scenarios such as lots at the end of a cul-de-sac or on a bend in a road. Typically these lots widen out as distance increases from the road and are addressed as part of AO2 of the Reconfiguring a Lot Code.	
In terms of the regular shaped lots in this estate, the only lots that comply with the frontage component are either:	

- (a) the corner lots because the long secondary frontage is longer than 40 metres, or
- (b) the shallower lots such as Lots 35 to 39 which are approximately half the depth of a typical park residential lot, or
- (c) irregular shaped lots that decrease in width as distance increases from the street.

As the development does not comply with the Acceptable outcome, it is necessary to consider the proposal against the Performance outcome,

- (a) *provide sufficient area for the siting and construction of buildings and structures;*
- (c) *respond appropriately to site characteristics including slope of the land and topography; and*
- (d) *are consistent with the intended character of the zone.*

The applicant has provided additional assessment with respect to individual lot design and individual conceptual design for proposed Lots 9 and 68.

Individual lot designs

Telford Civil has provided detailed engineering plans to demonstrate the scale of earthworks associated with the proposed development. In order to provide a road reserve profile that complies with Council's Design policy, the high side of the road requires excavation and reshaping of the front of those lots. In the case of proposed Lots 8 to 11, this can affect up to the first 10 metres of the site (or over 12% of the site). Conversely, the front 5m-6m of some lots on the low side of the road can be impacted.

This is easily accommodated on 4,000m² lots, as these lots would as a standard template be 40 metres wide by 100 metres deep, however the proposed 2,450m² lots are typically 35 metres wide and 70 metres deep. It is noted that some of the proposed lots in the estate are narrower again, with Lots 1, 3-4, 28-33 and 43 varying between 30 and 34 metres. (Lot 28 has a narrower frontage but widens out.)

Lot 36 is the smallest lot in the estate, having an area of 2,039m² with a depth of 36.0 metres along the southern boundary, however the lot is approximately 60 metres wide. The lot backs onto Fairneyview Fernvale Road. (If a standard Park residential street setback of 10 metres was applied to this site, this lot would only have a 16-17 metre deep available building area.) In this case plans indicate that the front 3m – 4m of the site will need to be reshaped to provide a compliant road profile.

Individual conceptual design

The applicant has provided plans demonstrating how development could be accommodated on these lots. Development has been shown for proposed Lot 9 and Lot 68. These lots are both approximately 2,450m² in size and 35 metres wide. It is noted that some of the lots in this estate are proposed to have widths between 30 and 34 metres, so would be more constrained in terms of housing designs and earthworks.

Lot 68

Proposed Lot 68 is on the low side of the road.

As indicated above regarding the Telford Civil engineering earthworks plans, the front approximate 5-6 metres of proposed Lot 68 is proposed to be filled in order to provide a suitable road reserve cross section. The indicative location of the proposed house on this lot is approximately 10 metres from the road. According to the contouring the lot is approximately one metre lower than the edge of the road reserve (prior to earthworks). The house pad has a fall of approximately two metres over the length of the building.

If it is proposed to bench the site to provide a slab on ground house, the house will potentially be benched approximately two metres below the front boundary of the site, resulting in a relatively steep slope (approx. 1 in 4 for the majority of the distance) between the road reserve and the front of the house.

Because the lots are constrained by size, the ability for flexibility of locational design is minimised. The buildings will typically be cut into the slope and located toward the street. The likelihood of the majority of all the habitable buildings having similar setback to the street will be increased.

Lot 9

Proposed Lot 9 is on the high side of the road.

The Telford Civil engineering earthworks plans have demonstrated a need for the earthworks associated with the road reserves to extend into the lots. For Lot 9 this has required the earthworks to encroach approximately eight metres into Lot 9 to meet the natural ground level on site. This impacts on the indicated effluent disposal area.

The smaller size of the lots and the location of the effluent disposal areas also results in the development on each lot effectively being located in the same part of each lots, e.g. Dwelling houses on proposed Lots 7 to 18 are likely to all be located at the rear of their individual lots, adjacent to Millar Road, while proposed Lots 65 to 69 and 76 to 79 will all be located toward the front of their lots adjacent to the new road.

The tenor of the above comments for Lots 9 and 68 is relevant to the other lots within the estate due to their general size however the applicant has not provided a conceptual layout for those lots.

With respect to the Performance outcome:

(b) provide for safe vehicular and pedestrian access;

The internal layout of the site comprises streets on 20m wide road reserves with room for grassed verges and footpath.

The site is remote from other residential or park residential development in that there is no external pedestrian access within the road network. The nearest footpath in a road reserve is at the corner of Fairneyview Fernvale Road and Bolingbroke Street, approximately 725m from the northwest corner of the site and approximately 1,350m from the first intersection that provides pedestrian access into the site. (This access is proposed to be constructed as part of Stage 4 of the development, and the more easterly access is an additional 600 metres to the east. The more easterly access is the only access available during Stages 1-3.) The only alternative pedestrian access is via the Brisbane Valley Rail Trail which has a distance of approximately 2,250m between Millar Road and its northern crossing of Fairneyview Fernvale Road.

While these 1,350m/1950m and 2,250m distances could be reduced by providing pedestrian linkages at the northern end to the site, this has not been proposed as a part of the application, and pedestrians would still be required to walk on the road edge of Fairneyview Fernvale Road and Millar Road in the absence of a footpath. Providing a linkage to the BVRT from the northern end of the site would potentially impact on the proposed acoustic treatment to minimise noise from the Brisbane Valley Highway.

Conclusion

With respect to the Performance outcome, the development is not considered to be consistent with the intended character of the zone.

The additional lot size associated with a Park residential lot is ideally designed to enable increased building setbacks from boundaries. The size of the lots proposed has not demonstrated that the dwelling houses will be appropriately setback from the boundaries.

When typical park residential lots, on relatively gentle slopes are created (noting that parts of this estate has slopes of up to 13%), it is generally anticipated that there is not a need for retaining walls along boundaries. The applicant's concept plans show buildings with a setback of approximately 3m to side boundaries, which based on slope of those particular sites, and the typical slab on ground nature of these houses will typically result in batters up to the property boundary.

When typical park residential lots with minimal site constraints are created, there are normally multiple areas on the site on which a house and outbuildings could be constructed. In this circumstance, the proposed lots are effectively constrained by their size and the location of the effluent disposal areas to a point where the houses can only be positioned in one location on the site.

While none of these items in isolation is fatal to the proposal, it is considered the cumulative effect of these items is such that it changes the intended character of the development when compared with a typical park residential development.

It is recommended that the alternative outcome not be accepted in this instance.

P02

Lot frontage width and access driveways for irregularly shaped allotments provide a safe vehicle entry and exit.

A02

Irregularly shaped allotments have:

- (a) an average width not less than the minimum frontage for a rectangular allotment; and
- (b) the minimum frontage of the allotment is not less than one half the minimum frontage for a rectangular allotment.

Proposal

No irregular shaped allotments proposed.

Performance Outcome Assessment

Table 8.3.4.3.B sets out a minimum lot size of 4,000m² and a minimum frontage of 40 metres.

Acceptable Outcome AO2 of the Reconfiguring a Lot Code addresses the lots that are not regularly shaped, including wedge shaped lots or lots at the head of a cul-de-sac. There are a number of irregularly shaped lots on the site. The frontage width of a number of these lots are narrower than half the minimum frontage for a rectangular lot.

It is recommended that the alternative outcome not be accepted in this instance.

Movement network and access

P011

Access to existing or future public transport services is provided where practicable and reasonably necessary having regard to the

A011

All lots are located within 500 metres (radial distance) of an existing or potential public transport route.

location of the <i>site</i> and access to public transport.	
<p>Proposal The subject site is located in close proximity to Brisbane Valley Highway & Fairneyview Fernvale Road.</p> <p>Performance Outcome Assessment Part of the site is within 500 metres of the Translink bus route between Fernvale and Ipswich, however not all of the proposed lots will be within 500 metres of the bus stop.</p> <p>It is recommended that that alternative outcome be accepted in this instance.</p>	
Open space	
<p>PO14 <i>Development</i> provides for public open space that:</p> <ul style="list-style-type: none"> (a) is in accordance with the <i>Local Government Infrastructure Plan</i>; (b) is of a physical standard that enables the park to be used for its intended purpose; (c) is appropriately located, sized, and shaped to satisfy the local, district and/or regional recreational needs of the community; (d) contributes to the establishment and maintenance of local and regional open space network; (e) facilitates appropriate measures for stormwater and flood management; and (f) contributes to the retention of significant vegetation, watercourses and wetlands, and other habitat areas and associated <i>buffers</i> and linkages/corridors. 	<p>AO14 Public open space is provided in accordance with Part 4 – Local Government Infrastructure Plan.</p> <p>AO14.2 Parks have a direct <i>road</i> frontage for 75 percent of the park perimeter.</p>
<p>Proposal Proposed Lot 801* & 802** has direct road frontage for the majority of the park perimeter. *801: i.e.. total perimeter = 761.1 metres with a frontage of 699.1 or 89%. **802: i.e. total perimeter = 1191 metres with a frontage of 514.8 or 43.2%.</p> <p>It is noted that Park Lot 802 is proposed for environmental purposes and as such does not anticipate or require a typical frontage 75% of the perimeters total length.</p> <p>Equally with Park Lot 802 comprising a total area of 4.7 hectares 41% of the perimeter equals 488.7 metre frontage which is more than adequate in this circumstance and complies with the outcomes prescribed through PO14.</p> <p>Performance Outcome Assessment The public open space is provided to accommodate koala habitat. The public open space is not required as a part of the LGIP and is not creditable as an offset.</p>	

The majority of Lot 801 contains a bioretention/detention basin and is not considered to be relevant as a park. The eastern side of Lot 801 (367m) adjoins Lot 3 CH31313 which is part of the BVRT which is not road frontage. This reduces the direct road frontage to 332.1m or 43.6%. The balance of Lot 801 is relatively low and subject to inundation in rain events.

The park for Lot 802 has a perimeter length of approximately 1,234.4m, of which 622.3m comprises boundaries to proposed lots, 103.3m comprises the existing property boundary to the north which functions as the extension to the park, and 508.8m comprises road frontage.

While the development proposes less than 50% frontage to roads, it is recognised the park is not proposed as public recreation but will function as koala habitat.

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

Table 1 – Comparison of lot size and frontage

Lot	Area (m ²)	Complies	Frontage (m)	40m frontage or average 40m width?	Complies with area and frontage
1	2580	N	33.9 + 76.7	Y	N
2	2811	N	70.4	Y	N
3	2376	N	33.0	N	N
4	2376	N	33.0	N	N
5	2259	N	60.3 + 57.4	Y	N
6	2925	N	10.0*	N	N
7	2664	N	21.7*	N	N
8	2450	N	35.0	N	N
9	2450	N	35.0	N	N
10	2450	N	35.0	N	N
11	2450	N	35.0	N	N
12	2450	N	35.0	N	N
13	2497	N	35.0	N	N
14	2591	N	35.0	N	N
15	2641	N	35.0	N	N
16	2640	N	35.0	N	N
17	2637	N	35.0	N	N
18	3122	N	35.0	N	N
19	2191	N	35.0	N	N
20	2170	N	40.0 + 55.0	Y	N
21	2396	N	37.0 + 65.0	Y	N
22	2405	N	37.0	N	N
23	2405	N	37.0	N	N
24	2486	N	34.6 + 58.4	Y	N
25	2979	N	52.4 + 60.3	Y	N
26	2450	N	35.0	N	N
27	2441	N	35.0 + 70.0	Y	N
28	3138	N	12.0*	N	N
29	2726	N	30.0	N	N
30	2658	N	30.0	N	N
31	2505	N	30.0	N	N
32	2502	N	32.0	N	N

33	2467	N	34.0	N	N
34	2317	N	18.2*	N	N
35	2463	N	41.9*	Y	N
36	2039	N	60.1	Y	N
37	2212	N	51.4	Y	N
38	2477	N	46.5	Y	N
39	2834	N	50.6	Y	N
40	2649	N	36.1	N	N
41	3284	N	38.1	N	N
42	2782	N	56.9	Y	N
43	2589	N	30.0	N	N
44	2650	N	51.9	Y	N
45	3042	N	35.0	N	N
46	2533	N	35.0	N	N
47	2450	N	35.0	N	N
48	2728	N	64.0	Y	N
49	2726	N	93.5*	Y	N
50	2396	N	37.0	N	N
51	2269	N	35.0	N	N
52	2271	N	35.0	N	N
53	2273	N	35.0	N	N
54	2275	N	35.0	N	N
55	2275	N	35.0	N	N
56	2294	N	35.7	N	N
57	3021	N	14.2*	Y	N
58	2909	N	40.0	Y	N
59	2803	N	40.0	Y	N
60	2800	N	40.0	Y	N
61	2800	N	40.0	Y	N
62	2800	N	40.0	Y	N
63	2800	N	40.0	Y	N
64	3513	N	121.0*	Y	N
65	2401	N	35.0	Y	N
66	2450	N	35.0	N	N
67	2450	N	35.0	N	N
68	2450	N	35.0	N	N
69	2450	N	35.0	N	N
70	3034	N	49.2	Y	N
71	2957	N	74.1 + 53.9	Y	N
72	2429	N	31.4 + 67.0	Y	N
73	2442	N	37.0	N	N
74	2442	N	37.0	N	N
75	2787	N	30.2	N	N
76	2450	N	35.0	N	N
77	2450	N	35.0	N	N
78	2450	N	35.0	N	N
79	2450	N	35.0 + 70.0	Y	N
80	2783	N	10.0	N	N
81	2442	N	37.0	N	N
82	2442	N	37.0	N	N
83	2499	N	38.1 + 66.0	Y	N

5.6.4 Overall outcome assessment

Overall outcome (o) of the General residential zone code states:

“The Park residential precinct provides very low density residential living opportunities on lots generally greater than 4,000 square metres with good access to the infrastructure and services provided in the Esk, Fernvale, Kilcoy and Lowood town centres;”

Overall outcome (o) sub-clause (v) states:

“(v) Lots created by further subdivision in the precinct are generally greater than 4,000 square metres in area;”

Council officers disagree with the applicant’s assertion that lots are generally greater than 4,000 square metres in area. The largest of the 83 lots in the development has an area of 3,513m² and the average lot size is 2,575m² so it is considered the development does not create lots that “...are generally greater than 4,000 square metres in area” and do not achieve the intent of the overall outcome.

Council officers have a fundamental concern that the unsewered proposed lots in this estate are too small in terms of character and function. The applicant’s town planning consultants were advised of this in September 2021 when the consultants provided a potential park residential design after a pre-lodgement meeting which had proposed a sewerage General residential estate with 600m² lots. This advice was provided approximately 9 months before lodgement of the application and prior to the current owner’s purchase of the two properties. The layout lodged as a part of the application was very similar to the proponent’s original park residential design. More detailed advice regarding the proposed lot sizes was provided to the applicant as part of Council’s information request.

The proponent disregarded the majority of Council’s initial prelodgement advice regarding the park residential proposal with respect to lot size and yield and did not discuss Council’s information request with Council officers after receipt of the information request. The applicant declined Council’s offer for a meeting and chose to provide additional information that supports their position in lieu of Council’s advice and Planning Scheme criteria.

Lot analysis

Applicant response

Following the site being within the Emerging Community Zone, and identified on the Concept Land Use Map as within the Future Park Residential Precinct, it is considered the proposal commensurate with the intent of the zone and character of the area, as demonstrated by the Fernvale Existing Park Residential Lots Analysis.

The proposed development is considered to align with the preferred development of the future as outlined in the Strategic Framework. The unsewered nature of the proposed development is not considered to impact the character of the area, given character is typically considered by the visual attributes as experienced by the community.

Council response

As part of their initial application, the applicant provided an analysis of the existing park residential development in Fernvale. The applicant’s lot analysis indicates there are a total of 598 Park residential lots in the Fernvale of which 159 (or 27%) are smaller than 4,000m².

Notwithstanding, the applicant’s analysis is considered generally irrelevant to this development in that:

- (a) 69 of the 159 undersized lots were sewered and as such were typically smaller than 4,000m², which reduces the percentage of unsewered lots smaller than 4,000m² to 15%;
- (b) 89 of the 159 undersized lots were approved prior to the introduction of the previous Esk Planning Scheme in 2005.
- (c) Only 11 unsewered undersized lots were approved in 11 years under the Esk Planning Scheme. The proposed 83 lot development demonstrates a significant change in scale where all 83 of the park residential lots in this proposed development are significantly smaller than the minimum lot size.
- (d) None of the lots smaller than 4,000m² were approved under the Somerset Region Planning Scheme.

As per the applicant's own analysis, only 27% of the existing park residential lots in the Fernvale area are smaller than 4,000m², however over 40% of those smaller lots are sewered. All (100%) of the lots in this proposed development are smaller than Council's considered minimum lot size. The proposed lots in the subject development are significantly smaller than the minimum lot sizes enabled in the Somerset Region Planning Scheme, given the average lot size is less than 65% of Council's considered minimum lot size. As such it is considered that the development is not consistent with the character of the area.

The applicant proposes 83 park residential lots, 78 of which are smaller than 3,000m². Council's considered minimum lot size for the Park residential precinct is 4,000m². The proposed development comprises lots with areas ranging between 2,039m² to 3,513m², or 51% to 82% of the minimum lot size in the Park residential precinct. Only five of the proposed 83 lots are larger than 3,000m². The largest lot proposed in this development is 487m² smaller than the minimum lot size in the Park residential precinct. The median lot size is 2,409m² or 60.2% of the minimum lot size in the Park residential precinct.

Frontage

Applicant response

In this regard the visual attributes of the proposed lots will be consistent with that of a Park Residential Precinct subdivision. The proposed lots generally have large frontages (with an average frontage of 37m, refer Attachment I) which when perceived at a human scale contributes to a very low-density setting. In this regard, lot frontages and future setbacks are considered to be the dominant factor of character as lot depth is generally not able to be perceived from the road frontage as lot frontages and setbacks are. The proposed lots maintain an appropriate frontage and lot width is in accordance with Council's desired character of the area. Furthermore, the proposed lot frontages are generally larger than those that were approved for lots under 4,000sqm in other parts of Fernvale (with the average being 34m).

Council response

While all of the lots are smaller than 4,000m², the lots have been designed to be as wide as possible, although the majority of lots are still narrower than the 40m minimum frontage width proposed under Table 8.3.4.3.B. Some of the lots have a width of 30 metres. When the effluent disposal area is taken into account, the development effectively removes the extra space associated with park residential or rural residential lots which is typically what differentiates them from general residential development.

The applicant has referenced the average frontage of 37 metres, however a number of the lots have a narrower frontage than this. Eighteen of the 83 proposed lots have a frontage of less than 35 metres.

- Lot 1 is a corner lot with its long frontage facing Millar Road. The lot is 33.9m wide but will need to consider setbacks from the secondary frontage.

- Lots 29-31, 43, 75, have a 30.0m frontage.
- Lot 32 has a 32.0m frontage
- Lots 3 and 4 have a 33m frontage.
- Lots 8-17, 26-27, 45-47, 51-56, 65-69, 76-79 have a 35m frontage.
- Other lots including 6, 7, 18, 24, 28, 57, 72, 80 have lesser frontages than 30 metres.

While lot depth might not be perceived from the road frontage, 27 of the lots within the estate either back onto, or are corner lots with secondary frontage to, Millar Road or Fairneyview Fernvale Road, and seven lots back onto the BVRT. As such, those properties will be visible from external roads unless solid fences will be constructed along those boundaries. With respect to the lots backing onto the BVRT, high acoustic fences have been recommended by an acoustic engineer to address road noise from the Brisbane Valley Highway.

Park residential lots are generally typified by an open semi-rural appearance, including a lack of solid fences and a more open parkland appearance rather than enclosure of lots with solid fences. There is the potential that lots of this size and dimension will propose additional solid fencing to screen houses from their neighbours.

Effluent disposal

Applicant response

In response to Council's concerns regarding the relationship between lot size and the onsite sewerage system, the applicant has provided a thorough Onsite Sewage Management Concept (OSSMC). The report addresses the proposed on-site sewage systems adequate capacity to fulfill the needs of the development with the proposed lot sizes.

Council refers to the timing of the unsewered approvals, where most of the unsewered lots under 4,000m² occurred before the Esk Planning Scheme 2005. It should be noted that in that time, over the past decade etc., the on-site sewage treatment systems have greatly improved, enabling treatment of smaller lots as demonstrated in the OSSMC. Regardless of the timing of the subdivisions that resulted in unsewered lots under 4,000m², or which planning scheme they were approved under, it is the existing configuration and lot sizes that form the character of the area, rather than the presence of reticulated sewer connections or effluent disposal.

Council response

The applicant advised, *"it is the existing configuration and lot sizes that form the character of the area, rather than the presence of reticulated sewer connections or effluent disposal."*

The site is largely located within a bowl with an intermittent watercourse / drainage line to the southeast. This drainage line discharges into the mid-Brisbane River, upstream of a water treatment plant. While the Brisbane River is also subject to discharges from treatment plants upstream of this site, those treatment plants are operated and maintained on a daily basis in accordance with public health requirements.

The approval and subsequent development of lots results in a permanent change of lot layout and ownership by multiple owners. Where unsewered park residential lots are proposed, there is a necessity to ensure that development is carried out in a manner that ensures effluent disposal does not become a problem in the medium to long term.

Failures of effluent disposal systems are a regular occurrence and regulated by Council. Failures can in part be attributed to owners (or tenants) not ensuring their systems are maintained. Secondary and tertiary effluent disposal systems require ongoing maintenance and costs, indicatively approximately \$70-\$100 per quarter plus electricity costs plus ongoing replacement of parts.

As a result, Council has typically maintained a larger minimum lot size for park residential lots to provide reserve areas for effluent disposal areas.

The applicant has provided an on site sewage management concept report, prepared by Precise Environmental Consulting Environmental Scientists (PE). The development is required to address a 450m² minimum effluent disposal area with additional buffers and included the following comment.

AS/NZS 1547:2012 acknowledges the following examples of potentially hazardous events associated with sewage management systems:

1. *Wastewater: chemical discharges into the system impacting on the performance of the treatment process, hydraulic overloading of the system causing effluent to overflow*
2. *Treatment: Chemical dosing failure, aeration failure, structural integrity failure, equipment malfunctions, failure of alarms and monitoring equipment, inadequate filter operation, short circuiting of treatment processes, power failure, poor reliability of processes, failure of regular maintenance regimes (sludge pumping)*
3. *Storages: inadequate sizing, leakage; or*
4. *Land application: Clogging of distribution system, failure to maintain buffer zones and other access controls, pipe bursts or leaks, inadequate repair and maintenance, raised water tables, salinisation, soil structure decline, sabotage and natural disasters (floods), soil, groundwater contamination, waterlogging.*

PE has incorporated a number of these measures into this concept report (e.g. recommended full water reduction fixtures, adopted an appropriate DIR, recommended advanced secondary treatment of effluent with nutrient removal, etc.).

The PE report included a flow chart for action in the occurrence of a potentially hazardous event, including “Turn off, minimise, or divert wastewater flow to emergency facility, or pump out” until the system is fixed.

Development on all of the proposed lots would require a detailed plumbing report with a design consistent with the recommendations of the PE report.

Based on the 70m x 35m lot that is the most common lot type in this estate, the two layouts below show a 10m x 45m subsurface disposal area plus buffers and a 25m x 18m subsurface disposal area plus buffers.

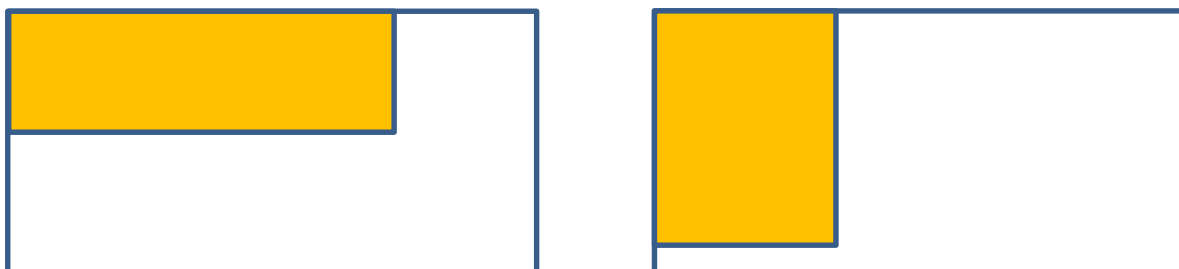


Figure 2 – Effluent disposal based on Onsite Sewage Management Concept for a 2,450m² (35m x 70m) lot. Option 1 shows a 45m long x 10m wide application area plus 3m buffers. Option 2 shows a 20m long x 25m wide application area plus 3m buffers.

Option 1 effectively makes the lot undevelopable in terms of a park residential product in that the remaining lot is only 19m wide with minimal opportunity to locate an outbuilding with vehicular access behind a proposed house.

“Our proposal is consistent with the existing prevailing character with respect to Park Residential lots regardless of how they are serviced by sewer, we are consistent with zoning intent.”

The development is not consistent with the zoning intent.

Other site constraints

Applicant response

When considering average lot sizes in the broader context, the lack of environmental constraints on the site in comparison to the nearby lots presents the opportunity for the slight decrease in lot size to offset the lots which are heavily constrained and do not have the ability to facilitate such development. Notwithstanding, the size and configuration are appropriate to respond to the minimal constraints that do exist on the site. Equally the proposed subdivision requires minimal earthworks to establish the proposed lots which have minimal grades supporting best practice outcomes for future dwellings on the lots which will lead to affordable and more sustainable outcomes overall.

Council response

The use of the term “slight decrease” is inaccurate. An average 30-50% reduction in size is not slight. The applicant is reasoning they should be able to develop more lots on this site because other lots around them have more site constraints. It is not clear why the developer of this lot should benefit from the constraints on other people’s properties.

In addition, twenty-three of the 83 lots are subject to additional development constraints being either adjacent to the drainage reserve or including a Bushfire Asset Protection zone further reducing the developable area of these lots by between 107m² and 1,383m². In the worst case scenario, with respect to proposed Lot 41 (the second largest lot in the estate), this narrows the developable section of the lot to approximately 28 metres (and reduces the developable area of the lot from 3,284m² – the second largest lot in the estate - to 1,911m², to the third smallest in the estate).

Previous comments have also been provided with respect to the earthworks for development pads as well as for individual lot layouts and conceptual lot design.

It is considered the proposed reconfiguration of the site is an overdevelopment and should be refused.

Other developments in area

Applicant response

Affordable living is a key element of the Strategic Framework in addition to acknowledging Fernvale as one of the three towns where urban growth is to be most concentrated. The range of lot sizes between 2,039m² to 3,284m² provides lot diversity and choice to assist with housing affordability. The proposed range of lot sizes provide the ‘missing middle’ from the town centre of Fernvale to the outer rural areas in a rural residential context, exploring the option of what can instead be considered true Park Residential development.

In this regard, the Somerset Region Planning Scheme includes no existing provisions for lots between 600m² (General Residential Zone) & 4,000sqm (Park Residential & Rural Residential Zones). The proposal will fill a gap for this desirable product type, in a manner

that fulfills the overall outcomes of the Park Residential Zone and is generally sought after by the community.

This and the fact that the small urban styled allotments are too small for the locality at this time and simply do not meet community expectation for a rural residential locality even considering the township local. This includes subdivisions at Brouff Road (DA16899 – 403 Lots) (DA9557 – 216 Lots), Muckerts Lane (DA9400 – 1110 lots) & Graham Road (DA10417 – 129 Lots).

The provisions of smaller lots (i.e. 2,039m² to 3,284m²) works to appeal to a wider range of potential residents being more affordable and accessible reducing the cost of lots where in comparison to the larger sized lots. Furthermore, the utilisation of onsite sewerage will enable the subdivision to proceed without facing the issues of other approved subdivisions in the Fernvale area and the proposal will actively contribute to Councils growth targets for 2031.

Council response

Council's planning scheme does not oblige developers to develop lots at the minimum lot size. There is opportunity for developers to provide a variety of residential products between the 600m² and 4,000m² lot size that are larger than the minimum lot size. For example, one of the approved developments in Muckerts Lane includes a sewered product with lots ranging in size between 1,250m² and 2,326m² with the majority of lots being approximately 1,500m². With respect to other established sewered general residential estates such as Honeywood, the General residential lots range upwards from the minimum lot size to between 600m² and 850m², rather than only providing a homogenous 600m² product. Those approved developments include lots that are larger than Council's minimum lot size.

Conversely, in this circumstance the proponent is seeking to maximise yield by creating unsewered lots in which all 83 of the lots are significantly smaller than Council's considered minimum lot size.

The applicant has argued the smaller lots approved at Vogler Road compared with the Future Park residential designation under the Desired Settlement Pattern mapping. It is noted the lots in Vogler Road will be sewered and will be larger than Council's minimum lot size for sewered lots whereas this proposed development is not sewered and proposes lots smaller than Council's considered minimum. The development in Vogler Road was also initially lodged in 2016 under the Somerset Region Planning Scheme and the *Sustainable Planning Act 2009*.

Based on a comparison of the land proposed for residential purposes, excluding park, stormwater basins and road, the developer proposes a significantly greater yield than expected for this area. The proposed outcome is not supported.

Accessibility and public transport

Applicant response

The applicant advised:

being located along the Brisbane Valley Highway, the location affords the development a high degree of accessibility, as well as the opportunity for the area to be serviced by public transport options in the future, to both the town centre and the Greater Brisbane Area. Hence, the development provides housing choice in a location that is easily accessible to the town centre with employment opportunities and community facilities to support affordable living within Fernvale while maintaining a high level of amenity.

Council response

The site is part of a Future park residential area under the Desired Settlement Pattern Fernvale plan. Park residential development is typically of a density that does not support public transport. The proponent's proposed smaller lot sizes in this area are immaterial to Council's previous strategic planning or the provision of public transport. There is a bus stop to the southeast of the site on the Brisbane Valley Highway. The existing public transport in this vicinity is based on the location of the site adjacent to the main connecting route to Ipswich.

Consistency of development with the planning scheme

As part of the information request, Council officers provided the following comment:

"If the applicant's contention was accepted [with respect to the smaller lots], a similar line of logic would follow that a subdivision only containing 300m²-450m² lots is consistent with Council's General residential zone, where lots have a minimum size of 600m²."

Council officers had provided the above comment with respect to the applicant's contention that the size of the lots is consistent with the Park residential precinct. The proposed lot sizes are between 51% and 88% of the considered minimum lot size for the Park residential precinct.

Applicant response

The applicant responded:

Furthermore, Council's notion that this development would set precedent for surpassing minimum lot sizes in an entirely different zone is immaterial given it is up to the discretion of Council to assess each development on its own merits within each zone. In this instance the site is located in the Emerging Community Zone with strategic mapping providing direction for future development in accordance with the Park Residential Precinct. Following, implications for development occurring in an Emerging Communities zones affords Council significantly more latitude to provide adaptive planning solutions acknowledging modern planning outcomes to support sustainable and progressive land development.

The proposed development is therefore considered to be commensurate with the intended character of the area while resulting in desirable lot configuration with adequate area for sitting/construction of buildings and structures while accommodating an on-site sewage system. In this regard, it is considered the proposed subdivisions adequately conforms of the overall outcomes of the General Residential Zone – Park Residential Precinct.

The only significant non-compliance is in relation to lot sizes under 4,000m², where an assessment against a higher order provision has been provided (the strategic framework) in which the development complies and having regard to strategic outcome the proposal should be supported by Council.

Council response

The potential for this proposal development providing precedent for approving sewer residential lots is an irrelevance. Council officers provided the above comparison as an example to demonstrate the comparative decrease in lot size for this application with respect to a comparative decrease in lot size in the General residential zone in an effort to demonstrate how inconsistent the proposal is with Council's development criteria.

The proposed development is not in accordance with the Park residential precinct.

The applicant previously referenced the matter of "significant non-compliance" as a "slight decrease".

Servicing of the site

Applicant response

The applicant advised:

To this end, there have been a number of large-scale general residential subdivisions (600sqm lots) in the Fernvale Locality which have been approved but no work has started. It considered this is due to the feasibility of obtaining sewerage infrastructure to the site where many are waiting for the capacity/extension to occur.

Council response

Council has approved a number of other developments closer to the centre of Fernvale that have complied with the scheme applicable at the time. A number of the abovementioned developments within the Ferny Gully catchment at Fernvale are dependent upon provision of trunk infrastructure to enable development to commence. It is anticipated that once the sewer becomes available that a number of these approvals will be acted on.

The lack of progress on those above developments however does not warrant the approval of this park residential development. It is noted this development will require construction of over 1.5 kilometres of external reticulated water main at the applicant's expense to serve Stage 1 of the site. This is discussed in more detail in Section 5.7.3.1 of this report.

Acoustic impacts**Council response**

An acoustic report was prepared by TTM. Subject to the provision of an acoustic barrier along the rear boundaries of proposed Lots 55 to 63 and the south east side boundary of proposed Lot 63, it was considered that houses within the estate would be subject to acoustic levels below $L_{A10\ 18\ Hour}$ 60 dB(A). It is noted that this would result in a 266 metre long acoustic fence adjacent to the BVRT.

The acoustic barrier would be 3.0 metres in height adjacent to proposed Lots 55 to 61, and 2.4 metres in height adjacent to proposed Lots 62 and 63.

It is noted that these lots are some of the largest lots within the proposed development however these lots only have a depth of 70 metres. Given the depth of a standard park residential lot would typically be in the region of 100 metres, if the developer was to construct full sized park residential lots, the houses could be an additional 30 metres from the Brisbane Valley Highway.

5.7 Local government infrastructure plan**5.7.1 Priority infrastructure area**

The development land is not 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 subdivision, which adopts a charge consistent with a three or more-bedroom dwelling under the Somerset Regional Council Charges Resolution (No. 1) 2022.

A draft infrastructure charges notice would be required for an approval including 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 outside the future connections area for the water network, and outside of the connections area and future connections area for the sewerage network. As such, the future development on the created lots will require an onsite wastewater treatment system. A

recommended conditions package would typically require the development to connect to the reticulated water network to the satisfaction of Urban Utilities and gain Council approval for a suitable onsite wastewater treatment system.

The applicant considers they have demonstrated that the lots have been designed of a size and scale that provides suitable effluent disposal arrangements. Council officers do not concur.

Council's expectations for Park residential lots are that they are serviced with reticulated drinking water. The site is not currently connected to reticulated water. The applicant has advised, "The site will be connected to the reticulated town water network."

The nearest reticulated water is located within Shadywood Drive, Graham Road and Fairneyview Fernvale Road, approximately 1,000 metres, 800 metres and 750 metres respectively from the nearest point of the site.

Construction of a water main to serve the development would however require additional length as Stage 1 of the development is at the eastern end of the site furthest from existing water mains, resulting in a total water main length of approximately 1500 metres from Shadywood Drive or 1900 metres from Graham Road or 1850 metres from Fairneyview Fernvale Road. The applicant's engineering plan shows the water main entering the site via the western internal road connection however this road access is proposed to be developed as part of Stage 4 of the development.

Given the separation of the site from other residential development and the location of the site at the outer edge of the Urban footprint and Desired Settlement Area, it could be argued that the development is out of sequence in that infrastructure will need to be brought past several lots in order to service the site.

The developer has not addressed provision of water to the site beyond a Services Advice Notice from Urban Utilities.

Infrastructure charges for the water network (and sewerage network 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.

The proposed park is not listed on Council's Local Government Infrastructure Plan. The park is primarily provided to protect the existing core koala habitat on the site with a linkage to the north to provide connection to adjacent koala habitat.

An adopted charge for the public parks and community land network would apply.

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 non-worsening for other properties and discharge to a lawful point of discharge.

An adopted charge for the stormwater network would apply.

5.7.3.4 Transport network

The proposed development involves access to the local road network through Fairneyview Fernvale Road and Millar Road. Fairneyview Fernvale Road north of McCulkins Lane is shown as Trunk collector, while the balance of Fairneyview Fernvale Road and Millar Road is shown as Dual carriageway under Council's Local Government Infrastructure Plan.

An adopted charge for the transport network would apply.

6.0 REFERRAL AGENCIES

6.1 Statutory referrals

In accordance with the *Planning Regulation 2017*, the application required referral to the State Assessment and Referral Agency (SARA) for matters relating to state-controlled roads. SARA advised that they had no requirements/objections to the approval of the development application, subject to the imposition of development conditions. SARA's referral agency response will be attached to Council's decision notice and a copy has been attached to this report for Council's reference.

The SARA decision only addresses the intersection of Millar Road and the Brisbane Valley Highway. It does not address treatment of the Fairneyview Fernvale Road and McCulkins Lane intersection, nor does it address the design and layout of the estate.

6.2 Third party advice

Council sought third-party advice from Seqwater for matters relating to water quality within the drinking water catchment. Specifically, Council requested their assessment of the proposal against the Seqwater Development Guidelines, as a method of complying with the State Planning Policy and the Catchment management overlay code.

Seqwater responded raising issues with respect to:

- *Separation of future development on all lots, including on-site wastewater treatment and disposal from the Stream Order 1 watercourse (Acceptable Outcome AO1.1 and Table 5 of the Seqwater Development Guidelines 2017), and flood immunity.*
- *Protection of the drainage corridor encompassing the stream order 1 watercourse from future development and activities that risk water quality.*
- *Size of lots.*
- *Size of effluent disposal areas.*
- *Clearing of vegetation and earthworks in proximity to watercourse.*
- *Load reduction targets for total suspended solids.*

Overall Seqwater indicated a lack of support for the proposed development and current layout given that small lot sizes are not sufficient to cater for future on-site wastewater disposal and watercourse protection. The large number of lots will contribute significant risk to water quality, given the density of on-site effluent treatment and disposal.

The applicant advised:

"SRC has raised concerns that the onsite sewerage treatment systems does not comply with the provisions of the Seqwater Development Guidelines 2017. The Queensland Plumbing and Wastewater Code is the overarching guidance which should be adopted as it provides performance solutions to meet the statutory requirements of the Plumbing and Drainage Act 2018. Section 134 (1) of the Plumbing and Drainage Act stipulates:

This Act is not intended to exclude or limit the making of a local law or local planning instrument about plumbing and drainage works that is not inconsistent with this act.

Note – This act prevails to the extent of any inconsistency with a local law about plumbing and drainage work.

The *Seqwater Development Guidelines 2017* are therefore not relevant to the development so long as the performance solutions of the *Queensland Plumbing and Wastewater Code 2019* are met.”

The Queensland planning framework includes a number of legislative requirements directed at ensuring the protection of water quality.

The *Planning Act 2016* is the principal legislation for Queensland's planning and development system and provides for the making of state and local planning instruments that guide strategic planning and development across the State. The Act enables State and local government to regulate development to ensure the protection of water quality.

Within the legislative planning framework, the State Planning Policy 2017 (SPP) and *ShapingSEQ: South East Queensland Regional Plan 2017* are key planning instruments which include protections for drinking water quality.

The SPP articulates the State's interests in land use planning and development. These 'state interests' must be appropriately integrated into local planning instruments, including planning schemes. Policy 6 of the State Interest for Water Quality relates to protection of drinking water supply:

Development in Water Resource Catchments and Water Supply Buffer Areas avoids potential adverse impacts on surface waters and ground waters to protect drinking water supply environmental values.

The site is within the Higher Risk Catchment under the Catchment Management overlay. Council's Planning Scheme references the Water Supply Buffer Area, within which the Fernvale township area.

The applicant provided an updated On-site Sewage Management Plan that addressed the issues in the Seqwater items without specifically addressing the Planning Scheme Policy 3 – Catchment Analysis Guidelines.

7.0 PUBLIC NOTIFICATION

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 22 February 2023.
- (b) A notice was published in Ipswich Today newspaper on 23 February 2023.
- (c) A notice in the prescribed form was placed on the premises on 23 February 2023 and maintained for the minimum period of 15 business days until 17 March 2023.

Council received the Notice of Compliance on 18 March 2023, confirming that public notification had been undertaken in accordance with the statutory requirements.

No submissions were received with respect to this application.

8.0 OTHER RELEVANT MATTERS

Not applicable

9.0 CONCLUSION

The proposed development is for reconfiguring a lot (2 lots into 83 lots). The proposal has not demonstrated compliance with acceptable outcomes of each of the applicable assessment benchmarks, or otherwise complied with the relevant performance outcomes.

The proposed development consists of lots with sizes of between 51% and 88% of Council's expected minimum lot size with an average lot size of 64.3% of the minimum lot size. The proposal demonstrates no consistency with Council's expected lot size or density for this area.

It is recommended that the application be refused, subject to the provision of grounds.

10.0 ATTACHMENT

1. Somerset Region Planning Scheme – Desired Settlement Pattern: Emerging Community Areas – Fernvale
2. Plans of Subdivision – Overall and individual stages
3. Concept Lot Development
4. Stormwater Management Plan
5. On-site Sewage Management Plan,
6. Traffic Impact Report
7. Road Traffic Noise Assessment
8. Ecological Assessment
9. SARA concurrence agency response

RECOMMENDED DECISION

1. THAT Council refuse Development Application No. 22581 for a Reconfiguring a Lot – Development Permit (two lots into 83 lots) on land situated at 60 Millar Road and 169 Fairneyview Fernvale Road, Fernvale, formally described as Lot 1 RP231691 and Lot 2 RP231691, subject to the following grounds:
 - 1) The development does not achieve Overall Outcome (k) of the Emerging community zone code in that the development is not developed in a logical and orderly sequence in that the site is remote from existing general residential development.
 - 2) The development does not achieve Overall Outcome (k) of the Emerging community zone code in that the lot sizes for the development are not consistent with the minimum lot size expected for the Future park residential area under the Desired settlement pattern for Fernvale.
 - 3) The development does not achieve the intent of Performance Outcome PO1 of the Emerging community zone in that the development is out of sequence in that the site is remote from existing general residential development.
 - 4) The development does not achieve the intent of Performance Outcome PO1 of the Emerging community zone code in that the development is not consistent with the desired settlement pattern on for Fernvale based on the overall density of the proposed development.
 - 5) The development does not achieve the intent of Performance Outcome PO10 of the Emerging community zone code in that the development is not consistent with the desired settlement pattern on for Fernvale based on the variety of lot sizes proposed for the proposed development.

- 6) The development does not achieve the intent of Overall Outcome (o) of the General residential zone code in that the development comprises lots that are all smaller than 4,000m².
 - 7) The development does not achieve the intent of Overall Outcome (o) sub-clause (v) of the General residential zone code in that the development comprises lots that are all smaller than 4,000m².
 - 8) The development does not achieve the intent of Performance Outcome PO1(b) of the Reconfiguring a lot code in that the development is not consistent with safe pedestrian access.
 - 9) The development does not achieve the intent of Performance Outcome PO1(d) of the Reconfiguring a lot code in that the development is not consistent with the intended character of the zone.
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*.

Resolution

Moved – Cr Choat

Seconded – Cr Whalley

1. "THAT Council refuse Development Application No. 22581 for a Reconfiguring a Lot – Development Permit (two lots into 83 lots) on land situated at 60 Millar Road and 169 Fairneyview Fernvale Road, Fernvale, formally described as Lot 1 RP231691 and Lot 2 RP231691, subject to the following grounds:
 - 1) The development does not achieve Overall Outcome (k) of the Emerging community zone code in that the development is not developed in a logical and orderly sequence in that the site is remote from existing general residential development.
 - 2) The development does not achieve Overall Outcome (k) of the Emerging community zone code in that the lot sizes for the development are not consistent with the minimum lot size expected for the Future park residential area under the Desired settlement pattern for Fernvale.
 - 3) The development does not achieve the intent of Performance Outcome PO1 of the Emerging community zone in that the development is out of sequence in that the site is remote from existing general residential development.
 - 4) The development does not achieve the intent of Performance Outcome PO1 of the Emerging community zone code in that the development is not consistent with the desired settlement pattern on for Fernvale based on the overall density of the proposed development.
 - 5) The development does not achieve the intent of Performance Outcome PO10 of the Emerging community zone code in that the development is not consistent with the

desired settlement pattern on for Fernvale based on the variety of lot sizes proposed for the proposed development.

- 6) The development does not achieve the intent of Overall Outcome (o) of the General residential zone code in that the development comprises lots that are all smaller than 4,000m².
 - 7) The development does not achieve the intent of Overall Outcome (o) sub-clause (v) of the General residential zone code in that the development comprises lots that are all smaller than 4,000m².
 - 8) The development does not achieve the intent of Performance Outcome PO1(b) of the Reconfiguring a lot code in that the development is not consistent with safe pedestrian access.
 - 9) The development does not achieve the intent of Performance Outcome PO1(d) of the Reconfiguring a lot code in that the development is not consistent with the intended character of the zone.
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*."

Carried

Vote - Unanimous

Subject:	Sale of land for overdue rates or charges
File Ref:	Rates/ abandonment/ sale of lands FY2023
Action Officer:	DFIN

Background/Summary

Council's Revenue Policy includes the following:

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

In the absence of a court judgement, sale of lands action may legally be commenced for land with three years of overdue rates and charges. The sale of land process allows property owners a minimum of three months after Council issues a notice of intention to sell land for overdue rates or charges in which to fully pay overdue rates and avoid further action.

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

There are 26 properties listed below associated with overdue rates totalling approximately \$193,000.

Attachments

Nil

Recommendation

- THAT the property described as L 25 RP154299 at 18 Hacienda Crescent Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00229-00000-000).
- THAT the property described as L 5 RP218813 at 93 Ipswich Street Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00455-00000-000).
- THAT the property described as L 8 RP20865 at 5 Richard Street Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00745-00000-000).
- THAT the property described as L 5 RP51115 at 146 Main Street Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01120-00000-000).
- THAT the property described as L 1 S89610 & L 11 S89610 at 12 Third Avenue & 9 Fourth Avenue Somerset Dam Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01768-00000-000).
- THAT the property described as L 112 RP7754 & L 113 RP7754 at 43 George Street Toogoolawah Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01893-00000-000).
- THAT the property described as L 145 SP283461 at 54 Condamine Drive Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02346-91900-000).
- THAT the property described as L 6 RP853165 at 2660 Forest Hill Fernvale Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02618-71000-000).
- THAT the property described as L 395 SP223250 at 35 Peregrine Drive Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02807-10170-000).

- THAT the property described as L 215 RP902306 at 5 Manz Court Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03105-75000-000).
- THAT the property described as L 23 SP100872 at 206 Rose Avenue Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03106-08800-000).
- THAT the property described as L 1 RP819202 at 73 Malmborg Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03910-50000-000).
- THAT the property described as L 4 RP190986 at 181 Whipbird Drive Buaraba Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04154-57000-000).
- THAT the property described as L 77 SP115660 at 475 Willaura Drive Mount Hallen Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04220-00000-000).
- THAT the property described as L 1 RP188821 at 5220 Brisbane Valley Highway Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04451-00000-000).
- THAT the property described as L 2 RP177895 at 318 Langtons Lane Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04519-00000-000).
- THAT the property described as L 17 RP213529 at 15 O'Grady Road Redbank Creek Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04583-00700-000).
- THAT the property described as L 9 RP150636 at 598 Esk Crows Nest Road Biarra Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04658-00000-000).
- THAT the property described as L 3 RP219614 at D'Aguilar Highway Harlin Qld 4314 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (05296-00000-000).
- THAT the property described as L 712 CC2846 at 663 Brisbane Valley Highway Wanora Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34595-00000-000).

- THAT the property described as L 49 SP216473 at 14 Natan Road Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34723-80600-000).
- THAT the property described as L 2 RP156816 at 286 Fairneyview Fernvale Road Fairney View Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34740-00000-000).
- THAT the property described as L 1 RP107306 at 35 Ridge Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80063-00000-000).
- THAT the property described as L 2 SP179594 at House 2 20 Billy Green Drive Villeneuve Qld 4514 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81125-32502-000).
- THAT the property described as L 5 RP880485 at 1177 Kilcoy Murgon Road Sheep Station Creek Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81359-20000-000).
- THAT the property described as L 139 SP210069 at D'Aguilar Highway Woolmar Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81392-00000-000).
- THAT further Council endorse the service of any notices required for these actions using Section 239 of the Local Government Act 2009 where appropriate

Resolution

Moved – Cr Whalley

Seconded – Cr Gaedtke

- “THAT the property described as L 25 RP154299 at 18 Hacienda Crescent Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00229-00000-000).
- THAT the property described as L 5 RP218813 at 93 Ipswich Street Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00455-00000-000).
- THAT the property described as L 8 RP20865 at 5 Richard Street Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00745-00000-000).

- THAT the property described as L 5 RP51115 at 146 Main Street Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01120-00000-000).
- THAT the property described as L 1 S89610 & L 11 S89610 at 12 Third Avenue & 9 Fourth Avenue Somerset Dam Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01768-00000-000).
- THAT the property described as L 112 RP7754 & L 113 RP7754 at 43 George Street Toogoolawah Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01893-00000-000).
- THAT the property described as L 145 SP283461 at 54 Condamine Drive Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02346-91900-000).
- THAT the property described as L 6 RP853165 at 2660 Forest Hill Fernvale Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02618-71000-000).
- THAT the property described as L 395 SP223250 at 35 Peregrine Drive Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02807-10170-000).
- THAT the property described as L 215 RP902306 at 5 Manz Court Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03105-75000-000).
- THAT the property described as L 23 SP100872 at 206 Rose Avenue Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03106-08800-000).
- THAT the property described as L 1 RP819202 at 73 Malmborg Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other

terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03910-50000-000).

- THAT the property described as L 4 RP190986 at 181 Whipbird Drive Buaraba Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04154-57000-000).
- THAT the property described as L 77 SP115660 at 475 Willaura Drive Mount Hallen Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04220-00000-000).
- THAT the property described as L 1 RP188821 at 5220 Brisbane Valley Highway Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04451-00000-000).
- THAT the property described as L 2 RP177895 at 318 Langtons Lane Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04519-00000-000).
- THAT the property described as L 17 RP213529 at 15 O'Grady Road Redbank Creek Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04583-00700-000).
- THAT the property described as L 9 RP150636 at 598 Esk Crows Nest Road Biarra Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04658-00000-000).
- THAT the property described as L 3 RP219614 at D'Aguilar Highway Harlin Qld 4314 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (05296-00000-000).
- THAT the property described as L 712 CC2846 at 663 Brisbane Valley Highway Wanora Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34595-00000-000).

- THAT the property described as L 49 SP216473 at 14 Natan Road Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34723-80600-000).
- THAT the property described as L 2 RP156816 at 286 Fairneyview Fernvale Road Fairney View Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34740-00000-000).
- THAT the property described as L 1 RP107306 at 35 Ridge Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80063-00000-000).
- THAT the property described as L 2 SP179594 at House 2 20 Billy Green Drive Villeneuve Qld 4514 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81125-32502-000).
- THAT the property described as L 5 RP880485 at 1177 Kilcoy Murgon Road Sheep Station Creek Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81359-20000-000).
- THAT the property described as L 139 SP210069 at D'Aguilar Highway Woolmar Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81392-00000-000).
- THAT further Council endorse the service of any notices required for these actions using Section 239 of the Local Government Act 2009 where appropriate".

Carried

Vote - Unanimous

Subject:	Endorsement sought for a contract exceeding \$15,000 – Position Partners Pty Ltd
File Ref:	Corporate Management/Quotations/2022 – 2023 Quotations – Un-Numbered
Action Officer:	SPO

Background/Summary

Council officers use GPS surveying equipment for road works, bridges and various other tasks. Part of this equipment is due for replacement under the 2022-2023 plant replacement budget.

The brand of equipment Council uses is Topcon, this equipment is also used in some Council graders and the majority of Council's laser and dumpy levels are Topcon equipment. It is recommended to continue with Topcon equipment as that is what Council is set-up to use and the current ancillary equipment will match the new equipment.

Topcon only has one Queensland based supplier, being Position Partners Pty Ltd.

Endorsement is sought for the purchase of new GPS equipment as per the attached quotation for \$37,518.00 plus gst. The budget for this equipment is \$60,000.00 excluding gst.

Attachments

Nil

Recommendation

THAT:

1. Council resolves to purchase GPS surveying equipment from Position Partners for \$37,518.00 plus gst as Council is satisfied that Position Partners are the only reasonably available supplier of this brand of equipment.
2. That the current GPS equipment is retained to give Council additional capacity when required

Resolution

Moved – Cr Brieschke

Seconded – Cr Isidro

“THAT:

1. Council resolves to purchase GPS surveying equipment from Position Partners for \$37,518.00 plus gst as Council is satisfied that Position Partners are the only reasonably available supplier of this brand of equipment.
2. That the current GPS equipment is retained to give Council additional capacity when required.”

Carried

Vote - Unanimous

Subject: Revenue policy FY2024

File Ref: Financial management – budgeting – budget

Action Officer: DFIN

Background/Summary

Local governments are required to review their revenue policies annually and in sufficient time to allow an annual budget that is consistent with the revenue policy to be adopted for the next financial year under S193 of Local Government Regulation 2012.

A proposed revenue policy is recommended for adoption consistent with this requirement and consistent with revenue policy FY2023.

Attachments

Council decision of 9 March 2022 - Revenue policy FY2023

Recommendation

THAT the Revenue Policy FY2024 (F/001) be adopted as per Appendix 1.

Resolution

Moved – Cr Wendt

Seconded – Cr Isidro

“THAT the Revenue Policy FY2024 (F/001) be adopted as per Appendix 1.”

Vote - Unanimous

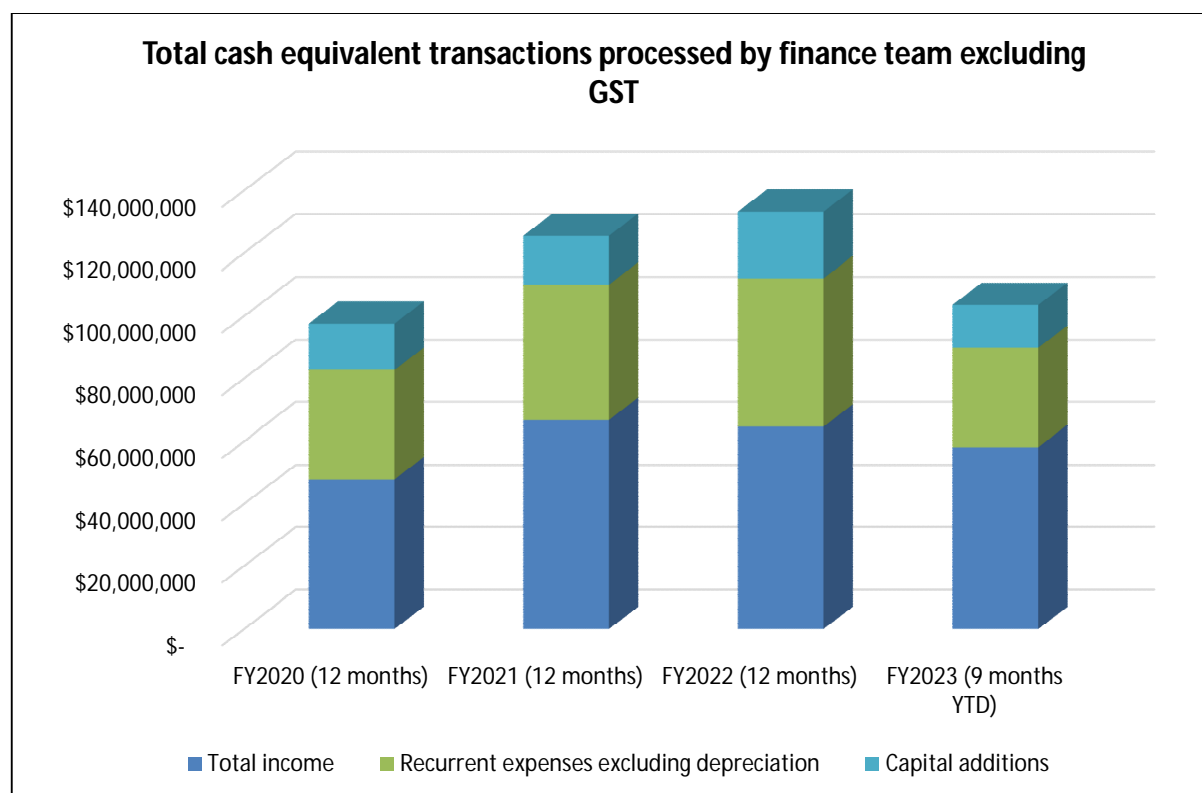
Carried

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

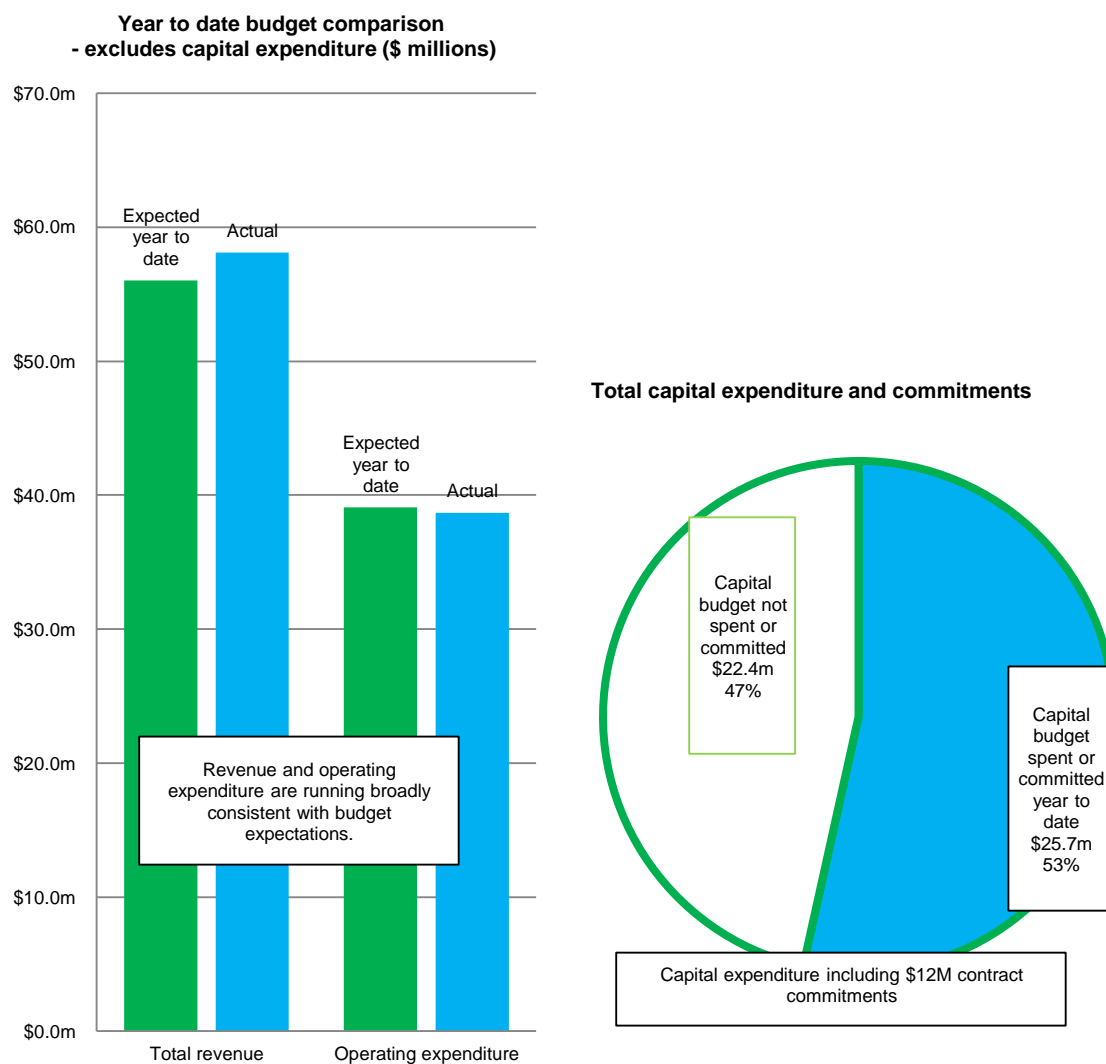
Background/Summary**Financial reports**

Reports for the period 1 July 2022 to 28 March 2023 are attached detailing the progress that has been made in relation to Council's FY2023 budget as required by Local Government Regulation 2012 s204.

The finance team processed cash equivalent transactions for the FY2023 financial year versus previous years as below with total transactions increasing with larger capital and recoverable works programs. These figures exclude GST and depreciation:



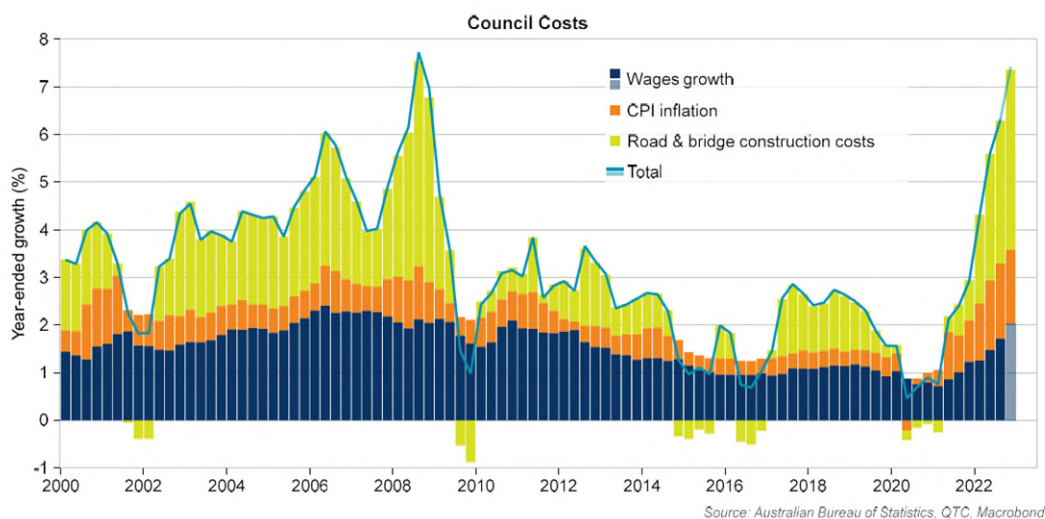
Provisional results for the financial year to date with 74% of the financial year completed are summarised as follows:



Queensland Treasury Corporation (QTC) council cost index

In March 2023, QTC issued data about increases in the cost of labour and material inputs within local government illustrating the challenges facing all councils.

Council cost inflation has increased to its highest level since 2008



QTC

Grants

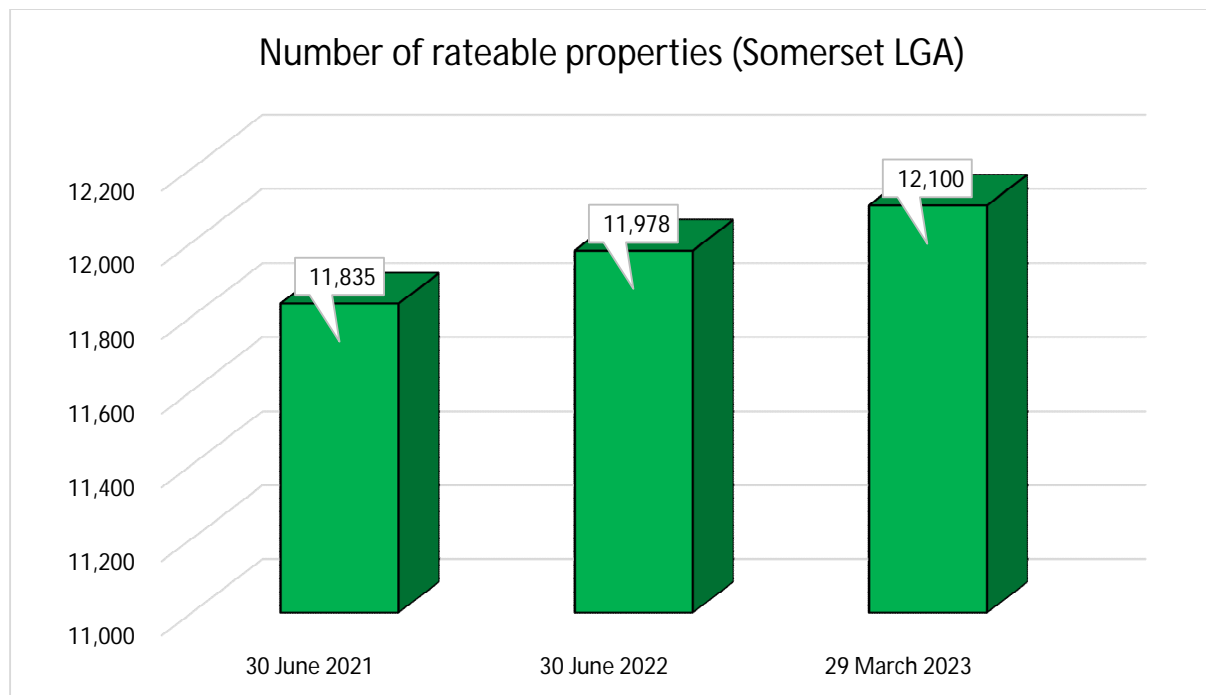
- Council Operations Team was successful with two funding submissions under the State's competitive School Transport Infrastructure Program STIP that will fund safety upgrades to roads outside schools in Lowood and Esk totalling \$525,000.
- Council is awaiting the outcome of an application made under the Australian Government's Disaster Ready Fund via the Queensland Reconstruction Authority on 9 February 2023 as follows:

	Project value	Funds sought
Drainage improvements along & adjacent to Dingyarra St Toogoolawah that would capture & divert overland flows & would reduce overland water levels in relevant properties (Engeny Water Management).	\$2,048,653	\$1,024,326

- Council officers have been preparing and lodging submissions under Disaster Recovery Funding Arrangements (DRFA) to the Queensland Reconstruction Authority (QRA). Repairs to some assets that were damaged by the declared disasters in 2022 were necessarily carried out for safety reasons prior to DRFA approvals being obtained. It is considered likely that around \$406,166 of costs may be treated as non-reimbursable by QRA. The effect of this is that road maintenance costs reported may be understated by this amount.
- Council officers are liaising with Commonwealth funding representatives about increasing the level of Heavy Vehicle Safety and Productivity Program funding in two large already approved and underway Council road projects

Growth

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



Rates

On 21 December 2022, Council issued 22 notices of intention to sell land for overdue rates or charges totalling \$154,499 consistent with a 9 November 2022 Council resolution. These notices were prepared in-house to avoid incurring legal costs (where possible) which would be recoverable from relevant landowners in addition to the overdue rates.

All but two of the sale of land actions have now ceased. These two actions have now been referred to Council's solicitors for finalisation.

Council issued half-yearly rate notices for the above properties on 21 February 2023. Total rate debtors immediately prior to the issue of rate notices have been contained as follows:



Investments

Council relies on interest revenue to keep rates at the lowest possible level. The Reserve Bank of Australia has increased its target interest rate from 0.10% as at 3 May 2022 to 3.60% on 8 March 2023.

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

Council's key long-term investment strategy has been to maintain interest-bearing credit facilities totalling \$53.8 million to Urban Utilities (UU) which helps fund vital infrastructure like Lowood wastewater treatment plant as well as providing mutual benefit to both UU and Council. These currently carry a combined weighted average interest rate of 3.05%. Interest rates on the UU facilities will be reviewed and reset by QTC on 30 June 2023.

Dog owner SMS project

Ahead of issuing dog registration renewal notices for the 2023 to 2026 period in June 2023, Council has been encouraging all dog owners to check that their registration details are up to date using Council's new online query at <https://eservices.somerset.qld.gov.au/dogs/>.

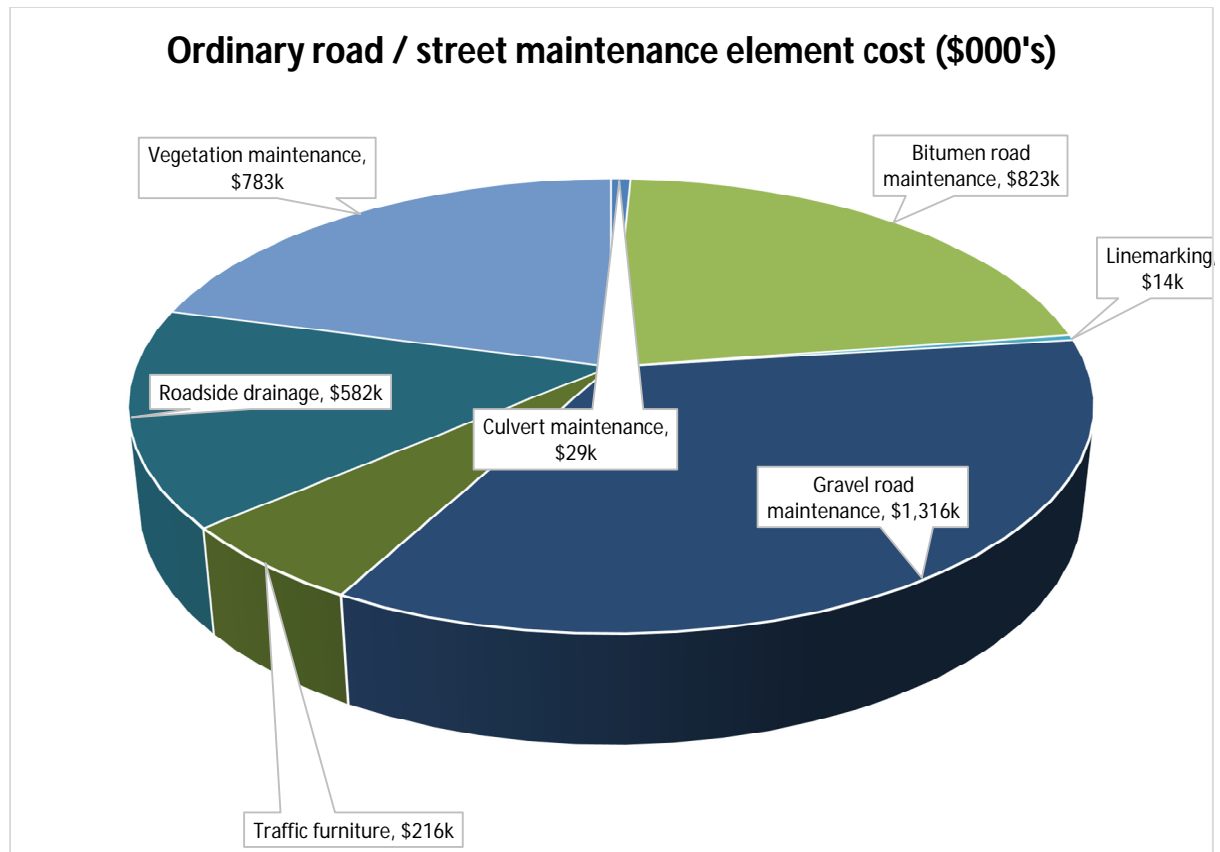
It is expected that there would be changes required to the register since the previous dog registration renewal notices were sent out in June 2021.

Council gave a one-year free extension for all registered dogs in 2022 to assist the community with cost-of-living pressures and following natural disasters. This free extension expires in June 2023.

Ordinary road maintenance detail

Ordinary road maintenance costs are as below. These do not include \$3.6M in approved and unapproved repairs that have been incurred that are currently charged as flood repairs:

Maintenance type	Total (\$000's)
Bitumen road maintenance	823
Gravel road maintenance	1,316
Roadside drainage	582
Culvert maintenance	29
Vegetation maintenance	783
Traffic furniture	216
Linemarking	14
Total actual year to date excluding flood-related	3,763
Expected pro-rata budget year to date	5,065



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

Road segment	Cost (\$000's)	Cost per linear metre (\$)
West Brch RdXiQRA35Ch19065-19070	881	
Scrub Creek Rd DRFA	130	
Linville Rd DRFA	109	
Clarendon Rd (bitumen) Ch1630-Ch5750	76	18
Claus Rd (bitumen) Ch2370-Ch5540REPA	70	
Monsildale Rd (gravel) Ch1630-Ch10200	64	7
Minden Post Offi (bitumen) Ch0-Ch2000	59	30
Monsildale Rd (gravel) Ch12000-Ch19100	56	8
Kangaroo Creek R (gravel) Ch3190-Ch7830	51	11
Louisavale Rd (gravel) Ch5010-Ch5810	50	63
Banffs La (gravel) Ch0-Ch3050REPA	48	
Monsildale Rd (gravel) Ch29340-Ch33440	44	11
SpringCreek Rd (gravel) Ch60-Ch4210	42	10
Scrub Creek RdCulvCh1.6REPA	40	
Monsildale Rd (gravel) Ch19270-Ch22570	38	12
Mahons RdDM01222Ch8630-Ch8680	37	
SpringCreekRDM01865Ch40-Ch1810	36	
Cooper Rd Haigsl (gravel) Ch1220-Ch1430	34	162
Spring Creek DRFA Ch4930-Ch4990	34	
Spring Creek DRFA Ch4200-Ch4270	33	

Esk Crows Nest (gravel) Ch26120-Ch34090	31	4
Pohlmans Range Rd (gravel) Ch0-Ch2980	31	10
Esk Crows Nest (bitumen) Ch24810-Ch26120	31	23
Sim Jue Creek Rd (gravel) Ch580-Ch4820	30	7
Rasmussen Mt Arc (bitumen) Ch2380-Ch4300	30	16
BK Rd Ch0-Ch490	29	
Twin Lakes Rd (bitumen) Ch0-Ch1210	29	24
Westvale Rd (gravel) Ch1340-Ch13550	28	2
Rohlmanns Rd (gravel) Ch170-Ch3260	28	9
Monsildale Rd DRFA	28	
Subtotal (\$000's)	2,227	

Special road maintenance/ renewal

In addition to ordinary bitumen road maintenance, expenditure on special road maintenance including resealing of bitumen roads was budgeted for FY2023 of \$1.928M. Resealing is a necessary part of the ongoing cost of managing the sealed road network.

Attachments

Financial reports and payment listings

Recommendation

THAT Council receive the financial reports for 1 July 2022 to 28 March 2023 and report on payments processed from 24 February 2023 to 31 March 2023 totalling \$18,676,056.68 and that the contents be noted.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

“THAT Council receive the financial reports for 1 July 2022 to 28 March 2023 and report on payments processed from 24 February 2023 to 31 March 2023 totalling \$18,676,056.68 and that the contents be noted.”

Carried

Vote - Unanimous

Subject:	Toogoolawah Community Gym Stage 2 Extension and Carpark – 2023/24 Financial Year Capital Works Program Inclusion
File Ref:	Recreation and Cultural Services – Service Provision – Recreation Facilities
Action Officer:	CTM

Background / Summary

The new Toogoolawah Community Gym (TCG) was designed and built as part of a two stage project, with Stage 1 completed and officially opened on 31 May 2022. Stage 1 of the project was the construction of a Gym with a gross floor area (GFA) of approximately 240 square metres. The project also included connecting complementary infrastructure to provide a new pool access, including the footpath networks and car park improvements.

Stage 2 of the project would see the Gym extend southwards by 12 metres, adding approximately 96 square metres GFA, and an additional 20 hardstand carparks. Stage 2 has already received development approval from Council (see attachments)

Since its opening, the TCG has seen very high usage. This has exceeded Council's expectations and stretched the facilities capacity. In February 2023, the new Toogoolawah Community Gym combined with the Swimming Pool attendance exceeded the combined annual attendance records for the Toogoolawah Swimming Pool, old TCG and Esk Swimming Pool, (i.e. the new facility has exceeded the combined patronage records of three facilities), with four months to spare.

In preparation for planning for the future extension of the building, Council Officers have sourced a fee proposal to prepare the Stage 2 Extension and Carpark Schematic Designs. The concept designs would enable Council to develop reasonable costs estimates and seek appropriate grant funding opportunities to complete the extension works.

The cost estimate for the design services is \$6,000 excluding GST.

Attachments

Nil

Recommendation

THAT Council include an allocation of \$6,000 within the draft 2023-24 Financial Year Budget, to engage an architect to prepare the Toogoolawah Community Gym Stage 2 Extension and Carpark Schematic Designs.

Resolution

Moved – Cr Brieschke

Seconded – Cr Gaedtke

“THAT Council include an allocation of \$6,000 within the draft 2023-24 Financial Year Budget, to engage an architect to prepare the Toogoolawah Community Gym Stage 2 Extension and Carpark Schematic Designs.”

Carried

Vote - Unanimous

Subject:	Licence Renewal – Toogoolawah and District History Group
File Ref:	Leasing Out 2022-2023 – Council Land and Buildings
Action Officer:	DCORP

Background/Summary

The licence agreement AG0722 between Toogoolawah and District History Group and Somerset Regional Council located at part of Lot 13 SP132927 – Cressbrook Street, Toogoolawah expired on 30 June 2022.

Over the past 8 months we have been negotiating the terms and have proposed the change of the licence period in Schedule 1, Item 7 is from one (1) year + one (1) year + One (1) year to three (3) years with two (2) x three (3) year options to renew.

The Toogoolawah and District History Group have verbally accepted these changes and wish to move forward with the renewal of the licence agreement and request the support of Council on this resolution.

Attachments

Nil

Recommendation

THAT Council advise that approval is given for a licence agreement between Council and the Toogoolawah and District History Group Inc. for the Toogoolawah Railway Station with a three (3) years with two (2) x three (3) year options to renew, commencing 1 July 2022, at an annual rental of \$1.00 per annum payable on demand.

Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

“THAT Council advise that approval is given for a licence agreement between Council and the Toogoolawah and District History Group Inc. for the Toogoolawah Railway Station with a three (3) years with two (2) x three (3) year options to renew, commencing 1 July 2022, at an annual rental of \$1.00 per annum payable on demand.”

Carried

Vote - Unanimous

Subject: Arts, Culture and Heritage Plan 2023 - 2028
File Ref: Council Operational Reports
Action Officer: ACM

Background/Summary

The development of the Somerset regions first Arts, Culture and Heritage Plan was first identified as part of council's Operational Plan 2021- 2022.

The purpose of developing an overarching arts and culture plan for the region includes;

- Supporting Council's role and responsibilities for arts, culture and heritage and directing its investment in projects, programs, services and infrastructure.
- Guiding the strategic development of arts, culture and heritage in Somerset.
- Making transparent Council's strategic direction and having a platform for investment and partnership, including partnership with the community.

To assist council in the creation of this strategy, a consultant was appointed to engage with community, Council and industry professionals, analyse government policy, strategy and reports and review and analyse Council programs and community arts organisations.

The draft plan seeks to complement related Council strategies such as The Somerset Tourism Strategy 2021 – 2025, Economic Development Strategy and The Somerset Region Planning Scheme.

Overall, the actions set out in the plan and presented for review, create a strategic approach to setting a strong foundation to achieve a more ambitious 10-year vision for Somerset's arts and culture offering.

Attachments

Somerset Regional Council Arts, Culture and Heritage Plan 2023 - 2028

Recommended Action

THAT Council adopt the Somerset Regional Council Arts, Culture and Heritage Plan 2023 – 2028 (Appendix 2).

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT Council adopt the Somerset Regional Council Arts, Culture and Heritage Plan 2023 – 2028 (Appendix 2).”

Carried

Vote - Unanimous

Subject: Experience Somerset Marketing Plan
File Ref: Tourism – Promotions
Action Officer: PO

Background/Summary

Theme One of the Somerset Tourism Strategy 2021-2025 addresses the way in which Council should approach Tourism Marketing, Visitor Information and Destination Management. The strategy suggests that Council prepare a Tourism Marketing Plan, that identifies an appropriate approach to developing a targeted multi-platform tourism advertising campaign. The marketing plan and associated promotional campaign ensures branding clearly articulates Somerset's point of difference (or unique selling proposition), while promoting the local tourism offerings in alignment with the wider South East Queensland branding and destination management framework.

In August last year, Council engaged the services of Lingo PR and Digital to collaboratively develop a marketing plan and associated promotional campaign framework for the Experience Somerset destination brand, to be delivered in March 2023. Officers have worked collaboratively with Lingo PR over that last six months to deliver the project.

The Marketing Plan and associated documents are operational in nature and have been developed in line with industry standards. Officers will utilise these documents as an operational guide for marketing the Experience Somerset brand through to 30 June 2025.

Attachments

Experience Somerset Marketing Plan 2023-2025

Recommendation

THAT Council receive the Experience Somerset Marketing Plan 2023-2025 and the contents be noted.

Resolution

Moved – Cr Isidro

Seconded – Cr Whalley

“THAT Council receive the Experience Somerset Marketing Plan 2023-2025 and the contents be noted.”

Carried

Vote - Unanimous

Subject:	Aquatic Facility Operations – Lowood Swimming Pool Season Extension
File Ref:	Recreation and Cultural Services – Service Provision – Recreation Facilities
Action Officer:	CTM

Executive Summary

Following the recent refurbishments of the Lowood Swimming Pool, there has been an increased expectation from the community regarding extending the operating season of the facility.

Council is currently receiving written correspondence from interested parties advocating for Council to extend the season for the facility.

A point of difference with Lowood Swimming Pool is the late start to the 2022/23 season due to construction activities. For this reason, Council may wish to consider a gesture of goodwill by extending the pool season as a once-off, in parallel, undertaking a trial.

Should Council wish, a season extension trial may be implemented at the facility. The last time a season extension trial was conducted at the Lowood Swimming Pool was in 2014, following the installation of electric heat pumps the previous year. The results of the trial were that a season extension was not viable.

A trial of a further four weeks may authenticate current community requests. A four-week season extension would cost approximately \$20,000, excluding GST. An extension risks increasing community expectations regarding ongoing operating commitments and increasing Council's ongoing financial commitments for multiple facilities. A trial also offers the benefits of obtaining real data on community facility demand.

Background / Context

The Lowood Swimming Pool (LSP) is a seasonally operated facility. The facility is open for 30 weeks annually, approximately seven and a half months per year, opening in mid-September during the school holidays and closing mid-April at the conclusion of the Easter school holidays.

Just Sports n Fitness, is the current Facility Manager of the LSP and Kilcoy Aquatic Centre (KAC). Just Sports n Fitness commenced their current three-year management period in

September 2023. The Management Agreement concludes on 31 August 2025, with an optional two-year extension in Council's favour, potentially extending the Agreement to 31 August 2027.

The LSP re-opened in late November 2022 following significant refurbishments to the site, including:

- The construction of a new concrete tiled eight lane 25 metre pool, with ramped access, increased water depth, improved water circulation, increased balance tank capacity, new concrete concourse and new outdoor shading.
- The installation of new plant equipment, replacing the liquid chlorine system with salt electro-chlorination, as well as installing new electric heat pumps, new filters, a new filtration area, new filters and a new backwash tank.
- The construction of a new 120 square metre zero-depth splash pad, with nine features.

The LSP refurbishments are the most significant upgrades to the facility since the installation of four electric heat pumps in 2013.

Council has further works scheduled to occur in the 2023 LSP off-season as part of the Stage 2 works, including:

- The refurbishment of the carpark to incorporate approximately 40 off-street carparks, as well as improving site drainage, service delivery access and the site aesthetics.
- Installing a new entry signage on Main Street.
- Installing ramped access to the facility from the carpark.
- Installing a bus turn around and drop off point.
- Installing a new perimeter fencing.
- Installing a solar panel system.
- Installing additional chemical storage facilities.
- Removing all existing solar heating veins (the system is no longer required).
- Replacing the amenities roof gutters.
- Replacing the outdoor lighting with an upgraded LED system.
- Undertaking amenities refurbishments.
- Repairing / replacing the sewer main system.
- Undertaking minor landscaping improvements.

These works are budgeted and will be jointly funded through the 2021-24 South East Queensland Community Stimulus Program.

The carpark works will be undertaken in conjunction with the Main Street upgrades. There will also be further defects to be repaired by the LSP refurbishment contractor which have been scheduled to occur during the off-season.

An outcome of the refurbishment works is an increased community expectation that the season would be extended at the facility. This is similar to the feedback received following the recent installation of electric heat pumps at the Toogoolawah Swimming Pool – TSP – (October 2020) and KAC (January 2021).

It should be noted that the electric heat pumps installed at the LSP are the same as those installed at the KAC. The pumps, and the associated electrical infrastructure, have capacity to heat the pools for up to nine months of the year. They will not sufficiently heat the pool from mid-May to mid-August. To ensure all year heating of all Council aquatic facilities additional electric heat pumps with enhanced electrical infrastructure would need to be

installed or the pool would need to become enclosed. The capital expenditure for either option would be significant.

FACILITY PATRONAGE

Table 1 below shows historical monthly attendance from April 2014 to February 2023 for the LSP.

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	TOTAL
2013-14	-	-	-	-	-	-	-	862	-
2014-15	-	3021	3534	4824	2451	2642	1167	456	18,095
2015-16	132	1576	3129	5569	3180	4944	2040	321	20,891
2016-17	196	1016	2957	2877	2282	3067	2141	428	14,964
2017-18	166	1037	1468	1560	1108	2380	1714	138	9,571
2018-19	225	2255	2822	2346	1837	2975	1872	1071	15,403
2019-20	329	2470	5100	3704	2048	2124	931	N/A	16,706
2020-21	673	1841	3197	2535	1763	2444	2334	374	15,161
2021-22	273	2577	3827	1617	1316	1028	692	261	11591
2022-23	N/A	N/A	285	2307	4112	3287	TBA	TBA	9,991 (YTD)
Average	285	1974	3254	3129	1998	2701	1611	489	15,441

Table 1: Lowood Swimming Pool Monthly Attendance - 2014 to 2023 (Top 10% months highlighted)

Historically November and December are the highest patronised months, which is due to the increased temperatures of late Spring and Summer.

The LSP has had significant patronage since re-opening, setting a January attendance record and seeing above average attendance in February.

Historically, the 'shoulder season' months of September and April are significantly lower patronised months relative to the other operating months due to the lower temperatures.

Anecdotally there has been an increase patronage of lap swimmers, aqua aerobics participation and learn-to-swim enrolments (approximately 150).

PREVIOUS COMMUNITY PETITIONS AND SEASON EXTENSION TRIALS

In 2008, Council received a petition from the Toogoolawah community requesting, amongst other things, an increase in operating hours for the facility and an extension of the season. The TSP was operating at significantly reduced hours at the time, opening 15 hours per week. The petition received over 400 signatures. The TSP now offers 45 hours of operation per week.

Council has also previously trialled season extensions in 2014, from 22 April to 18 May, at the KAC and LSP. The trial followed the installation of electric heat pumps at the LSP in 2013. The approximate total cost of the trial for both facilities was \$20,000 including lessee costs, utilities, chemicals and miscellaneous. The KAC and LSP received 178 and 863 patrons respectively for the four-week trial. The results were deemed to be not supportive for extending the facility operating seasons.

Between September and October 2021, a community driven survey regarding usage of the KAC was undertaken. The results were compiled by a Kilcoy resident. The resident compiled

22 responses from local residents and submitted his findings to Council in November 2021. The information collated provided detailed insights into the usage of the KAC by residents predominately aged 60 and above. Whilst the information provided useful insights, it did not make a compelling case for a season extension trial.

In 2023, there is currently interest amongst a group of users to extend the operating season of the LSP. The users are concerned with maintaining access to the facility for aqua aerobics and other physical therapy activities.

Extension Operating Options

There is potential to conduct another four-week trial at the LSP to authenticate community requests.

The approximate cost to conduct a four-week trial at the LSP is \$20,000 excluding GST, which includes the Facility Management Fee, electricity, water, chemicals and miscellaneous.

There would be risks involved in extending the season at the LSP by an additional four weeks. Just Sports n Fitness have raised potential issues with staffing following their increased facility operations and have cited burn-out for staff as a potential risk. The extension would likely not significantly affect off-season maintenance as there will still be sufficient time available.

In offering a season extension trial Council would be potentially raising the local and regional communities' expectations that the season extension would be permanent across multiple facilities. There would likely be an increased expectation of a comparative trial at the KAC or TSP. This has the potential to cause discontent within the community and / or expose Council to an ongoing financial commitment with a potential poor return on investment. This risk can be mitigated through a communication plan.

Lowood and the surrounding community were required to forego approximately eight weeks of seasonal operations due to unforeseen extensions in the LSP refurbishment works. Offering a four-week extension trial could be an opportunity for Council to provide a gesture to thank the community for their patience and of Council providing an equitable service throughout the region.

The benefits to Council include gaining real data on community service engagement and potentially offering a service that would meet real demand within the local community.

Attachments

Nil

Recommendation

THAT Council

1. Endorses the action of the Chief Executive Officer to extend the 2022-2023 Lowood Swimming Pool season by four (4) weeks from 17 April 2023 to 15 May 2023 as a gesture of thanking the community due to the late opening of the pool in 2022 from construction activity.

2. Uses this extension as a trial to determine the viability of extending the pool seasons beyond the present season, with a report to come back to Council at the end of the trial period.
3. Approve a budget allocation in the next 2022-2023 budget review of \$20,000 for the four-week season extension for the Lowood Swimming Pool.

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

“THAT Council

1. Endorses the action of the Chief Executive Officer to extend the 2022-2023 Lowood Swimming Pool season by four (4) weeks from 17 April 2023 to 15 May 2023 as a gesture of thanking the community due to the late opening of the pool in 2022 from construction activity.
2. Uses this extension as a trial to determine the viability of extending the pool seasons beyond the present season, with a report to come back to Council at the end of the trial period.
3. Approve a budget allocation in the next 2022-2023 budget review of \$20,000 for the four-week season extension for the Lowood Swimming Pool.”

Carried

Vote - Unanimous

Subject:	Lease Renewal - Brisbane Valley Pony and Hack Club Inc - 174 SP268013
File Ref:	Leasing-Out – 2022-2023 – Council Land and Buildings
Action Officer:	DCORP

Background/Summary

The Brisbane Valley Pony and Hack Clubs lease agreement currently held with Council for Lot 174 on SP268013, expires 31 March 2023,. The club advise they would like to renew for a further ten-year period.

The terms of the agreement are to remain the same with a recommended commencement date of 1 April 2023 until 31 March 2033.

As the proposed lease is to a community organisation, no tender for dealing with land is required in accordance with s236(b)(ii) of the Local Government Regulation 2012.

Given how established the Brisbane Valley Pony and Hack Club Inc are and that the parcel of land is held on a Reserve, a Council resolution is required to support of renewing the lease.

Attachments

Nil

Recommendation

THAT Council advise Brisbane Valley Pany and Hack Club Inc:

1. There is no objection to the granting of a ten (10) year lease over Lot 174 on SP268013. at an annual rental of \$106 per annum payable on the commencement date.
2. An annual rental of \$106 per annum payable on the commencement date. The Rent payable by the Trustee Lessee to the Trustee will be reviewed commencing on the first day of January in the second and each subsequent year thereafter and will be increased by the amount that the Consumer Price Index number as at the 31st day of December immediately preceding the date of review has altered from the Consumer Price Index number as at the 31st day of December twelve months earlier.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT Council advise Brisbane Valley Pany and Hack Club Inc:

1. There is no objection to the granting of a ten (10) year lease over Lot 174 on SP268013. at an annual rental of \$106 per annum payable on the commencement date.
2. An annual rental of \$106 per annum payable on the commencement date. The Rent payable by the Trustee Lessee to the Trustee will be reviewed commencing on the first day of January in the second and each subsequent year thereafter and will be increased by the amount that the Consumer Price Index number as at the 31st day of December immediately preceding the date of review has altered from the Consumer Price Index number as at the 31st day of December twelve months earlier.”

Carried*Vote - Unanimous*

Subject: Traffic Safety Advisory Committee – 16 March 2023
File Ref: 2020 – 2024 Traffic Safety Advisory Committee
Action Officer: EA to Mayor and CEO

Background/Summary

The quarterly meeting of the Traffic Safety Advisory Committee was held on Thursday, 16 March 2023

Attachments

Meeting Report for the Traffic Safety Advisory Committee

Recommendation

THAT Council receive the meeting report of the Traffic Safety Advisory Committee held on Thursday, 16 March 2023 and the contents be noted.

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

“THAT Council receive the meeting report of the Traffic Safety Advisory Committee held on Thursday, 16 March 2023 and the contents be noted.”

Carried*Vote - Unanimous*

Subject:	Landfill gas flaring of Council's landfill
File Ref:	Waste management / liaison / routine matters waste management
Action Officer:	DOPER

Background/Summary

Council has recently explored the feasibility of obtaining Australian Carbon Credit Units (Carbon Credits) from flaring landfill gases, primarily methane, at current and historic landfill sites, being Esk and Kilcoy initially.

Landfill gas is typically a Council's greatest greenhouse gas emissions source accounting for up to 65% of all greenhouse gases emitted. Flaring landfill gas converts the methane into less damaging carbon dioxide and water, resulting in a reduction to greenhouse effect by over 90%. This would further reduce Council's greenhouse gas footprint with Council already installing a number of solar panels throughout its facilities assets to offset its power consumption.

An initial free desktop assessment was done for the Esk landfill site in partnership with LGI Limited, a company that has undertaken similar projects for several Council's and a Local Buy contractor. LGI's business model is to enter a fifteen (15) year contract with Council to install, operate, maintain, monitor, and report the flaring system at no cost and if sufficient gas volumes, allocate a royalty based on a percentage of the registered carbon credits to Council.

The flaring of landfills not only provides environmental and potentially economic benefits, but it also reduces the chances of underground fires in the old cells and makes the site safer.

Council officers are negotiating with LGI to finalise a contract to undertake this project for the Esk landfill on Murrumba Road and is exploring the possibility of doing the same at the former Kilcoy landfill site.

Attachments

Recommendation

THAT Council authorise the Chief Executive Officer to negotiate with and enter into a contract with LGI Limited to undertake landfill gas flaring at the Council landfill on Murrumba Road.

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT Council authorise the Chief Executive Officer to negotiate with and enter into a contract with LGI Limited to undertake landfill gas flaring at the Council landfill on Murrumba Road.”

Vote - Unanimous

Carried

Subject:	Overland Flow Assessment Stage 2
File Ref:	Emergency Services – Planning - Flooding - Flood Study - Overland Flood Studies
Action Officer:	ESM

Background/Summary

In February 2022 Council requested Engeny Water Management Consultants to undertake an investigating into the feasibility of master drainage upgrades and mitigation options to reduce local overland flow flood risks to the communities of Toogoolawah, Esk, Kilcoy, Lowood, Fernvale, Linville, and Moore to improve the understanding of existing flood behavior and characteristics to inform flood risks more accurately across these areas.

The Stage 2 Report focused on township hot spots and specific flood mitigation solutions, a master drainage plan and a variation to this master plan. The following table summarizes the recommended outcomes to be implemented or investigated.

Table 7.1: Recommended Outcomes

Number	Township	Description	Outcome
1	Fernvale	Option 2A: Improve existing drainage running parallel to Banks Creek Road	Improves existing inundation within three properties located on Carralluma Crescent (Number 3, 7 & 13). Water level reductions of up to 240 mm observed within these lots
2	Moore	Option 1A: Improve kerb and direct flow to overland flow paths north of Church Street/Use council land to improve overland flow paths	Incorporation of a roadside drainage reduces the breakout flows over Bishop St, removing two properties previously identified as flood impacted in the existing case modelling. Reductions in water levels of up to 100mm have been observed. The proposed drainage channel diverts additional flow towards properties west of Linville Road. This results in increases of the water level of up to 70 mm.
3	Esk	Option 1B: Provide enough capacity to the channel north of Barbour Street and Improve the existing underground drainage network and kerbs along Barbour Street	Introduction and upgrade of a roadside drain running south-north along Mack St and continuing through the existing drainage easement north of Barbour St reduces the breakout overland flows effecting properties between Mack and Richard St. These reductions in water level are observed to be up to 110 mm. These works have removed 5 previously flood impacted properties identified in the existing case modelling.

4	Toogoolawah	Option 1D: Divert catchment upstream	<p>Additional investigation of mitigation measures is recommended to fully contain all flows within infrastructure.</p> <p>Upgrade of the roadside drain along Dingyarra St captures additional upstream runoff before it flows through the inter-allotment overland flow path between Eskdale Rd and Dinyarra St. There is observed to be a reduction of water level within the inter-allotment drainage path of up to 110mm.</p> <p>Additional investigation to optimise the outlet of the upstream catchment diversion is recommend to contain outlet flows to park.</p>
5	Fernvale	Option 1C: Provide additional storage/detention of flows within Council land upstream (area east of Honeywood Drive)	<p>Increased detention shows reduction in the water level up to 70mm propagating approximately 4km downstream before arriving at the Brisbane River. Reductions are predominately observed to be in bank of Ferny Gully with only a single inundated structure identified to benefit from this mitigation option.</p> <p>Additional optimisation options on the basin outlet is recommended to refine the benefit that can be achieved from the basin upgrade.</p>
6	Lowood	Option 1A: Improve drainage within Council's easement (e.g. formalise drainage easement, incorporate underground drainage)	<p>Additional assessment of the benefits to events less than the 1% AEP should be investigated and a more direct alignment to the creek to the east.</p>
7	Toogoolawah	Option 2B: Deepen the existing drain to allow full containment of the overland flow from the west.	<p>Additional Assessment to upgrade the downstream drainage channel to assist in conveying the additional flow along Mary Street is recommended.</p>
8	Fernvale	Option 4A: Upgrade TMR culvert	<p>Additional assessment of the benefits to events less than the 1% AEP should be investigated. The upgrade of these culverts shows a widespread reduction in flood levels.</p>
9	Kilcoy	Option 1A: Acquire drainage easement and capture flow via	<p>Additional assessment of the benefits to events less than the 1% AEP should be investigated. The</p>

		overland flow channel or underground drainage	upgrade of this stormwater system shows a widespread reduction in flood levels.
10	Kilcoy	Option 2A: Formalise the existing drainage easement west of the truck wash facility	Additional assessment of the benefits to events less than the 1% AEP should be investigated. The upgrade shows a significant reduction in flood levels around the truck wash facility.

A review of these options is continually being undertaken for future budget considerations and funding applications.

Attachments

Attachment 1 - M78000_002-REP-003-0-SRC Overland Flow Report - Stage 2.pdf

Recommendation

THAT Council formally acknowledge receipt of the Overland Flow Report - Stage 2 and its recommendations.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Council formally acknowledge receipt of the Overland Flow Report - Stage 2 and its recommendations.”

Carried

Vote - Unanimous

Subject: 2023 National Road Safety Week
File Ref: Roads - Liaison - Associations
Action Officer: ESM

Background/Summary

Council has been invited by the Department of Transport and Main Roads (DTMR) to participate in the 2023 National Road Safety Week activities during the period 14-21 May 2023.

In the lead up to and during National Road Safety Week, Council is invited to support the event by promoting this campaign to the Community, including:

- [taking a pledge online](#) to drive so others survive
- wearing a [yellow ribbon](#) or a [t-shirt/polo shirt](#) to remember those impacted by road trauma
- lighting landmarks around Australia yellow to remember those killed and seriously injured by road trauma
- hosting an activity or event in your community or organisation to raise awareness of road safety.

Council may wish to promote this campaign via external media outlets, Council's webpage, and internal newsletters etc. at minimal cost to Council to actively promote road safety in Somerset Region, demonstrating Council's commitment to this cause and encouraging motorists and other road users to exercise greater care on the roads.

Attachments

Nil

Recommendation

THAT Council participate in the 2023 National Road Safety Week activities during the period 14 - 21 May 2023, by promoting this campaign via external media outlets, Council's webpage and social media accounts, and internal newsletters.

Resolution

Moved – Cr Choat

Seconded – Cr Isidro

“THAT Council participate in the 2023 National Road Safety Week activities during the period 14 - 21 May 2023, by promoting this campaign via external media outlets, Council's webpage and social media accounts, and internal newsletters.”

Carried

Vote - Unanimous

Subject:	Operations Report for March 2023
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	CSSA

Background/Summary

Engineering Services Team

In March 2023, the Engineering Services Design Team continued to provide engineering and survey support to the Works department on the set out and alignment of Esk Crow Nest Road Stage 1, Glamorgan Vale Road and Simpson Street, Fernvale with the placement of the new culverts on Gregors Creek Road now complete the Engineering Services Team are now supporting the Works Team in the set out and alignment of Gregors Creek Road. The team continue to work with external Consultants to enable the community consultation and surveys for the Walkability Master Planning for Fernvale, Lowood, Esk, Toogoolawah and Kilcoy and continue to provide engineering development advice to the planning department and assessment and applicant response to Operational Work applications.

The Engineering Services Facilities Team continues to oversee operations in the facilities throughout our Region. This team have continued to work with external up contractor on the upgrade of the playground within Memorial Park, Fernvale which is now complete.

The Engineering Services Parks and Gardens Team continue to tackle the mowing season with the perfect weather for growing grass ensuring that the team continue to make the rounds around the Regions Parks and Garden to ensure that these high-profile areas are cut and maintained. This team continue to undertake re-establishment work within the Jensen Swamp reserve to ensure that this area continues to be an attraction for local and visitors.

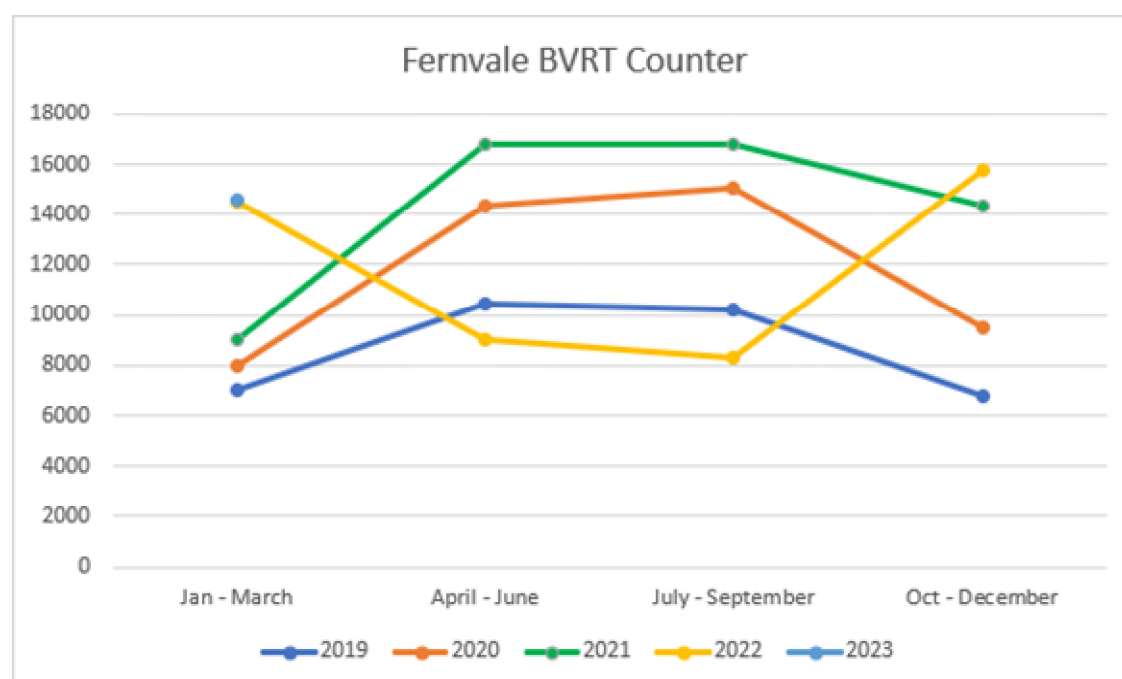
The Engineering Services Team have begun setting out traffic counters within the region this month. The team provide a continual assessment of Council infrastructure to ensure our information remains current within our asset and GIS systems and during the month of March continue the audit of all the Parks within our Region. The team continue to oversee works within road reserve applications, property access applications and heavy vehicle permits.

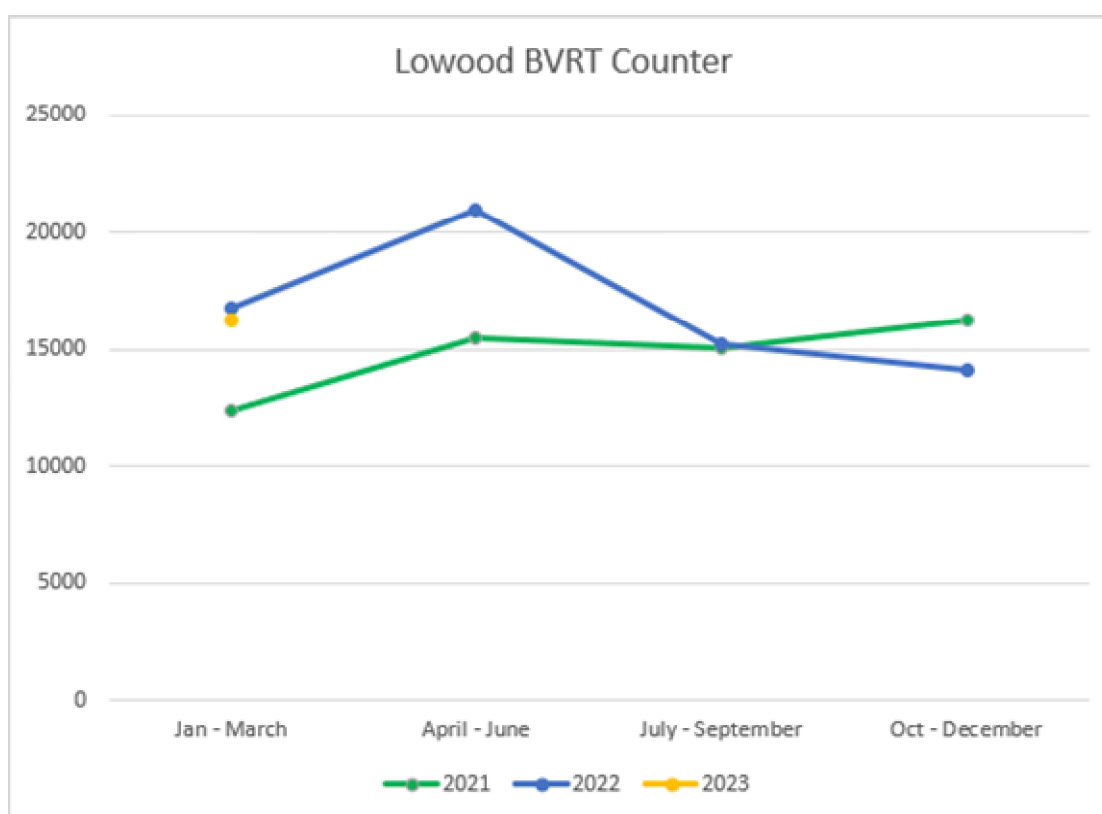
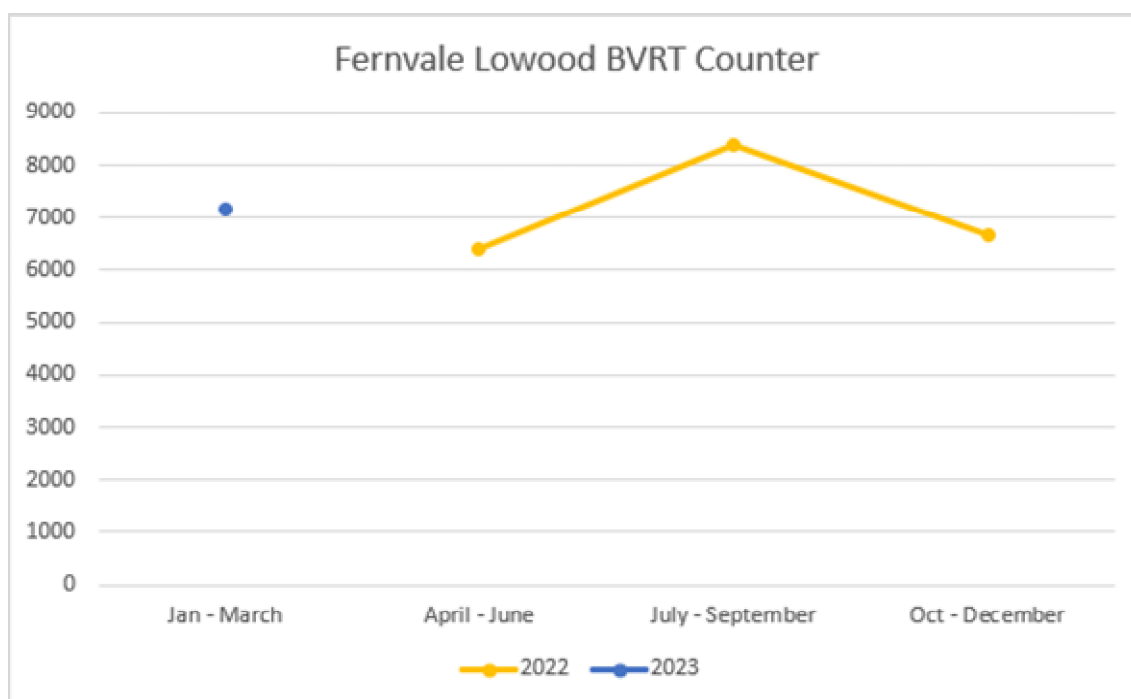
Permits	Mar-23	Mar-22
Land Access Permit	72	102
Property Access Applications	26	13
National Heavy Vehicle Regulator Permits Processed	4	10

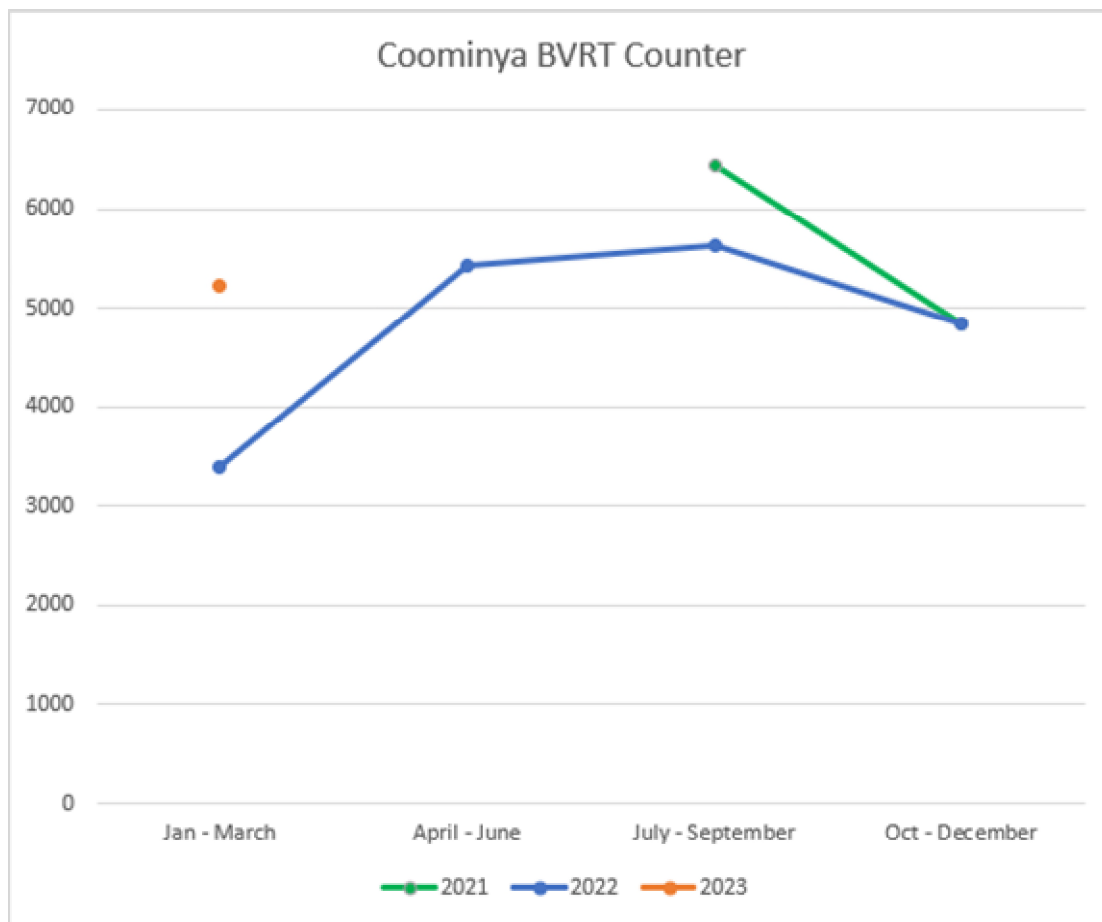
Traffic Chart for March

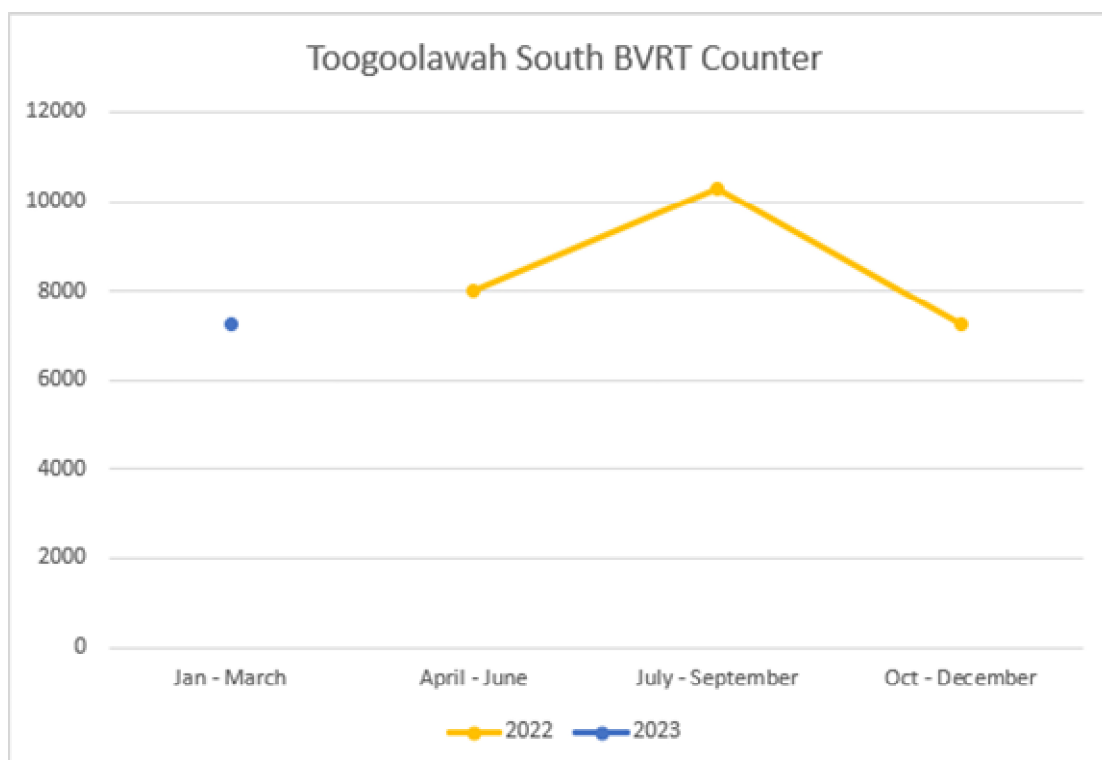
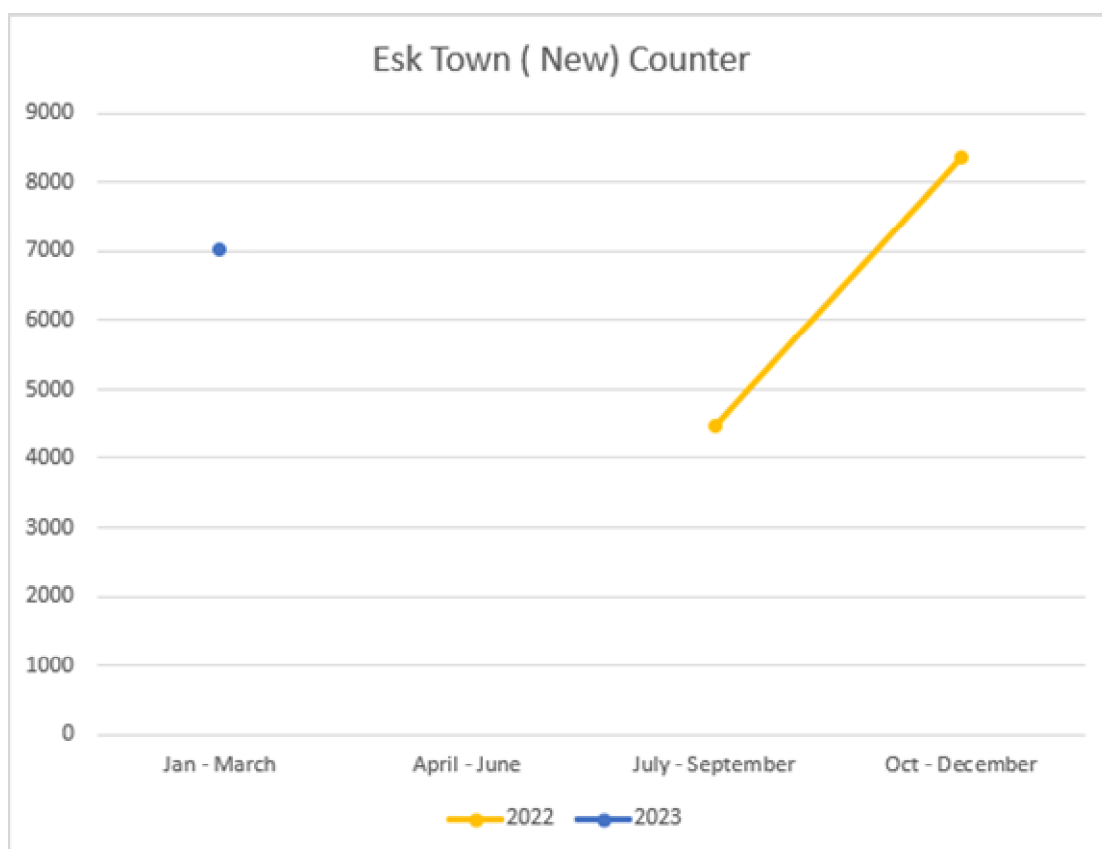
No Traffic Count were undertaken in March.

Rail Trail Counter Charts for January to March









Works Team

Completed Projects through 2022 / 23:

- Rose Street, Kilcoy - Kerb and Channel
- South Street, Esk - Footpath and childcare entrance
- Sandy Creek walking Track, Esk – repair works
- Memorial Park, Esk – Footpath Replacement
- Mack Street, stage 2, Esk – Kerb and channel and road works
- Patrick Street, Lowood – Kerb and channel, footpath and roadworks
- Copley Lane, Sandy Creek Bridge, Crossdale
- Wade Street, Kilcoy – Kerb and Channel and Road
- William Street, Kilcoy – Traffic islands and road works
- Mt Tarampa Road – Rehabilitation – Stabilisation
- Rail Trail heads, Esk to Toogoolawah
- Ipswich Street, Esk – Footpath – Club hotel to Peter Street
- Ipswich Street, Esk – Streetscape – Footpath Stencil
- Cairnscroft Street, Toogoolawah – Footpath
- Rail Trail, Esk to Toogoolawah
- Gunyah Street, Toogoolawah – Drainage
- George Street, Linville – Footpath
- Abbotsford Street, Toogoolawah – Footpath
- Fulham Street, Toogoolawah – Footpath
- Mangerton Street, Toogoolawah – Footpath, kerb and channel and drainage
- Banks Creek Road, Fernvale – Kerb and channel, footpath, and drainage
- Creek Street, Esk – Culvert and open channel works
- Western Branch Crossing #35, Mt Stanley.

Projects underway:

- Prospect and William Street, Lowood - stormwater installation – Final stage on hold pending concrete pipe supply.
- Esk Crows Nest Road, Eskdale - Stage 1 – progressing very well.
- Gregors Creek Road culvert upgrade – progressing very well.
- Colinton Street, Braemore – awaiting final seal of road.
- McConnell Street, Braemore – awaiting final seal of road.
- Glamorganvale Road, Wanora – Road widening – progressing very well.
- Lowood Minden Road / Jensens Swamp (Minden) intersection upgrade – final seal to be completed in March 2023
- Lindemans Road, Lowood, Footpath – scoped and pegged; works have begun.
- Simpson Street, Fernvale – turnaround at end of road; drainage; K&C.

Road Reseal Program (underway, and to begin):

- Lowood Minden Road & Jensens Road patches
- Foresthill Fernvale Road & Corner of Coominya Connection
- Claus Road (near Cooper Rd), Glamorganvale
- Lowood Hills Road (No 95), Lowood
- Fernvale Road (near 703 & Cemetery)
- Wivenhoe Pocket Rd
- Lockyer View Rd, Wivenhoe Pocket
- Macdonalds Rd, Wivenhoe Pocket
- Shines Rd, Wivenhoe Pocket
- Reids Av, Wivenhoe Pocket
- Morden Rd, Toogoolawah
- Calcite Rd, Biarra

- Eskdale Road, Toogoolawah
- Linville Road, Moore

Ongoing projects:

- Mowing and slashing works on Council and DTMR
- Crews continue to complete CSR's
- DRFA continue to complete CSR's on flood-affected roads (central region)
- Maintenance to flood affected roads continues throughout the region.
- General maintenance of Council's civil infrastructure

Workshop - Mechanical

- Completed repairs, services, and scheduled maintenance of Council fleet.
- Mowing season continues and so does the maintenance and repairs to mowing equipment.
- A new UD tip truck and Shephard dog trailer has arrived and is being fitted out by workshop staff, this truck and dog trailer is for Kilcoy C&M Crew 2. It will go into service very soon.
- Two new lease vehicles have arrived and be fitted out.
- Quarterly inspections of all council's truck mounted cranes have been completed.

Workshop – Fabrication

- Welding bay has been carrying out various repairs to Council fleet as well as repairs to other various council assets around the region, such as handrail, park furniture, etc.
- Two new security gates and mounting frames for the public toilets in Clock Park Lowood have been installed
- Fabricate and install a new gate and stays on Highwood Lane Kilcoy, this gate was damaged by a grader during road maintenance.
- Carry out operation inspections on all playground equipment in the region. Carry out repairs where required.

Department of Transport and Main Roads (TMR) Works

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

- Repairing potholes and sealing of patches and pavement repairs over the TMR network.
- Slashing / flail over the TMR network.
- Vegetation spraying on various TMR roads continue.
- Ongoing signage and guidepost repairs continue throughout TMR network.

Works carried out by Contractors

- A&M Civil and Browns Contracting continuing with maintenance works and flood damage repairs
- RPQ sealing program on various roads throughout Council and TMR network
- Various other contractors continue to assist with maintenance and flood damage.
- Brick n Pave - Ipswich Street, Esk – Streetscape – Footpath Stencil

Weather Outlook

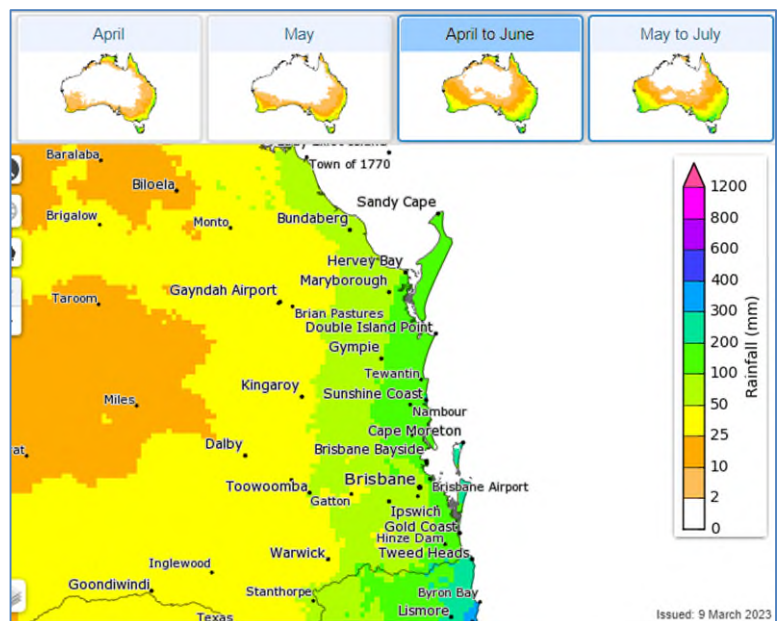
Drier than average April to June for almost all of Australia

For April to June, below median rainfall is likely to very likely (60% to greater than 80% chance) for the majority of Australia.

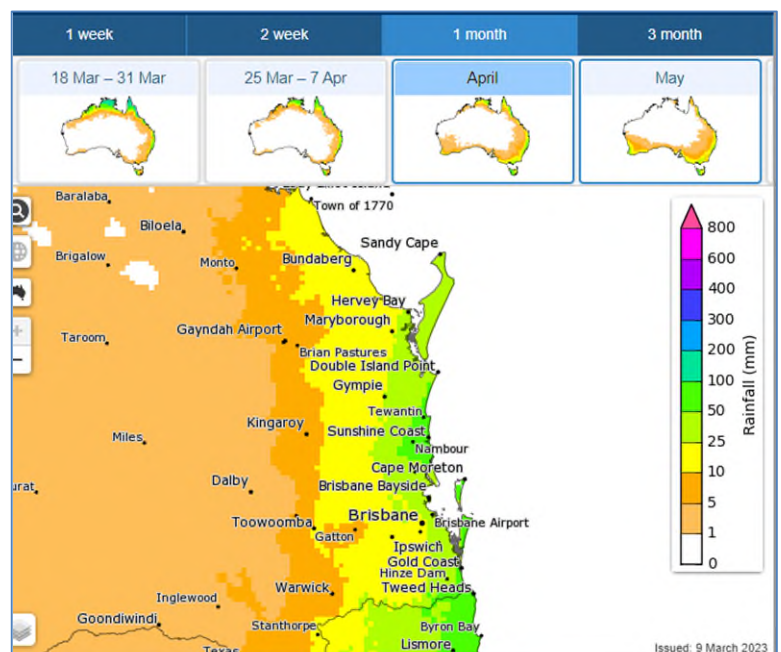
Days are likely to very likely (60% to greater than 80% chance) to be warmer than median for most of Australia. Nights are likely to very likely (60% to greater than 80% chance) to be warmer than median for south-western, far south-eastern, and east coast Australia, as well as for northern Cape York Peninsula.

ENSO is currently neutral; however, an El Niño WATCH has been issued. The IOD is also currently neutral although models suggest a positive event could form in the coming months. When the main climate drivers are neutral, cool-season rainfall in southern Australia has generally been lower than average over recent decades.

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



Outlook for April to June (these are the most likely totals – i.e. 75% chance)



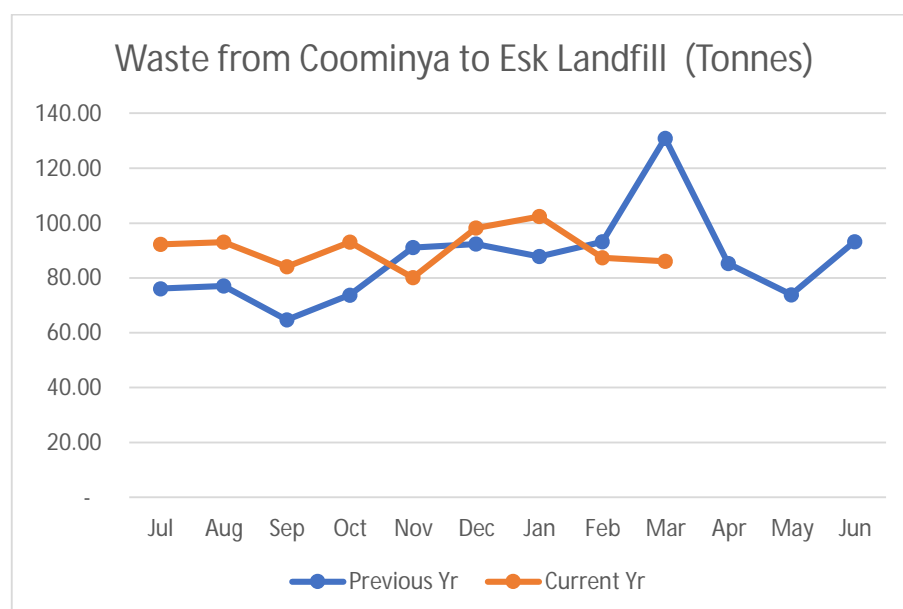
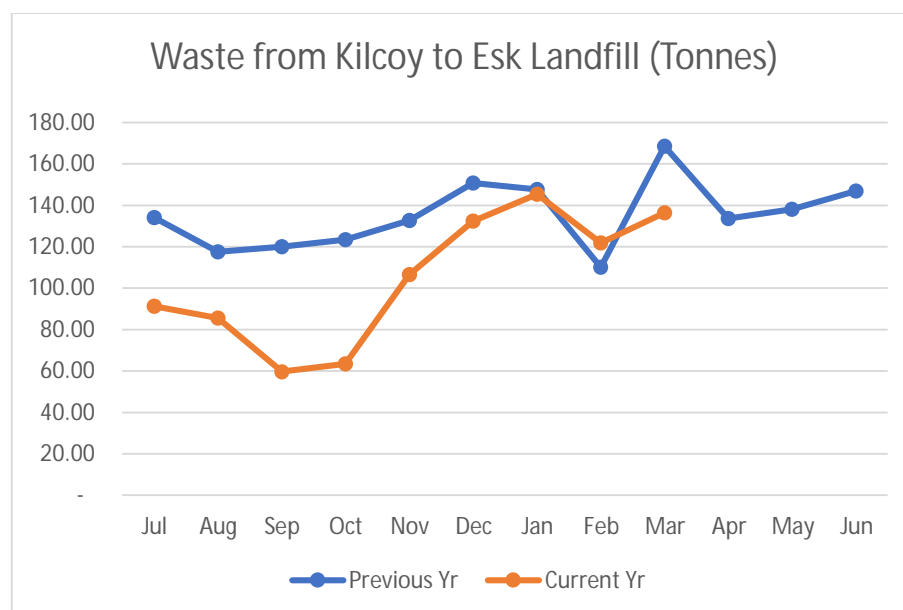
Disaster Management

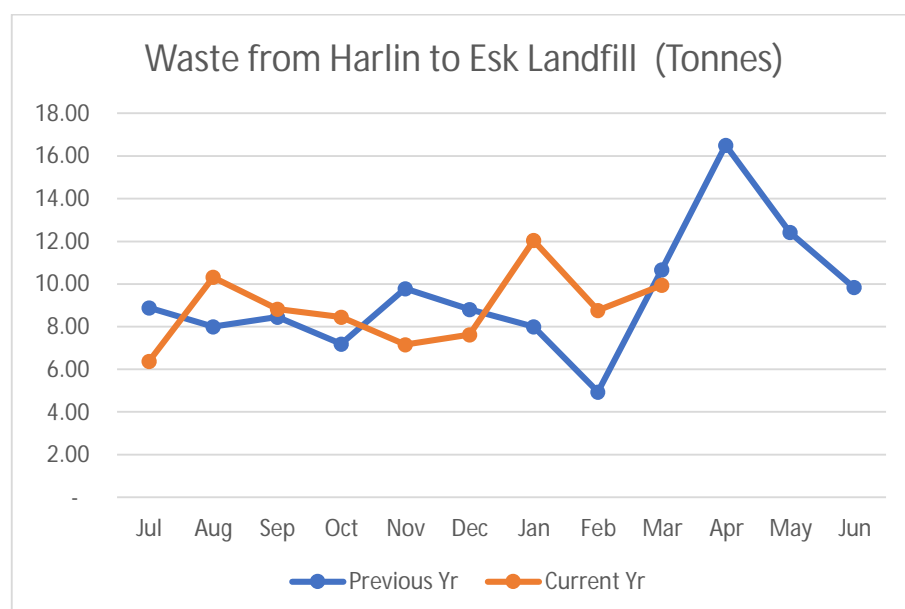
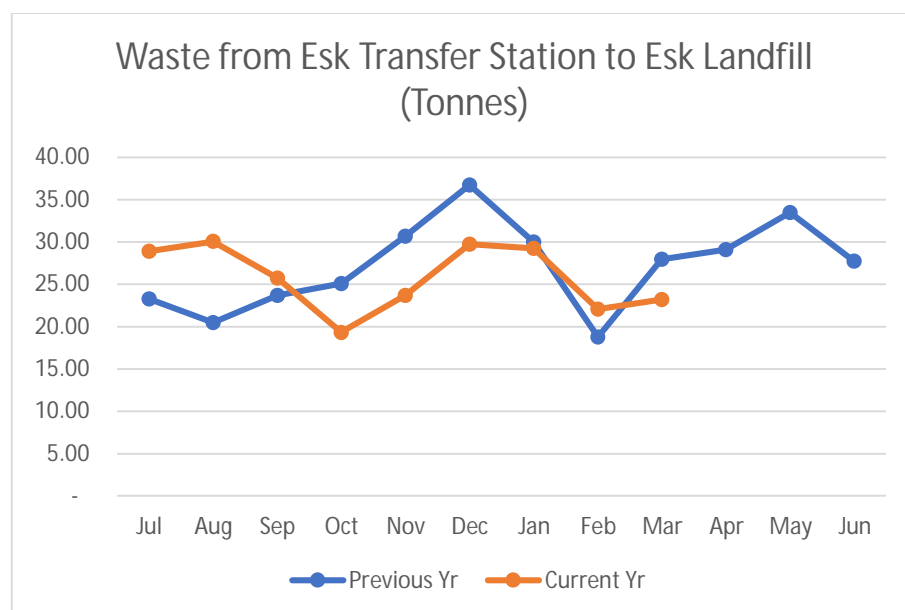
The following activities were conducted in March 2023

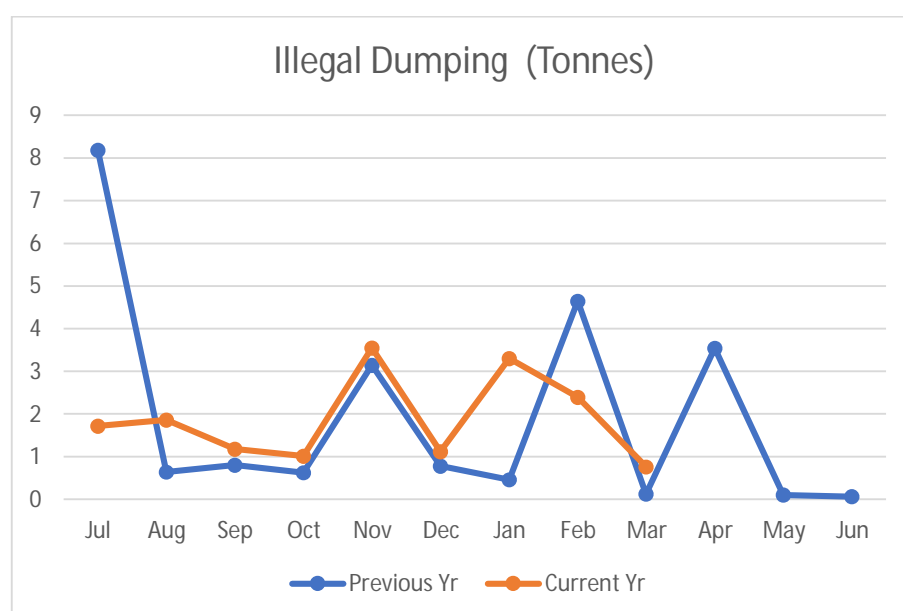
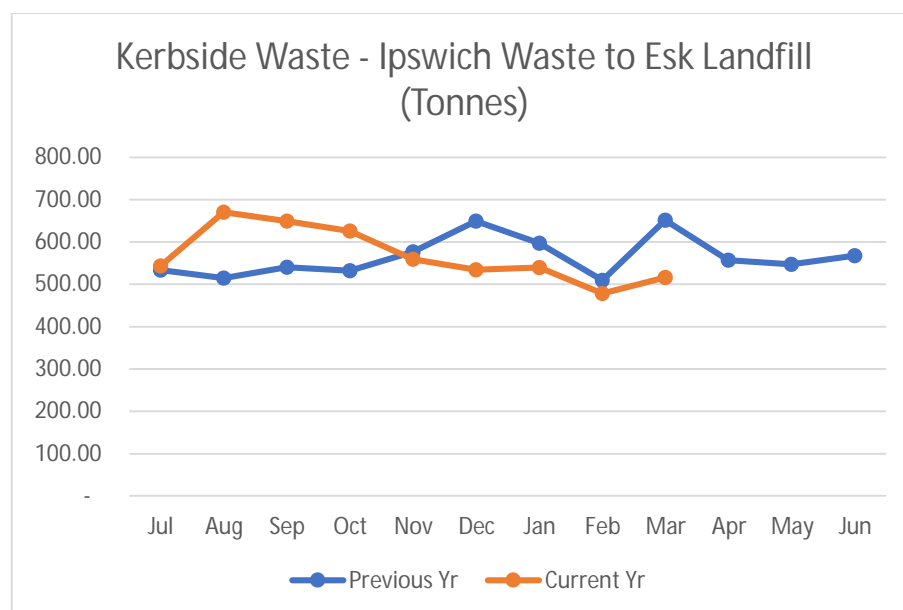
- Director Operations, Disaster Management Officer and Local Controller met with SES executives to discuss future SES arrangements once QPS take control of the SES after 30 June 2023.
- Council attended and participated in a community forum about building a more inclusive disaster resilient Somerset region for people with disability (BIDRC)
- Working with Allison Cuskelly (CROO) in respect of expanding a community welcome kit to include disaster management material.
- Final acquittals and reports were completed for the Local Economic Recovery program for the following projects:
 - Mountain to Mountain – Stages 1 and 2
 - Green Army
 - Brisbane Valley Rail Trail improvements – Stages 1 and 2
 - Moore Toilet and Amenities Upgrade
 - Business Recovery Officer
- Reviews of Emergency Action plans for:
 - Wivenhoe
 - Somerset
 - Clarendon
- Attended the West Moreton Local Area Fire Management Group meeting.
- Commenced the development of Social Media tiles for messaging during emergencies in line with the new Australian Warning System (AWS)
- Have begun discussions with Disaster Relief Australia to assist in the area of Spontaneous Volunteers Management to assist immediately following a disaster. Unfortunately, Conservation Volunteers Australia no longer have the capacity to assist (via a MOU)

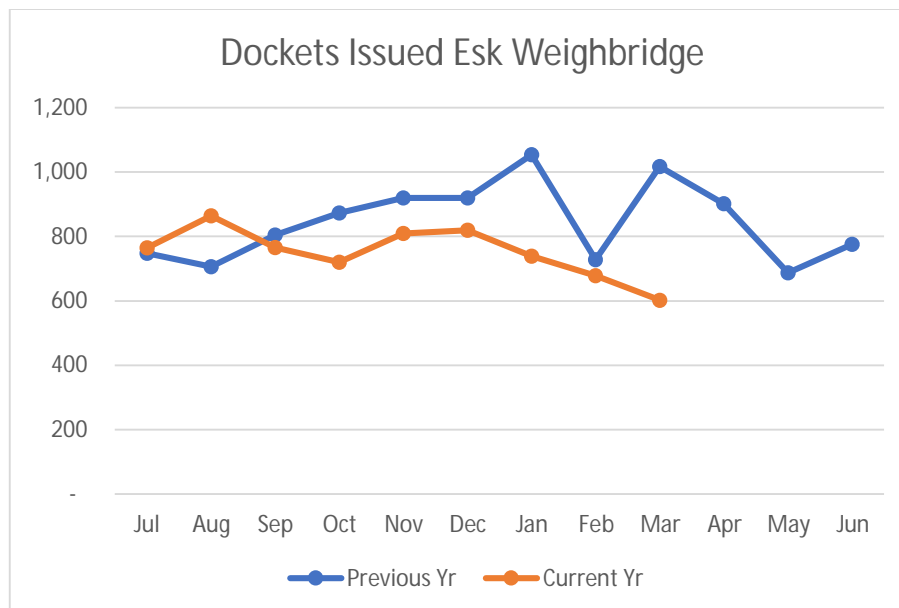
Waste Management

Council is encouraged by the growing demand for additional containers for change locations in our region. This program has proven to be effective in diverting glass and plastic bottles out of the waste stream, allowing these resources to be recycled into new products. It is noted that although the containers for change program is outside Council's responsibility, Officers are discussing the possibility of new locations in our region with the view to support an increase in the number of sites if considered viable.







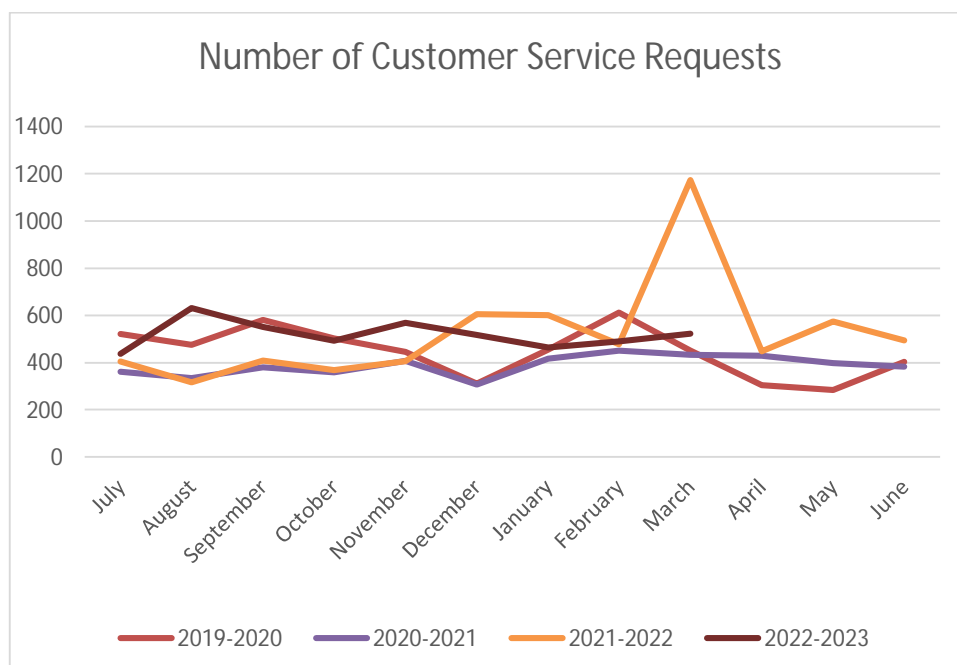


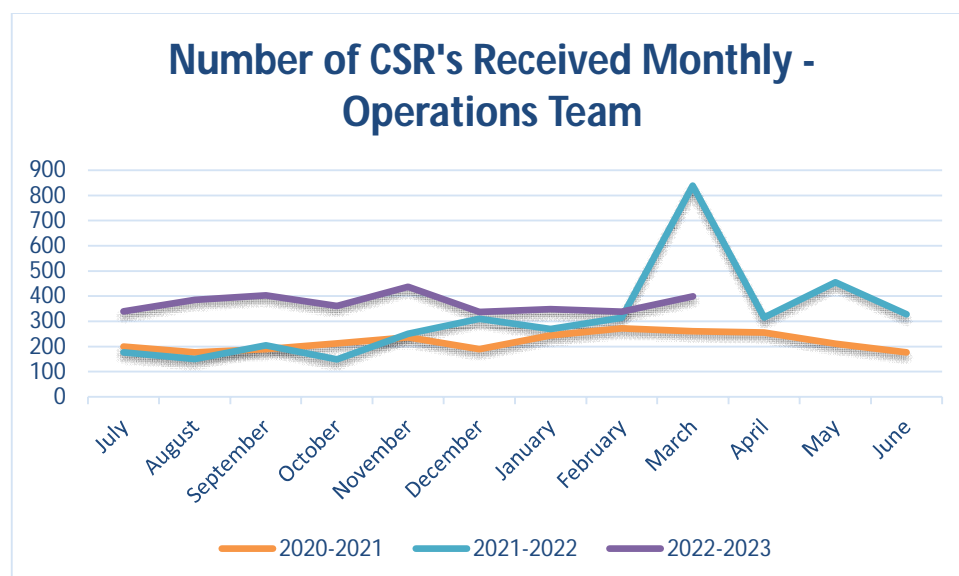
Approved Park/Community Events

Breastscreen Van, Clock Park, Lowood – 22 February to 16 March 2023

Customer Service Requests

Council received 523 customer service requests for the month of March 2023 on Council's corporate customer service system. A copy of the report is attached for your information.





	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23
Cemeteries	3	1	3	0	2	1	3	2	2
Disaster Management	1	0	0	0	0	0	0	0	0
Departmental reviews	2	0	1	0	0	0	0	2	0
Fences on roadways	0	0	0	1	0	0	1	1	1
Illegal dumping clean ups	13	5	10	8	6	12	11	5	13
Overgrown Council land	0	0	2	5	3	0	1	3	0
Parks including mowing, cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	4	6	6	3	7	3	5	3	13
Roads - bitumen	69	56	49	70	56	37	38	38	41
Roads - gravel	40	31	46	72	34	20	25	18	29
Roads - drainage	10	13	6	2	10	18	23	8	13
Roads - culverts	3	4	2	6	1	7	3	3	5
Roads - vegetation	31	16	9	10	32	36	36	30	58
Roads - footpaths	6	5	4	1	1	5	13	9	11
Roads - linemarking	1	1	0	0	0	1	1	0	3
Roads - bridgework	1	0	0	0	0	0	0	0	1
Roads - traffic furniture	18	23	9	5	19	15	27	10	10
Rural Property Number	12	5	1	2	5	9	6	4	6

Stormwater issues within private properties	3	2	4	3	2	2	3	1	5
Waste management	2	6	0	6	0	0	2	0	0
Wheelie bins	0	0	0	0	0	0	0	0	0
Cancellation of extra services	1	22	30	5	5	5	4	8	11
Damaged lids and wheels	10	29	16	12	11	9	11	18	12
Replacement Split Bins	19	41	27	23	21	15	23	37	29
New Services	28	19	13	24	18	19	15	7	20
Extra services	7	7	8	5	3	5	3	8	6
Stolen/Non Delivery of New Bins	7	65	99	37	112	44	10	52	16
Missed services	4	3	13	14	8	6	2	5	5
Contractor requests/complaints	1	1	9	0	0	0	3	5	3
Facilities	0	0	0	0	0	0	0	0	0
Air conditioning	1	0	2	1	0	2	1	2	3
Carpentry, painting, tiling & flooring	2	1	4	6	7	11	5	7	11
Electrical	5	4	4	4	6	13	8	5	9
Equipment, furniture & fixtures	9	7	3	10	8	8	11	14	16
Grounds maintenance	1	1	2	5	10	2	4	3	5
Pest Control	0	0	0	1	1	0	2	1	2
Plumbing	14	11	11	15	29	16	31	19	27
Roofing and guttering	1	0	1	2	2	2	0	0	1
Security, locks & CCTV	5	0	1	3	4	5	4	4	1
Signage	0	0	2	1	3	1	3	1	0
Vandalism	4	0	4	6	7	2	6	3	1
Cleaning	1	0	2	1	4	6	4	2	10
	339	385	403	369	437	337	348	338	399

Attachments

Customer service report for March 2023 – attachment 1

Recommendation

THAT Council receive the Operations Report for March 2023 and the contents noted.

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

“THAT Council receive the Operations Report for March 2023 and the contents noted.”

Carried

Vote - Unanimous

Subject:	Operational Plan Third Quarter Review 2022-23
File Ref:	Corporate Management – Planning - Operational Plan
Action Officer:	DCORP

Background/Summary

The Operational Plan for Somerset Regional requires reviewing at each quarter to determine progress of the items within the Plan. The 2022/23 plan was developed at a similar time to the Budget and has a close alignment with the Budget. The 3rd Quarter review contains feedback from all officers who were responsible for items within the plan. To help interpret the report outcomes Council officers have updated the traffic lights within the report.

The 3rd Quarter review contains feedback regarding the progress of items within the current year's operational plan. Generally, the progress of the action items within the Operational Plan 2022/23 is progressing well across the board and are shown as being “on track”. Officers tasked with responsibility for ongoing operational items are managing and progressing those items as expected.

Attachments

Attachment 1 – Operational Plan 2022-23 Quarter 3 Review

Recommendation

That Council receive the Operational Plan 2022-23 Quarter three review and note the progress of the action items within the plan.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Wendt

“THAT Council receive the Operational Plan 2022-23 Quarter three review and note the progress of the action items within the plan.”

Carried

Vote - Unanimous

Subject:	Local Government Remuneration Commission
File Ref:	Councillor Remuneration
Action Officer:	CEO

Background/Summary

Council received the attached correspondence from the Local Government Remuneration Commission (LGRC) on 31 March 2023.

The purpose of the letter is to advise Council of the upcoming review of Local Government Categories. This review is to be completed by 1 December 2023. The LGRC is providing advice now to enable Council to be prepared for the consultation process when it starts.

Attachments

Letter from the Local Government Remuneration Commission (LGRC) dated 30 March 2023.

Recommendation

THAT Council receive the Local Government Remuneration Commission Report and the contents be noted.

Resolution

Moved – Cr Wendt

Seconded – Cr Whalley

“THAT Council receive the Local Government Remuneration Commission Report and the contents be noted. ”

Vote - Unanimous

Carried

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Cr Brieschke – Councillor Report

March

- 22 Ordinary Council Meeting
- Council Workshop Meeting
- 24 Promotional Filming SRC Tiny Towns, Toogoolawah
- 25 BV Kilcoy Landcare & BV Rail Trail Users, Queens Jubilee Tree Planting project, Yimbun
- 26 Neighbour Day BBQ, Lakeview Park
- 27 Review of Public Records Act 2002, via Teams
- 28 Mount Glen Rock Steering committee meeting via teams
- Swimming Pool Extended Hours discussion via teams
- 29 Tour of new Large Pound facility, Esk
- Visit with Mt Beppo artists group
- 30 Esk Mens Shed Morning Tea and presentation

April

- 03 Local Ambulance Committee meeting, Toogoolawah
- 04 Service Planning for Councillors workshop via Teams
- 05 Mad Hatters Tea Party, Clock Park, Lowood
- 11 Councillor Briefing Session via Teams

There have been several community events attended over the past weeks beginning with BV Kilcoy Landcare finalizing their Queens Jubilee Tree planting project at Yimbun. Congratulations to the BV Kilcoy Landcare team for their commitment in delivering this project, the many volunteers, BV Rail Trail Users Association and Harlin State School students. This area of the BV Rail Trail now has over 770 trees planted that will improve the amenity and wildlife habitat.

The Neighbour Day BBQ was well received with many Lakeview residents attending and speaking with visiting services. Noted was the valuable information shared by QFES in relation to bushfire preparedness.

A lovely morning tea was shared at the Esk Mens Shed Open Day. The President, thanked Somerset Regional Council and the many community donors who have supported the group to become established.

Lastly, the Mad Hatters Tea Party at Lowood last week was a wonderful success, exceeding the expectations of all involved, including the BBQ.

Cr Gaedtke– Councillor Report

March

- 22 Ordinary Council Meeting - Kilcoy
- 22 Council Workshop - Kilcoy
- 23 Open Class & Harmony Day – Kilcoy Primary School
- 28 Teams Meeting
- 28 Mount Glen Rock Steering Committee Meeting – Teams
- 29 Mt Beppo Art Group Meeting
- 31 Slime Run – Kilcoy Primary School

April

- 04 Kilcoy Chamber of Commerce – Lunch meeting
Kilcoy Indigenous Meeting – KIC
- 05 Mad Hatters Tea Party – Lowood
Kilcoy Chamber of Commerce Networking evening
- 11 Teams Meeting

Another wonderful Mad Hatters Tea Party was held at Lowood with a great community response and the event was blessed by beautiful weather. Well done to Council staff who have worked effortlessly to provide this popular yearly event.

Kilcoy Chamber of Commerce held a collaboration – working together discussion at its Business at Dusk event held at the Exchange Hotel. The workshop was well supported and the event provided an opportunity for businesses to network and to learn more about each other. Businesses were eager to learn if it would ever be possible for Kilcoy to be on the rail trail path either from the Brisbane Valley Rail Trail or the Wamuran/Woodford Rail Trail.

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT verbal and written reports of the Mayor and Councillors be received.”

Vote - Unanimous

Carried

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 9.37am.

Appendix 1



Policy Subject/Title: Revenue Policy FY2024

Policy Number: F/001

Policy Subject/Title: Revenue Policy FY2024

Responsible Officer: Director Finance

Legislative or Regulatory Reference: *Local Government Act 2009* and Regulation

Related Policies / Procedures: Revenue statement

Authorised by: Somerset Regional Council

Authorised on: 12 April 2023

Review/Amendment dates: This policy is reviewed annually

1. OBJECTIVE

Council aims to fulfil a statutory requirement through adoption of this revenue policy under section 193 of the Local Government Regulation 2012.

2. BACKGROUND

Council is required to review its revenue policy each financial year under section 193 of the Local Government Regulation 2012.

3. PURPOSE

The revenue policy sets guidelines for the development of Council's budget, revenue measures and other financial matters as outlined.

4. SCOPE

The policy applies to Somerset Regional Council and all persons and entities that contribute or might contribute revenue to the Council.

5. POLICY

Section numbers referred to below relate to the Local Government Regulation 2012.

• **s193(1)(a)(i) The principles that the local government intends to apply in the financial year for levying rates and charges**

Rates and charges are levied to enable Council to meet its recurrent and capital costs.

Differential general rates will be levied on all rateable land in the Region. In Council's opinion, differential general rating enables there to be a more equitable relationship between revenue raised from particular land and the circumstances relevant to that land than would be the case under a standard rating system where rates are levied at a single rate in the dollar on all rateable land.

In determining its differential rating system, Council's objective is to ensure the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations, and disregarding all irrelevant considerations.

For the 2023/2024 financial year, the Council will levy general rates on land on the basis of differential rating categories determined having regard to a variety of matters including but not limited to: -

- land use;
- land location;
- availability of services;
- consumption of services;
- land area;
- valuation; and
- such other relevant qualities of the land or its use.

For utility charges, and other rates or charges for particular services or functions (regulatory or otherwise) the guiding principle is that of user pays, with the overall level of revenue raised by each charge being based so far as practicable upon the full cost price of providing the service or facility concerned.

Council will meet legal requirements for the cost effective levying of rates including providing all required information on rate documents.

• **s193(1)(a)(ii) The principles that the local government intends to apply in the financial year for granting concessions for rates and charges**

Council may grant rate remissions or deferrals on the grounds of financial hardship on a case-by case but consistent basis.

Financial hardship does not necessarily mean simple inability to pay.

Council will administer the State Government Pensioner Rate Subsidy Scheme under the

scheme rules for the maximum benefit of landowners.

Council may allow concessions to certain classes of pensioner landowners for rating equity reasons. The conditions of any concessions will be outlined in the local government's revenue statement and budget resolutions.

• s193(1)(a)(iii) The principles that the local government intends to apply in the financial year for recovering overdue rates and charges

Council will inform ratepayers with arrears of rates of the powers it may use in collecting outstanding rates including legal action, application of interest penalties, loss of discounts, release of information to mortgagees and other parties with interests in properties, sale of lands and any other potential action.

Council may offer assistance to people to access their own superannuation if applicable.

Council's recovery action will be cost effective.

Council will not enter into arrangements that limit its legal power to recover rates.

Following each rating period, Council will forward reminder letters to owners with overdue rates where appropriate or courtesy advices to ratepayers who have missed discounts.

Legal rate recovery actions or referrals to debt collectors may be authorised by the Chief Executive Officer.

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

Where Council invokes section 130 (7) of the Local Government Regulation 2012 to set a later discount date than indicated on a rate notice and this has clearly resulted in a credit balance for a local ratepayer equal to the discount available, Council will write to the local ratepayer advising that the account is in credit.

Council is to receive a recommendation to commence sale of land for overdue rates and charges action whenever an infrastructure charge becomes overdue for a period of more than three years.

• s193(1)(a)(iv) The principles that the local government intends to apply in the financial year for cost-recovery methods

Council may seek to recover costs of the matters permitted under section 97 of the Local Government Act 2009.

Costs to be recovered with cost-recovery fees may include all direct and indirect costs of the providing the relevant facility, service or activity including cash and non-cash costs and including but not limited to the cost of capital, corporate overheads and depreciation.

Council will not seek to impose a taxation component for any cost-recovery fee.

Council may charge less than the full cost of providing the relevant facility, service or activity when setting any cost-recovery fee.

- **s193(1)(b) The purpose of concessions granted for rates and charges**

Various concessions may be granted for rates and charges including retaining the concessions of a predecessor council or for any of the matters permitted by law as it is assumed that the types of concessions allowable by law are permitted for a valid purpose.

The conditions of any concessions will be outlined in the local government's revenue statement and budget resolutions.

- **s193(1)(c) The extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development**

Developers may be required to pay the full costs of any increased capacity in the physical infrastructure due to any new developments, and where appropriate, a contribution towards social infrastructure changes required to cater for the increase or changes in population caused by new developments.

6. EFFECTIVE FROM

This policy is effective from 12 April 2023 in respect of the 2023/2024 financial year.

7. CONTROLS

This policy is subject to controls outlined in the financial management risk register.

8. DATE OF RESOLUTION

This policy was approved by the Chief Executive Officer and adopted by the Somerset Regional Council at the Ordinary Meeting of 12 April 2023.

Signed:

Dated:

Appendix 2

The background of the cover features a close-up, artistic photograph. In the foreground, a large, light-brown, textured object, possibly a piece of pottery or a leaf, is shown with intricate, vein-like patterns. To the right, a small, teal-colored ceramic bowl is partially visible. The overall color palette is warm and earthy, with various shades of brown, tan, and a touch of teal.

SOMERSET REGIONAL COUNCIL ARTS, CULTURE & HERITAGE PLAN 2023-2028



Somerset
REGIONAL COUNCIL

OUR REGION

SOMERSET IS A REGION
OF VIBRANT VILLAGES,
IDENTIFIABLE
BY THEIR ARTS AND
CULTURAL EXPERIENCES,
CONNECTED COMMUNITIES
AND RICH HISTORIES.

We acknowledge the Traditional Custodians
of the Country on which we meet. Further,
we embrace and promote the Somerset
region's heritage to incorporate all cultures,
their beliefs and aspirations.

Front and back cover photo credit
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CONTENTS

BACKGROUND	6
A RICH AND VIBRANT RURAL REGION	8
A CONSULTATIVE PROCESS	10
THE CONTEXT	13
THE VISION: SOMERSET IN 2033	14
A FIVE YEAR PLAN	15
WORKING WITH SHARED VALUES	16
A FOUNDATION FOR ARTS, CULTURE AND HERITAGE TO GROW	17
FIVE YEAR ACTION PLAN	20
REFERENCES	25

BACKGROUND

THE SOMERSET ARTS, CULTURE AND HERITAGE PLAN 2023-2028 OUTLINES A VISION TO POSITION THE SOMERSET REGION AS A PLACE THAT EMBRACES LOCAL ARTS AND HISTORY AND IS POSITIONED TO BE A DESTINATION OFFERING A COMPLEMENT OF CULTURAL, RECREATIONAL AND ENVIRONMENTAL ACTIVITIES.

The purpose of the Somerset Arts, Culture and Heritage Plan 2023-2028 is:

- to guide the strategic development of the arts, culture and heritage in Somerset
- to support Council's role and responsibilities for arts, culture and heritage and direct its investment in projects, programs, services and infrastructure
- to make transparent Council's strategic direction and have a platform for investment and partnership, including its partnership with the community.

The Plan feeds into the vision of the Somerset Regional Council Corporate Plan 2021-2026 that encapsulates the community's aspirations to live in a prosperous region defined by the quality of its natural environment, the strength of its economy, the wellbeing of its people and its quality lifestyle.

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

The Plan complements and works in chorus with related Somerset Regional Council strategies including The Somerset Tourism Strategy 2021-2025, Economic Development Strategy, and The Somerset Region Planning Scheme.


The Somerset Arts, Culture and Heritage Plan 2023-2028 sits as an overarching document that informs and contextualises the individual strategic plans of the Somerset Libraries, Somerset Civic Centre and The Condensery.

In adopting the Arts, Culture and Heritage Plan 2023-2028, Somerset Regional Council commits to:

- inform, seek feedback, and collaborate with the community
- deliver outcomes for the whole of the community that reflect and strengthen social and cultural diversity
- report against clear and measurable performance indicators
- inspire life-long learning, knowledge and connection as a cornerstone of wellbeing and inclusion
- celebrate local stories to enhance a sense of place and community pride
- acknowledge the value investment into arts, culture and heritage makes in achieving the outcomes of its Corporate Plan.

Actions set out in the Somerset Arts, Culture and Heritage Plan 2023-2028 inter relate to create a strategic approach to setting a strong foundation to achieve a more ambitious ten-year vision for Somerset's cultural landscape.

“*Engagement in arts and cultural experiences fosters social connection and builds thriving communities.*”¹

A person wearing a wide-brimmed straw hat and a white t-shirt is painting a brick wall. They are holding a paintbrush and a small image of a landscape. The wall is made of light-colored bricks and is being painted with various colors including blue, orange, and grey. A white pipe runs vertically along the wall. In the foreground, there are two paint cans, one yellow and one blue, and some paintbrushes on the ground.

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

Photo credit © Jim Filmer – Filmertography



A RICH AND VIBRANT RURAL REGION

The Somerset region's main townships include Esk, Kilcoy, Fernvale, Lowood and Toogoolawah, which operate as hubs for the region's smaller villages including Linville, Jimna, Harlin, Moore, Coominya, Tarampa, and Minden.

Situated in the south-east corner of Queensland and just one and a quarter hour drive to Brisbane City, Somerset is a rural region bordered by the local government areas of Lockyer Valley, Ipswich City, Brisbane, Moreton Bay, Sunshine Coast, Gympie, South Burnett and Toowoomba. Together this is the fastest growing region of Australia and Queensland Government projects the population of the Somerset region to reach 36,530 by 2036.

The Somerset region takes in the Brisbane and Stanley River catchments with meandering waterways and great lakes. The beautiful natural environment provides for a diverse playground for residents and visitors with tourism a growing industry in the region. Somerset currently receives around 458,000 day-trip visitors and 162,000 domestic overnight visitors per annum.²

Australia's longest rail trail at 161 km long, Brisbane Valley Rail Trail follows the disused Brisbane Valley rail line that commenced construction at Wulkuraka near Ipswich in 1884 and was completed at Yarraman in 1913. It is one of the region's key visitor attractions, drawing visitors to journey Somerset by foot, bicycle and horse through Fernvale, Lowood, Coominya, Esk, Toogoolawah, Moore and Linville, and offering them a means to see into the region's past.

Photo credit © Jim Filmer – Filmertography

DEFINED BY ITS LOCAL VILLAGES, MOUNTAIN SCENERY, NATIVE FORESTS, WATERWAYS AND RURAL LANDSCAPE, THE SOMERSET REGIONAL COUNCIL AREA COVERS 5,379 SQUARE KILOMETRES WITH A GROWING POPULATION OF APPROXIMATELY 26,000.

The story of Somerset is an engaging one with the region encompassing the lands of Jagera, Ugarapul, Yuggera, Kabi Kabi and Jinibara people. Matthew Flinders was the first European explorer to discover the Brisbane Valley in 1799, followed by John Oxley in 1823 and Allan Cunningham in 1829. This was quickly followed by the first colonial families: the McConnel family (Cressbrook), the Balfour family (Colinton), the North family (Fairney View) and the Mackenzie brothers (Kilcoy), who led the establishment of timber, grazing and dairy industries.

Australia's first condensed milk factory opened in 1898 on the banks of Cressbrook Creek and was first known as the Cressbrook Condensed Milk Factory prior to being purchased by Nestle and Anglo-Swiss Condensed Milk Company of Australasia. The village of Cressbrook grew around the factory and with the arrival of the railway in 1904, the town was expanded and renamed Toogoolawah. After multiple owners and uses, Somerset Regional Council purchased the site in 2013. The remaining building was transformed into a regional art gallery, The Condensery, and opened to the public in late 2015.

Only three years prior, in September 2012, Somerset Regional Council opened the newly built Somerset Civic Centre following the loss of the Esk's community-loved 101 year-old Lyceum Hall through fire. Somerset Civic Centre alongside The Condensery, and Somerset Regional Council's four libraries in Lowood, Esk, Kilcoy and Toogoolawah, are the region's key cultural facilities.

However, the region's arts, culture and heritage offer is far greater than its venues. The true backbone is the region's committed and generous community who volunteer tens of thousands of hours per annum creating, preserving, hosting and celebrating culture and supporting the region's cultural infrastructure. Across Somerset there is a strong offering of artisans and artisan businesses, private galleries, community organisations, historical associations, art societies and progress associations, that together are the region's strength.



Photo credit © Jim Filmer – Filmertography

A CONSULTATIVE PROCESS

WHILE THE SOMERSET ARTS, CULTURE AND HERITAGE PLAN 2023-2028 IS A KEY MECHANISM IN DRIVING AND MANAGING COUNCIL'S COMMITMENT TO GROWING ARTS, CULTURE AND HERITAGE IN THE REGION, THE WHOLE COMMUNITY OWNS THE PLAN AND IT TAKES THE WHOLE COMMUNITY'S COMMITMENT FOR ARTS, CULTURE AND HERITAGE TO FLOURISH.

In keeping with Somerset Regional Council's Community Engagement Policy, the Somerset Arts, Culture and Heritage Plan 2023-2028 has been developed in consultation with the community and was facilitated by an engaged specialist consultant. In addition to consulting with staff across Council's business areas, the consultation included two Councillor workshops; seven public workshops in five townships; a tour of the region's townships, arts and heritage venues and landmarks; and additional individual meetings to gain a more comprehensive understanding of specific opportunities. In total 85 members of the community engaged in the process in person. In addition, an online survey was conducted to which 132 people responded.

In consulting with the community there were consistent themes drawn from across the region.

The community wants to see:

- investment in local artists and Somerset as a cultural destination
- preservation of local history
- engagement with children and young people
- the identity and character of the region's individual townships preserved and celebrated
- new public buildings to reflect the historic character of their surrounds
- engagement with First Nations peoples and their history and culture to be acknowledged and celebrated
- tourism initiatives to embrace arts and local history and complement recreational and environmental activities.



We need to celebrate what is great about living in Somerset, [create] a sense of pride and a want to contribute to making this area an even better one to live in.⁴





Photo credit © Jim Filmer – Filmertography



THE CONTEXT

73% OF QUEENSLANDERS ATTENDED AN ARTS OR CULTURAL EVENT IN AUGUST 2022. 86% PLAN TO ATTEND LOCAL EVENTS, WITH ONLY 14% MAKING PLANS TO ATTEND INTERSTATE.⁵

There is a willingness to travel to destinations beyond capital cities to seek new and authentic experiences, including growing engagement with First Nations arts and craft – diverse expressions of the world's oldest continuing living culture.⁷

The emotional, mental and social benefits of arts experiences are countless and well documented: from increased understanding of each other, stronger critical thinking skills, mental wellbeing and decreased stress levels; to significant public benefits such as social connection, expression of self and community identity, healthy childhood development and healthy ageing.⁸

Based on a survey responded to by 132 local residents:

- 97% engage in the cultural sector as practitioner, hobbyist or audience member
- 87% feel it is important to have arts and cultural offerings in the Somerset region

“ **Somerset has a chance to revise its identity and I think arts/culture should be a big part of this.** ”

- 49% attend an arts and cultural activity on a monthly basis, while 21% attend on a weekly basis
- The most common discipline practiced is visual arts and design followed by writing and music
- The most popular disciplines engaged in as an audience member, are visual arts and design followed by Film, TV and cinema, and museums and history
- 47% of surveyed population say there is a need to embrace and promote First Nations Cultures.
- The top three ways the community values arts and culture are:
 1. Community and social connectedness
 2. Community pride
 3. Tourism and visitor attraction.³



Photo credit © Somerset Regional Council



THE VISION: SOMERSET IN 2033

IN 2033 SOMERSET IS A CULTURAL DESTINATION. THE REGION'S DISTINCT LOCAL VILLAGES ARE IN THEMSELVES CULTURAL EXPERIENCES WHERE ICONIC ARCHITECTURE IS ACTIVATED, HISTORY IS CELEBRATED, AND THE INDIVIDUAL IDENTITIES OF THE TOWNSHIPS CREATE A MOSAIC OF ACTIVITY ACROSS THE REGION.

The local community is at the forefront of the region's cultural activation which reflects and services the social and cultural demography of the region. Somerset is thriving. Visitors to the region are drawn to the complement of cultural, environmental and recreational experiences. Outside of the region The Condensery is known as an arts leader, exhibiting work and acting as the intersection for artists into and out of the region. Inside the region, and by collaborating with external artists, The Condensery and Somerset Civic Centre provide unique opportunities to develop and grow arts practice across the region. Somerset Regional Council values arts, culture and heritage for the role it plays in a vibrant rural lifestyle.

GOALS FOR THE NEXT 10 YEARS

- To feature the region's extensive pre and post-colonial history and leverage the vital role arts, culture and history play in the wellbeing, prosperity, and distinctiveness of the region
- To support local creatives in the development and sustainability of their practices and support them to collaborate, showcase and share experiences
- To harness the environment and cultural assets of the region to attract visitors



A FIVE YEAR PLAN

SOMERSET IS A REGION OF VIBRANT VILLAGES, IDENTIFIABLE BY THEIR ARTS AND CULTURAL EXPERIENCES, CONNECTED COMMUNITIES AND RICH HISTORIES.

THE PRIORITIES

1. A RESILIENT AND CONNECTED CREATIVE COMMUNITY
2. A PLACE DISTINGUISHED BY ITS ENVIRONMENT AND HISTORY
3. A GROWING SUSTAINABLE CREATIVE REGION



Butter Factory, Esk

WORKING WITH SHARED VALUES

EXCELLENCE

We are committed to offering exceptional art and cultural experiences through programming and services.

ENGAGEMENT AND ACCESS FOR ALL

We offer space for everyone and believe that through engagement with art, culture and history we can know the world, each other and ourselves.

COUNTRY AND HERITAGE

We care for and enhance the unique historical narrative of the region, and embrace and promote the Somerset region's heritage, to incorporate both First Nations and European cultural heritage.

DARE TO DREAM

We aspire to evolve our programming and services to meet and exceed the cultural needs of our community. We demonstrate cultural leadership that builds the reputation and profile of our region.



Photo credit © Jim Filmer – Filmertography

A FOUNDATION FOR ARTS, CULTURE AND HERITAGE TO GROW

ACTIONS SET OUT IN THE SOMERSET ARTS, CULTURE AND HERITAGE PLAN 2023-2028 INTER-RELATE TO CREATE A STRATEGIC APPROACH TO SETTING A FOUNDATION TO GROW ARTS CULTURE AND HERITAGE IN THE REGION.

It sits as a living document that provides a road map to support the region to work together to achieve its vision.

The plan has been designed to deliver support to:

- work cohesively and strategically to achieve a shared vision
- build on the region's strengths
- build a resilient community that contributes to the region's economy and wellbeing
- develop local artists and artisans
- promote and preserve the region's significant social and architectural heritage
- enhance connectivity, capacity and accessibility of venues and grow audiences
- build the region's identity and activate cultural tourism.

The defining feature of the Somerset region is its iconic townships that sit geographically dispersed, offering the potential for individual but linked cultural experiences. All of them have distinct architecture and history and are a drawcard for visitors while concurrently being places for local connection and collaboration. This historic built environment, rich with social history, complements the beauty of the natural environment and if harnessed, offers a compelling cultural platform for place-based experiential arts.

The combination of art and environment is compelling and in the context of Somerset provides a means to celebrate place and build identity which feeds a tourism offering. The plan incorporates the establishment of a professional biannual art exhibition focussing on connection to the natural environment to be presented at The Condensery. Promoting the region to artists through residencies and creative programming, providing cultural development activities for local artists and the culmination of a curated exhibition at The Condensery, over time will build a cultural tourism product, one that has potential for private investment.

Primarily through community organisations, Somerset has an active and engaged creative community that offers a rich platform for community wellbeing and contributes significantly to the cultural landscape. Currently they are capturing and preserving the region's history, activating historical architecture, showcasing the work of local artists and crafts people, and creating a means by which visitors can engage with the cultural identity of the region. These groups are mindful of the fact that their median age is increasing, and they are struggling to engage with youth. In particular, the historical societies, who are custodians of important local history and artefacts, are burdened by this issue. Council is supporting these organisations in their core administrative functions, providing space, resources and succession planning.



“ The library has evolved into a hub around which the community grows, learns and communicates. It provides the space and the intellectual glue to allow communities, close knit urban and sparsely spread rural, to cohere and interact.”⁷

Somerset Regional Council Libraries have locations across the region with broad audience reach. As multi-functional, cross-disciplinary, and cross-generational spaces for the community to gather to engage with ideas, information and lifelong learning, they have capacity to build connectivity within the region and play a pivotal role in growing arts, culture and heritage.

There is a shared commitment between the libraries and local history groups to collecting, preserving and promoting the history of the region and increased collaboration between them will strengthen capacity. Increased collaboration, information sharing and commitment to working together, offers the opportunity for a more comprehensive and strategic approach to the work, specifically, the urgent need to record undocumented stories. The use of the same specialist database software to record collections in a hub and spoke model that identifies ownership, will aide preservation, support increased access to collections and a platform for collaborative programming.

The region has a strong representation of visual artists and artisans, both professional and amateur, and this is reflected in the strong network of galleries and art societies in the region.

In 2021 Somerset Regional Council changed the operational structure of The Condensery to focus on professionally curated exhibitions and programs to raise the profile of the gallery. This is a milestone in the cultural development of the region. To dovetail this strategy, there is need for independent artist-run workspace for artists to create work, experiment and collaborate. Facilitating connection between local artists and artists from other regions is also vital to local artists' development. The capacity to host visiting artists in a live-in studio space opens opportunity for longer residency periods, and more sharing of practice. This could be included in the plans for an expansion of The Condensery.

“ People in Brisbane are becoming aware of The Condensery because of the artists being engaged and the promotion on Instagram. When uni peers talk about it, I’m like, ‘that’s where I volunteer’ and I’m really proud they’re talking about the place I grew up.”³



Horses with carts waiting at Lowood railway yard

“ ***I had no idea what to expect (from the Inaugural Annual Dance Affair) and it was just amazing. We could have danced all night tonight!*** ”

Management of the Somerset Civic Centre is now the direct responsibility of Somerset Regional Council. The priority is to build the venue’s community connection and audience. The venue’s 10-year celebration with the presentation of The Inaugural Annual Dance Affair demonstrated how community-engaged performing arts can connect and strengthen a community. Continuing an annual event of co-created work across genres and audiences, developed across the region in partnership with Libraries and presented at Somerset Civic Centre, will grow the venue’s relationship with the community and build an audience to be leveraged commercially.

Tourism is an opportunity to be embraced and the value of arts, culture and heritage is identified in the Somerset Tourism Strategy 2021-2025. The Brisbane Valley Rail Trail is not only an attraction to bring visitors into the region, it is a platform to tell the region’s stories through signage and complementary activities. Many of these activities already exist however would benefit from professional development to meet the expectations of travellers as well as promotion to build awareness.

It is noted that the community consistently promoted the desire for a festival offering and it is also an action of the Somerset Tourism Strategy 2021-2025. The current level of resourcing restricts Council’s capacity to present festivals. The exception is the opportunity to partner with QMF who is funded to work with Queensland communities to create and present music festivals that are an investment in local identity and tourism.



FIVE YEAR ACTION PLAN

PRIORITIES	ACTION	WHO	COMMENCE	FUNDING
A resilient and connected creative community	1.1 Produce high quality, engaging and stimulating programs that connect and strengthen the community, enabling them to engage on multiple levels as practitioner and/or consumer.	ACP	Short term.	Core business. External grants and partnerships.
	1.2 Engage local practitioners in programs through showcase or audience engagement.	ACP	Short term.	Core business.
	1.3 Present annual curated shows of local artists' work as part of The Condensery's exhibition program.	TC	Medium to long term.	Core business.
	1.4 Establish an identified First Nations position at The Condensery that sits within the team however has responsibility for First Nations connection across SRC.	SRC	Medium term. Grant dependant.	Funding request. External grant.
	1.5 Facilitate inter-generational connections with community groups through partner programming such as that highlighted in the Youth Engagement strategy.	SL	Medium term.	Core business. Community groups.

Short term; Year 1 and 2 | Medium term; Year 2 and 3 | Long term; Year 4 and 5

PRIORITIES	ACTION	WHO	COMMENCE	FUNDING
A resilient and connected creative community	1.6 Establish a cross-disciplinary and cross portfolio creative wellbeing program.	ACP	Medium term.	Core business. External grants and partnerships.
	1.7 Connect the community and Somerset Civic Centre through presentation of one professional community theatre project per year, created in collaboration with professional theatre makers who are specialists in this field under a distributed development model.	ACP	Medium to long term.	Core business. External grants and partnerships.
	1.8 Bring practitioners to the region to support, connect and contextualise local arts practice and foster dialogue and collaboration.	ACP	Short term.	Core business.
	1.9 Position Libraries to perform the integral role of providing resources and programs to deliver lifelong learning and improve skills in digital, financial and health literacies, and living sustainably.	SL	Short to medium term.	Core business.
	1.10 Provide library services where people gather through pop-up facilities and co-location.	SL	Short term.	Funding request. External grant.

PRIORITIES	ACTION	WHO	COMMENCE	FUNDING
A place distinguished by its environment and history	2.1 Utilise RADF to assist with networking the region's heritage groups, for information sharing and learning as well as take a joint strategic approach to history preservation.	ACP Heritage groups	Long term.	RADF.
	2.2 Secure and increase accessibility to the region's heritage and history collections through deployment of a collections database across Council and heritage groups with no transfer of ownership.	SL Heritage groups	Long term.	External grant.
	2.3 Review and republish 'Confidence and Tradition' (last published in 1988) to capture and record the region's stories including people, architecture and events.	SL Heritage groups	Long term.	External grants.
	2.4 Celebrate Somerset's history through collaboration across cultural venues, to develop diverse exhibitions and programming.	ACP Community groups	Long term.	Core business. RADF. External grants and partnerships.
	2.5 Value and protect the identity and character of the region's individual townships as per Council Economic Strategy.	SRC ACP	Long term.	Core business.

PRIORITIES	ACTION	WHO	COMMENCE	FUNDING
A place distinguished by its environment and history	2.6 Establish a biannual art exhibition supported by a program that attracts artists and supports the making of works that showcase the region's natural environment.	TC	Medium term.	External grants and partnerships.
	2.7 Activate and contemporise the Kilcoy Visitor Information Centre and integrate the visitor experience with the surrounding parkland to present a place of history, creativity and environment leveraging neighbouring community groups.	SRC	Long term.	Grant Dependent.
	2.8 Explore a partnership with QMF to present a local place-based music festival that attracts tourists.	SRC ACP QMF	Long term.	Core business. External grants and partnerships.



Photo credit © Jim Filmer – Filmertography

PRIORITIES	ACTION	WHO	COMMENCE	FUNDING
A growing sustainable creative sector	3.1 Increase cross-portfolio and cross-Council collaboration to strengthen services to community and build the value of the arts, culture and heritage in the region.	SRC	Medium term.	Core business.
	3.2 Establish a communication and audience engagement plan that's employed across the arts and cultural portfolio to promote events and activities including the establishment of a shared brand and appropriate digital and social media channels.	ACP	Short term.	Core business.
	3.3 Leverage and extend the newly established Somerset Arts and Cultural communication platforms to promote community events and programs.	ACP	Short to medium term.	Core business.
	3.4 Establish a cross-portfolio engagement and communications plan to collectively target specific markets (e.g. schools), and consider extending the art trails brochure to include complementary activities such as markets and food.	ACP	Medium term.	Core business.

PRIORITIES	ACTION	WHO	COMMENCE	FUNDING
A growing sustainable creative sector	3.5 Establish a multi artform, independent artists' space for connection, ideas and new work development.	ACP	Long term.	External grants and partnerships.
	3.6 Leverage Brisbane Valley Rail Trail to promote the arts, culture and history of the region.	SRC	Medium term.	Core business.
	3.7 Facilitate skills training to strengthen artists creative business practice.	ACP	Short term.	RADF.
	3.8 Position region and venues for investment from state and federal governments and grow private support.	SRC	Short to medium term.	Core business.

ACP Arts and Culture Portfolio
 TC The Condensery
 SL Somerset Libraries
 SCC Somerset Civic Centre
 SRC Somerset Regional Council and refers to a whole of Council commitment
 QMF (formally Queensland Music Festival)
 RADF Regional Arts Development Fund

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