



**Minutes of Ordinary Meeting  
Held Wednesday, 10 July 2024**

---

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

**Present**

Cr Jason Wendt	(Mayor)
Cr Helen Brieschke	(Deputy Mayor)
Cr Michael Bishop	(Councillor)
Cr Brett Freese	(Councillor)
Cr Tiara Hurley	(Councillor)
Cr Kylee Isidro	(Councillor)
Cr Sally Jess	(Councillor)
Mr A Johnson	(Chief Executive Officer)
Mr C Young	(Director Operations)
Mr L Hannan	(Director Planning and Development)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mr D Rowe	(Director Corporate and Community Services)
Mrs H Golinski	(Minute Secretary / Executive Assistant)
Ms M Janke	(Communications Manager)

Observer	Mr M Westaway	(Senior Planner)
----------	---------------	------------------

## CONTENTS

Business arising out of minutes of previous meeting .....	3	Leave of Absence .....	3
Closure of Meeting .....	131	Local Disaster Management Group	
Confirmation of Minutes .....	3	Meeting Report -15 May 2024.....	114
Consideration of notified motions .....	131	Matters of Public Interest .....	3
Declarations of Interest .....	4	Mayor and Councillor Reports.....	126
Delegations Register Amendments –		Meetings authorised by Council .....	126
Council to Chief Executive Officer –		Opening of Meeting.....	3
workers compensation insurance.....	97	Operational Plan 2024-25 .....	124
Development Application No. 23911 - 620- 636 West Road, Patrick Estate .....	4	Operations Report for June 2024 .....	116
Development Application No. 24929 – for a Development Permit for a Material Change for an Emergency services (Extension to SES building) at 17 Lindemans Road, Lowood and described as Lot 4 RP209615.....	77	Receipt of Petition.....	131
Finance report.....	97	Reception of notices of motion for next meeting.....	131
Items for reports for future meetings ...	131	Renewal of Radio Facilities Licence	
Kilcoy Multicultural Carnival .....	104	Agreement with HQ Plantations Pty – Lot 207 on Plan FTY1885 Jimna Communications Tower .....	103
		Resourcing Communications .....	125
		Somerset Region Sporting Infrastructure Strategy – 2024-2028 .....	105

**Opening of Meeting**

The Mayor, Cr Jason Wendt, opened the meeting at 9.00 am.

**Leave of Absence**

Nil

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

Moved – Cr Bishop      Seconded – Cr Hurley

“THAT the Minutes of the Ordinary Meeting held 26 June 2024 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**

July

13 Esk Races

Exhibition opening of Primavera which is the Young Australian Artists showcasing work artists aged 35 and under. The exhibition has been developed by the Museum of Contemporary Art and touring Australia in partnership with Museums and Galleries of NSW with support from the Australian Government's Visions of Australia program. Complimenting the exhibition is the opening of Light Hearted, in the Bomb Shelter, exhibiting photographic works of local students completed during a series of workshops at The Condensery. The opening will be held at 2.00 pm and bookings are preferred.

20 Care4Esk Community Wildlife Information Day, Anglican Church Hall, Esk, 10.00 am to 4.30 pm.

**Matters of public interest – Cr Bishop**

On Thursday 11 July, Cr Freese and I will be attending the Dulacca Wind Farm as part of the Queensland Community Renewables Forums.

Next week on 16 July Councillors are attending a presentation by Gemlife in Palmwoods.

18 July Citizenship ceremony.

Care4Esk are hosting an information day on Saturday 20 July in Esk.

**Matters of public interest – Cr Isidro**

July

10 Somerset Business Chamber executive meeting, via Teams

11 Brisbane Valley Interagency meeting, Fernvale

13 Stanley River Rural Fire Brigade operations ice breaker, Kilcoy

13 Condensery Exhibition opening, Toogoolawah

16 Site visit to Palmwoods

18 Citizenship Ceremony

20 Care4Esk information day, Esk  
 20 Lowood Lions Changeover  
 21 Somerset Classic fun run  
 24 Council meeting, Esk

### **Matters of public interest Cr Hurley**

Please join me at the Esk Winter Races on Saturday, 13 July 2024, I will be assisting with the Fashions on the Field Judging.

### **Matters of public interest – Cr Freese**

Saturday, 13 July 2024 is the Esk Races and also the Stanley River Rural Fire brigade's Operation Icebreaker at Kilcoy Showgrounds.

Saturday 20 July Care4esk Community Wildlife Information Day

Sunday 21 July is the annual Somerset Rail Trail Classic Fun Run

I would also like to acknowledge the passing of Lowood local Dawn Heck and pass on condolences from all of Council to her family.

### **Matters of public interest – Cr Jess**

July

10 - 11 September Esk Singing and Drama Classes  
 12 Roald Dahl The Twits  
 13 Primavera: Young Australian Artist and Light Hearted  
 20 Care4esk Community Wildlife Information Day  
 21 Annual Somerset Rail Trail Classic  
 21 Soul Song Choirs  
 26 - 27 Kilcoy Show  
 27 - 28 Stonehouse Open Day

### **Declarations of Interest**

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

<b>Subject:</b>	<b>Development Application No. 23911 - 620-636 West Road, Patrick Estate</b> <b>Development Application for a Development Permit for a Material change of use – Tourist attraction (Motor museum, Caretaker's accommodation and Short term accommodation in 2 stages) and a Development Permit for a Reconfiguring a Lot – Boundary realignment (two lots into two lots)</b>
<b>File No:</b>	<b>DA23911</b>
<b>Assessment No:</b>	<b>03739-00000-000</b>
<b>Action Officer:</b>	<b>SP-MW</b>

## **1.0 APPLICATION SUMMARY**

### **Property details**

Location: 620-636 West Road, Patrick Estate  
 Real property description: Lot 5 SP109850 and Lot 6 SP109850  
 Site area: 81.119 hectares  
 Current land use: Farmland, former animal research facility  
 Easements/encumbrances: Lot A SP109850 (to be removed)

### **South East Queensland Regional Plan 2017**

Land use category: Regional landscape and rural production area

**Planning scheme details**

Planning scheme	Somerset Region Planning Scheme (Version 4.2)
Zone:	Rural zone
Precinct:	Not applicable
Overlays:	OM1 Agricultural land overlay OM3 Biodiversity overlay OM4 Bushfire hazard overlay OM5 Catchment management overlay OM7 Flood hazard overlay OM8 High impact activities management area overlay OM9 Infrastructure overlay OM10 Landslide hazard overlay OM12 Scenic amenity overlay

**Application details**

Proposal:	Material change of use – Tourist attraction (Motor museum, Caretakers residence, Short term accommodation – 10 units) in 2 stages Reconfiguring a Lot – Boundary realignment (two lots into two lots)
Category of assessment:	Impact assessment
Applicant details:	Drewmaster Pty Ltd C/- Precinct Urban Planning PO Box 2251 NORTH IPSWICH QLD 4305
Owner details:	Mineralogy Pty Ltd
Date application received:	26 June 2023
Date application properly made:	31 August 2023

**Referrals**

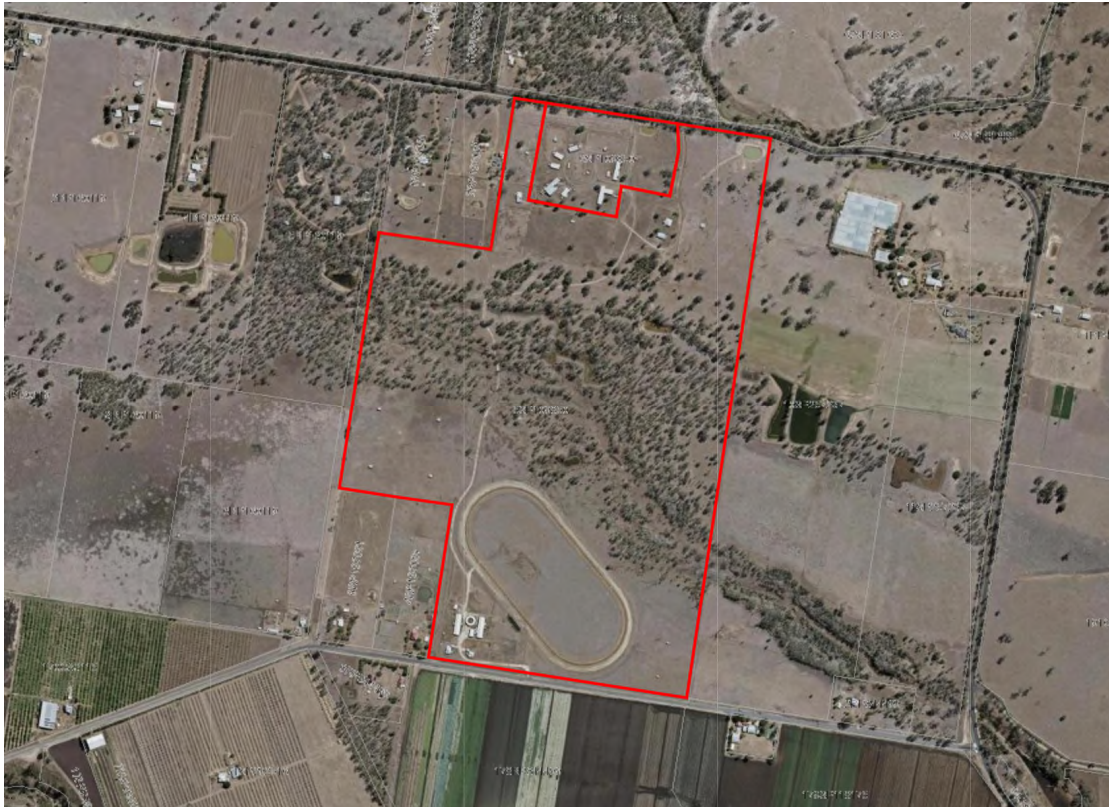
State Assessment and Referral Agency

**Public notification**

Notification period	Required 7 February 2024 to 29 February 2024
Submissions received	Two received (One in favour, one opposed)

**RECOMMENDED DECISION**

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



**Locality Plan of Lot 5 SP109850 and Lot 6 SP109850  
Situating at 620-636 West Road, Patrick Estate**

## 2.0 PROPOSAL

This development application seeks approval for a Material change of use – Tourist attraction (Motor museum, Caretakers residence and Short term accommodation – 10 units) and Reconfiguring a Lot – Boundary realignment (two lots into two lots), on land at 620-636 West Road, Patrick Estate, formally described as Lot 5 SP109850 and Lot 6 SP109850.

The reconfiguration comprises a two lot Boundary realignment that proposes an increase in size of the smaller lot (Lot 1) from 5.677ha to 18.36ha and a decrease in size of the larger lot (Lot 2) from 75.301ha to 62.7139ha.

The proposed museum development is to be wholly contained on proposed on Lot 1, with no additional development proposed on Lot 2.

The proposed development on Lot 1 comprises:

- Museum – 42,900m<sup>2</sup> in 11 buildings which are anticipated to house 923 cars and 278 motorbikes.
- Administration block – 774m<sup>2</sup>
- Amenities and shop – 312m<sup>2</sup>
- Caretakers residence – one x 3 bedroom unit
- Short term accommodation – 10 x two bedroom units
- Car parking – 351 car parking spaces, 18 motorcycle spaces and 5 PWD spaces for the museum, and 11 parking spaces for the accommodation.

The development will require removal of the existing buildings on the northern part of the site, including two houses and numerous sheds.

The development is proposed within two stages. All of the development, with the exception of the Short term accommodation, is proposed within Stage 1. The 10 short term accommodation units are proposed as Stage 2 of the development.

Each of the residential units; being the Caretaker's residence and Short term accommodation units will be connected to a potable water supply via a 45,000 litre tank.

### **3.0 SITE DETAILS**

#### **3.1 Description of the land**

The site is an irregular shaped allotment with frontage to West Road along the northern boundary and Mahons Road along the southern boundary. Part of the western boundary has frontage to Misty Gum Road. Misty Gum Road is identified on Council's road register as being unformed.

The northern part of the property was previously approved for an animal medical research centre and the southern part of the property had been previously used as an equestrian training facility.

The surrounding lots are improved with dwelling houses and farm buildings and structures.

The site contains a watercourse which runs generally from west to southeast across the site. This watercourse and associated flood plain does not affect the museum part of the site. The northern part of the site is flood free, however the southern two thirds of the site is subject to flooding.

#### **Setbacks**

The following represents the closest boundary setbacks for each component of the development:

- Museum development - Garage 1 is a 144m long building, 15m from the western boundary of the site. The development comprises 11 buildings, 144m long x 27m wide, with a 9.5m separation between buildings. The museum buildings are setback 50m from West Road.
- The short term accommodation buildings are 20m from the eastern boundary of the site.
- The caretakers residence is 20m from West Road.

#### **3.2 Access**

The site has frontage to West Road. Access to the museum will be via a new crossover to West Road. No changes are proposed to the existing driveway that serves Lot 5 from Mahons Road.

West Road is a 6.4m wide rural road with no shoulders. West Road also contains swales on each side of the road pavement.

A Traffic Impact Assessment prepared by Burchills has been provided as part of the application material. The development requires a right turn lane slot for vehicles travelling east and a left turn deceleration lane and acceleration for vehicles traveling west.

The development has provided a road dedication to accommodate the deceleration lane and revised location of the swale along part of the site frontage. Should the application be approved, draft conditions have been prepared to facilitate the road requirements.

West Road is identified by Council's Local Government Infrastructure Plan (LGIP) as being an existing Trunk Collector. The LGIP does not propose any upgrade requirements for West Road.

### **3.3 Connection to electricity and telecommunications**

The land is within the Rural zone, and as such there is no requirement to connect the development to the reticulated electricity and telecommunications networks.

Both lots are however connected to existing electricity and telecommunications networks to accommodate the existing development on both lots.

## **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 Regional landscape and rural production area. The application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was considered to comply. The application was referred to SARA and conditions have been prepared.

### **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.

(a) 109

### **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 4.2)**

### **5.6.1 Strategic framework assessment**



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

#### **5.6.1.1 Settlement pattern**

Element 3.3.1 of this theme provides strategic outcomes associated with urban growth.

Element (7) states: *The Somerset Region town centres network is the focus for the location of appropriate business, centre, community, tourism, accommodation and recreation activities around the historic main streets of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah;*

The proposed development (comprising a GFA of over 4 hectares) is of a scale that cannot be accommodated in or around the main streets of any of Council's towns.

Element (11) states: *"Land use conflicts are minimised through the appropriate separation of incompatible activities, including industrial and rural-based high impact activities that conflict with sensitive land uses and strategic tourism development areas that leverage off the natural and rural qualities of Somerset Region;"*

The proposal advances the settlement pattern of the region as it provides for a well-placed use in the Rural zone that does not compromise other rural activities from occurring nor compromise the role and function of the urban centres.

The information request from the State Assessment and Referral Agency (SARA) considered the scale of the development in terms of the site being outside the Urban footprint. SARA has provided conditions to be included with any approval.

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

The strategic framework seeks that land in this area is protected from inappropriate interim development that would create the potential for future land use conflict between rural activities and future urban development or compromise the long-term consolidation of urban growth.

#### **5.6.1.2 Natural environment**

Part of the site is included on Biodiversity overlay map – Koala habitat areas, however the mapping has been superseded by the State's koala habitat mapping, leaving the overlay with no regulatory effect. The area being developed does not impact upon the mapped areas of Core koala habitat under the State's Koala habitat mapping. The museum site is not within an area of ecological significance or protected estate as shown on the framework maps.

The development is considered to have been appropriately designed to mitigate noise and odour environmental impacts.

#### **5.6.1.3 Natural resources**

The proposal does not involve any impact on an identified natural resource, including agricultural land, extractive resources or forestry. The proposal maintains a suitable separation from the watercourse (Sandy Creek on the north side of West Road and an ana-

branch of Lockyer Creek that runs through the property to the south of the museum site) to avoid adverse water quality impacts within the Higher-risk catchment area, in excess of the setbacks identified within the relevant overlay codes.

#### **5.6.1.4 Community identity and regional landscape character**

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

#### **5.6.1.5 Economic development**

The proposal does not impact detrimentally on the continued development of Council's town centres network nor the industrial development areas within each town. The proposal involves a new business providing broader economic opportunities.

The proposed development comprises a tourism facility with a gross floor area of approximately 43,000 square metres across 12 buildings, being 11 museum buildings, administration building and amenities and shop building. (For comparison purposes the gross floor area for each building is approximately the size of a full line supermarket.)

The Economic Need Report lodged with the information request indicates there are five car museums in south east Queensland, however two of these are closed and the other three museums have between 20 and 100 vehicles. The largest car museum in Australia is currently the National Motor Museum in Birdwood, South Australia which houses almost 300 cars. (While the Birdwood development involved the reuse of a former flour mill, there is no existing development in Somerset that could accommodate a development of this scale.

The proposed development indicates approximately 1000 cars and 300 motorbikes.

The proposed development includes opportunities for apprenticeships and on the job training. The development is proposed to result in approximately 80 construction jobs during the construction period, and 64 full time equivalent (FTE) employees directly. An additional 30 FTE jobs are anticipated in regional businesses directly supplying services and goods to visitors. This is likely to provide additional employment opportunities for residents of surrounding towns.

For comparison purposes, the 2021 census quickstats data identifies population and unemployment rates as follows:

	Population 2021	Unemployed
Lowood	4,082	9.4%
Coominya	1,029	9.4%
Fernvale	3,629	4.6%
Esk	1,641	3.9%
SRC total	25,057	5.3%
Queensland	5,156,140	5.4%

The nearest townships, being Lowood and Coominya have an unemployment rate almost twice the Queensland and Somerset averages. The proposed development has the possibility of providing additional employment and trades jobs within the immediate catchment.

### 5.6.1.6 Infrastructure and services

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

It is proposed to utilise pump out storage tanks for the wastewater infrastructure, minimising the need for large effluent disposal facilities on site.

### 5.6.1.7 Transport

West Road provides a direct link to the west between the development site and the nearest State controlled road (Coominya Connection Road). West Road provides a connection with Lowood to the southwest.

West Road is at a standard that appropriately services the existing traffic volumes and anticipated development traffic however it is necessary to improve the road infrastructure to provide a satisfactory road environment.

The development proposes left turn and right turn lanes from West Road. A road dedication will be required along the majority of the West Road frontage to provide a verge width to accommodate a nature strip and swale drain between the road pavement and the property boundary.

A Traffic Impact Assessment has been carried out by Burchills Engineering Solutions. Parking numbers have been calculated by extrapolating parking numbers for the National Motor Museum in Birdwood, South Australia as well as proposed staff numbers. Based on calculations, 351 parking spaces are proposed for the museum, and separate individual parking spaces are proposed for the short term accommodation units and caretakers residence. Overflow grassed parking is proposed to the west of the formal parking area in order to minimise dust.

### 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
Rural zone code	Yes	PO15, PO17
Reconfiguring a lot code	Yes	PO1, PO7, PO11
Caretakers residence code	Yes	PO4
Short term accommodation code	Yes	PO2, PO4
Filling and excavation code	Yes	PO2
Landscaping code	Yes	No alternative outcomes proposed.
Services works and infrastructure code	Yes	PO2

Transport access and parking code	Yes	PO3
<b>Applicable overlay code</b>	<b>Compliance with overall outcomes</b>	<b>Performance outcomes</b>
Agricultural land overlay code	Yes	No alternative outcomes proposed.
Biodiversity overlay code	Yes	No alternative outcomes proposed.
Bushfire hazard overlay code	Yes	No alternative outcomes proposed.
Catchment management overlay code	Yes	No alternative outcomes proposed.
Flood hazard overlay code	Yes	No alternative outcomes proposed.

Given the size and type of the buildings, the buildings will require internal fire fighting infrastructure in each of the museum buildings, as they exceed 500m<sup>2</sup>.

While the site is contained within the High Impact activity management overlay area, a motor museum is not listed as a High impact activity.

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

### 5.6.3 Performance outcome assessment

#### Rural zone code

Performance outcome	Acceptable outcome
<b>Tourism Development</b>	
<b>PO15</b> Tourism development is separated from rural activities so that it does not result in: (a) adverse impacts on the ongoing operation of existing rural activities or the potential operation of future rural activities; (b) adverse impacts on rural amenity; and (c) inability for a tourism development to operate as intended having regard to the nature of rural activities.  Note – Tourism development in the Rural zone includes any use that attracts visitors for entertainment, functions, recreation or short-term stays, including <i>nature based tourism, short-term accommodation, tourist park, winery, tourist attraction or function facility</i> .	<b>AO15</b> <i>Buildings and structures</i> associated with tourism development are set back a minimum of: (a) 50 metres from a public road. (b) 100 metres from the boundary of the site.
<b>Performance Outcome Assessment</b> The westernmost building is proposed 15m from the western side boundary. The short term accommodation is proposed 20m from the eastern side boundary and 50 metres from West Road. The proposed Caretaker's residence is proposed approximately 20m from West Road.	

Screening vegetation is proposed along the side boundaries and front boundary to break up the visual impact of the development from adjoining properties.

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

#### PO17

Development for *shop or food and drink outlet* is:

- (a) ancillary to a tourism development;
- (b) low key in scale, nature and employment;
- (c) of a size that only serves the needs of the associated tourism development;
- (d) does not generate traffic on roads in the Rural zone that is additional to traffic otherwise generated by the associated tourism development; and
- (e) does not create impacts on centres or townships through clustering of small-scale *business activities*.

#### AO17

Development for *shop or food and drink outlet* is:

- (a) ancillary to a tourism development such as a *function facility, nature-based tourism, short-term accommodation, tourist park or winery* use; and
- (b) has a *gross floor area* that is equal to or less than 250 square metres

#### Proposal

The proposed development does not involve a shop or food and drink outlet.

#### Performance Outcome Assessment

The development does not involve a standalone shop or food and drink outlet.

The café and gift shop components of the development are ancillary to the proposed museum, which is a tourism development. Both aspects of the development are located within the compound of the museum, in that they cannot be accessed without going through the ticket booths or control gates.

The gift shop has a GFA of 213m<sup>2</sup> and the café has a GFA of 497m<sup>2</sup>.

While the gross floor area of the café exceeds 250m<sup>2</sup>, the café component of the development comprises approximately 1.1% of the floor area of the museum. It is considered these components of the development are subservient to the function of the tourism development.

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

#### Reconfiguring a Lot code

Performance outcome	Acceptable outcome
<b>Lot size and subdivision design</b>	
<b>PO1</b> <i>Lot size and dimensions:</i> <ul style="list-style-type: none"> <li>(a) provide sufficient area for the siting and construction of buildings and structures;</li> <li>(b) provide for safe vehicular and pedestrian access;</li> <li>(c) respond appropriately to site characteristics including slope of the land and topography; and</li> </ul>	<b>AO1.1</b> The minimum <i>lot</i> size and dimensions complies with <b>Table 8.3.4.3.B</b> – Minimum Lot Size and Dimensions.

(d) are consistent with the intended character of the zone.	
<p><b>Proposal</b></p> <p>The site is situated within the Rural Zone. The minimum lot area for this zone equates to 100 hectares. It is acknowledged that the total site area of the existing two allotments is approximately 81ha.</p> <p>The proposed boundary realignment seeks to ensure that the proposed use will be contained entirely on a single title (i.e. proposed Lot 1). The balance lot (i.e. proposed Lot 2) will be retained in its current state and will continue to be utilised for agricultural pursuits.</p> <p>The proposed lot areas (i.e. 18.36ha for Lot 1 and 62.72ha for Lot 2) are generally consistent with other lots in the immediate locality (all of which are less than 100ha). The boundary realignment results in an improved titling outcome for the proposed development and the balance area. The area of proposed Lot 2 is still sufficient for the purposes of agricultural and other rural activities.</p> <p><b>Performance Outcome Assessment</b></p> <p>The existing lots are smaller than 100ha, the development is for a boundary realignment with no new lots proposed. The proposal consolidates the land proposed for the museum development, while providing a lot that will be used for existing rural pursuits.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
<b>Lot layout</b>	
<p><b>PO7</b></p> <p>Development provides for the realignment of a lot boundary or boundaries which results in each of the lots having a dimension and size that is consistent with providing for a lawful use intended for the lots and locality.</p>	<p><b>A07.2</b></p> <p>The realignment of a lot boundary or boundaries results in an improvement to the existing situation whereby the proposed lots achieve at least one of the following:-</p> <ul style="list-style-type: none"> <li>(a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas;</li> <li>(b) the rearranged lots will be made more regular in shape;</li> <li>(c) access is provided to a lot that previously had no access or an unsuitable access;</li> <li>(d) the rearranged lots better meet the overall outcomes for the zone in which the site is situated;</li> <li>(e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings;</li> <li>(f) the rearrangement of lots provides for a significant improvement in rural productivity; or</li> <li>(g) the rearrangement of lots results in a significant improvement in the protection of environmental values.</li> </ul>

**Proposal**

See comments for PO1 above.

**Performance Outcome Assessment**

The proposed boundary realignment results in the creation of a single lot with frontage to West Road. The rear boundary of proposed Lot 1 is effectively in line with the rear boundary of the lots immediately to the west of the site, making both lots more regular in shape.

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

**Movement network and access****PO11**

Access to existing or future public transport services is provided where practicable and reasonably necessary having regard to the location of the *site* and access to public transport.

**AO11**

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

**Proposal**

There are no existing public transport stops in the immediate locality (the nearest stop is approximately 5km to the west). In this respect, the boundary realignment will not adversely impact on the provision of future public transport services in the area.

**Performance Outcome Assessment**

The proposal is for a rural boundary realignment. While the site is remote from public transport, the proposed museum will have parking for coaches.

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

**Caretaker's accommodation code**

Performance outcome	Acceptable outcome
<b>PO4</b> The <i>development</i> is consistent with the character of the locality and is visually compatible with the principal non-residential building in terms of: (a) built form; and (b) materials and finishes.	<b>AO4</b> No acceptable outcome provided.
<b>Performance Outcome Assessment</b> The proposed caretaker's residence is consistent with the character of the general locality. However, given the sheer scale of the proposed museum development, the caretaker's residence is inconsistent with the overall built form scale of the development. Notwithstanding this, the caretaker's residence is of a scale that is appropriate for its use.  It is recommended that the alternative outcome be accepted in this instance.	

**Short term accommodation code**

Performance outcome	Acceptable outcome
<b>PO2</b> The use is small-scale and maintains the character and amenity of the local area.	<b>AO2.3</b>

	The short term accommodation is setback at least 50 metres from the boundary the Rural zone.
<p><b>Performance Outcome Assessment</b></p> <p>The proposed units are proposed to be setback 20m from the side boundary of the property. It is proposed to incorporate screening to minimise impacts on the property to the east, noting the house on the adjoining property is approximately 300m from the common boundary with the property.</p> <p>Given the setback from the closest adjoining property, it is unlikely that the character of the locality will be adversely impacted by the short term accommodation.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
<p><b>P04</b></p> <p>The use must provide a reasonable level of convenience for guests.</p>	<p><b>AO4.3</b></p> <p>Where not in a sewered area, the <i>short-term accommodation</i> is to be serviced by an on-site effluent disposal system which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p>Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p> <p>Editor's note – A system treating sewerage from equal to or greater than 21 EP requires a licence from the Department of Environment and Heritage Protection.</p>
<p><b>Performance Outcome Assessment</b></p> <p>The development will be drained to a holding tank which will be serviced by tanker trucks and taken to an authorised sewerage disposal facility, hence will not be a system treating greater than 21EP. This is discussed in more detail in the Services, works and infrastructure code below.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	

### Filling and excavation code

Performance outcome	Acceptable outcome
<b>Stability and appearance</b>	
<p><b>P02</b></p> <p>Filling and excavation:</p> <p>(a) does not create an unreasonable height difference between <i>adjoining premises</i>; or</p> <p>(b) adversely impact on the visual amenity of the locality.</p>	<p><b>AO2.1</b></p> <p>Retaining walls do not exceed 1 metre in height.</p>
<p><b>Performance Outcome Assessment</b></p> <p>Retaining walls will be addressed as a part of a future Operational works application.</p>	



Excavation is proposed adjacent to the western boundary of the site within 3m of the site boundary. Detailed plans will be submitted in conjunction with the Operational works application. The filling and excavation will also need to incorporate the bioretention basin.

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

### Services, works and infrastructure code

Performance outcome	Acceptable outcome
<b>PO2</b> Provision is made for the treatment and disposal of sewage and effluent to protect public health and prevent contamination of soils, ground water or surface water or <i>adversely impact on water quality.</i>	<b>A02.2</b> Where the <i>site</i> is not located in a reticulated sewerage <i>service catchment</i> area, the development is connected to an on-site and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500.</i>

### Proposal

*Sewage generated by the proposed development is to be stored in 4 x 22,000L onsite sewerage holding tanks. Monitoring and reporting requirements detailed in the submitted Onsite Wastewater Management Plan are to be utilised to prevent any emergency overflows. Any minor spillages occurring onsite during servicing will be contained within the subject site.*

*It is recommended that a septic holding/pump out tank is sized to service a design flow of 6.57kL per week with a cam lock connection point provided in a collection manhole provided adjacent to the storage tanks. The size of the storage tanks can be confirmed at the detailed design stage once a servicing agreement has been entered into and the frequency of servicing confirmed. An experienced sewage collection and disposal contractor licensed by Urban Utilities shall be contracted to dispose of wastewater.*

*The average sewerage design flow was calculated at 87,906L per week. It is proposed to service the site twice per week, requiring the provision of 4 x 22,000L tanks. Emergency alarms are to be installed on the proposed tank to monitor and alert the relevant authorities/personnel in the instance that rainwater infiltration and/or emergency tank levels are reached.*

*Collection will occur outside of times the museum is open for customers.*

*Following the completion of collection activities, wastewater will be transported off site. Once leaving the property, it will be the responsibility of the contractor to ensure that all wastes collected are transported in accordance with the provisions of the Environmental Protection Regulation 2019 and any operational conditions imposed by applicable licences.*

*The collected wastewater will be disposed of by the contractor at the Bundamba Wastewater Treatment Plant (operated by Urban Utilities (UU) under an existing arrangement.*

### Performance Outcome Assessment

Based on the scale of the development, and the site being remote from sewer networks, all development is to drain to a holding tank, and carted from the holding tank to an authorised sewage treatment plant approximately 45 kilometres away.

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

**Transport, access and parking code**

Performance outcome	Acceptable outcome
<b>Vehicle parking and servicing</b>	
<p><b>PO3</b> The amount of on-site car parking and service vehicle loading/ unloading is consistent with:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the traffic generation of the use;</li> <li>(c) the loading/ unloading needs of the use;</li> <li>(d) the availability of street parking in the Centre zone; and</li> <li>(e) the impact of the road network.</li> </ul> <p>Car parks, service vehicle access, loading and manoeuvring areas are of suitable standard for the intended use.</p>	<p><b>AO3.1</b> The minimum number of car parking spaces complies with <b>Table 8.3.6.3.B– Minimum car parking requirements</b>.</p>
<p><b>Performance Outcome Assessment</b> A tourist attraction does not have specific parking rate. The development has been proposed with 351 open air car parks, 18 motorcycle spaces and 5 PWD spaces and coach parking for 6 coaches. The amount of parking has been calculated based on the size of other museums and proposed staff numbers. An overflow parking area is also available adjacent to the parking area.</p> <p>The number of PWD spaces does not comply with Planning scheme - 2 bays for first 50 then additional 1 for every 50 thereafter – 351 bays = 8 PWD bays required not 5. This will be detailed during the Operational works application, with rates being set by the specific requirements of the Building Code of Australia</p> <p>The short term accommodation units have each been provided with one parking space and the caretakers residence has been provided with two parking spaces.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	

**5.6.4 Overall outcome assessment**

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

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

The development land is 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 Tourist attraction, which is identified as being a Specialised use under *Somerset Regional Council Charges Resolution (No. 1) 2023*. In determining the appropriate charging area, the land is within Charge Area B being located outside the urban footprint of Fernvale / Kilcoy / Lowood.

Based on the categories of use, it is considered the closest type of use for the museum would be Indoor Sport and Recreation, which comprises a rate of \$28.95 per square metre of gross floor area. A short term accommodation use is defined as Accommodation (Short term). The Caretaker's residence would be the equivalent of a single dwelling.

The development has a credit to the value of the two houses on the site.

The proposed development also includes a boundary realignment. As no additional lots are created the development does not generate any additional infrastructure charges for the reconfiguration component of the development.

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 not located within the connections area or future connections area for either the drinking water and wastewater networks, and as such the development requires the provision of onsite services.

The site is not located within the connections area or future connections area for either the drinking water and wastewater networks, and as such future development on the created lots will require the provision of onsite services.

The recommended conditions package includes a requirement to provide drinking water storage in accordance with Council standards, and to transport waste water to an approved off-site wastewater treatment plant.

#### **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.

There is no adopted charge for the public parks and community land network applicable as the proposal is outside of the relevant service catchments.

#### **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.

A detention basin and bioretention basin are proposed.

Two tanks for fire fighting purposes have been proposed in front of the buildings. The exact configuration of these facilities will be the subject of detailed fire fighting design in association with any future building approval.

There is no applicable adopted charge for the stormwater network as the site is located outside of the Urban Footprint.

#### **5.7.3.4 Transport network**

The proposal is not anticipated to result in an adverse impact on Council's trunk transport network infrastructure, and no additional trunk infrastructure has been identified as being required to deliver the development.

The proposed works in West Road are directly attributable to the development and do not constitute trunk infrastructure.

An adopted charge for the transport network applies.

## **6.0 REFERRAL**

### **6.1 Referral agencies**

In accordance with the *Planning Regulation 2017*, the application required referral to the State Assessment and Referral Agency (SARA) for matters relating to the scale of development for a use within the Regional landscape and rural production area, and state-controlled roads. SARA advised that they had no objections to the approval of the development application, subject to the imposition of development conditions, including an upgrade to the intersection of Coominya Connection Road and West Road.

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.

### **6.2 Third party advice**

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

## **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 6 February 2024;
- (b) a notice was published in The Lockyer Valley and Somerset Independent newspaper on 7 February 2024;
- (c) a notice in the prescribed form was placed on the premises on 7 February 2024 and maintained for the minimum period of 15 business days until 29 February 2024.

Council received the notice of compliance on Friday 1 March 2024, confirming that public notification had been undertaken in accordance with the statutory requirements.

### **7.2 Matters raised in submissions**

During the public notification period, Council received two properly made submissions.

One of the submissions was in support of the proposal, while the other submission raised operational issues with the proposal.

The matters raised in the submissions are outlined below:

<b>Submission concern – Light pollution</b>
With the potential of this business being open after dark, and for security purposes we assume there will be significant outdoor lighting of the area. We are concerned that this will be significantly visible from our property after dark, especially being in a rural setting, and are wondering what will be done in order to minimise the impact?
<b>Officer comment</b>
The proposed development has changed in form since the application was publicly notified.

The proposed restaurant use has been deleted. This component of the development was considered to be the use that would have the most impact on surrounding properties in terms of evening use.

The use involves the construction of 10 short term accommodation units, each 20 metres from the eastern boundary of the site. The short term accommodation use is proposed as Stage 2 of the development. Screening landscaping is proposed along the eastern boundary of the site to minimise potential for light spill.

It is recommended that the standard development conditions be imposed.

**Submission concern – Visual impact.**

We are concerned that the proposed shed buildings and car park will be significantly visible from our property, and also that our privacy will be impacted by visitors and those staying at the accommodation. Has there been provisions made for a vegetation screening of some sort along the boundary fences? This may also help with reducing noise.

**Officer comment**

The development has been proposed with a conceptual landscaping plan comprising screening landscaping to the side boundaries.

This is not a reason for refusal of the application. It is recommended that the standard development conditions be imposed.

**Submission concern – Noise pollution.**

With the accommodation and proposition of events being held there, is there a reasonable curfew in place and how will this be enforced? Will buses be required to turn engines off when waiting so there is not the potential of noise and air pollution from idling.

**Officer comment**

The version of the development as advertised during the public notification included a standalone restaurant located in the northeast quadrant of the site. This was subsequently removed by the applicant in response to SARA's concerns.

The removal of the restaurant component of the development will reduce need for buses to be parked on site in the evening. The buses will be parked toward the southern boundary during daytime hours, away from the eastern and western boundaries of the site and several hundred metres from the nearest sensitive receptors on adjoining properties.

In addition, as discussed in other sections, landscaping is proposed to screen and soften the development when viewed from outside sources.

This is not a reason for refusal of the application.

**Submission concern – Road access.**

West Road is already prone to accidents around corner of West Road and Patrick Estate Road. With the increased traffic this proposal would bring, has there been provisions to make the road safer?

**Officer comment**

The right angle bend at this intersection has been considered for upgrading, however increasing the radius of the corner would require discussions with the landowner at 535 Patrick Estate Road regarding a land acquisition of part of the northeast corner of the site.

The application provided a Traffic Impact Assessment, which has identified the access works required to ensure the entry and exit to the site is appropriately managed.

It is considered that the development can be appropriately conditioned.

## 8.0 OTHER RELEVANT MATTERS

The development has been conditioned with a number of environmental conditions regarding operational matters for the proposed use.

### 8.1 Operational works approval

The development will require a separate Operational works approval for internal road works, parking and the external intersection; landscaping; and the bulk earthworks on site.

### 8.2 Filling and excavation

An operational works approval will be required for the bulk earthworks for this development. Overall the development will have a net excavation of approximately 1,250 cubic metres of material.

The western edge of the development involves between 0.5m up to approximately 3.2m of excavation extending up to the property boundary. The northern end of the excavation is the deepest and the depth of excavation reduces heading south across the site. The excavation depth reduces heading east across the site. The excavation changes to fill around Garage 7 and 8 and the fill will increase in height to approximately 1.0 to 1.5m of fill at the eastern end of the museum and museum driveways. The driveway to the short term accommodation will initially be on approximately 1.5m of fill, reducing to natural ground level and a maximum depth of approximately 0.6m. The middle seven accommodation units will be within a small amount of cut.

The car park is predominantly in cut. The western end of the car park will require a formalised ramp to enable access to the overflow parking area.

### 8.3 Balanced decision advancing the *Planning Act 2016*

The *Planning Act 2016* requires that decision making process are ethical, and:

- a. take into account short-term and long-term environmental effects;
- b. applies precautionary principles to ensure that lack of scientific certainty doesn't result in serious or irreversible damage; and
- c. provides for equity between present and future generations.

A decision that advances the purpose must also balance providing housing choice, diversity and affordability with encouraging investment, economic resilience, and diversity, whilst supplying infrastructure in a coordinated, efficient, and orderly way.

The application has demonstrated that there are sufficient planning reasons for the development of the land as a tourist attraction, short term accommodation and caretaker's residence, and that all amenity impacts can be appropriately mitigated through built form and

management strategies, and that impact on traffic and infrastructure aligns with requirements and desired standards of service.

The assessment officers consider the balanced decision is to approve the development proposal, subject to the imposition of the recommended development conditions.

## **9.0 CONCLUSION**

The proposed development is for a combined planning application comprising a boundary realignment (2 lots into 2 lots) and a Material change of use for a Tourist attraction (motor museum, caretakers residence, and 10 short term accommodation units). 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. Plan of Proposed Subdivision of Lots 1 & 2, Plan No 230840\_001\_PRO, prepared by Bennett + Bennett, dated 18 December 2023
2. Site Plan - Proposed boundary re-alignment plan, Drawing No DD.1001 Issue P24, prepared by Billy Dawson Architects, dated 17 May 2024
3. Site Plan – Existing and Demolition, Drawing No DD.1002, Issue P16, prepared by Billy Dawson Architects, dated 17 May 2024.
4. Site Plan – Proposed, Drawing No DD.1003, Issue P40, prepared by Billy Dawson Architects, dated 17 May 2024.
5. Floor Plan – Open-Air Carpark, Drawing No DD.2001, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.
6. Floor Plan – Open-Air Carpark and drop off area, Drawing No DD.2002, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.
7. Floor Plan – Entrance Road, Drawing No DD.2003, Issue P14, prepared by Billy Dawson Architects, dated 17 May 2024.
8. Floor Plan - Motor museum, Drawing No DD.2101, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.
9. Floor Plan – Garage 11 detail plans – page 1, Drawing No DD.2102, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.
10. Floor Plan – Garage 11 detail plans – page 2, Drawing No DD.2103, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.
11. Floor Plan – Garage 10 detail plans – page 1, Drawing No DD.2104, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
12. Floor Plan – Garage 10 detail plans – page 2, Drawing No DD.2105, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
13. Floor Plan – Garage 9 detail plans – page 1, Drawing No DD.2106, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.
14. Floor Plan – Garage 9 detail plans – page 2, Drawing No DD.2107, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.
15. Motor Museum Roof Plan – Proposed, Drawing No DD.2109, Issue P17, prepared by Billy Dawson Architects, dated 17 May 2024.
16. Elevations – Garage 1-9 (typical), Drawing No DD.2110, Issue P18, prepared by Billy Dawson Architects, dated 17 May 2024.
17. Elevations – Garage 10 – Concourse Car Display, Drawing No DD.2111, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.
18. Elevations – Garage 11 – Workshop and Feature Car Display, Drawing No DD.2112, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.

19. Floor Plan – Admin & café , Drawing No DD.2201, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.
20. Elevations – Admin and Cafe, Drawing No DD.2203, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
21. Plans and Elevations – Hardstand and Loading Bay Refuse Shed, Drawing No DD.2301, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
22. Plans and Elevations – Caretakers residence, Drawing No DD.2401, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
23. Floor Plans and Elevations – Typical Short Stay Accom. Modules, Drawing No DD.2501, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
24. Floor Plans and Elevations – Ticket Booths, Drawing No DD.2601, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
25. Elevations – Full Site, Drawing No DD.2801, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
26. Patrick Estate Car Museum Economic Impact Analysis, prepared by BDO EconSearch, Job No. ES2324, Version 5, dated 15 March 2024.
27. Bushfire Hazard Assessment and Management Plan, 620-635 West Road Patrick Estate, prepared by Health, Safety and Training QNS Pty Ltd, Version 3, dated 24 April 2024.
28. Civil Engineering Report, prepared by Burchills Engineering Solutions, reference BE230352-RP-CER-03, Version 3, dated May 2024.
29. Conceptual Stormwater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-CSMP-03, Version 3, dated 20 May 2024.
30. Traffic Impact Assessment, prepared by Burchills Engineering Solutions, reference BE230352-RP-TIA-06, Version 6, dated 20 May 2024.
31. Onsite Wastewater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-OWMP-03, Version 3, dated 20 May 2024.
32. Landscape Concept Plan Package, prepared by Bird Landscape Design, Job No 2390, Sheets LCP1 – LCP5, Version E, dated 16 May 2024.
33. Environmental Noise Impact Report, prepared by CRG Acoustics, reference 23094 report, Revision 3, dated 16 May 2024.
34. Waste Management Plan, prepared by AusWide Consulting, Revision 1.24, dated May 2024.
35. Civil Works Project, prepared by Burchills Engineering Solutions, Project No. BE230352, Drawings C000, C100, C200, C201, C300, Version B, dated 17 May 2024.
36. State Assessment and Referral Agency referral agency response, Reference 2309-36665 SRA dated 11 April 2024, or as amended.
37. Draft Infrastructure Charges Notice

## RECOMMENDATION

THAT Council:

1. approve Development Application No. 23911 for a Material change of use for a Development Permit for a Material change of use – Tourist attraction (Motor museum, Caretaker's accommodation and Short term accommodation in 2 stages) and a Development Permit for a Reconfiguring a Lot – Boundary realignment (two lots into two lots) on land situated at 620-636 West Road, Patrick Estate, formally described as Lot 5 SP109850 and Lot 6 SP109850, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.



<b>DEVELOPMENT PERMIT FOR RECONFIGURING A LOT</b>		
<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	<p>Carry out the development generally in accordance with the material contained in the development application, supporting documentation, and the plans and documents listed below, except where amended by these development conditions.</p> <p>Plan of Proposed Subdivision of Lots 1 &amp; 2, Plan No 230840_001_PRO, prepared by Bennett + Bennett, dated 18 December 2023.</p> <p>Site Plan - Proposed boundary re-alignment plan, Drawing No DD.1001 Issue P24, prepared by Billy Dawson Architects, dated 17 May 2024.</p> <p>State Assessment and Referral Agency referral agency response 2309-36665 SRA dated 11 April 2024.</p>	At all times.
1.2	<p>Provide a road dedication adjacent to West Road and the entrance to proposed Lot 1, generally consistent with the Site Plan - Proposed Re-aligned boundaries, Drawing No DD.1001 Issue P20, prepared by Billy Dawson Architects, dated 14 March 2024.</p> <p>The road dedication is to incorporate:</p> <ul style="list-style-type: none"> <li>(a) the deceleration and acceleration lane associated with the entrance to the museum.</li> <li>(b) a constructed verge between the deceleration lane and acceleration lane that includes a stormwater swale adjacent to the road.</li> </ul>	Prior to request for endorsement of the Plan of Subdivision.
	<b>General</b>	
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.	As part of the request for approval of the Plan of Subdivision.
1.4	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.5	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	As part of the request for approval of the Plan of Subdivision.
1.6	<p>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.</p> <p>Currently, the amount is set at \$47 per allotment.</p>	As part of the request for approval of the Plan of Subdivision.

	<b>Service connections</b>	
1.7	Remove any services made redundant as a result of the development and reinstate the land.	As part of the request for approval of the Plan of Subdivision.
1.8	Provide certification from a Licenced Surveyor that all services (e.g. drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	As part of the request for approval of the Plan of Subdivision.
1.9	Repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred as part of the development.  Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times.
1.10	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in any specific development condition.	At all times.
1.11	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection.	During site works, building works or operational works phases.
1.12	The Application for Approval of Plan of Subdivision for the Reconfiguration of a Lot component of this approval must be finalised and the lots created with the Titles Registry prior to completion of any building works.	Prior to issuing of Certificate of Occupancy for buildings works for the first museum building, caretaker's accommodation or short term accommodation, whichever component is developed first.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>General</b>	
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Region 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 development conditions.	At all times.

2.3	<p>It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including:</p> <ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	As part of the request for approval of the Plan of Subdivision.
2.4	Obtain building approval for the demolition or removal of any existing buildings on site necessary for the approved reconfiguration to proceed.	As required.
	<b>Earthworks</b>	
2.5	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.
2.6	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	As part of the request for approval of the Plan of Subdivision.
2.7	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.8	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.
2.9	All dams that are across proposed lot boundaries shall be removed.	As part of the request for approval of the Plan of Subdivision.
	<b>Easements</b>	
2.10	<p>Provide a drainage easement across proposed Lot 2 in favour of proposed Lot 1 to enable stormwater flows from the detention basin to the unnamed watercourse within Lot 2.</p> <p>Drainage easements are to be provided, in accordance with the current version of the Queensland Urban Drainage Manual, over:</p> <ul style="list-style-type: none"> <li>all stormwater and interallotment drainage, sized 300mm or greater located within private property.</li> <li>all stormwater and interallotment drainage that cross more than one property.</li> </ul>	As part of the request for approval of the Plan of Subdivision.

	<ul style="list-style-type: none"> <li>all concentrated overland flow paths that cross two or more properties.</li> </ul> <p>The minimum easement width to be provided is 3m. Easement widths greater than 3m may vary but must extend to include the flood paths for the Q100 flood flows including provisions for freeboard 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 the current version of the 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> <p>Provide copies of the signed easement documentation for the easements.</p>	
	<b>Stormwater</b>	
2.11	Ensure stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.12	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	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.
2.14	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
2.15	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.	As part of Operational Works.
2.16	<p>Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for:</p> <ul style="list-style-type: none"> <li>(a) uncontaminated overland stormwater flow; or</li> <li>(b) uncontaminated stormwater to the stormwater system.</li> </ul>	At all times.

	<b>Erosion and sediment control</b>	
2.17	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	During site works, building works or operational works phases.
2.18	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.	During site works, building works or operational works phases.
2.19	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the operational works application.
2.20	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ol style="list-style-type: none"> <li>i) Milling;</li> <li>ii) Chipping and/or mulching;</li> <li>iii) Disposal at an approved waste disposal facility.</li> </ol> <p>No incineration of vegetation or waste will be permitted at the site.</p>	At all times.
2.21	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.	Prior to carrying out any building works, and then to be maintained at all times.
	<b>General Services</b>	
2.22	Connect each lot to an electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.	Prior to Council's endorsement of the Plan of subdivision.

2.23	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating that the development 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.
2.24	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.
<b>SCHEDULE 3 – REFERRAL AGENCIES</b>		
<i>State Assessment and Referral Agency</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the following referral agency responses have been received and are attached to the Decision Notice.		
No	Condition	Timing
3.1	Comply with the requirements of the State Assessment and Referral Agency referral agency response 2309-36665 SRA dated 11 April 2024, or as amended.	As indicated in the response.
3.2	Provide certification to Council from a suitably qualified person or the relevant agency demonstrating that the requirements of the referral agency response have been met.	Prior to the commencement of the use.
<b>SCHEDULE 5 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if first change of use does not happen 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> .		
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 <i>Planning Act 2016</i> .		
The applicant has the right of appeal to the Planning and Environment Court regarding the conditions of this approval.		
Where the timing in a development condition requires compliance "prior to the commencement of the use" and a Plan of Subdivision is lodged for approval, the timing in the condition is taken to require compliance "prior to the commencement of the use or approval of the Plan of Subdivision, whichever occurs first".		
Parts of the Somerset Region are within Fire Ant Biosecurity Zones.		

If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (*Biosecurity Regulation 2016*).

If you are unable to do so, you must apply for a biosecurity instrument permit.

Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.

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 Biosecurity Zones as well as general information can be viewed on the DAF website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)

The *Aboriginal Cultural Heritage Act 2003* 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 provisions apply for failing to fulfil the Cultural Heritage Duty of Care.

Persons 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 Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.

Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.

Information about the cultural heritage duty of care is available at [qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care](http://qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care)

An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.

Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

This Development Approval does not authorise the installation of advertising devices. Advertising devices (other than billboards or where particular overlays apply) are governed by Council's *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011*.

Advertising devices, other than 'permitted advertisements' (as that term is defined in the subordinate local law), require Local Law Approval prior to installation.

## DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE

### 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 plans and documents listed below (including as amended in RED by Council), except where amended by these development conditions.	At all times.
	Site Plan – Existing and Demolition, Drawing No DD.1002, Issue P16, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Site Plan – Proposed, Drawing No DD.1003, Issue P40, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Open-Air Carpark, Drawing No DD.2001, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Open-Air Carpark and drop off area, Drawing No DD.2002, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Entrance Road, Drawing No DD.2003, Issue P14, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan - Motor museum, Drawing No DD.2101, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Garage 11 detail plans – page 1, Drawing No DD.2102, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Garage 11 detail plans – page 2, Drawing No DD.2103, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Garage 10 detail plans – page 1, Drawing No DD.2104, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Garage 10 detail plans – page 2, Drawing No DD.2105, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Garage 9 detail plans – page 1, Drawing No DD.2106, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Garage 9 detail plans – page 2, Drawing No DD.2107, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Motor Museum Roof Plan – Proposed, Drawing No DD.2109, Issue P17, prepared by Billy Dawson Architects, dated 17 May 2024.	



Elevations – Garage 1-9 (typical), Drawing No DD.2110, Issue P18, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Garage 10 – Concourse Car Display, Drawing No DD.2111, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Garage 11 – Workshop and Feature Car Display, Drawing No DD.2112, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Admin & café, Drawing No DD.2201, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Admin and Cafe, Drawing No DD.2203, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
Plans and Elevations – Hardstand and Loading Bay Refuse Shed, Drawing No DD.2301, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	
Plans and Elevations – Caretakers residence, Drawing No DD.2401, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plans and Elevations – Typical Short Stay Accom. Modules, Drawing No DD.2501, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plans and Elevations – Ticket Booths, Drawing No DD.2601, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Full Site, Drawing No DD.2801, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
Patrick Estate Car Museum Economic Impact Analysis, prepared by BDO EconSearch, Job No. ES2324, Version 5, dated 15 March 2024	
Bushfire Hazard Assessment and Management Plan, 620-635 West Road Patrick Estate, prepared by Health, Safety and Training QNS Pty Ltd, Version 3, dated 24 April 2024.	
Civil Engineering Report, prepared by Burchills Engineering Solutions, reference BE230352-RP-CER-03, Version 3, dated May 2024.	
Conceptual Stormwater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-CSMP-03, Version 3, dated 20 May 2024	
Traffic Impact Assessment, prepared by Burchills Engineering Solutions, reference BE230352-RP-TIA-06, Version 6, dated 20 May 2024.	
Onsite Wastewater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-OWMP-03, Version 3, dated 20 May 2024.	
Landscape Concept Plan Package, prepared by Bird Landscape Design, Job No 2390, Sheets LCP1 – LCP5, Version E, dated 16 May 2024.	
Environmental Noise Impact Report, prepared by CRG Acoustics, reference 23094 report, Revision 3, dated 16 May 2024.	
Waste Management Plan, prepared by AusWide Consulting, Revision 1.24, dated May 2024.	

	Civil Works Project, prepared by Burchills Engineering Solutions, Project No. BE230352, Drawings C000, C100, C200, C201, C300, Version B, dated 17 May 2024.	
	State Assessment and Referral Agency referral agency response, Reference 2309-36665 SRA dated 11 April 2024, or as amended.	
	<b>General</b>	
1.2	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection.	During site works, building works or operational works phases.
1.3	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.4	Provide certification that all services (e.g. drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to commencement of use for each stage.
1.5	Remove any services made redundant as a result of the development and reinstate the land.	Prior to commencement of use for Stage 1.
1.6	Repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred as part of the development.  Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times.
1.7	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in any specific development condition.	At all times.
	<b>Development</b>	
1.8	This Development Approval is for the purpose of:  <u>Stage 1</u> Tourist attraction – Motor Museum Caretaker's Accommodation  <u>Stage 2</u> Short term accommodation (10 units)	At all times.
	<b>Building design</b>	
1.9	Building height must not exceed 8.5 metres above ground level.	At all times.

1.10	Construct the development in accordance with the materials listed on the approved plans.	At the commencement of the use.
1.11	The building and structures must be constructed of robust materials that are graffiti resistant.	At all times.
1.12	Install street numbering and any building name at the road frontage of the site, to enable identification by emergency services.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use of Stage 1, whichever occurs first, and then to be maintained at all times.
<b>Landscaping, screening and amenity</b>		
1.13	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops or kerbing barrier approved by Council.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use for Stage 1, whichever occurs first, and then to be maintained at all times.
1.14	Locate garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners in the rear or side setbacks (including generally as shown on the approved plans) and include screening (e.g. fencing or landscaping) from view from any road frontage.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use for Stage 1, whichever occurs first, and then to be maintained at all times.
1.15	Any graffiti on buildings, structures, or fences on the subject land visible from public viewing locations must be removed within 24 hours or upon direction by Council.	At all times.
<b>Service connections</b>		
1.16	Connect the development to the reticulated electricity and telecommunications networks to the standards of the relevant service provider.	Prior to obtaining a Certificate of Occupancy or prior to the

		commencement of the use, whichever occurs first, and then to be maintained at all times.
1.17	Provide a 45,000 litre potable water supply for the Caretaker's accommodation and individual 45,000 litre water supplies for each of the short term accommodation units.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use, whichever occurs first, and then to be maintained at all times.
1.18	Provide a pump out effluent disposal system, generally consistent with the Civil Engineering Report, BE230352-RP-CER-03, prepared by Burchills Engineering Solutions, dated May 2024	As part of Operational Works and Plumbing application.
	<b>Building relationship to lot boundaries</b>	
1.19	No buildings are permitted to be constructed over lot boundaries.	Prior to obtaining a Certificate of Occupancy of any component of the development.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>General</b>	
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 Planning Scheme</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times.
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including:	As part of Operational works

	<ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	
2.5	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works.
	<b>Landscaping</b>	
2.6	The development site must be landscaped. The works must be undertaken in accordance with an operational works approval.	As part of Operational works for Landscaping Works.
2.7	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.
2.8	<p>The developer must submit for endorsement, a Landscape Plan for all landscaping associated with the development, generally compliant with Landscape Concept Plan Package, prepared by Bird Landscape Design, reference LCP1 – LCP5, Version E, dated 16 May 2024. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> <li>Comply with the <i>Somerset Region Planning Scheme</i>.</li> <li>To enhance the appearance of the development internally and externally.</li> <li>To make a positive contribution to the streetscape;</li> <li>Screen the development from adjoining properties;</li> <li>To screen unsightly objects from public view;</li> <li>To contribute to an environment by providing shade to reduce glare, heat absorption and radiation;</li> <li>To ensure common areas are useable;</li> <li>To provide long term erosion protection;</li> <li>To integrate with existing vegetation and other natural features of the site and adjoining lands; and</li> <li>To provide adequate vehicle sightlines and road safety.</li> </ul> <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> <li>The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;</li> <li>The number and size of plants;</li> <li>The typical planting detail including preparation, backfill, staking and mulching.</li> </ul>	As part of Operational works for Landscaping Works

	<ul style="list-style-type: none"> <li>The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan.</li> <li>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.</li> <li>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.</li> <li>Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> <li>Using trees which have a clean trunk height of at least 1.8 metres (at maturity);</li> <li>Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines;</li> </ul> </li> <li>A minimum of 70% of landscaped areas must be retained as a permeable surface.</li> </ul> <p>Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times.</p>	
2.9	Plant shade trees at a rate of one tree per six parking spaces within the proposed car parking area. The trees are to be a 100 litre stock.	Prior to the commencement of use and to be maintained at all times.
2.10	Screen loading/unloading facilities, plant areas, refuse storage and other outdoor storage facilities on the site from direct view from any adjoining road or public space.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use for Stage 1, whichever occurs first, and then to be maintained at all times.
2.11	The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council. Any amendments approved by Council are taken to be a part of the approved Landscape Plan.	As part of Operational works for Landscaping Works.
	<b>General Services</b>	

2.12	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.	Prior to the commencement of use.
2.13	Connect the development to an underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.  Where proposed development front existing overhead electricity or telecommunication service, the development may connect direct to such service to the approval and requirements of the service provider.	Prior to the commencement of use.
	<b>Building Above Flood Level</b>	
2.14	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to the commencement of works.
2.15	The current Defined Flood Level (DFL) for Lot 5 on RP109850 is 51.1m elevation level and the following must be achieved: <ul style="list-style-type: none"> <li>Floor heights for non-habitable buildings (except for buildings classified under the Building Code of Australia as Class 7a or Class 10) shall be a minimum of the DFE;</li> <li>Floor heights for habitable buildings shall be a minimum of 300mm freeboard above the DFL;</li> <li>All hazardous, noxious material, or chemicals are located and stored above the DFL;</li> <li>Electrical switchboards, power points, main data servers and the like are positioned above the DFL. Electrical and data installations below the DFL are designed and constructed to withstand submergence in flood water.</li> <li>Contingency plans are in place to account for the potential need to relocate property prior to a flood event to above the DFL (i.e. to transfer plant, equipment and stock).</li> </ul>	Prior to commencement of use.
2.16	Buildings are located to avoid significant flood flows or velocities.	At all times.
2.17	The development does not increase the flood hazard for other properties.	At all times.
2.18	Vehicle Access shall have a maximum depth of 200mm in the Defined Flood Event (DFL).  The current access is above the DFL / highest recorded flood level, however if changes are proposed, advice should be obtained from Council prior to making any change, to establish the relevant DFL / highest recorded flood level.  It is the applicant's responsibility to provide evidence of flood heights.	At all times.

	<b>Earthworks</b>	
2.19	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.
2.20	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to commencement of use.
2.21	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.22	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	<b>Roadworks</b>	
2.23	Carry out the development, generally consistent with the Traffic Impact Assessment, prepared by Burchills Engineering Solutions, reference BE230352-RP-TIA-06, dated 20 May 2024.	As part of Operational Works and once commenced.
2.24	Install all traffic signs and line markings in accordance with <i>Austrroads</i>	As part of Operational Works.
2.25	Dedicate, design and construct all roadworks as illustrated on the approved plans, in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.26	Road reserve and carriageway widths to be in accordance with the <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.27	All works on or adjacent to roadways must be adequately signed in accordance with the " <i>Austrroads Guide to Temporary Traffic Management</i> ". Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	Prior to commencement of and during construction of works.
2.28	Provide an amended verge along West Road and access to the site in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.29	Upgrade the intersection of the development entry driveway and West Road including signage, line marking and pavement and surface design in accordance with the <i>Austrroads Guide to Road Design</i> . Applicant is required to construct, as a minimum:	As part of Operational Works.



	<ul style="list-style-type: none"> <li>• BAR and BAL design to all turning movements.</li> </ul> <p>All intersection upgrade requirements are at the applicant's expense.</p>	
	<b>Street Lighting</b>	
2.30	<p>Install street lighting at the intersection of the development access road and West Road in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:</p> <ul style="list-style-type: none"> <li>• Collector Roads – Lighting Category P4.</li> </ul> <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>	As part of Operational Works.
	<b>Vehicle access and manoeuvring</b>	
2.31	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with the <i>Somerset Region Planning Scheme</i> .	At all times.
2.32	All vehicles shall enter and leave the site in a forward gear	At all times.
2.33	All manoeuvring areas shall enable access to a 12.5-metre heavy rigid design vehicle in accordance with <i>Austroads</i> design manual and Australian Standard AS:2890.	As part of Operational Works.
2.34	All manoeuvring areas to be accessed via a bus shall enable access to a 14.5-metre long rigid bus in accordance with <i>Austroads</i> design manual and Australian Standard AS:2890.	As part of Operational Works.
	<b>Car Parking</b>	
2.35	<p>Provide on-site car parking as per Traffic Impact Assessment Report prepared by Burchills Engineering Solutions Ref BE230532-RP-TIA-06 dated May 2024 for 362 vehicles, including 8 total spaces for people with disability (PWD) in accordance with <i>Somerset Region Planning Scheme</i> as shown below:</p> <ul style="list-style-type: none"> <li>• Museum Car Park 351 spaces with 5 spaces for PWD</li> <li>• Caretaker Accommodation 1 space</li> <li>• Short-term Accommodation 10 spaces</li> </ul> <p>All car parking and circulation areas to be provided with sealed (bitumen, asphalt or concrete) surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Region Planning Scheme</i>.</p>	As part of Operational Works.

2.36	Provide a safe set down and pick up area for one emergency vehicle.	Prior to commencement of use.
2.37	All pedestrian pathways shall be appropriately marked and signposted where they cross internal driveways.	Prior to commencement of use.
2.38	Maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
<b>Refuse Storage Area</b>		
2.39	Refuse bin storage areas must be provided on the premises within a building, outbuilding or other enclosed structure so that it is screened from public view with a minimum 1.5 metre high solid fence or wall.	Prior to commencement of use.
2.40	Provide Waste Collection Areas in such locations so as to allow a servicing vehicle to enter and manoeuvre, so as to minimise the risk of injury to persons or damage to property, and leave the property in forward gear.	Prior to commencement of use.
<b>Visual and General Amenity</b>		
2.41	Any graffiti within the proposed development must be removed immediately.	At all times.
2.42	All plant and air conditioning is to be visually screened from the street.	At all times.
<b>Stormwater</b>		
2.43	<p>Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plans, Conceptual Stormwater Management Plan, and <i>Somerset Region Planning Scheme</i>.</p> <p>The SBSMP should include the following:</p> <ul style="list-style-type: none"> <li>Quantity and quality of stormwater to be released from the development;</li> <li>All sources of potential contamination (including but not limited to the actual and potential release of all contaminants;</li> <li>The potential impact of these sources;</li> <li>Impact of the release of stormwater from the development on the quality and integrity of the receiving environment;</li> <li>Measures to be implemented to prevent the likelihood of stormwater contamination; and</li> <li>Maintenance schedule.</li> </ul>	As part of the lodgement of the Operational Works application.

2.44	Ensure Stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.45	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	At all times.
2.46	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times
2.47	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
2.48	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 Planning Scheme</i> .	As part of Operational Works.
2.49	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.50	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.
2.51	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.	At all times.
2.52	Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for:  (a) uncontaminated overland stormwater flow; or (b) uncontaminated stormwater to the stormwater system.	At all times.
	<b>Stormwater Re-use</b>	
2.53	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.
	<b>Erosion and sediment control</b>	

2.54	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	During site works, building works or operational works phases.
2.55	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.	During site works, building works or operational works phases.
2.56	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the operational works application.
2.57	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.
2.58	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> <li>(a) Milling;</li> <li>(b) Chipping and/or mulching;</li> <li>(c) Disposal at an approved waste disposal facility.</li> </ul> <p>No incineration of vegetation or waste will be permitted at the site.</p>	At all times.
2.59	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.	Prior to carrying out any building works, and then to be maintained at all times.

2.60	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 minimize disturbance during construction work.	As part of Operational Works.
<b>SCHEDULE 3 – ENVIRONMENTAL HEALTH</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>General</b>	
3.1	Hours of operation are limited as follows:  <b>Museum, Kiosk/Gift Shop and Administration/Café:</b> Monday to Sunday – 8am to 6pm  <b>Workshop:</b> Monday to Friday – 6am to 5pm  <b>Deliveries (excludes deliveries of display vehicles):</b> Monday to Sunday – 7am to 10pm  <b>Deliveries of display vehicles:</b> Monday to Sunday – 7am to 6pm  <b>Waste Collection:</b> Monday to Friday – 7am to 6pm	At all times.
3.2	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
3.3	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.
3.4	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
	<b>Lighting</b>	
3.5	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.
	<b>Noise</b>	

3.6	Unless otherwise required by the conditions of this approval, the approved development must be operated in accordance with the report titled <i>Proposed Tourist Attraction, Short Term Accommodation, Caretaker's Accommodation and Boundary Realignment 620 to 639 West Road, Patrick Estate, Environmental Noise Impact Report</i> dated 16 May 2024 prepared by CRG Acoustics.	At all times.																				
3.7	Noise from the activity must not exceed the levels contained in the Noise Schedule below:  <b>Noise Schedule</b> <table><tr><th>Period</th><th>Background noise level L<sub>90</sub> dBA</th><th>Noise limit (continuous ) L<sub>Aeq,15min</sub> dBA</th><th>Noise limit (time varying) L<sub>Aeq,15min</sub> dBA</th><th>Noise limit L<sub>Amax,T</sub> dBA</th></tr><tr><td>Day 7am to 6pm</td><td>30</td><td>30</td><td>35</td><td>NA</td></tr><tr><td>Evening 6pm to 10pm</td><td>26</td><td>26</td><td>31</td><td>NA</td></tr><tr><td>Night 10pm to 7am</td><td>25</td><td>25</td><td>30</td><td>50</td></tr></table> Note: * continuous noise is to include mechanical plant (air-conditioning, refrigeration, exhaust fans, compressors, generators etc.)	Period	Background noise level L <sub>90</sub> dBA	Noise limit (continuous ) L <sub>Aeq,15min</sub> dBA	Noise limit (time varying) L <sub>Aeq,15min</sub> dBA	Noise limit L <sub>Amax,T</sub> dBA	Day 7am to 6pm	30	30	35	NA	Evening 6pm to 10pm	26	26	31	NA	Night 10pm to 7am	25	25	30	50	At all times.
Period	Background noise level L <sub>90</sub> dBA	Noise limit (continuous ) L <sub>Aeq,15min</sub> dBA	Noise limit (time varying) L <sub>Aeq,15min</sub> dBA	Noise limit L <sub>Amax,T</sub> dBA																		
Day 7am to 6pm	30	30	35	NA																		
Evening 6pm to 10pm	26	26	31	NA																		
Night 10pm to 7am	25	25	30	50																		
3.8	Provide certification from a suitably qualified acoustic consultant that mechanical plant has been designed and installed in such a way that it complies with the levels contained in the Noise Schedule.	Prior to commencement of use.																				
3.9	Roller doors of the workshop are to be kept closed prior to 7am.	At all times.																				
3.10	All mechanical repairs and noisy equipment/activities are to be limited to inside the workshop.	At all times.																				
3.11	When noisy equipment/activities are occurring or scheduled (i.e. hammering metal, guiding metal, running or tuning vehicle engines) either the workshop roller doors are to be closed, or the noisy equipment/activities are to be acoustically screened (i.e. internal moveable acoustical screens) from the open workshop roller doors.	At all times.																				
3.12	The workshop may only undertake work on museum display vehicles.	At all times.																				
3.13	Driveway and car parking areas are to be finished with surface coatings which prevent tyre squeal (an uncoated polished concrete or bitumen surface is acceptable).	At all times.																				

3.14	Drainage grating over trafficable areas must be well secured to prevent rattling.	At all times.
3.15	Acoustic treatments must be incorporated into the onsite accommodation facilities (i.e. short stay and caretaker's dwelling) in accordance with the $R_w$ ratings detailed on Page 21 of the report titled <i>Proposed Tourist Attraction, Short Term Accommodation, Caretaker's Accommodation and Boundary Realignment 620 to 639 West Road, Patrick Estate, Environmental Noise Impact Report</i> dated 16 May 2024 prepared by CRG Acoustics.	At all times.
3.16	Walls, floors and ceilings within the onsite accommodation facilities (i.e. short stay and caretaker's dwelling) must also be acoustically rated to a minimum of 5dB above the window $R_w$ rating.	At all times.
	<b>Water</b>	
3.17	Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for: (a) uncontaminated overland stormwater flow; (b) uncontaminated stormwater to the stormwater system; (c) contaminants lawfully released to sewer; or (d) a release in accordance with a condition of this Development Approval.	At all times.
3.18	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times.
3.19	Waste oils, lubricants and other hazardous liquids shall be stored in a secured, bunded and covered area prior to disposal at an approved waste disposal facility.	At all times.
3.20	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times.
3.21	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times.
	<b>Waste</b>	
3.22	Carry out the waste management on site generally consistent with the Waste Management Plan, prepared by AusWide Consulting, Revision 1.24, dated May 2024.	At all times.
3.23	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.

3.24	All general waste produced as part of the operation of the development must be disposed of through either: (a) The number of standard waste services as determined by Council; or (b) A private agreement with a licensed waste disposal contractor through an exemption granted by Council.	At all times.
3.25	All reasonable and practicable measures must be taken to ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of; (a) Waste, except in waste containers; (b) Recycled matter, except in containers (c) Grease; or (d) Other visible matter.	At all times.
3.26	No waste is to be burned or buried on the subject site.	At all times.
<b>SCHEDULE 4 – REFERRAL AGENCIES</b>		
<i>State Assessment and Referral Agency</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the following referral agency responses have been received and are attached to the Decision Notice.		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
4.1	Comply with the requirements of the State Assessment and Referral Agency referral agency response 2309-36665 SRA dated 18 April 2024, or as amended.	As indicated in the response.
4.2	Provide certification to Council from a suitably qualified person or the relevant agency demonstrating that the requirements of the referral agency response have been met.	Prior to the commencement of the use.
<b>SCHEDULE 5 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if first change of use does not happen within the currency period – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
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 <i>Planning Act 2016</i> .		
The applicant has the right of appeal to the Planning and Environment Court regarding the conditions of this approval.		



A reference within a development condition to a “Certificate of Occupancy” includes an “Interim Certificate of Occupancy”. Where a Certificate of Occupancy is not required, the reference is taken to be a “Final Inspection Certificate” or any other similar document finalising the works.

Where the timing in a development condition requires compliance “prior to the commencement of the use” and a Plan of Subdivision is lodged for approval, the timing in the condition is taken to require compliance “prior to the commencement of the use or approval of the Plan of Subdivision, whichever occurs first”.

Parts of the Somerset Region are within Fire Ant Biosecurity Zones.

If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (*Biosecurity Regulation 2016*).

If you are unable to do so, you must apply for a biosecurity instrument permit.

Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.

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 Biosecurity Zones as well as general information can be viewed on the DAF website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)

The *Aboriginal Cultural Heritage Act 2003* 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 provisions apply for failing to fulfil the Cultural Heritage Duty of Care.

Persons 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 Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.

Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.

Information about the cultural heritage duty of care is available at [qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care](http://qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care)

An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.

Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

This Development Approval for material change of use does not include an approval for the change of classification or for the commencement of building works under the *Building Act 1975*.

A separate building development approval may be required for change of classification or commencement of building works under the *Building Act 1975*.

Advice should be sought from a Building Certifier (either through a private certification company or through Council's building section) about further development approvals for building works.

This Development Approval does not authorise the installation of advertising devices. Advertising devices (other than billboards or where particular overlays apply) are governed by Council's *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011*.

Advertising devices, other than 'permitted advertisements' (as that term is defined in the subordinate local law), require Local Law Approval prior to installation.

#### Attachments for the Decision Notice include:

- Plan of Proposed Subdivision of Lots 1 & 2, Plan No 230840\_001\_PRO, prepared by Bennett + Bennett, dated 18 December 2023
- Site Plan - Proposed boundary re-alignment plan, Drawing No DD.1001 Issue P24, prepared by Billy Dawson Architects, dated 17 May 2024
- Site Plan – Existing and Demolition, Drawing No DD.1002, Issue P16, prepared by Billy Dawson Architects, dated 17 May 2024.
- Site Plan – Proposed, Drawing No DD.1003, Issue P40, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Open-Air Carpark, Drawing No DD.2001, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Open-Air Carpark and drop off area, Drawing No DD.2002, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Entrance Road, Drawing No DD.2003, Issue P14, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan - Motor museum, Drawing No DD.2101, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Garage 11 detail plans – page 1, Drawing No DD.2102, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Garage 11 detail plans – page 2, Drawing No DD.2103, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.

- Floor Plan – Garage 10 detail plans – page 1, Drawing No DD.2104, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Garage 10 detail plans – page 2, Drawing No DD.2105, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Garage 9 detail plans – page 1, Drawing No DD.2106, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Garage 9 detail plans – page 2, Drawing No DD.2107, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.
- Motor Museum Roof Plan – Proposed, Drawing No DD.2109, Issue P17, prepared by Billy Dawson Architects, dated 17 May 2024.
- Elevations – Garage 1-9 (typical), Drawing No DD.2110, Issue P18, prepared by Billy Dawson Architects, dated 17 May 2024.
- Elevations – Garage 10 – Concourse Car Display, Drawing No DD.2111, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.
- Elevations – Garage 11 – Workshop and Feature Car Display, Drawing No DD.2112, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plan – Admin & café, Drawing No DD.2201, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.
- Elevations – Admin and Cafe, Drawing No DD.2203, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
- Plans and Elevations – Hardstand and Loading Bay Refuse Shed, Drawing No DD.2301, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
- Plans and Elevations – Caretakers residence, Drawing No DD.2401, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plans and Elevations – Typical Short Stay Accom. Modules, Drawing No DD.2501, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
- Floor Plans and Elevations – Ticket Booths, Drawing No DD.2601, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.
- Elevations – Full Site, Drawing No DD.2801, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.
- Patrick Estate Car Museum Economic Impact Analysis, prepared by BDO EconSearch, Job No. ES2324, Version 5, dated 15 March 2024
- Bushfire Hazard Assessment and Management Plan, 620-635 West Road Patrick Estate, prepared by Health, Safety and Training QNS Pty Ltd, Version 3, dated 24 April 2024.
- Civil Engineering Report, prepared by Burchills Engineering Solutions, reference BE230352-RP-CER-03, Version 3, dated May 2024
- Conceptual Stormwater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-CSMP-03, Version 3, dated 20 May 2024
- Traffic Impact Assessment, prepared by Burchills Engineering Solutions, reference BE230352-RP-TIA-06, Version 6, dated 20 May 2024.
- Onsite Wastewater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-OWMP-03, Version 3, dated 20 May 2024.
- Landscape Concept Plan Package, prepared by Bird Landscape Design, Job No 2390, Sheets LCP1 – LCP5, Version E, dated 16 May 2024.
- Environmental Noise Impact Report, prepared by CRG Acoustics, reference 23094 report, Revision 3, dated 16 May 2024.
- Waste Management Plan, prepared by AusWide Consulting, Revision 1.24, dated May 2024.
- Civil Works Project, prepared by Burchills Engineering Solutions, Project No. BE230352, Drawings C000, C100, C200, C201, C300, Version B, dated 17 May 2024.

- State Assessment and Referral Agency referral agency response, Reference 2309-36665 SRA dated 11 April 2024, or as amended.

**Resolution**

Moved – Cr Isidro

Seconded – Cr Hurley

“THAT Council:

1. approve Development Application No. 23911 for a Material change of use for a Development Permit for a Material change of use – Tourist attraction (Motor museum, Caretaker's accommodation and Short term accommodation in 2 stages) and a Development Permit for a Reconfiguring a Lot – Boundary realignment (two lots into two lots) on land situated at 620-636 West Road, Patrick Estate, formally described as Lot 5 SP109850 and Lot 6 SP109850, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

**DEVELOPMENT PERMIT FOR RECONFIGURING A LOT****SCHEDULE 1 – GENERAL CONDITIONS***Assessment Manager*

<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation, and the plans and documents listed below, except where amended by these development conditions.  Plan of Proposed Subdivision of Lots 1 & 2, Plan No 230840_001_PRO, prepared by Bennett + Bennett, dated 18 December 2023.  Site Plan - Proposed boundary re-alignment plan, Drawing No DD.1001 Issue P24, prepared by Billy Dawson Architects, dated 17 May 2024.  State Assessment and Referral Agency referral agency response 2309-36665 SRA dated 11 April 2024.	At all times.
1.2	Provide a road dedication adjacent to West Road and the entrance to proposed Lot 1, generally consistent with the Site Plan - Proposed Re-aligned boundaries, Drawing No DD.1001 Issue P20, prepared by Billy Dawson Architects, dated 14 March 2024.  The road dedication is to incorporate: (c) the deceleration and acceleration lane associated with the entrance to the museum. (d) a constructed verge between the deceleration lane and acceleration lane that includes a stormwater swale adjacent to the road.	Prior to request for endorsement of the Plan of Subdivision.

	<b>General</b>	
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.	As part of the request for approval of the Plan of Subdivision.
1.4	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.5	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	As part of the request for approval of the Plan of Subdivision.
1.6	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 \$47 per allotment.	As part of the request for approval of the Plan of Subdivision.
	<b>Service connections</b>	
1.7	Remove any services made redundant as a result of the development and reinstate the land.	As part of the request for approval of the Plan of Subdivision.
1.8	Provide certification from a Licenced Surveyor that all services (e.g. drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	As part of the request for approval of the Plan of Subdivision.
1.9	Repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred as part of the development.  Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times.
1.10	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in any specific development condition.	At all times.
1.11	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection.	During site works, building works or operational works phases.
1.12	The Application for Approval of Plan of Subdivision for the Reconfiguration of a Lot component of this approval must be finalised and the lots created with the Titles Registry prior to completion of any building works.	Prior to issuing of Certificate of Occupancy for buildings works for the first museum building, caretaker's accommodation or

		short term accommodation, which ever component is developed first.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>General</b>	
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Region 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 development conditions.	At all times.
2.3	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	As part of the request for approval of the Plan of Subdivision.
2.4	Obtain building approval for the demolition or removal of any existing buildings on site necessary for the approved reconfiguration to proceed.	As required.
	<b>Earthworks</b>	
2.5	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.
2.6	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	As part of the request for approval of the Plan of Subdivision.
2.7	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.

2.8	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.
2.9	All dams that are across proposed lot boundaries shall be removed.	As part of the request for approval of the Plan of Subdivision.
	<b>Easements</b>	
2.10	<p>Provide a drainage easement across proposed Lot 2 in favour of proposed Lot 1 to enable stormwater flows from the detention basin to the unnamed watercourse within Lot 2.</p> <p>Drainage easements are to be provided, in accordance with the current version of the Queensland Urban Drainage Manual, over:</p> <ul style="list-style-type: none"> <li>• all stormwater and interallotment drainage, sized 300mm or greater located within private property.</li> <li>• all stormwater and interallotment drainage that cross more than one property.</li> <li>• all concentrated overland flow paths that cross two or more properties.</li> </ul> <p>The minimum easement width to be provided is 3m. Easement widths greater than 3m may vary but must extend to include the flood paths for the Q100 flood flows including provisions for freeboard 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 the current version of the 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> <p>Provide copies of the signed easement documentation for the easements.</p>	As part of the request for approval of the Plan of Subdivision.
	<b>Stormwater</b>	
2.11	Ensure stormwater drainage is delivered to a lawful point of discharge.	At all times.

2.12	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	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.
2.14	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
2.15	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.	As part of Operational Works.
2.16	<p>Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for:</p> <p>(a) uncontaminated overland stormwater flow; or</p> <p>(b) uncontaminated stormwater to the stormwater system.</p>	At all times.
	<b>Erosion and sediment control</b>	
2.17	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	During site works, building works or operational works phases.
2.18	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.	During site works, building works or operational works phases.



2.19	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the operational works application.
2.20	Where vegetation is removed, the vegetation waste shall be disposed of by: iv) Milling; v) Chipping and/or mulching; vi) Disposal at an approved waste disposal facility.  No incineration of vegetation or waste will be permitted at the site.	At all times.
2.21	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.	Prior to carrying out any building works, and then to be maintained at all times.
<b>General Services</b>		
2.22	Connect each lot to an electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.	Prior to Council's endorsement of the Plan of subdivision.
2.23	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating that the development 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.
2.24	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.
<b>SCHEDULE 3 – REFERRAL AGENCIES</b>		
<i>State Assessment and Referral Agency</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the following referral agency responses have been received and are attached to the Decision Notice.		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	Comply with the requirements of the State Assessment and Referral Agency referral agency response 2309-36665 SRA dated 11 April 2024, or as amended.	As indicated in the response.

3.2	Provide certification to Council from a suitably qualified person or the relevant agency demonstrating that the requirements of the referral agency response have been met.	Prior to the commencement of the use.
<b>SCHEDULE 5 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if first change of use does not happen 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> .		
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 <i>Planning Act 2016</i> .		
The applicant has the right of appeal to the Planning and Environment Court regarding the conditions of this approval.		
Where the timing in a development condition requires compliance “prior to the commencement of the use” and a Plan of Subdivision is lodged for approval, the timing in the condition is taken to require compliance “prior to the commencement of the use or approval of the Plan of Subdivision, whichever occurs first”.		
Parts of the Somerset Region are within Fire Ant Biosecurity Zones.		
If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location ( <i>Biosecurity Regulation 2016</i> ).		
If you are unable to do so, you must apply for a biosecurity instrument permit.		
Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.		
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 Biosecurity Zones as well as general information can be viewed on the DAF website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a>		
The <i>Aboriginal Cultural Heritage Act 2003</i> 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 provisions apply for failing to fulfil the Cultural Heritage Duty of Care.		

Persons 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 Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.

Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.

Information about the cultural heritage duty of care is available at [gld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care](http://gld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care)

An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.

Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

This Development Approval does not authorise the installation of advertising devices. Advertising devices (other than billboards or where particular overlays apply) are governed by Council's *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011*.

Advertising devices, other than 'permitted advertisements' (as that term is defined in the subordinate local law), require Local Law Approval prior to installation.

## **DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE**

### **SCHEDULE 1 – GENERAL CONDITIONS**

*Assessment Manager*

<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation, and the plans and documents listed below (including as amended in RED by Council), except where amended by these development conditions.	At all times.
	Site Plan – Existing and Demolition, Drawing No DD.1002, Issue P16, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Site Plan – Proposed, Drawing No DD.1003, Issue P40, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Floor Plan – Open-Air Carpark, Drawing No DD.2001, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.	

Floor Plan – Open-Air Carpark and drop off area, Drawing No DD.2002, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Entrance Road, Drawing No DD.2003, Issue P14, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan - Motor museum, Drawing No DD.2101, Issue P33, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Garage 11 detail plans – page 1, Drawing No DD.2102, Issue P9, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Garage 11 detail plans – page 2, Drawing No DD.2103, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Garage 10 detail plans – page 1, Drawing No DD.2104, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Garage 10 detail plans – page 2, Drawing No DD.2105, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Garage 9 detail plans – page 1, Drawing No DD.2106, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Garage 9 detail plans – page 2, Drawing No DD.2107, Issue P2, prepared by Billy Dawson Architects, dated 17 May 2024.	
Motor Museum Roof Plan – Proposed, Drawing No DD.2109, Issue P17, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Garage 1-9 (typical), Drawing No DD.2110, Issue P18, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Garage 10 – Concourse Car Display, Drawing No DD.2111, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Garage 11 – Workshop and Feature Car Display, Drawing No DD.2112, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plan – Admin & café, Drawing No DD.2201, Issue P8, prepared by Billy Dawson Architects, dated 17 May 2024.	
Elevations – Admin and Cafe, Drawing No DD.2203, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
Plans and Elevations – Hardstand and Loading Bay Refuse Shed, Drawing No DD.2301, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	
Plans and Elevations – Caretakers residence, Drawing No DD.2401, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plans and Elevations – Typical Short Stay Accom. Modules, Drawing No DD.2501, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	
Floor Plans and Elevations – Ticket Booths, Drawing No DD.2601, Issue P3, prepared by Billy Dawson Architects, dated 17 May 2024.	

	Elevations – Full Site, Drawing No DD.2801, Issue P7, prepared by Billy Dawson Architects, dated 17 May 2024.	
	Patrick Estate Car Museum Economic Impact Analysis, prepared by BDO EconSearch, Job No. ES2324, Version 5, dated 15 March 2024	
	Bushfire Hazard Assessment and Management Plan, 620-635 West Road Patrick Estate, prepared by Health, Safety and Training QNS Pty Ltd, Version 3, dated 24 April 2024.	
	Civil Engineering Report, prepared by Burchills Engineering Solutions, reference BE230352-RP-CER-03, Version 3, dated May 2024.	
	Conceptual Stormwater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-CSMP-03, Version 3, dated 20 May 2024	
	Traffic Impact Assessment, prepared by Burchills Engineering Solutions, reference BE230352-RP-TIA-06, Version 6, dated 20 May 2024.	
	Onsite Wastewater Management Plan, prepared by Burchills Engineering Solutions, reference BE230352-RP-OWMP-03, Version 3, dated 20 May 2024.	
	Landscape Concept Plan Package, prepared by Bird Landscape Design, Job No 2390, Sheets LCP1 – LCP5, Version E, dated 16 May 2024.	
	Environmental Noise Impact Report, prepared by CRG Acoustics, reference 23094 report, Revision 3, dated 16 May 2024.	
	Waste Management Plan, prepared by AusWide Consulting, Revision 1.24, dated May 2024.	
	Civil Works Project, prepared by Burchills Engineering Solutions, Project No. BE230352, Drawings C000, C100, C200, C201, C300, Version B, dated 17 May 2024.	
	State Assessment and Referral Agency referral agency response, Reference 2309-36665 SRA dated 11 April 2024, or as amended.	
	<b>General</b>	
1.2	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection.	During site works, building works or operational works phases.
1.3	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.4	Provide certification that all services (e.g. drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to commencement of use for each stage.
1.5	Remove any services made redundant as a result of the development and reinstate the land.	Prior to commencement of use for Stage 1.

1.6	Repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred as part of the development.  Any damage that is deemed to create a hazard to the community must be repaired immediately.	At all times.
1.7	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in any specific development condition.	At all times.
	<b>Development</b>	
1.8	This Development Approval is for the purpose of:  <u>Stage 1</u> Tourist attraction – Motor Museum Caretaker's Accommodation  <u>Stage 2</u> Short term accommodation (10 units)	At all times.
	<b>Building design</b>	
1.9	Building height must not exceed 8.5 metres above ground level.	At all times.
1.10	Construct the development in accordance with the materials listed on the approved plans.	At the commencement of the use.
1.11	The building and structures must be constructed of robust materials that are graffiti resistant.	At all times.
1.12	Install street numbering and any building name at the road frontage of the site, to enable identification by emergency services.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use of Stage 1, whichever occurs first, and then to be maintained at all times.
	<b>Landscaping, screening and amenity</b>	
1.13	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops or kerbing barrier approved by Council.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use for Stage

		1, whichever occurs first, and then to be maintained at all times.
1.14	Locate garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners in the rear or side setbacks (including generally as shown on the approved plans) and include screening (e.g. fencing or landscaping) from view from any road frontage.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use for Stage 1, whichever occurs first, and then to be maintained at all times.
1.15	Any graffiti on buildings, structures, or fences on the subject land visible from public viewing locations must be removed within 24 hours or upon direction by Council.	At all times.
	<b>Service connections</b>	
1.16	Connect the development to the reticulated electricity and telecommunications networks to the standards of the relevant service provider.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use, whichever occurs first, and then to be maintained at all times.
1.17	Provide a 45,000 litre potable water supply for the Caretaker's accommodation and individual 45,000 litre water supplies for each of the short term accommodation units.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use, whichever occurs first, and then to be maintained at all times.
1.18	Provide a pump out effluent disposal system, generally consistent with the Civil Engineering Report, BE230352-RP-CER-03, prepared by Burchills Engineering Solutions, dated May 2024	As part of Operational Works and Plumbing application.
	<b>Building relationship to lot boundaries</b>	
1.19	No buildings are permitted to be constructed over lot boundaries.	Prior to obtaining a Certificate of

		Occupancy of any component of the development.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>General</b>	
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 Planning Scheme</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times.
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	As part of Operational works
2.5	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works.
	<b>Landscaping</b>	
2.6	The development site must be landscaped. The works must be undertaken in accordance with an operational works approval.	As part of Operational works for Landscaping Works.
2.7	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.
2.8	The developer must submit for endorsement, a Landscape Plan for all landscaping associated with the development, generally compliant with Landscape Concept Plan Package, prepared by Bird Landscape Design, reference LCP1 – LCP5, Version E, dated 16 May 2024. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or	As part of Operational works for Landscaping Works



	<p>other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> <li>• Comply with the <i>Somerset Region Planning Scheme</i>.</li> <li>• To enhance the appearance of the development internally and externally.</li> <li>• To make a positive contribution to the streetscape;</li> <li>• Screen the development from adjoining properties;</li> <li>• To screen unsightly objects from public view;</li> <li>• To contribute to an environment by providing shade to reduce glare, heat absorption and radiation;</li> <li>• To ensure common areas are useable;</li> <li>• To provide long term erosion protection;</li> <li>• To integrate with existing vegetation and other natural features of the site and adjoining lands; and</li> <li>• To provide adequate vehicle sightlines and road safety.</li> </ul> <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> <li>• The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;</li> <li>• The number and size of plants;</li> <li>• The typical planting detail including preparation, backfill, staking and mulching.</li> <li>• The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan.</li> <li>• 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.</li> <li>• 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.</li> <li>• Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> <li>○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity);</li> <li>○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines;</li> </ul> </li> <li>• A minimum of 70% of landscaped areas must be retained as a permeable surface.</li> </ul> <p>Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times.</p>	
--	---	--

2.9	Plant shade trees at a rate of one tree per six parking spaces within the proposed car parking area. The trees are to be a 100 litre stock.	Prior to the commencement of use and to be maintained at all times.
2.10	Screen loading/unloading facilities, plant areas, refuse storage and other outdoor storage facilities on the site from direct view from any adjoining road or public space.	Prior to obtaining a Certificate of Occupancy or prior to the commencement of the use for Stage 1, whichever occurs first, and then to be maintained at all times.
2.11	The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council. Any amendments approved by Council are taken to be a part of the approved Landscape Plan.	As part of Operational works for Landscaping Works.
<b>General Services</b>		
2.12	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.	Prior to the commencement of use.
2.13	Connect the development to an underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.  Where proposed development front existing overhead electricity or telecommunication service, the development may connect direct to such service to the approval and requirements of the service provider.	Prior to the commencement of use.
<b>Building Above Flood Level</b>		
2.14	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to the commencement of works.
2.15	The current Defined Flood Level (DFL) for Lot 5 on RP109850 is 51.1m elevation level and the following must be achieved: <ul style="list-style-type: none"> <li>Floor heights for non-habitable buildings (except for buildings classified under the Building Code of Australia as Class 7a or Class 10) shall be a minimum of the DFE;</li> <li>Floor heights for habitable buildings shall be a minimum of 300mm freeboard above the DFL;</li> </ul>	Prior to commencement of use.

	<ul style="list-style-type: none"> <li>All hazardous, noxious material, or chemicals are located and stored above the DFL;</li> <li>Electrical switchboards, power points, main data servers and the like are positioned above the DFL. Electrical and data installations below the DFL are designed and constructed to withstand submergence in flood water.</li> <li>Contingency plans are in place to account for the potential need to relocate property prior to a flood event to above the DFL (i.e. to transfer plant, equipment and stock).</li> </ul>	
2.16	Buildings are located to avoid significant flood flows or velocities.	At all times.
2.17	The development does not increase the flood hazard for other properties.	At all times.
2.18	<p>Vehicle Access shall have a maximum depth of 200mm in the Defined Flood Event (DFL).</p> <p>The current access is above the DFL / highest recorded flood level, however if changes are proposed, advice should be obtained from Council prior to making any change, to establish the relevant DFL / highest recorded flood level.</p> <p>It is the applicant's responsibility to provide evidence of flood heights.</p>	At all times.
	<b>Earthworks</b>	
2.19	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.
2.20	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to commencement of use.
2.21	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.22	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	<b>Roadworks</b>	
2.23	Carry out the development, generally consistent with the Traffic Impact Assessment, prepared by Burchills Engineering Solutions, reference BE230352-RP-TIA-06, dated 20 May 2024.	As part of Operational Works and once commenced.

2.24	Install all traffic signs and line markings in accordance with <i>Austrroads</i>	As part of Operational Works.
2.25	Dedicate, design and construct all roadworks as illustrated on the approved plans, in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.26	Road reserve and carriageway widths to be in accordance with the <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.27	All works on or adjacent to roadways must be adequately signed in accordance with the " <i>Austrroads Guide to Temporary Traffic Management</i> ". Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	Prior to commencement of and during construction of works.
2.28	Provide an amended verge along West Road and access to the site in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.29	Upgrade the intersection of the development entry driveway and West Road including signage, line marking and pavement and surface design in accordance with the <i>Austrroads Guide to Road Design</i> . Applicant is required to construct, as a minimum: <ul style="list-style-type: none"> <li>• BAR and BAL design to all turning movements.</li> </ul> All intersection upgrade requirements are at the applicant's expense.	As part of Operational Works.
<b>Street Lighting</b>		
2.30	Install street lighting at the intersection of the development access road and West Road in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows: <ul style="list-style-type: none"> <li>• Collector Roads – Lighting Category P4.</li> </ul> Install all street lighting on the same side as footpaths, where applicable.  Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).	As part of Operational Works.
<b>Vehicle access and manoeuvring</b>		
2.31	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with the <i>Somerset Region Planning Scheme</i> .	At all times.
2.32	All vehicles shall enter and leave the site in a forward gear	At all times.

2.33	All manoeuvring areas shall enable access to a 12.5-metre heavy rigid design vehicle in accordance with <i>Austroads</i> design manual and Australian Standard AS:2890.	As part of Operational Works.
2.34	All manoeuvring areas to be accessed via a bus shall enable access to a 14.5-metre long rigid bus in accordance with <i>Austroads</i> design manual and Australian Standard AS:2890.	As part of Operational Works.
<b>Car Parking</b>		
2.35	Provide on-site car parking as per Traffic Impact Assessment Report prepared by Burchills Engineering Solutions Ref BE230532-RP-TIA-06 dated May 2024 for 362 vehicles, including 8 total spaces for people with disability (PWD) in accordance with <i>Somerset Region Planning Scheme</i> as shown below: <ul style="list-style-type: none"> <li>• Museum Car Park 351 spaces with 5 spaces for PWD</li> <li>• Caretaker Accommodation 1 space</li> <li>• Short-term Accommodation 10 spaces</li> </ul> All car parking and circulation areas to be provided with sealed (bitumen, asphalt or concrete) surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.36	Provide a safe set down and pick up area for one emergency vehicle.	Prior to commencement of use.
2.37	All pedestrian pathways shall be appropriately marked and signposted where they cross internal driveways.	Prior to commencement of use.
2.38	Maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
<b>Refuse Storage Area</b>		
2.39	Refuse bin storage areas must be provided on the premises within a building, outbuilding or other enclosed structure so that it is screened from public view with a minimum 1.5 metre high solid fence or wall.	Prior to commencement of use.
2.40	Provide Waste Collection Areas in such locations so as to allow a servicing vehicle to enter and manoeuvre, so as to minimise the risk of injury to persons or damage to property, and leave the property in forward gear.	Prior to commencement of use.
<b>Visual and General Amenity</b>		
2.41	Any graffiti within the proposed development must be removed immediately.	At all times.

2.42	All plant and air conditioning is to be visually screened from the street.	At all times.
	<b>Stormwater</b>	
2.43	<p>Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plans, Conceptual Stormwater Management Plan, and <i>Somerset Region Planning Scheme</i>.</p> <p>The SBSMP should include the following:</p> <ul style="list-style-type: none"> <li>• Quantity and quality of stormwater to be released from the development;</li> <li>• All sources of potential contamination (including but not limited to the actual and potential release of all contaminants;</li> <li>• The potential impact of these sources;</li> <li>• Impact of the release of stormwater from the development on the quality and integrity of the receiving environment;</li> <li>• Measures to be implemented to prevent the likelihood of stormwater contamination; and</li> <li>• Maintenance schedule.</li> </ul>	As part of the lodgement of the Operational Works application.
2.44	Ensure Stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.45	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	At all times.
2.46	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times
2.47	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
2.48	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 Planning Scheme</i> .	As part of Operational Works.
2.49	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.50	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.	As part of Operational Works.

	<i>Note: Such consent may require supporting engineering plans and calculations.</i>	
2.51	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.	At all times.
2.52	<p>Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for:</p> <p>(a) uncontaminated overland stormwater flow; or</p> <p>(b) uncontaminated stormwater to the stormwater system.</p>	At all times.
	<b>Stormwater Re-use</b>	
2.53	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.
	<b>Erosion and sediment control</b>	
2.54	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	During site works, building works or operational works phases.
2.55	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.	During site works, building works or operational works phases.
2.56	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the operational works application.

2.57	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.
2.58	Where vegetation is removed, the vegetation waste shall be disposed of by: (d) Milling; (e) Chipping and/or mulching; (f) Disposal at an approved waste disposal facility.  No incineration of vegetation or waste will be permitted at the site.	At all times.
2.59	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.	Prior to carrying out any building works, and then to be maintained at all times.
2.60	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 minimize disturbance during construction work.	As part of Operational Works.
<b>SCHEDULE 3 – ENVIRONMENTAL HEALTH</b>		
<i>Assessment Manager</i>		
No	Condition	Timing
	<b>General</b>	
3.1	Hours of operation are limited as follows:  <b>Museum, Kiosk/Gift Shop and Administration/Café:</b> Monday to Sunday – 8am to 6pm  <b>Workshop:</b> Monday to Friday – 6am to 5pm  <b>Deliveries (excludes deliveries of display vehicles):</b> Monday to Sunday – 7am to 10pm  <b>Deliveries of display vehicles:</b> Monday to Sunday – 7am to 6pm  <b>Waste Collection:</b> Monday to Friday – 7am to 6pm	At all times.
3.2	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.



3.3	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.																				
3.4	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.																				
	<b>Lighting</b>																					
3.5	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.																				
	<b>Noise</b>																					
3.6	Unless otherwise required by the conditions of this approval, the approved development must be operated in accordance with the report titled <i>Proposed Tourist Attraction, Short Term Accommodation, Caretaker's Accommodation and Boundary Realignment 620 to 639 West Road, Patrick Estate, Environmental Noise Impact Report</i> dated 16 May 2024 prepared by CRG Acoustics.	At all times.																				
3.7	Noise from the activity must not exceed the levels contained in the Noise Schedule below:  <b>Noise Schedule</b> <table><tr><th>Period</th><th>Background noise level L<sub>90</sub> dBA</th><th>Noise limit (continuous ) L<sub>Aeq,15min</sub> dBA</th><th>Noise limit (time varying) L<sub>Aeq,15min</sub> dBA</th><th>Noise limit L<sub>Amax,T</sub> dBA</th></tr><tr><td>Day 7am to 6pm</td><td>30</td><td>30</td><td>35</td><td>NA</td></tr><tr><td>Evening 6pm to 10pm</td><td>26</td><td>26</td><td>31</td><td>NA</td></tr><tr><td>Night 10pm to 7am</td><td>25</td><td>25</td><td>30</td><td>50</td></tr></table> Note: * continuous noise is to include mechanical plant (air-conditioning, refrigeration, exhaust fans, compressors, generators etc.)	Period	Background noise level L <sub>90</sub> dBA	Noise limit (continuous ) L <sub>Aeq,15min</sub> dBA	Noise limit (time varying) L <sub>Aeq,15min</sub> dBA	Noise limit L <sub>Amax,T</sub> dBA	Day 7am to 6pm	30	30	35	NA	Evening 6pm to 10pm	26	26	31	NA	Night 10pm to 7am	25	25	30	50	At all times.
Period	Background noise level L <sub>90</sub> dBA	Noise limit (continuous ) L <sub>Aeq,15min</sub> dBA	Noise limit (time varying) L <sub>Aeq,15min</sub> dBA	Noise limit L <sub>Amax,T</sub> dBA																		
Day 7am to 6pm	30	30	35	NA																		
Evening 6pm to 10pm	26	26	31	NA																		
Night 10pm to 7am	25	25	30	50																		
3.8	Provide certification from a suitably qualified acoustic consultant that mechanical plant has been designed and installed in such a way that it complies with the levels contained in the Noise Schedule.	Prior to commencement of use.																				
3.9	Roller doors of the workshop are to be kept closed prior to 7am.	At all times.																				

3.10	All mechanical repairs and noisy equipment/activities are to be limited to inside the workshop.	At all times.
3.11	When noisy equipment/activities are occurring or scheduled (i.e. hammering metal, guiding metal, running or tuning vehicle engines) either the workshop roller doors are to be closed, or the noisy equipment/activities are to be acoustically screened (i.e. internal moveable acoustical screens) from the open workshop roller doors.	At all times.
3.12	The workshop may only undertake work on museum display vehicles.	At all times.
3.13	Driveway and car parking areas are to be finished with surface coatings which prevent tyre squeal (an uncoated polished concrete or bitumen surface is acceptable).	At all times.
3.14	Drainage grating over trafficable areas must be well secured to prevent rattling.	At all times.
3.15	Acoustic treatments must be incorporated into the onsite accommodation facilities (i.e. short stay and caretaker's dwelling) in accordance with the $R_w$ ratings detailed on Page 21 of the report titled <i>Proposed Tourist Attraction, Short Term Accommodation, Caretaker's Accommodation and Boundary Realignment 620 to 639 West Road, Patrick Estate, Environmental Noise Impact Report</i> dated 16 May 2024 prepared by CRG Acoustics.	At all times.
3.16	Walls, floors and ceilings within the onsite accommodation facilities (i.e. short stay and caretaker's dwelling) must also be acoustically rated to a minimum of 5dB above the window $R_w$ rating.	At all times.
	<b>Water</b>	
3.17	Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for: (e) uncontaminated overland stormwater flow; (f) uncontaminated stormwater to the stormwater system; (g) contaminants lawfully released to sewer; or (h) a release in accordance with a condition of this Development Approval.	At all times.
3.18	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times.
3.19	Waste oils, lubricants and other hazardous liquids shall be stored in a secured, bunded and covered area prior to disposal at an approved waste disposal facility.	At all times.

3.20	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times.
3.21	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times.
<b>Waste</b>		
3.22	Carry out the waste management on site generally consistent with the Waste Management Plan, prepared by AusWide Consulting, Revision 1.24, dated May 2024.	At all times.
3.23	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.
3.24	All general waste produced as part of the operation of the development must be disposed of through either: (c) The number of standard waste services as determined by Council; or (d) A private agreement with a licensed waste disposal contractor through an exemption granted by Council.	At all times.
3.25	All reasonable and practicable measures must be taken to ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of; (e) Waste, except in waste containers; (f) Recycled matter, except in containers (g) Grease; or (h) Other visible matter.	At all times.
3.26	No waste is to be burned or buried on the subject site.	At all times.
<b>SCHEDULE 4 – REFERRAL AGENCIES</b>		
<i>State Assessment and Referral Agency</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the following referral agency responses have been received and are attached to the Decision Notice.		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
4.1	Comply with the requirements of the State Assessment and Referral Agency referral agency response 2309-36665 SRA dated 18 April 2024, or as amended.	As indicated in the response.
4.2	Provide certification to Council from a suitably qualified person or the relevant agency demonstrating that the requirements of the referral agency response have been met.	Prior to the commencement of the use.
<b>SCHEDULE 5 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		

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

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

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 *Planning Act 2016*.

The applicant has the right of appeal to the Planning and Environment Court regarding the conditions of this approval.

A reference within a development condition to a "Certificate of Occupancy" includes an "Interim Certificate of Occupancy". Where a Certificate of Occupancy is not required, the reference is taken to be a "Final Inspection Certificate" or any other similar document finalising the works.

Where the timing in a development condition requires compliance "prior to the commencement of the use" and a Plan of Subdivision is lodged for approval, the timing in the condition is taken to require compliance "prior to the commencement of the use or approval of the Plan of Subdivision, whichever occurs first".

Parts of the Somerset Region are within Fire Ant Biosecurity Zones.

If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (*Biosecurity Regulation 2016*).

If you are unable to do so, you must apply for a biosecurity instrument permit.

Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.

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 Biosecurity Zones as well as general information can be viewed on the DAF website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)

The *Aboriginal Cultural Heritage Act 2003* 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 provisions apply for failing to fulfil the Cultural Heritage Duty of Care.

Persons 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 Cultural Heritage

Duty of Care Duty Guidelines gazetted with the Act.

Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.

Information about the cultural heritage duty of care is available at [qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care](http://qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care)

An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.

Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

This Development Approval for material change of use does not include an approval for the change of classification or for the commencement of building works under the *Building Act 1975*.

A separate building development approval may be required for change of classification or commencement of building works under the *Building Act 1975*.

Advice should be sought from a Building Certifier (either through a private certification company or through Council's building section) about further development approvals for building works.

This Development Approval does not authorise the installation of advertising devices. Advertising devices (other than billboards or where particular overlays apply) are governed by Council's *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011*.

Advertising devices, other than 'permitted advertisements' (as that term is defined in the subordinate local law), require Local Law Approval prior to installation.

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Development Application No. 24929 – for a Development Permit for a Material Change for an Emergency services (Extension to SES building) at 17 Lindemans Road, Lowood and described as Lot 4 RP209615.</b>
<b>File No:</b>	<b>DA24929      Action Officer: SP-MW</b>
<b>Assessment No:</b>	<b>00002-50000-000</b>

## 1.0 APPLICATION SUMMARY

### Property details

Location:	17 Lindemans Road, Lowood
Real property description:	Lot 4 RP209615
Site area:	2.07ha
Current land use:	SES and Lowood Works Depot
Easements/encumbrances:	Nil identified

### South East Queensland Regional Plan

Land use category:	Urban footprint
--------------------	-----------------

### Planning scheme details

Planning scheme	Somerset Region Planning Scheme (Version 4.2)
Zone:	Community facilities zone
Precinct:	Not applicable
Overlays:	OM7 Flood hazard overlay OM8 High impact activities management area overlay

### Application details

Proposal:	Emergency services (Extension to SES building)
Category of assessment:	Code assessment
Applicant details:	Somerset Regional Council c/- ONF Surveyors PO Box 896 KINGAROY QLD 4610
Owner details:	Somerset Regional Council
Date application received:	10 May 2024
Date application properly made:	10 May 2024

Referrals	None required
-----------	---------------

Public notification	Not required
---------------------	--------------

### RECOMMENDED DECISION

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



**Locality Plan of Lot 4 RP209615  
Situated at 17 Lindemans Road, Lowood**

**2.0 PROPOSAL**

This development application seeks approval for an Emergency services (Extension to SES building), on land at 17 Lindemans Road, Lowood, formally described as Lot 4 RP209615.

The development proposes a 151.2m<sup>2</sup> extension at the eastern end of the existing building. A 122.64m<sup>2</sup> roof is also proposed over the existing slab at the rear of the building.

The extension provides additional office and training area and one additional vehicle bay. A second formalised access would be required to access the new car parking bay inside the building.

**3.0 SITE DETAILS**

**3.1 Description of the land**

The site is an L shaped allotment with frontage to Lindemans Road at the southern boundary. The site currently contains an existing SES facility at the front of the site. The site is currently improved with the SES facility at the front of the site and Council's Works Depot at the rear.

The lot to the east is within the Industry zone and contains the Holcim concrete batching plant. The other surrounding lots on the north side of Lindemans Road are within the Emerging community zone. The residential sized lots to the west contain existing houses.

The lots on the south side of Lindemans Road are within the Emerging community zone and Community facilities zone. The lot on the corner of Lindemans Road and Main Street contains

a vehicle mechanic business and a house, while the lot to the east of that contains netball courts and a small football pitch. The lot slopes generally to the southeast, toward Lindemans Road.

Access to the site is via an existing crossover from Lindemans Road, which is a Trunk Collector in Council's road hierarchy. The balance of the Lindemans Road frontage has a swale drain within the road reserve. Informal parking has been provided across the site frontage with access through the swale. As the development proposes an additional access to Lindemans Road, the crossover will require a Road Access Application from Council's Operations Department.

### 3.2 Site approval history

Reference:	Decision date:	Description:
DA9667	6 October 2010	Building approval – Emergency services headquarters
DA9668	30 June 2011	Plumbing and drainage associated with new Emergency Services Headquarters

### 3.3 Connection to electricity and telecommunications

The land is within the Community facilities zone and the existing development is connected to the reticulated electricity and telecommunications networks in line with the planning scheme requirements.

### 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

The State Planning Policy 2017 (SPP) came into effect on 3 July 2017 and is not identified as being reflected in the Somerset Region Planning Scheme. The application requires an assessment against the assessment benchmarks contained within Part E, and Council must have regard to each of the State Interests within the SPP, to the extent relevant to the application.

The application has been assessed against the assessment benchmarks and relevant state interests and the proposal is considered to comply (to the extent relevant).

#### 5.2 South East Queensland Regional Plan

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*

Schedule 10 of the *Planning Regulation 2017* establishes assessment triggers, requirements, and assessment benchmarks. No Council assessment of the development against an assessment benchmark from the Regulation was required. Where a referral agency undertakes an assessment against a matter as required by the Regulation, this is discussed in section 6.0 of this report.

The proposal:

- (b) does not impact on any regulated vegetation;



- (c) does not impact on any koala habitat areas;
- (d) is not located within a koala priority area;
- (e) is located within a koala priority area, however Schedule 11 does not apply to the development;
- (f) is not located in proximity to a Queensland heritage place or local heritage place;
- (g) is not on land designated for infrastructure;
- (h) 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 4.2)**

##### **5.6.1 Relevant assessment benchmarks from the planning scheme**

The following are the relevant sections of the planning scheme for the assessment of this application:

- (a) 6.2.2 Community facilities zone code;
- (b) 8.2.5 Community activities code;
- (c) 8.3.5 Services works and infrastructure code; and
- (d) 8.3.6 Transport access and parking code.

The above relevant sections may be supported by additional information contained within the balance of the planning scheme.

Part of the site is mapped within the OM007 Flood hazard overlay. As the overlay does not extend across the SES section of the site, the overlay code does not apply. The site is also mapped within the OM008 High impact activities management area overlay. As the use is not a high impact activity, as defined in the planning scheme, the overlay code does not apply.

##### **5.6.2 Strategic framework assessment**

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

##### **5.6.3 Code compliance summary**

The assessment below identifies how the development proposal achieves the relevant assessment benchmarks from the planning scheme (other than the strategic framework) and the proposal seeks an alternative outcome:

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

<b>Relevant code</b>	<b>Compliance with overall outcomes</b>	<b>Performance outcomes</b>
Community facilities zone code	Yes	No alternative outcomes proposed
Community activities code	Yes	PO8, PO10

Services, works and infrastructure code	Yes	No alternative outcomes proposed
Transport, access and parking code	Yes	PO7
<b>Relevant overlay code</b>	<b>Compliance with overall outcomes</b>	<b>Performance outcomes</b>
Not applicable	-	-

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

#### 5.6.4 Performance outcome assessment

##### Community activities code

Performance outcome	Acceptable outcome
<b>Public health and safety</b>	
<b>PO8</b> Employees and other users are not exposed to harmful levels of air pollutants, other potential health hazards, or contaminants.	<b>AO8.1</b> The <i>community activity</i> is a <i>sensitive land use</i> and is setback and minimum of: (a) 500 metres from the High impact industry zone; and (b) 100 metres from the Industry zone.
<b>Alternative outcome assessment</b> The SES building is within 100m of the adjoining property to the east which is within the Industry zone.  The facility is only operational for training, three hours per week, irregular visits from other SES groups and during emergency events.  It is recommended that the alternative outcome be accepted in this instance.	
<b>Hours of operation</b>	
<b>PO10</b> The hours of operation do not create <i>environmental nuisance</i> or detrimentally impact on the amenity of the locality.	<b>AO10</b> The hours of operation occur only between 7am and 6pm Monday to Friday where adjacent to a <i>sensitive land use</i> or where adjoining land in the: (a) General residential zone; (b) General residential zone - park residential precinct; (c) Rural residential zone; and (d) Emerging community zone.
<b>Alternative outcome assessment</b> The property adjoins land in the Emerging community zone, however the adjoining property is vacant, and the proposed extension is occurring on the side of the property away from the Emerging community zoned land.  The current SES weekly training times are Wednesday nights from 6.30pm to 9.30pm.	

Performance outcome	Acceptable outcome
Emergencies involving the SES may occur outside the listed hours and therefore it is not possible to provide defined hours of operation to the use.	
It is recommended that the alternative outcome be accepted in this instance.	

### Transport, access and parking code

Performance outcome	Acceptable outcome
<b>Car parking locations and treatments</b>	
<b>PO7</b> Car parking location minimises impacts on the streetscape and contributes to the intended character of the zone and locality.	<b>AO7.1</b> Car parking is located behind or within a building.
<b>Alternative outcome assessment</b> Existing informal parking is provided in front of the building. This is proposed to be retained as a part of the extension.  Additional parking is available within the parking provided for the Lowood Works Depot, immediately to the east of the SES building and typically unused during training periods.  It is recommended that the alternative outcome be accepted in this instance.	

### 5.6.5 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 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 Emergency services, which is identified as being an Essential Services under *Somerset Regional Council Charges Resolution (No. 1) 2023*. The land is within Charge Area B for determining the relevant adopted charges.

The draft infrastructure charges notice is attached and identifies how the levied charge for the relevant local government networks have been worked out as required by the *Planning Act 2016*.

### 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 existing building is connected to water and sewer. The extension to the building will be connected into the existing services.

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 Stormwater network**

Stormwater as a result of the development is not anticipated to result in an adverse impact on Council's trunk stormwater network infrastructure, and no additional trunk infrastructure has been identified as being necessary to deliver the development.

Standard development conditions are recommended to ensure no actionable nuisances occur and discharge to a lawful point of discharge is achieved, as required by the Queensland Urban Drainage Manual (QUDM).

An adopted charge for the stormwater network applies.

**5.7.3.3 Public parks and community land network**

The proposal is not considered to result in an unreasonable impact on Council's trunk public park and community land network infrastructure, and no trunk infrastructure has been identified as being required to support the development.

There is no adopted charge for the public parks and community land network applicable to the proposal.

**5.7.3.4 Transport network**

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 a material change of use for an Emergency services (extension to SES building). The proposal has demonstrated compliance with the relevant assessment benchmarks as outlined in this assessment.

Having undertaken the assessment, and considered the relevant matters identified within the report, the officer's recommendation is to approve the application.

**10.0 ATTACHMENT**

1. Proposal plans
2. Draft infrastructure charges notice

**RECOMMENDATION**

THAT Council:

1. approve Development Application No. 24929 for an Emergency services (Extension to SES building) on land situated at 19 Lindemans Road, Lowood, formally described as Lot 4 RP209615, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<b>Assessment Manager</b>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times.
	Site Plan, drawn by Graham Richardson Associates, Drawing Number 2401/DA1, Sheet 1 of 6, dated 18 April 2024.	
	Part Site Plan Details, drawn by Graham Richardson Associates, Drawing Number 2401/DA2, Sheet 2 of 6, dated 18 April 2024.	
	Floor Plan, drawn by Graham Richardson Associates, Drawing Number 2401/DA3, Sheet 3 of 6, dated 18 April 2024.	
	Elevations Sheet 1/2, drawn by Graham Richardson Associates, Drawing Number 2401/DA5, Sheet 5 of 6, dated 18 April 2024.	
	Elevations Sheet 2/2, drawn by Graham Richardson Associates, Drawing Number 2401/DA6, Sheet 6 of 6, dated 18 April 2024.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises.	At all times during the construction phase.
1.4	All buildings, structures, fittings, fixtures and grounds forming part of this development must be maintained: <ul style="list-style-type: none"> <li>• In a serviceable condition;</li> <li>• In a state of good repair and efficient action;</li> <li>• In a clean, sanitary condition;</li> <li>• Free of accumulated disused materials; and</li> <li>• Free of vermin and pest infestations.</li> </ul>	At all times.
	<b>Building design</b>	
1.6	All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontage/s, other public space, or adjoining properties.	As part of building application and maintained at all times.

1.7	No part of the site may be used for outdoor storage of materials unless specified on the Approved Plans or the conditions of this development approval.	At all times.
1.8	Building materials and hard surfaces used in landscape or streetscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.	As part of building application and maintained at all times.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
<b>GENERAL</b>		
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.
<b>VEHICLE ACCESS</b>		
2.3	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with <i>Somerset Region Planning Scheme</i> . Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.4	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.
<b>CAR PARKING</b>		
2.5	Utilise the existing car parking areas as shown on Drawing 2401.DA2.  The existing sealed car park to the east of the site that provides parking for the Works Depot can also be used for parking for this use.	At all times.
2.6	All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.	At all times.
<b>REFUSE STORAGE AREA</b>		
2.7	Refuse bin storage areas must be provided on the premises within a building, outbuilding or other enclosed structure so that it is screened from public view with a minimum 1.5 metre high solid fence or wall.	Prior to commencement of use.
<b>STORMWATER</b>		

2.8	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times.
2.9	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	At all times.
2.10	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
2.11	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
<b>EROSION AND SEDIMENT CONTROL</b>		
2.12	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.13	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.
2.14	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ol style="list-style-type: none"> <li>Milling;</li> <li>Chipping and/or mulching</li> <li>Disposal at an approved waste disposal facility.</li> </ol> <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.
2.15	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.

<b>SCHEDULE 3 – ENVIRONMENTAL HEALTH</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>NUISANCE</b>	
3.1	No particulate matter or airborne contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm or environmental nuisance at a sensitive place, is to be released beyond the boundaries of the premises.	At all times.
3.2	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.
3.3	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times.
	<b>NOISE</b>	
3.4	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times.
3.5	Plant, equipment and tools must be attenuated, partitioned, muffled and/or enclosed in a manner to achieve acceptable noise levels in accordance with this approval.	At all times.
3.6	Ensure all site road surfaces are regularly maintained and have smooth surfaces free of potholes, loose or poorly fitted grates or manhole covers to minimise noise emissions.	At all times.
3.7	Regularly maintain all on site plant and equipment to minimise noise emissions.	At all times.
	<b>WATER</b>	
3.8	Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for: <ul style="list-style-type: none"> <li>a) Uncontaminated overland stormwater flow;</li> <li>b) Uncontaminated stormwater to the stormwater system;</li> <li>c) Contaminants lawfully released to sewer; or</li> <li>d) A release in accordance with a condition of this development approval.</li> </ul>	At all times.
3.9	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times.
3.10	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times.



	<b>WASTE</b>	
3.11	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.
3.12	All general waste produced as part of the operation of the development must be disposed of through either: a) The number of standard waste services as determined by Council; or b) A private agreement with a licensed waste disposal contractor through an exemption granted by Council.	At all times.
3.13	All reasonable and practicable measures must be taken to ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of; a) waste, except in waste containers; b) recycled matter, except in containers; c) grease, or d) other visible matter.	At all times.
3.14	No waste is to be burned or buried on the subject site.	At all times.
<b>SCHEDULE 4 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <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 six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <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.		
All works shall be carried out in accordance with the <i>Workplace, Health &amp; Safety Act (as amended)</i> and the <i>Workplace Health and Safety Regulation (as amended)</i> .		
Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work shall at all times comply with the requirements of the <i>Environmental Protection Act 1994</i> .		

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

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

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

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

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

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 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."

#### **Attachments for the Decision Notice include:**

- Site Plan, drawn by Graham Richardson Associates, Drawing Number 2401/DA1, Sheet 1 of 6, dated 18 April 2024.

- Part Site Plan Details, drawn by Graham Richardson Associates, Drawing Number 2401/DA2, Sheet 2 of 6, dated 18 April 2024.
- Floor Plan, drawn by Graham Richardson Associates, Drawing Number 2401/DA3, Sheet 3 of 6, dated 18 April 2024.
- Elevations Sheet 1/2, drawn by Graham Richardson Associates, Drawing Number 2401/DA5, Sheet 5 of 6, dated 18 April 2024.
- Elevations Sheet 2/2, drawn by Graham Richardson Associates, Drawing Number 2401/DA6, Sheet 6 of 6, dated 18 April 2024.

**Resolution**

Moved – Cr Hurley

Seconded – Cr Bishop

“THAT Council:

1. approve Development Application No. 24929 for an Emergency services (Extension to SES building) on land situated at 19 Lindemans Road, Lowood, formally described as Lot 4 RP209615, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

**SCHEDULE 1 – GENERAL CONDITIONS****Assessment Manager**

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times.
	Site Plan, drawn by Graham Richardson Associates, Drawing Number 2401/DA1, Sheet 1 of 6, dated 18 April 2024.	
	Part Site Plan Details, drawn by Graham Richardson Associates, Drawing Number 2401/DA2, Sheet 2 of 6, dated 18 April 2024.	
	Floor Plan, drawn by Graham Richardson Associates, Drawing Number 2401/DA3, Sheet 3 of 6, dated 18 April 2024.	
	Elevations Sheet 1/2, drawn by Graham Richardson Associates, Drawing Number 2401/DA5, Sheet 5 of 6, dated 18 April 2024.	
	Elevations Sheet 2/2, drawn by Graham Richardson Associates, Drawing Number 2401/DA6, Sheet 6 of 6, dated 18 April 2024.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises.	At all times during the construction phase.

1.4	All buildings, structures, fittings, fixtures and grounds forming part of this development must be maintained: <ul style="list-style-type: none"> <li>• In a serviceable condition;</li> <li>• In a state of good repair and efficient action;</li> <li>• In a clean, sanitary condition;</li> <li>• Free of accumulated disused materials; and</li> <li>• Free of vermin and pest infestations.</li> </ul>	At all times.
	<b>Building design</b>	
1.6	All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontage/s, other public space, or adjoining properties.	As part of building application and maintained at all times.
1.7	No part of the site may be used for outdoor storage of materials unless specified on the Approved Plans or the conditions of this development approval.	At all times.
1.8	Building materials and hard surfaces used in landscape or streetscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.	As part of building application and maintained at all times.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>GENERAL</b>	
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.
	<b>VEHICLE ACCESS</b>	
2.3	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with <i>Somerset Region Planning Scheme</i> . Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.4	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.
	<b>CAR PARKING</b>	
2.5	Utilise the existing car parking areas as shown on Drawing 2401.DA2.	At all times.

	The existing sealed car park to the east of the site that provides parking for the Works Depot can also be used for parking for this use.	
2.6	All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.	At all times.
	<b>REFUSE STORAGE AREA</b>	
2.7	Refuse bin storage areas must be provided on the premises within a building, outbuilding or other enclosed structure so that it is screened from public view with a minimum 1.5 metre high solid fence or wall.	Prior to commencement of use.
	<b>STORMWATER</b>	
2.8	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times.
2.9	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	At all times.
2.10	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
2.11	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.12	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.13	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.

2.14	Where vegetation is removed, the vegetation waste shall be disposed of by: iv) Milling; v) Chipping and/or mulching vi) Disposal at an approved waste disposal facility.  No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times.
2.15	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.
<b>SCHEDULE 3 – ENVIRONMENTAL HEALTH</b> <i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>NUISANCE</b>	
3.1	No particulate matter or airborne contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm or environmental nuisance at a sensitive place, is to be released beyond the boundaries of the premises.	At all times.
3.2	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.
3.3	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times.
	<b>NOISE</b>	
3.4	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times.
3.5	Plant, equipment and tools must be attenuated, partitioned, muffled and/or enclosed in a manner to achieve acceptable noise levels in accordance with this approval.	At all times.
3.6	Ensure all site road surfaces are regularly maintained and have smooth surfaces free of potholes, loose or poorly fitted grates or manhole covers to minimise noise emissions.	At all times.
3.7	Regularly maintain all on site plant and equipment to minimise noise emissions.	At all times.
	<b>WATER</b>	

3.8	Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for: e) Uncontaminated overland stormwater flow; f) Uncontaminated stormwater to the stormwater system; g) Contaminants lawfully released to sewer; or h) A release in accordance with a condition of this development approval.	At all times.
3.9	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times.
3.10	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times.
<b>WASTE</b>		
3.11	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.
3.12	All general waste produced as part of the operation of the development must be disposed of through either: c) The number of standard waste services as determined by Council; or d) A private agreement with a licensed waste disposal contractor through an exemption granted by Council.	At all times.
3.13	All reasonable and practicable measures must be taken to ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of: e) waste, except in waste containers; f) recycled matter, except in containers; g) grease, or h) other visible matter.	At all times.
3.14	No waste is to be burned or buried on the subject site.	At all times.
<b>SCHEDULE 4 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <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 six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant’s appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		

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

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

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)*.

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

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

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

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

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

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

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 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."

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Delegations Register Amendments – Council to Chief Executive Officer – workers compensation insurance</b>
<b>File Ref:</b>	<b>Risk management – workers compensation insurance</b>
<b>Action Officer:</b>	<b>DFIN</b>

#### **Background/Summary**

A broader range of delegations is sought for the Chief Executive Officer to allow Council to arrange workers compensation insurance with an insurer other than Local Government Workcare (LGW), if it is found to be commercially advantageous.

In reviewing the delegations register, consideration has been given to the template maintained by the Local Government Association of Queensland (LGAQ) and the existing level of delegations to the Chief Executive Officer.

Historically, the new delegations requested were held by the Chief Executive Officer, but were removed when Council changed insurers on a previous occasion. Reintroducing a broader scope of delegations will give the Chief Executive Officer increased capacity to negotiate on Council's behalf.

#### **Attachments**

Appendix 1 - New Delegations

#### **Recommendation**

THAT Council approve the new delegations to the Chief Executive Officer as they appear in Appendix A

#### **Resolution**

Moved – Cr Hurley

Seconded – Cr Brieschke

"THAT Council approve the new delegations to the Chief Executive Officer as they appear in Appendix A"

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Finance report</b>
<b>File Ref:</b>	<b>Monthly reporting/ finance</b>

**Action Officer: DFIN**

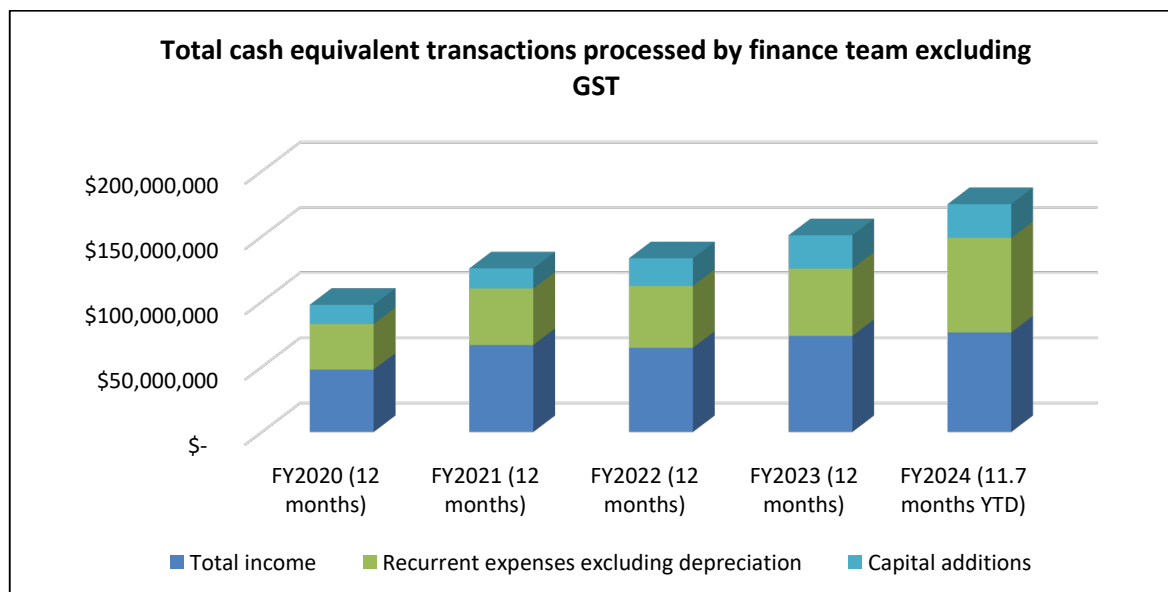
### Background/Summary

#### Financial reports

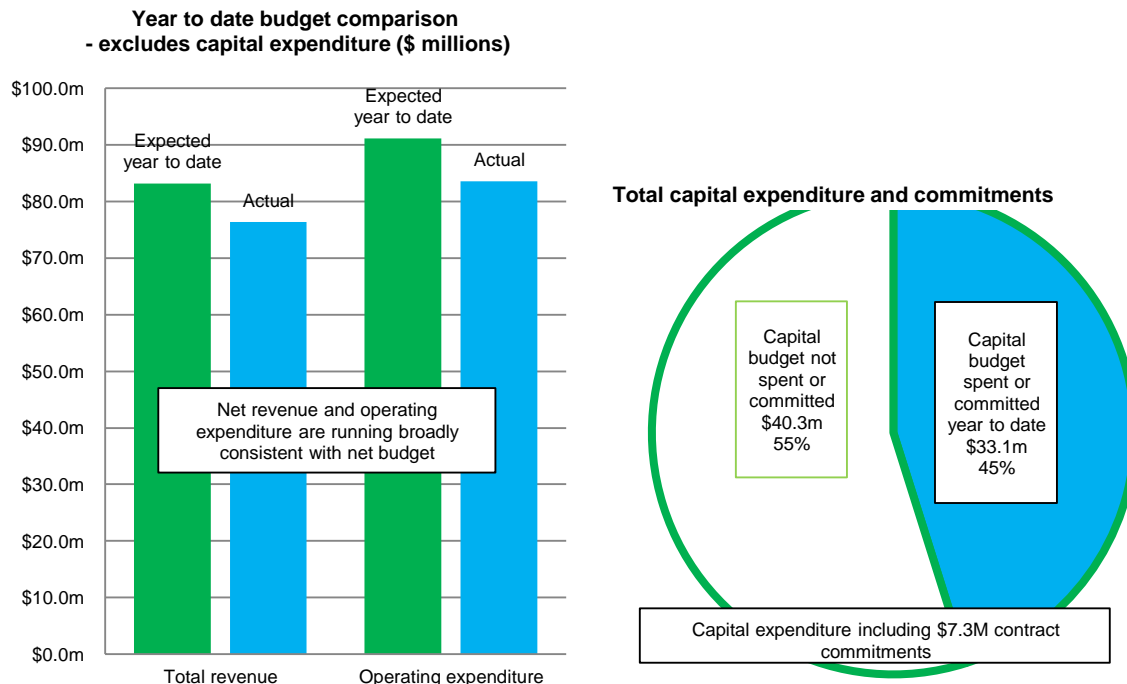
Reports for the period 1 July 2023 to 24 June 2024 are attached detailing the progress that has been made in relation to Council's FY2024 budget consistent with Local Government Regulation 2012 s204. The budget used is the revised budget adopted 24 January 2024 rather than the original budget. The revised budget includes significant new capital expenditure such as the \$10M Muckerts/ McCulkins Lane upgrade project.

The main budget variances result from lower than expected contract works being offered by the Department of Transport and Main Roads (affecting both revenue and expenditure), the prepayment of 96% of this year's Financial Assistance Grant during last financial year and the reallocation of road maintenance expenditure at certain locations to natural disaster restoration costs following confirmation of their eligibility for funding under Commonwealth State Disaster Restoration Funding Arrangements. While several budgeted capital projects have not been completed during FY2024 impacting capital grants, large projects at Esk Crows Nest Road, Lowood Minden Road and Lowood Pool were completed and these were majority-funded by Council. Council cash balances have been significantly reduced by non-reimbursed flood restoration expenditure and these large, budgeted capital projects during FY2024.

The finance team has processed cash equivalent transactions (excluding GST) to date versus previous years as below. Total FY2023 transactions were 55% greater than FY2020 transactions. This represents a 16%+ year-on-year increase in overall activity. Total transactions after almost 12 months of FY2024 significantly exceed those of FY2023.



Provisional results for the financial year to date with 98% of the financial year completed are summarised as follows:



## Grants

- On 27 June 2024, the Queensland Reconstruction Authority (QRA) confirmed that one of two applications Council lodged under the Queensland Resilience and Risk Reduction Fund (QRRRF) in November 2023 had been successful as follows:

	Project value	QRRRF funding confirmed
Moore 1A flood/overland flow risk mitigation project - Bishop Street/ Church Streets, Moore	\$303,280	\$151,640

- Council is awaiting the outcome of a funding application lodged under the Australian Government's Disaster Ready Fund (DRF) for the following project in March 2024. The State Minister for Fire and Disaster Recovery, the Hon Nikki Boyd MP confirmed on 20 June 2024 that the State Government had endorsed Council's application to the Commonwealth:

	Project value	DRF funding sought
Heatwave mitigation/ mature tree planting in low SEIFA greater western Brisbane	\$4,170,000	\$2,085,000

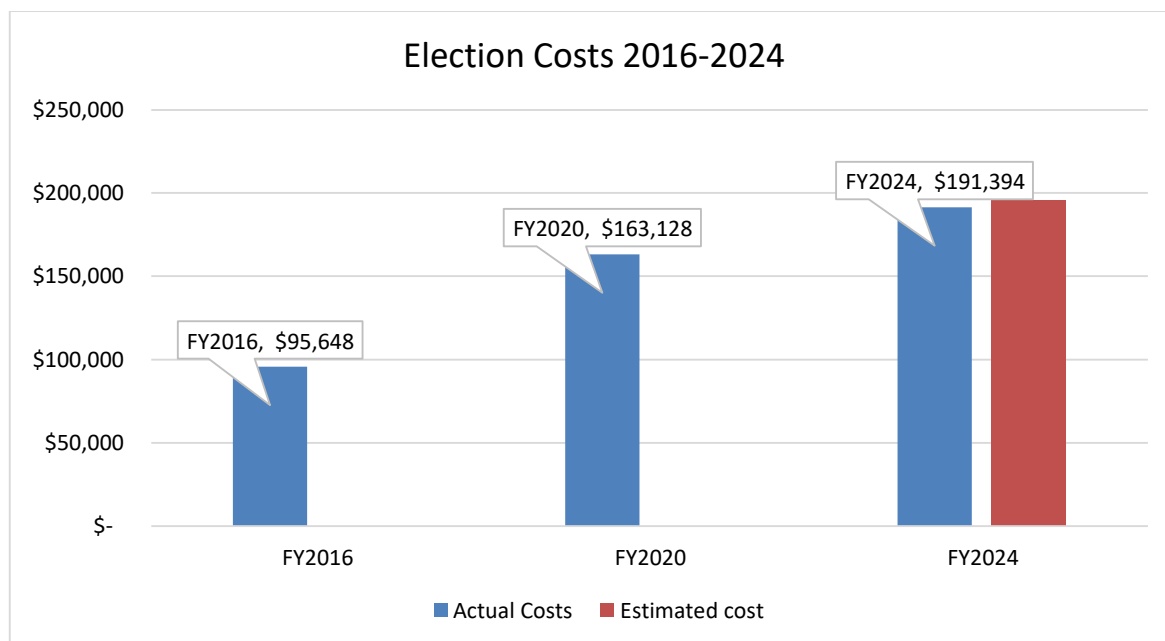
- Council is in the process of applying for funding for Kilcoy Indoor Sports Centre Upgrade under the State Government's competitive SEQ Community Stimulus Program and Toogoolawah Gateway Centre and Mt Glen Rock hiking trails under the Commonwealth Government's competitive Thriving Suburbs Program and Toogoolawah Pool Upgrade.
- Council is awaiting the outcome of a funding application lodged under the Australian Government Community Energy Upgrades Fund Round 1 (CEUF) in April 2024:

	Project value	CEUF funding sought

LED streetlighting conversion model for regional Queensland	\$1,555,792	\$777,896
---	-------------	-----------

### Election costs

On 12 June 2024, the Electoral Commission of Queensland (ECQ) confirmed the final costs of the 2024 local government elections. The below graph shows the increasing costs from the three most recent elections. The 2024 costs include the cost of renting office premises on behalf of the ECQ at their request as well as direct payments to ECQ.



### Investments

Council relies on interest revenue to keep rates at the lowest possible level. The Reserve Bank of Australia rapidly increased its target interest rate from 0.10% on 3 May 2022 to 4.35% on 6 December 2023.

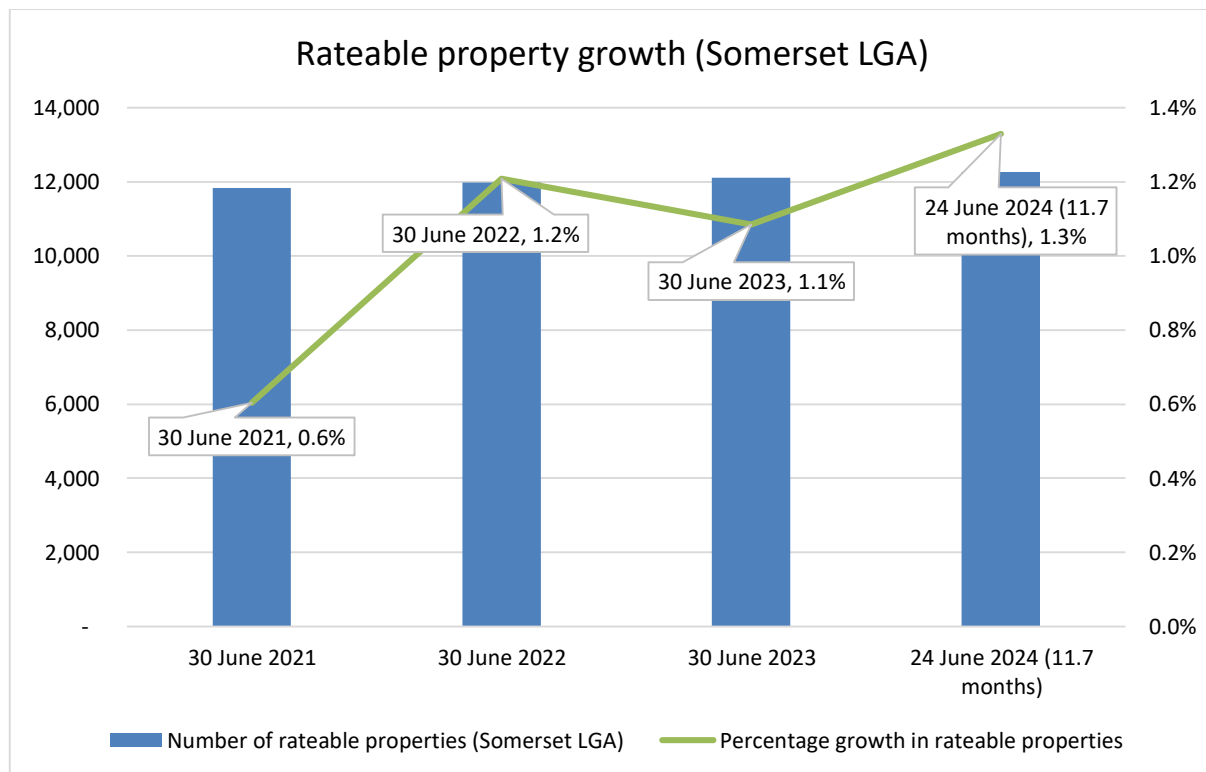
An investment summary is attached detailing interest earnings from Queensland Treasury Corporation (QTC) cash fund and other sources. Council's key long-term investment strategy has been to maintain interest-bearing credit facilities totalling \$53.8 million to Urban Utilities (UU) which helps fund vital 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 3.27%. Interest rates on the UU facilities are reviewed annually by QTC based on a rate resetting formula. QTC have advised that the combined weighted average rate will reset to 3.65% from 1 July 2024.

Interest revenue for FY2024 is budgeted at \$317 on average for every rateable property in Somerset. After almost 12 months, actual interest revenue is \$364 per rateable property.

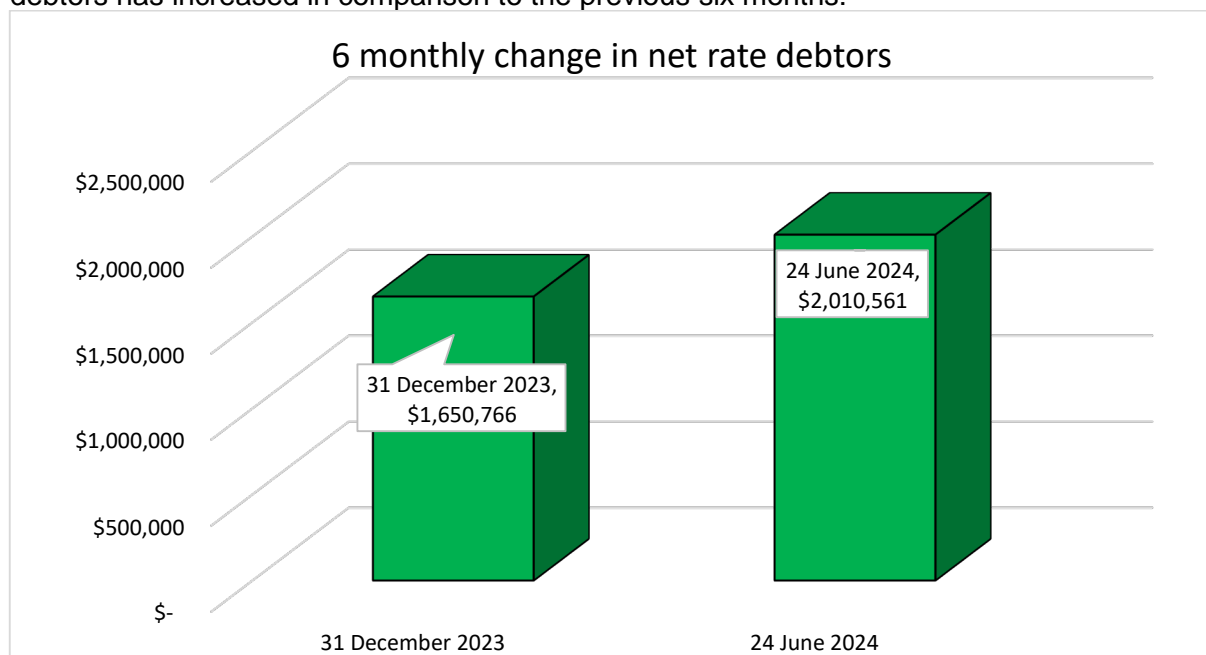
### Growth

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



### Rates

Council issues rate notices each six months. The following chart shows that the total rate debtors has increased in comparison to the previous six months:



Council issued 27 notices of intention to sell land for overdue rates or charges on 10 and 16 May 2024. Council officers are working with owners and their mortgagees to collect overdue amounts while avoiding sales where possible.

### Road maintenance and flood repairs

Council's 30 most costly road segments including both ordinary maintenance and 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 (\$)
Scrub Creek (flood repairs) 01671Ch1670-Ch1850	1,810	
Braeburn Rd (flood repairs) 01374Ch170-Ch190	309	
Gregors Ck Rd (flood repairs) 01502Ch2120-Ch2170	292	
Gregors Ck Rd (flood repairs) 03229Ch2350-Ch2500	171	
Mt Stanley Rd (bitumen) Mtc23476m	135	
Tooloorum Rd (flood repairs) 07752Ch3000-Ch6620	131	36
Glamorgan Vale Rd (flood repairs) 06311Ch7438-Ch7470	128	
Esk Crows Nest Rd (flood repairs) 08911Ch4420-Ch4440	127	
Mount Byron Rd (flood repairs) 07927Ch10960-Ch12850	119	63
Kangaroo Ck Rd (flood repairs) 03180Ch3220-Ch6820	112	31
Mt Beppo Rd (flood repairs) 07673Ch10410-Ch10485	111	
Western Branch Rd (flood repairs) 04868Ch21990-Ch21990	106	
Diaper Rd (flood repairs) 08661Ch0-Ch2200	101	46
Western Branch Rd (flood repairs) 08642Ch22640-Ch25070	96	40
Rasmussen Rd (flood repairs) 02110Ch2700-Ch2715	95	
Diaper Rd (flood repairs) 08662Ch2200-Ch4250	95	46
Hine Rd (flood repairs) 01802Ch554-Ch595	94	
Monsildale Rd (flood repairs) 08545Ch1530-Ch3750	91	41
Mt Beppo Rd (flood repairs) 07696Ch4315-Ch4395	90	
Spring Creek Rd (gravel) Mtc7156m	88	
Langtons Lane (flood repairs) 08435Ch3210-Ch5040	88	48
Reinbotts RdCulvCh0.4	86	
Old Mount Beppo Rd (flood repairs) 04591Ch3245-Ch3246	85	
Stirlings Rd (flood repairs) 07785Ch550-Ch3000	82	33
Western Branch (flood repairs) 08639Ch19880-Ch21920	81	40
Monsildale (flood repairs) 08720Ch3720-Ch6680	79	27
Hine Rd Ch0.57 Hine Rd Br No2	78	
Highwood Lane (flood repairs) 07967Ch4490-Ch6690	78	35
Emu Ck Rd (flood repairs) 04223Ch3754-Ch3755	78	
Gunyah St (bitumen) Mtc 390m	78	
Subtotal (\$000's)	5,114	

### Special road maintenance/ renewal

In addition to ordinary bitumen road maintenance and flood repairs, expenditure on resealing of bitumen roads is budgeted for FY2024 at \$2.3M. 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 2023 to 24 June 2024 and the report on payments processed from 24 May 2024 to 20 June 2024 totalling \$11,017,546.20 and that the contents be noted.

**Resolution**

Moved – Cr Jess

Seconded – Cr Brieschke

“THAT Council receive the financial reports for 1 July 2023 to 24 June 2024 and the report on payments processed from 24 May 2024 to 20 June 2024 totalling \$11,017,546.20 and that the contents be noted.”

Carried

Vote - Unanimous

<b>Subject:</b>	<b>Renewal of Radio Facilities Licence Agreement with HQ Plantations Pty – Lot 207 on Plan FTY1885 Jimna Communications Tower</b>
<b>File Ref:</b>	<b>Council Properties / Acquisition and Disposal / Leasing</b>
<b>Action Officer:</b>	<b>CAO</b>

**Background/Summary**

Council has previously held a site usage Agreement with HQPlantations Pty Ltd for storage and use of communications equipment at Jimna Communications Tower.

The Radio Facilities Licence Agreement expired on 30 June 2024.

It is proposed that Council enter into a new licence agreement for storage and use of Council communications equipment on the site.

**Attachments**

Nil

**Recommendation**

THAT Council confirm it is satisfied there is only one supplier available for land for hosting radio facilities with the Jimna area being HQPlantations Pty Ltd and authorise the Chief Executive Officer to enter into a new Radio Facilities Licence Agreement with HQPlantations Pty Ltd for storage and use of communications equipment at Lot 207 on Plan PTY1885 Jimna Communications Tower for a period of three (3) years with an option to renew for a further two (2) years, commencing 1 July 2024.

**Resolution**

Moved – Cr Freese

Seconded – Cr Bishop

“THAT Council confirm it is satisfied there is only one supplier available for land for hosting radio facilities with the Jimna area being HQPlantations Pty Ltd and authorise the Chief Executive Officer to enter into a new Radio Facilities Licence Agreement with HQPlantations Pty Ltd for storage and use of communications equipment at Lot 207 on Plan PTY1885 Jimna Communications Tower for a period of three (3) years with an option to renew for a further two (2) years, commencing 1 July 2024.”

*Vote - Unanimous*

*Carried*

<b>Subject:</b>	<b>Kilcoy Multicultural Carnival</b>
<b>File Ref:</b>	<b>Recreation and Cultural Services – Event Management –</b>
<b>Community Events –</b>	<b>Multicultural Festival</b>
<b>Action Officer:</b>	<b>EO</b>

### **Background/Summary**

The second Kilcoy Multicultural Carnival was held Friday, 17 May 2024 from 3-7pm at Yowie Park, Kilcoy. The event was funded by the Celebrating Multicultural Queensland Program through Multicultural Affairs Queensland, Department of Environment and Science and sponsored by Kilcoy Global Foods.

The objectives of the Multicultural Carnival were to promote Queensland's multicultural identity through:

- intercultural connections and community participation.
- increased understanding between culturally diverse groups.
- increased opportunities to support the economic and social aspirations of people from culturally diverse backgrounds.
- increased community capacity to address emerging issues and foster access to services; and/or
- increased engagement of general community groups in connecting and welcoming people from culturally diverse backgrounds into a wide range of community activities.

The event showcased cultural performances from the Jinibara People and African heritage, as well as recognising the following nationalities:

- Fiji
- Papua New Guinea
- Vanuatu
- Philippines
- Scotland
- East Timor
- Australia

Information services were provided to the community by stall holders from:

- Somerset Business Chamber
- World Wellness Group
- Kilcoy SES
- Breast Screen QLD
- Caboolture Neighbourhood Centre
- Play2Learn
- Jimna Forestry Association

Somerset Regional Council was well represented with an information booth providing Council services and disaster preparedness information to the local community

The event was attended by approximately 1,200 people and feedback received from attendees, local media and social media posts has been largely positive.



As the delivery of this event is contingent upon ongoing grant funding, Council Officers will submit an application for the Celebrating Multicultural Queensland Program 2025.

Previously, the event has been held during May however a change to the month of October is recommended as significant obstacles have been identified if the event was to continue in May. These include a lack of food vendors available during the month of May due to prior commitments with local shows in Ipswich and the surrounding areas. Feedback has also been provided on the low temperatures that are experienced during May for an outdoor event held in the evening.

#### Attachments

Nil

#### Recommendation

THAT Council endorse:

1. the lodgement of a grant application to the Department of Environment and Science for funding opportunities through Celebrating Multicultural Queensland Program.
2. rescheduling the event from May to October in 2025.

#### Resolution

Moved – Cr Brieschke

Seconded – Cr Bishop

“THAT Council endorse:

1. the lodgement of a grant application to the Department of Environment and Science for funding opportunities through Celebrating Multicultural Queensland Program.
2. rescheduling the event from May to October in 2025.”

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Somerset Region Sporting Infrastructure Strategy – 2024-2028</b>
<b>File Ref:</b>	<b>Recreation and Cultural Services – Service Provision – Recreation Facilities</b>
<b>Action Officer:</b>	<b>DCORP, CTM and SRO</b>

#### Executive Summary

The Somerset Region Sporting Infrastructure and Club Development Strategy (Strategy) for 2020-21 was endorsed by Council on 8 July 2020. The endorsed Strategy for 2020-21 is out of date and sporting infrastructure and club development priorities are due to be reassessed.

It was noted in the 2020-21 Strategy report that strategy should be in place for sport and recreation infrastructure as sporting infrastructure can have significant impact on the health,

social welfare and economic well-being of communities. Council continues to have no overarching sporting infrastructure development strategy.

Additionally, Council receives regular ad hoc facility development requests from sport and recreation clubs and groups that may be tied into a larger strategy. It continues to remain a priority to work with Somerset sport and recreation clubs to develop facilities and their internal capacity, however it is recommended that club development priorities are assessed in a separate report to adequately address separate club needs. As such, this report will focus on sporting infrastructure only and henceforth this Strategy will be called the Somerset Region Sporting Infrastructure Development Strategy.

It is recommended that a Strategy be adopted over a longer-term to guide Sport and Recreation facility and infrastructure priorities in the Somerset region and aim to efficiently improve every Council-owned sporting facility to maximise attendance and usage. The Strategy would follow guiding principles to inform unbiased and justified infrastructure recommendations. These principles are suggested as:

- Safety;
- Maintaining and/or increasing attendance/use; and
- Efficiency in delivery.

Subsequent Strategies for the foreseeable future are recommended to cover three to four financial years to more accurately reflect the timeframes required to secure funding and capital works budget, as well as to complete the necessary planning and works accompanying various projects.

The following report, which forms the 2024-28 Strategy, evaluates 32 Somerset sport and recreation facilities. This is a decrease from the 36 facilities evaluated in the 2020-21 Strategy report resulting from: the sale of Mount Tarampa Athletics Field site, ceasing operations at Esk State School Swimming Pool, the joint facility established between the Toogoolawah Swimming Pool and Toogoolawah Community Gym and the removal of the Kilcoy Town Centre and Recreation Precinct as a distinct infrastructure item. The report highlights 10 sport and recreation infrastructure projects for Council to prioritise for the period of 2024-2028:

1. Toogoolawah Swimming Pool and Community Gym
2. Kilcoy Indoor Sports Centre
3. Somerset Recreation Grounds
4. Fernvale Sports Park Development
5. Somerset Trails
6. Kilcoy Motorcross Facility
7. Lowood Swimming Pool – Stage 2 Development
8. Lowood Recreation Complex
9. Kilcoy Aquatic Centre
10. Esk Sporting Precinct Development, Including the Esk Tennis and Girl Guides Clubhouse Facility

It is proposed that 90 per cent of the identified infrastructure projects can be progressed and 20 per cent completed within the 2024-25 to 2027-28 financial years with the support of Council. It should also be noted that additional infrastructure works are not excluded from prioritisation. As occurred throughout the course of the 2020-2021 Strategy (and subsequent years), additional infrastructure projects were also progressed as necessary – including situations such as where safety requirements or funding opportunities became prominent. As such, it is expected that additional infrastructure projects on top of the prioritisation list will occur when they align with the guiding principles for this Strategy.

## Background / Context

Of the highlighted 12 sport and recreation infrastructure projects identified in the 2020-21 Strategy, it was proposed that 90 per cent of the infrastructure projects could be progressed and 20 per cent completed within the 2020-21 financial year with the support of Council. The resulting outcomes are outlined in the below table.

*Table 1: Progressed and completed projects as identified in the Somerset Region Sporting Infrastructure and Club Development Strategy 2020-21*

Projects	Progress (green – completed, orange – progressed, red – stalled/stopped)
1. Fernvale Sports Park Development	<ul style="list-style-type: none"> <li>Lowood to Fernvale recycled water pipeline completed 2021</li> <li>Field lighting completed 2021</li> <li>Master Plan completed 2023</li> </ul>
2. Kilcoy Indoor Sports Centre Re-Development Plan	<ul style="list-style-type: none"> <li>Master Plan completed 2022</li> <li>DA in progress 2023-2024</li> </ul>
3. Lowood Swimming Pool Re-Development Plan	<ul style="list-style-type: none"> <li>Refurbishments to pool undertaken in 2022, 2023 and 2024 (including new concrete tile pool with ramp and stairs, splash pad, water quality and heating upgrades and carparking)</li> </ul>
4. Toogoolawah Tennis Court Refurbishments	<ul style="list-style-type: none"> <li>Tennis court surface replaced in 2020</li> </ul>
5. Drought Proofing Lowood Sports	<ul style="list-style-type: none"> <li>Effluent Water – Lowood project in progress 2023-2024</li> </ul>
6. Lighting Somerset – LED Upgrade Project	<ul style="list-style-type: none"> <li>Lighting upgrades completed at Esk Football Grounds, Fernvale Sports Park, Hopetoun Sports Field and Lowood Recreation Complex in 2021</li> </ul>
7. Brisbane Valley Rail Trail Ongoing Development	<ul style="list-style-type: none"> <li>BVRT Visitor Research Project completed 2021</li> <li>BVRT Visitor Research Project – Phase 2 – commenced 2023</li> <li>Various projects have resulted in: structural standard improved in high-use areas, partnered management approach to maintenance, supportive infrastructure improved in high-use areas, local businesses promoted</li> </ul>
8. Kilcoy Town Centre Sport and Recreation Precinct Plan	<ul style="list-style-type: none"> <li>Kilcoy Streetscape Revitalisation Master Plan completed in 2023</li> </ul>
9. Kilcoy Tennis Courts Plan	<ul style="list-style-type: none"> <li>Club membership significantly increased; club management now strong</li> <li>Tennis court surfaces replaced 2023</li> </ul>
10. Toogoolawah Community Gym Relocation	<ul style="list-style-type: none"> <li>New Toogoolawah Community Gym (combined management with Toogoolawah Swimming Pool) opened 2022</li> </ul>

<b>11. Somerset Outdoor Recreation Facility Identification and Planning</b>	<ul style="list-style-type: none"> <li>• Purchase of 127.1 hectares of freehold land on Mount Glen Rock finalised in 2020</li> <li>• Master Plan draft report completed 2022</li> <li>• Sandy Creek Trail completed 2022</li> <li>• Ecological studies completed in 2023</li> </ul>
<b>12. Heating of the Toogoolawah Swimming Pool</b>	<ul style="list-style-type: none"> <li>• Heating installed and kiosk converted into first aid room in 2022</li> <li>• Splash pad completed in 2022</li> </ul>

As Table 1 demonstrates, from 2020-2024 (using reports from over approximately four financial years), 100 per cent of the projects have progressed and over 40 per cent were completed. Additional infrastructure works were also progressed and/or completed during this time, including but not limited to: court replacement at Esk, Moore and Somerset Dam Tennis Courts; irrigation projects at Esk Football Grounds, Fernvale Sports Park, Hopetoun Sports Fields and Lowood Recreation Complex; pool heating at the Kilcoy Aquatic Centre and clubhouse upgrades for the Brisbane Valley Soccer Club.

### Purpose

The purpose of the Somerset Region Sporting Infrastructure Strategy is to identify and prioritise projects that will enhance sporting facilities efficiently to maximise attendance and usage in order to provide health, social and economic benefits for the residents of the Somerset region.

### Scope

The Strategy focuses on Somerset Regional Council sport and recreation infrastructure development. The Strategy does not include Council parks or future parks, National Parks, State Reserves (where Council does not have tenure) or Seqwater facilities. The Strategy also does not include privately or not-for-profit owned facilities, including but not limited to the: Esk Bowls Club, Esk Golf Clubhouse, Kilcoy Bowls Club, Kilcoy Districts Football Clubhouse, Kilcoy Golf Course, Lowood Bowls Club, Lowood Golf Club, Lowood Scouts Hall, Lowood Showgrounds, Toogoolawah Bowls Club, Toogoolawah Golf Club and Toogoolawah Showgrounds – however, the Strategy does aim to work with these groups collaboratively during infrastructure funding rounds to ensure that Council are not competing unnecessarily or unfairly with these facilities for funding.

The Strategy also does not include Queensland Education Department owned facilities, though these facilities do have an opportunity for significant community use. There are 19 public schools within the Somerset Region; 3 high schools and 16 primary schools. Lowood State High School and Toogoolawah State High School each have an indoor sports centre asset, with Kilcoy State High School to receive a similar facility imminently.

The strategy integrates 22 separate plans or reports as outlined in Attachment 1; seven drafted by Council officers and 15 drafted by external contractors.

At the 8 May 2024 Ordinary Meeting, Council resolved to “*prepare an advocacy document for the upcoming State Government election that includes Council’s immediate goals and aspirations related to the 2032 Olympic and Paralympic Games*”. Subsequently, at the 12 June 2024 Ordinary Meeting Council resolved to “*endorse the development of a Somerset State Government Election Advocacy Plan*”. The Somerset State Government Election Advocacy Plan (Advocacy Plan) includes reference to “*Seqwater investment in recreation and sporting*”

assets". This document is a continuation of the Advocacy Plan and will express Council's immediate goals and aspirations related to the 2032 Olympic and Paralympic Games.

### **Facility Evaluation and Prioritisation**

Each facility has been ranked from highest to lowest priority based on Council's assessment of the facility's 'gaps' to optimal performance. The following factors have been considered in assessing each facilities gaps to performance:

- Ability of the facility / infrastructure to provide a safe user experience
- Ability of the facility / infrastructure to provide a satisfactory user experience i.e. does it meet a standard above its most basic function and will it encourage repeat usage
- Ability of the facility / infrastructure to meet the standard as designated by Council i.e. local, district, regional, state or national
- Ability and / or opportunities available at the facility to have a beneficial impact on the community through social, health and economic development

A total of 32 sport and recreation facilities have been evaluated.

### **Facility and Infrastructure Development**

Based on facility evaluations the following priorities are recommended for the 2024-28 period:

#### **1. Toogoolawah Swimming Pool and Community Gym Development**

Improve safety and increase attendance at the facility through refurbishing and extending the current facility.

Following the 2020-21 report, the Toogoolawah Swimming Pool (TSP) has seen significant refurbishments and the Toogoolawah Community Gym (TCG) was relocated to create a joint facility. TSP refurbishments have included installation of electric heat pumps, plant room upgrades and conversion of the pool to salt water, re-purpose of the kiosk room into a first aid room, construction of a splash pad and landscaping and fencing works. The TCG now features an increased gym space and fitness class space, internal amenities, increased storage capabilities, joint kiosk / catering facilities and other enhanced services.

Due to the popularity of the new combined facility – with patronage breaking attendance records constantly upon opening – as well as the aging pool facilities, Council have committed to additional upgrades for the pool including a new concrete tiled 8 lane pool with ramp and a new/upgraded pump room/space and equipment; with Stage 2 to include a program pool and amenities upgrade.

Additionally – due to demand for the gym far exceeding Council expectations – Council have committed to a Stage 2 development of the gym space. This includes extending the building by 12 metres and increasing the floor space by approximately 96 square metres.

Works for the Stage 1 of the Toogoolawah Swimming Pool upgrade are currently supported by Council with a funding application in progress for the Queensland Government South East Queensland Community Stimulus Program.

Works for the Toogoolawah Community Gym currently have a committed co-investment from Council, pending the success of a Play Our Way Expression of Interest submitted to the Australian Government in April 2024.

## **2. Kilcoy Indoor Sports Centre Re-Development Plan**

Improve safety and increase attendance at the facility through refurbishing and extending the current facility.

Following the 2020-21 Strategy, a Master Plan has been completed and a development application (DA – material change of use) is in progress. The improved facility would feature increased capacity for gymnastics and health and fitness and have improved functionality to both host more sports and serve the community more effectively through additional spaces. In addition, the site would have the capability to have joint facility management with the Kilcoy Aquatic Centre, as is taking place with the Toogoolawah Community Gym and Swimming Pool (Note – whilst the facility may have the capability to operate as a combined facility, Council may choose to operate the facilities individually).

In addition to the Kilcoy Indoor Sports Centre (KISC) Master Plan, a Kilcoy Streetscape Revitalisation Master Plan has also been developed following the 2020-21 Strategy. Due to the removal of the outdoor basketball court from the back of the Sports Centre as a part of the KISC Redevelopment Master Plan, the inclusion of a basketball court, as well as other sport and recreation assets, will need to be considered with the Kilcoy Streetscape Revitalisation Master Plan developments.

There are two permanent user groups of the facility – the Kilcoy Gymnastics Club and Kilcoy Army Cadets – as well as gym members and casual users of the facilities for social sport, fitness classes and allied health. All user groups have potential for future growth however increases are constrained by the capacity of the facility.

Works for Stage 1 of the Kilcoy Indoor Sports Centre Redevelopment are currently supported by Council (with a financial co-contribution of 50 per cent of costs) with a funding application in progress for the Queensland Government South East Queensland Community Stimulus Program.

## **3. Somerset Recreation Grounds**

Increase participation and use of Somerset Recreation Grounds (including the Esk Recreation Grounds – a.k.a. Esk Showgrounds and Racecourse, the Fernvale Recreation Grounds – a.k.a. Col Powell Park or Fernvale Showgrounds and the Kilcoy Recreation Grounds a.k.a. Kilcoy Showgrounds and Racecourse) as per site Master Plans and facility reviews.

Following the 2020-21 Strategy all three Grounds have received Master Plans. Significant works have been undertaken at the Kilcoy Recreation Grounds in particular. A Showgrounds Network Review is currently underway and expected for completion by December 2024. The review will evaluate long-term facility development priorities across the region, including non-Council owned facilities, to inform Council decision making moving forward.

The review will include a strategic focus on the Somerset Region's capability and capacity to deliver equine events within a larger regional context.

The current facilities have varied levels of attendance, with the future direction of the sites requiring clarity to increase use of these sport and recreation resources. This is particularly true for the Fernvale Recreation Grounds, which is significantly underused.

The Kilcoy Recreation Grounds currently has seven established organisations based at the facility with competing demands and goals, as does the Esk Recreation Grounds with four established organisations.

The combined sport and recreation, economic and community capacity of these facilities is significant as are the resources required to maintain, operate and develop them.

Projects to support the development of the facilities will be developed and prioritised following the outcome of the network review.

#### **4. Fernvale Sports Park Development**

Increase participation through development of infrastructure.

The site has seen multiple upgrades to existing facilities following the 2020-21 Strategy. This has included an extension to the amenities building, lighting upgrades and construction of a recycled water pipeline from the Lowood Sewage Treatment Plant. In addition, a Master Plan has been completed and endorsed and an irrigation tank and pump installation has been completed.

The facility currently has four permanent users including Somerset Storm Netball Club, Brisbane Valley Rattlers AFL Club, Marburg Mt Crosby Thunder Cricket and Fernvale State School. All permanent users (clubs) are currently seen as being on track, with potential for future growth.

Improvements to the site would occur through implementing priorities as identified in the Master Plan as well as attracting existing or new clubs to the site i.e. little athletics and a further rectangular field winter sport (e.g. football, touch football, rugby union). There is also the additional potential to attract a private secondary school institution to the site; EOI's were sought in 2023 and five were submitted.

Council has also committed to undertaking a project to install irrigation and undertake field refurbishment works on the main oval in 2024-25, following the confirmation of a successful grant funding application through the Queensland Government Minor Infrastructure and Inclusive Facilities Fund. All other works are currently unbudgeted. Significant investment from Council would be required to support further development.

#### **5. Somerset Trails**

Support the development and promotion of Trails in the Somerset region to improve user safety and increase participation.

The Somerset region boasts a significant portfolio of trails. This includes the Brisbane Valley Rail Trail, which is the longest rail trail in Australia, as well as Seqwater trails, smaller established trails, and trails in development or planning phases. A focus on Trail projects would have significant health, social and economic impacts in the community.

Following the 2020-21 report, Phase 2 Brisbane Valley Rail Trail Visitor Research Program was undertaken, a full-time Trails officer has been employed, 127.1 hectares of freehold land was purchased by Council on the western face of the Mount Glen Rock, the multipurpose 'Sandy Creek Trail' and Highland Street Trail have been completed, as well as the completion of a Master Plan draft report for Mount Glen Rock, with further follow-up studies in progress.

The trails on offer in the Somerset region have varied levels of attendance and connectivity between the sites is often lacking. Direction for increases in attendance to trails needs to be clearly established and acted upon to maximise use of these sport and recreation assets. This is particularly true for the Mount Glen Rock site, which is currently unused.

Works in this space are currently unbudgeted and costs are unknown. Development of the Mount Glen Rock site would be dependent upon grant applications.

## **6. Kilcoy Motocross Facility**

Confirmation of a Land Management Plan for the Kilcoy Motorcross Facility and / or increase the capacity and longevity of this facility / club through support in drafting and implementing a master plan for this facility or exploring alternative opportunities for motorcycling in Somerset.

A Land Management Plan (LMP) is due for community consultation and discussion in 2024. The LMP will manage the interest and activities of the site over a fixed term period.

This site is currently at or over capacity and long-term solutions are necessary. The Kilcoy Motorcycle Club represent the largest club in the Somerset region and the site of the club is becoming a regional issue, following the closure of multiple motocross facilities in recent years (e.g. Cooloom, Tivoli, Warwick). Support in developing a master plan or alternative opportunities may be necessary to ensure a sustainable future for the facility / club.

This project is currently unbudgeted. There is also no funding application pending to support the project. Investment from Council would be required to support further development.

## **7. Lowood Swimming Pool Development – Stage 2**

Increase participation by building a program pool at the facility and refurbishing aging amenities.

Following the 2020-21 Strategy, the Lowood Swimming Pool has seen significant refurbishments including new 25m pool with ramp and stair access, plant/pump upgrades, addition of splash pad, heating upgrades and a new carpark.

The current facility is quickly increasing its patronage following the refurbishments and the increase in growth has demonstrated the need for further development at the site. The Lowood and District Swimming Club ceased operations following the 2020-21 Strategy report, however interest in the club has resumed following the refurbishment of the pool, with club activities quickly increasing once more. The facility has also seen



increased interest in extending the operating capacity (i.e. extending the season) following the refurbishments. Development of the pool would be inclusive of building a program pool and refurbishing the amenities building, in line with the Lowood Pool Condition Assessment and Master Plan Concepts (2020).

Works for the Lowood Swimming Pool are not currently budgeted and significant investment from Council would be required to support this project.

## **8. Lowood Recreation Complex**

Increase capacity of the facility through expansion of the current facilities.

Following the 2020-21 report, the Lowood Recreation Complex has seen lighting upgrades, with works to extend the current Brisbane Valley Soccer Club building (through the result of a Minor Infrastructure Program grant) commencing to address the immediate amenity needs of the club. The Lowood Recreation Complex Facility Master Plan was developed in 2018, highlighting the need for a new building in the future, and the Lowood Futures Strategy, developed in 2023, identifies the Lowood Recreation Complex as a key feature of Lowood township where opportunities for facility upgrades should be explored.

The Lowood Recreation Complex is already home to a large number of club members and expanded infrastructure at this site would increase usage, attract sporting and cultural events to the site and enable the site to host significant local events and functions. The current field facilities are nearing capacity with current facility design and management. Increasing the size of the front field and installing lighting would enable club expansion and effective field usage, as would carparking alterations. Development of a purpose-built combined clubhouse facility should be explored when current like facilities are deemed inadequate and management arrangements and priorities align.

Works for front field expansion and lighting, as well as carpark works, are currently unbudgeted. Grant applications would be sought for this project and significant investment from Council would be required.

## **9. Kilcoy Aquatic Centre**

Replace pool tiling at the Kilcoy Aquatic Centre to maintain facility and improve efficiency.

Following the 2020-21 report, the Kilcoy Aquatic Centre has seen heating to the main pool as well as ongoing maintenance and minor projects. Major maintenance will be required to re-tile the 25m and learn-to-swim / therapy pools in the near future.

These works are not currently budgeted and are estimated to cost between \$300,000 and \$500,000.

## **10. Esk Sporting Precinct Development, Including the Esk Tennis and Girl Guides Clubhouse Facility**

The Esk Sporting Precinct includes the Esk Bowls and Community Club Facility, Esk Tennis Courts, Esk Girl Guides Facility and the Esk Football Grounds. In immediate

adjacency and proximity is the Somerset Civic Centre, Esk Scout Den, Esk Skate Park, Pipeliner Park, the Brisbane Valley Rail Trail and the Esk Recreation Grounds.

The Precinct is home to the Esk Bowls and Community Club, The Esk Tennis Club, Esk Girl Guides Group and the Brisbane Valley Bulls Junior Rugby League Football Club.

Significant works have been undertaken across the precinct in recent years including, installation and refurbishment of the Football Grounds changerooms and grandstand, tennis courts resurfacing, and irrigation installation and field refurbishment of the Football Grounds, as well as LED lighting installation at the Football Grounds, tennis courts and bowls green (the latter two projects being undertaken by the respective clubs).

In June 2022, Council resolved to endorse the submission of a grant funding application to construct a new Esk Tennis and Girl Guides Clubhouse facility with a 20 per cent co-investment from Council (based on a total project cost of \$850,000 excluding GST). The Clubhouse would be a multi-purpose facility adjacent to the southern boundary of the Esk Tennis Courts and would co-locate the Esk Tennis Club and Esk Girl Guides into a single facility.

Some primary issues for the further development of the Precinct include the development of the combined clubhouse facility and interconnectivity of the facilities for long-term planning of the development of the site within the context of competing interests.

Community driven dialogue is required to progress any development of the Precinct. Any further works within the Precinct are not currently budgeted and would require significant investment from Council.

## Attachments

1. Bibliography - Reports Utilised

## Recommendation

THAT Council note the contents of the report and endorse the Somerset Region Sporting Infrastructure Strategy for 2024-28.

### Resolution

Moved – Cr Bishop

Seconded – Cr Isidro

“THAT Council note the contents of the report and endorse the Somerset Region Sporting Infrastructure Strategy for 2024-28.”

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Local Disaster Management Group Meeting Report -15 May 2024</b>
<b>File Ref:</b>	<b>EMERGENCY SERVICES - PLANNING - Local Disaster Management Group</b>
<b>Action Officer:</b>	<b>DMO</b>

### Background/Summary

The Somerset Local Disaster Management Group (LDMG) meets regularly to develop strategies to respond to disasters should they occur and to mitigate the effects of disasters on the community wherever possible.

The LDMG welcomed Mayor Jason Wendt as the new Chair of the group, after the retirement of former Mayor Lehmann.

The LDMG consists of the following agencies fulfilling roles of members and advisors:

- CleanCo;
- Department of Treaty, Aboriginal and Torres Strait Islander Partnerships; Communities and the Arts
- Department of Agriculture and Fisheries;
- Department of Transport and Main Roads;
- Education Queensland;
- Energex;
- Queensland Health (Esk and Kilcoy Hospitals);
- Queensland Ambulance Service;
- Queensland Fire and Emergency Services;
- Queensland Police;
- Queensland Reconstruction Authority;
- Red Cross;
- Seqwater;
- Somerset Regional Council;
- State Emergency Service;
- Telstra;
- NBNC Co;
- Urban Utilities.

Meetings are held quarterly, generally held on the third Wednesday of February, May, August, and November each year. Extraordinary meetings can be held outside this time if the LDMG is activated due to a disaster.

The meeting and agency reports from the May 2024 meeting are attached.

### Attachments

Local Disaster Management Group Meeting Report - 15 May 2024

### Recommendation

THAT the report of the Local Disaster Management Group Meeting held 15 May 2024 be received and its contents noted.

#### Resolution

Moved – Cr Jess

Seconded – Cr Bishop

“THAT the report of the Local Disaster Management Group Meeting held 15 May 2024 be received and its contents noted.”

Carried

Vote - Unanimous

<b>Subject:</b>	<b>Operations Report for June 2024</b>
<b>File Ref:</b>	<b>Governance – Reporting – Officer Reports</b>
<b>Action Officer:</b>	<b>EAO</b>

### Background/Summary

Details of the Operations report for the month of June 2024 are as follows:

#### Engineering Services Team

The Engineering Services Design Team has finalised the design delivery for the 2023-2024 capital works program.

The team is now focussed on the 2024-2025 design program starting with the designs for the following projects:

- Station Street Carpark, Lowood;
- Railway Street Carpark, Lowood.

The team continue work with external consultants to progress designs for the following projects:

- Lowood Minden Road, Road widening and Footpath upgrade – Projex Partners;
- West Road / Patrick Estate Road, Patrick Estate – GHD;
- Fulham St, Toogoolawah – Contour Consulting Engineers;
- Muckerts - McCulkins Lane upgrade – Engeny; and
- Lester Kropp Bridge Upgrade - Hatch.

These external design projects will be managed by the Engineering Services Team until final delivery.

The team continues to provide engineering support to the works department on several projects such as:

- Cressbrook Street Culverts replacement, Toogoolawah
- Esk Crow Nest Road Stage 2
- Kilcoy Landfill
- Main Street / Railway Street, Lowood.

The Engineering Services Team provided engineering development advice to the Planning Department and assessment and applicant response to Operational Work applications, with five Operational Works applications being approved in June.

This team again note the current major developments currently “On Maintenance” and due to come “Off Maintenance” within the next 12 months include:

- Parklands at Clarendon Stages 2D & 2E– On Maintenance
- Pine Tree Hill, Kilcoy Stages 3 to 6– On Maintenance
- Windsor Drive, Mount Hallen Stage 5C – On Maintenance
- Hedley Park Stage 8 – On Maintenance.

The Engineering Services Parks and Facilities Team continues to oversee operations in the parks and facilities areas.

The Engineering Services Team continue to set out traffic counters within the region and provide continual assessment of Council infrastructure to ensure our information remains current within our asset and GIS systems, with all wayfinding signage having been reviewed within our main town areas and is currently being installed by our works team. This team

oversee works within road reserve applications, property access applications and heavy vehicle permits.

<b>Permit</b>	<b>Jun-24</b>	<b>Jun-23</b>
Land Access Permit	40	32
Property Access Applications	24	13
National Heavy Vehicle Regulator Permits Processed	7	2

The Engineering Services Team have continued inspections of council road assets and updated asset system to ensure council record are current ready for the end of 2023-2024 financial year.

### **Works Team**

#### **Projects Commenced in June:**

- Main Street / Railway Street, Lowood - replacement of existing stormwater network;
- Cressbrook Street, Toogoolawah, replacement of existing 3 x 1200 RCBC's;
- REPA CN 1334 Flood restoration works on drainage structures – Package no 5 (A&M Civil);
- REPA CN 1337 Flood restoration works on sealed pavements, Lowood, Minden, Mt Tarampa (Durack Civil);
- REPA CN 1355 Flood restoration works - Kilcoy Region Sealed Pavements (CPM).

#### **Projects Completed in June:**

- Highland Street, Esk, replace K&C and footpath outside Wivenhoe Motel, Lars Anderson to Ipswich Street
- Savages Crossing, Fernvale. Reinstate carpark surfaces, replace bollards and signage. Install flood boom gates on approach roads (A&M Civil)
- Twin Bridges, Fernvale. Reinstate carpark surfaces, replace bollards and signage, re-align site access gate/arrangements. Install flood boom gates on approach roads (A&M Civil)
- Burtons Bridge, Borallon. Reinstate carpark surfaces, replace bollards including re-alignment of exclusion measures to better manage launch access point/s to the river. Install flood boom gates on approach roads (A&M Civil)
- REPA CN 1325 Fernvale - Glamorgan Vale Region. Flood restoration works on drainage structures (A&M Civil)
- REPA CN 1358 Mahons Rd Patrick Estate landslip (A&M Civil)
- REPA CN 1333 Mt Stanley Region. Flood restoration works on drainage structures (Browns Contractors).

#### **Projects underway:**

- Kilcoy Transfer Station, Kilcoy. Capping of landfill and reconstruction of transfer station;

- Esk Crows Nest Road, Eskdale. Stage 2, sealing Strategic Regional Connector to Toowoomba Boundary section;
- Murrumba Road culverts, Murrumba. Replace existing corrugated structures with concrete culverts, and guardrail
- England Creek Road, England Creek, drainage works (A&M Civil)
- Railway Street, Lowood. Pathway from Station St to Prospect St. Includes removal of Leopard trees and replace K&C sections and driveways
- Litzows Road, Lowood, seal final section of road and asphalt cul-de-sac
- Kilcoy Depot, Esk Depot, Lowood Depot. Safety, security, and legislative improvements (*various contractors*)
- REPA Toogoolawah Region. Flood restoration works on unsealed roads (SRC)
- REPA CN1312 Esk Region. Flood restoration works on drainage structures and unsealed roads (*A&M Civil*)
- REPA CN1313 Jimna - Monsildale Region. Flood restoration works on unsealed roads (*CPM*)
- REPA CN1315 Kilcoy Region. Flood restoration works on drainage structures and unsealed roads (*CPM*)
- REPA CN1326 Coominya / Esk Region. Flood restoration works on drainage structures (*A&M Civil*)
- REPA CN1330 Scrub Creek. Bridge project, Brisbane River crossing (*Silverstrand Developments*)
- REPA CN1335 Toogoolawah Region. Flood restoration works on drainage structures (*Browns Contractors*)
- REPA CN1336 Fernvale - Marburg Region. Flood restoration works on sealed roads (*A&M Civil*)
- REPA CN1322 Gregors Creek Road landslips (*Durack Civil*)
- REPA CN1354 Toogoolawah Region, Sealed Pavements (*Browns Contractors*)
- REPA CN1361 Coominya Region, Sealed Pavements (*A&M Civil*)
- REPA CN1357 Braeburn Road Crossing (*Silverstrand Developments*).

**Ongoing projects:**

- Mowing and slashing works on Council roads
- Crews continue to respond and complete CSR's
- General maintenance of Council's civil infrastructure

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

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

- Repairing potholes throughout the TMR network
- Slashing grass on road shoulders and manage vegetation
- Repairing signs and guideposts and upgrade guide signs
- Chemical herbicide spot spraying
- Guardrail repairs
- After hours callouts.

Council continues to advocate for increased maintenance funds to service the state-controlled road under the Road Maintenance Performance Contract.

### REPA Works

A total of 69 submissions have been lodged with QRA for Reconstruction of Essential Public Assets. The categories for the submissions are Unsealed Roads, Sealed Roads, Drainage, and Individual Sites (e.g., bridges and landslips). All submissions have been assessed and approved. The submissions have been bulked up into 46 packages. The assistance by the Queensland Reconstruction Authority (QRA) is acknowledged.

Drainage packages are progressively being documented to enable calling of quotations. This will be followed by Sealed Roads packages and Individual Sites.

All works are required to be completed by the extended due dates on 30 September 2024 and December 2024. While Council is working towards this end, we are keeping the Queensland Reconstruction Authority informed of our progress, especially the more complex individual sites e.g. Scrub Creek Road bridge betterment project.

Summary	No.	Percentage
Total SRC Package (works done by SRC)	7	15%
Total External Package (Contract works by contractors)	39	85%
Total No. of Package	<b>46</b>	
<b>Procurement Progress</b>		
Contract Awarded (incl SRC)	45	98%
RFQ Outstanding	1	2%
<b>Construction Status</b>		
Not Started	3	7%
0-50% Completed	13	29%
50 - <100% Completion	8	18%
Completed	21	47%
<b>Forecast / Actual Completion</b>		
Before 30/06/24	22	48%
After 30/06/24	24	42%
<b>Acquittal Status (Submissions not Contracts)</b>		
At Acquittal	17	25%
Outstanding	52	75%

### Flood Restoration Expenditure

	FY22	FY23	FY24	Total
--	------	------	------	-------

TOTAL	\$4,312,179	\$7,141,230	\$32,808,319	\$44,261,728
-------	-------------	-------------	--------------	--------------

### Workshop – Mechanical

- Completed repairs, services, and scheduled maintenance of Council fleet;
- Two new replacement lease vehicles arrived for workshop and have been fitted out;
- Two new Ford Rangers for SES have arrived and have been handed over to the SES;
- The second new Isuzu crew cab truck has been fitted out and handed over to Kilcoy C&M crew 1;
- One small repair job for IWS trucks;
- The third and final of three new UD trucks with chassis mounted Felco water tank has been delivered and has been fitted out, this truck is for Kilcoy C & M Crew 1.

### 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.;
- Replace the aluminium floor in two tip trucks P.516 and P.517;
- Assisting with the fit out of the new trucks, plant and light vehicles;
- Fabricated and installed a handrail at the Kilcoy Depot;
- Fabricated 20 support rag bolts for the installation of Flood Boom Gates;
- Quarterly inspections of all council's playground equipment within the council parks.

### Weather Outlook

While recent conditions in the east have been dry and cool for the last month, for July to September:

- Warmer than average days and nights are very likely across the region, with an increased chance of unusually warm days and nights;
- Rainfall is likely to be within the typical range for the season for the Somerset region.

For current outlooks, visit the Bureau of Meteorology site at:  
[www.bom.gov.au/climate/outlooks/#/overview/summary](http://www.bom.gov.au/climate/outlooks/#/overview/summary)

### Disaster Management

#### The following activities were conducted in June 2024:

- Attended Flood Warning Infrastructure Network (FWIN) workshop to discuss upcoming funded projects;
- Discussed flood warning infrastructure with CleanCo regard Split Yard Creek and the possible installation of flood warning sirens;
- Met with QTEQ regarding the FWIN project;
- Participated in the Emergency Preparedness & Response Plan for Biodiversity and Agricultural Natural Capital Assets in Southeast Queensland;
- The Australian Warning System (AWS) team were introduced to Somerset via a stakeholder presentation, and during the debrief of the 2023/2024 storm season;
- Attended the Brisbane River Catchment SFMP Management Group Meeting;
- Met with QPS / Emergency Management Coordinators to discuss new arrangements moving forward. Somerset will be being assisted by EMCs from the Southwest until a new EMC for Ipswich District is appointed;



- Discussions held with Linville Progress Association with regards to the hall being classified as a place of refuge (PoR) during severe weather events. A draft Memorandum of Understanding (MOU) has been provided to the association for their review;
- WaterRide have release a BETA version of the updated flood certificate system for Council to review. These upgrades were at the request of Council and funded under QRAs Flood Risk Management Program. Since going live in September 2022, Council's Flood Certificate System has generated over 5,200 flood certificates.

### Activations - Operations:

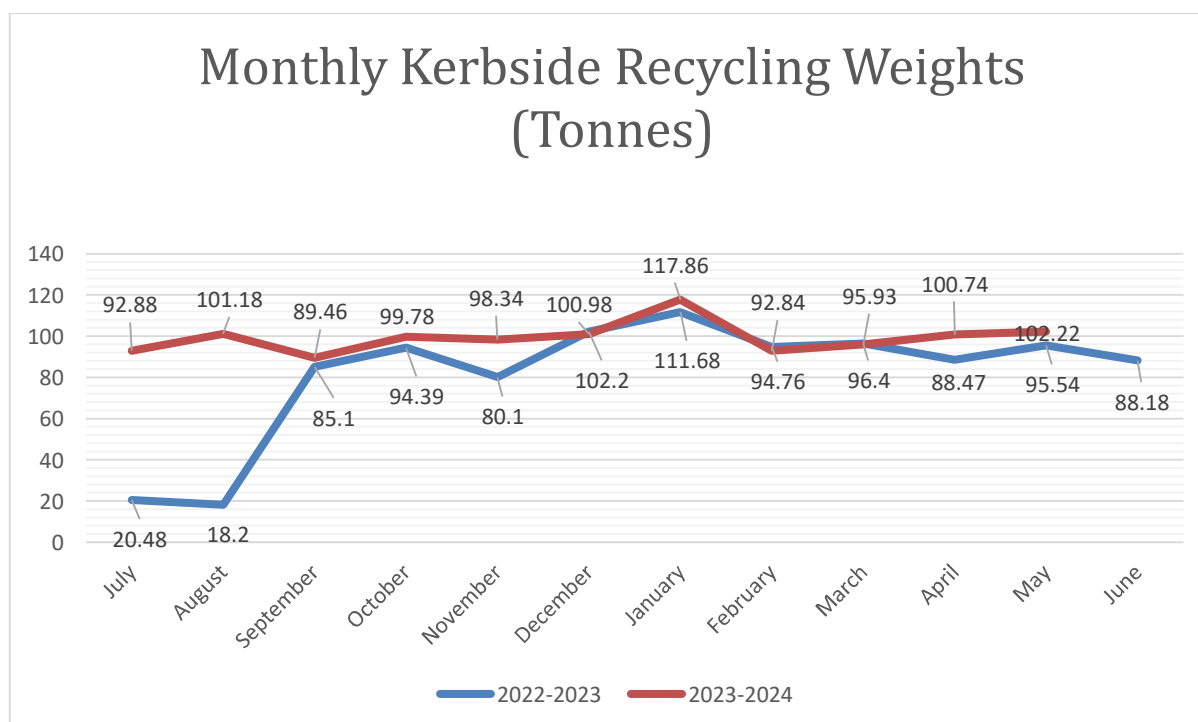
N/A

### Waste Management

#### Kerbside Collection Contract – Ipswich Waste

During the month of May 2024, there were 61,306 kerbside services performed –

- General waste services – 45,303 with 83% presentation rate;
- Recycling services – 16,003 with 59% presentation rate.



Note – the statistics for June from Ipswich Waste had not been received at the time of the compilation of the Operations Report.

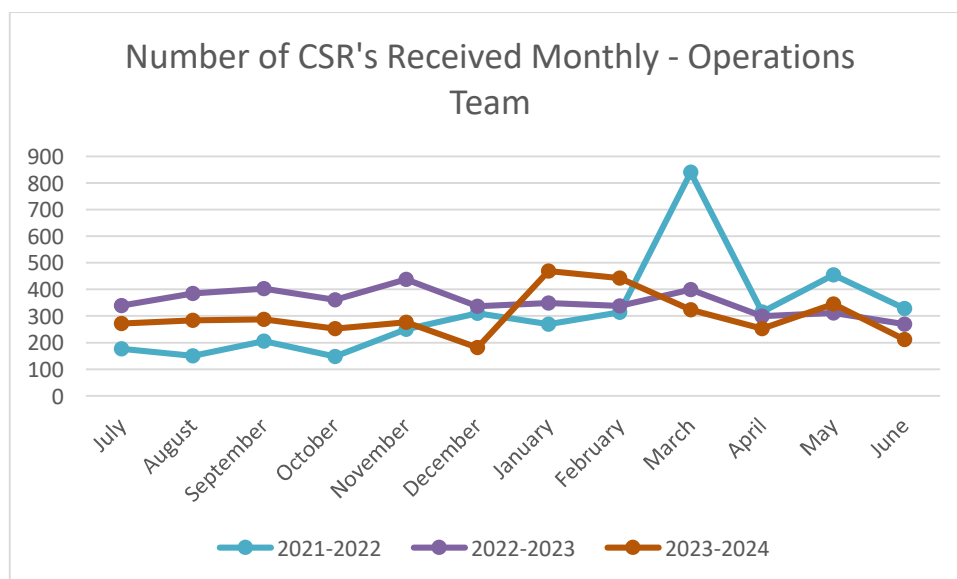
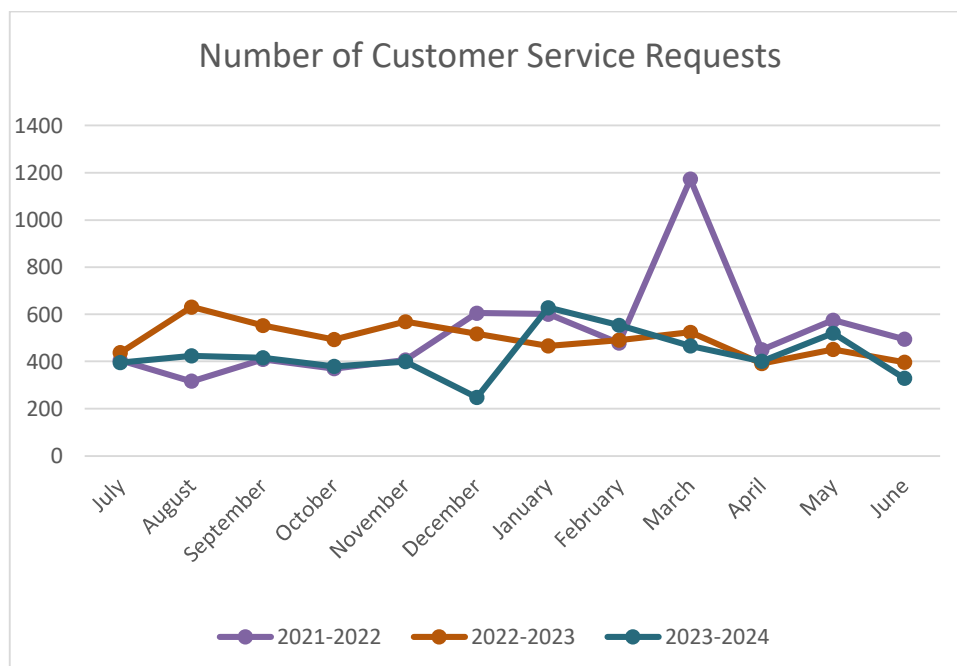
### Approved Park - Community Events

15 June 2024 – Pipeliner Park, Esk - Esk Garden and Lifestyle Fair;

27 June 2024 – Esk skatepark - Somerset Regional Council school holiday skateboard event.

### Customer Service Requests

Council received 329 customer service requests and 8 requests received from Councillors for the month of June 2024 on Council's corporate customer service system. A copy of the report is attached for your information.



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Cemeteries	1	1	1	3	0	1	7	3	2	1	10	0
Disaster Management	0	0	1	1	0	0	0	0	1	0	0	0
Departmental reviews	0	0	2	0	0	0	2	1	1	0	2	0
Fences on roadways	0	1	0	0	0	0	0	0	0	0	1	0

Illegal dumping clean ups	20	14	11	8	11	7	6	10	9	11	17	5
Overgrown Council land	2	1	2	3	1	0	5	2	3	2	1	0
Parks including mowing, cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	3	9	7	11	7	3	11	7	13	3	7	7
Roads - bitumen	25	20	13	21	16	10	41	56	42	37	62	24
Roads - gravel	18	13	8	14	17	9	23	33	19	17	24	8
Roads - drainage	8	5	7	10	15	8	42	46	18	10	21	12
Roads - culverts	3	1	2	0	1	2	6	8	4	3	4	1
Roads - vegetation	19	14	25	15	38	21	83	70	32	39	31	18
Roads - footpaths	3	5	8	12	4	4	11	7	6	7	8	7
Roads - linemarking	1	1	2	0	0	0	0	0	0	0	1	2
Roads - bridgework	0	0	1	0	1	0	0	1	0	0	1	0
Roads - traffic furniture	16	17	15	25	20	7	23	19	12	10	13	18
Rural Property Number	1	4	2	5	5	3	3	2	4	2	6	6
Stormwater issues within private properties	1	0	0	1	0	3	3	2	1	2	1	1
Waste management		0	1	1	0	0	0	0	0	1	0	0
<b>Wheelie bins</b>	0	0	0	0	0	0	0	0	0	0	0	0
Cancellation of extra services	0	19	9	2	2	2	11	6	3	2	2	5
Damaged lids and wheels	11	15	9	15	11	8	14	28	22	6	23	6
Replacement Split Bins	29	24	32	18	32	18	55	26	41	32	29	20
New Services	21	28	24	24	21	28	14	16	14	16	15	14
Extra services	4	6	10	3	12	10	22	11	5	5	5	3
Stolen/Non-Delivery of New Bins	5	16	9	13	8	7	14	10	8	11	12	15
Missed services	8	3	6	1	1	0	11	5	2	1	2	9
Contractor requests/complaints	3	2	4	2	1	2	2	0	3	2	1	0
<b>Facilities</b>	0	0	0	0	0	0	0	0	0	0	0	0
Air conditioning	2	1	0	3	1	0	0	0	0	0	1	0
Carpentry, painting, tiling & flooring	11	12	10	5	2	2	9	10	12	5	3	2
Electrical	5	7	6	4	7	1	3	10	10	0	10	2
Equipment, furniture & fixtures	10	10	8	6	7	3	8	7	2	10	4	6
Grounds maintenance	1	5	4	4	2	1	4	4	4	1	1	1
Pest Control	2	1	1	0	2	0	0	1	2	1	1	1

Plumbing	23	19	29	13	24	11	25	26	22	9	17	14
Roofing and guttering	2	0	0	3	2	0	3	3	0	1	0	0
Security, locks & CCTV	2	2	6	0	3	4	2	2	2	1	6	5
Signage	0	4	6	5	1	0	1	0	0	0	2	0
Vandalism	7	2	2	0	1	3	2	8	0	1	1	0
Cleaning	5	2	4	1	0	3	3	2	4	3	0	2
	272	284	287	252	276	181	469	442	323	252	345	214

### Attachments

Attachment 1 - Customer service report for June 2024.

### Recommendation

THAT Council receive the Operations monthly report for June 2024 and the contents be noted.

#### Resolution

Moved – Cr Bishop

Seconded – Cr Hurley

“THAT Council receive the Operations monthly report for June 2024 and the contents be noted.”

Carried

*Vote - Unanimous*

**Subject:** Operational Plan 2024-25  
**File Ref:** Corporate Management - Planning - Operational Plan  
**Action Officer:** DCORP

### Background/Summary

Councillors have set the direction for Council to deliver outcomes for the community in the Corporate Plan 2021-2026.

The Corporate Plan is the basis for Council's Operational Plan. The intention being that the annual Operational Plans will cumulatively meet the five-year goals and objectives of the Corporate Plan. The Operational Plan identifies 145 actions Council officers will undertake in the 2025 financial year to ensure progression of the Corporate Plan.

The 2024-25 Operational Plan has undergone an extensive consultation and review with Councillors, Directors, Managers and Senior Officers to ensure alignment with the Corporate Plan and 2025 Financial Year Budget. There are also actions within the Operational Plan that implement strategies developed and adopted by Council since the confirmation of the Corporate Plan, e.g. Economic Development Strategy, Tourism Strategy, Social Plan and the Arts, Culture and Heritage Strategy.

### Attachments

Operational Plan 2024-25

### Recommendation

THAT Council adopt the Operational Plan 2024-25.

**Resolution**

Moved – Cr Jess

Seconded – Cr Bishop

“THAT Council adopt the Operational Plan 2024-25 (Appendix B).”

Carried

Vote - Unanimous

<b>Subject:</b>	<b>Resourcing Communications</b>
<b>File Ref:</b>	<b>Corporate Management – Reviewing – Organisational Review</b>
<b>Action Officer:</b>	<b>CEO</b>

**Background/Summary**

This resourcing communications report is in response to the resolution of the 10 April 2024 council meeting:

*“THAT a report be brought to a future meeting of Council outlining the resourcing and service delivery of communications as part of the 2024-25 budget process.”*

In September 2011 Somerset Regional Council appointed a full-time Communications Coordinator. This position was created following the Queensland Flood Commission of Inquiry and subsequent recommendations following the 2011 January flood event for the purpose of disaster communications.

Since that initial appointment, the role has changed and grown substantially to incorporate multi-media communications across multiple platforms and across the whole of Council. The role not only encompasses corporate and strategic communications and policy and procedure development but marketing and branding development and support for all facets of council.

The roles and responsibilities of the Communications Manager role now extend broadly to encompass the following: reactive comms, crisis and disaster comms, hot issue briefs, speaking notes elected member support, mayoral messages, media releases, enquiries and alerts, media relationship building and maintenance, feature pieces/advertorials, advertising campaigns social media management proof reading for various council departments, style guide compliance and education, brand identity management, branding alignment and education, requesting graphic design support material, advocacy work, campaigns, communication strategies, measuring community sentiment and issue management, council community awareness activations and engagement opportunities, promotional material development, recruitment promotion and more.

The media landscape over the past 12 years has changed exponentially as too has consumer demand and expectations. In addition, significant changes have occurred in how information is consumed and across what mediums. Information consumption is at all time high and there is a high desire towards immediacy. Elected member expectations has also changed substantially with an increased desire for more (council) communication to be distributed to constituents and individual media mentions and coverage.

Further, Council should undertake and fund a Workforce Planning Strategy as part of the 2024/25 Operational Plan, which the Chief Executive Officer would lead.

## Attachments

Nil

## Recommendation

THAT Council

1. appoint two additional full-time employees to the communications department.
2. undertake a workforce planning strategy as part of the 2024/25 Operational Plan.

### Resolution

Moved – Cr Bishop

Seconded – Cr Brieschke

“THAT Council

1. appoint two additional full-time employees to the communications department.
2. undertake a workforce planning strategy as part of the 2024/25 Operational Plan.”

Carried

*Vote - Unanimous*

## Meetings authorised by Council

Nil

## Mayor and Councillor Reports

### Cr Brieschke – Councillor Report

June

- 26 Ordinary Council Meeting  
Workshop Meeting
- 28 Meeting with TMR, Mayor, CEO & Director Operations, Brisbane  
plus Catch up with representative from Queensland Hydro, Brisbane
- 29 Toogoolawah Rodeo

July

- 06 Esk Hospital Auxiliary Fete  
Australian Lure Fly & Outdoor Expo, Fernvale
- 09 Communications Strategy meeting, Esk

The Esk Hospital Auxiliary enjoyed great weather for their fete on Saturday and proudly announced their most recent project, the purchase of a Cuddle Bed for the High Dependency Ward at the Esk Hospital. This was no mean feat, with the project costing around \$20,000 and I would like to congratulate the auxiliary on their success. The Hospital Auxiliary plays an important role in providing equipment for the betterment of patients and staff that is not covered by the Hospital's budget and also strives to provide connection between the hospital and our community.

This group of 20 energetic volunteers is looking forward to their next project of renovating the visitors lounge, pending approval, and I encourage our community to support their endeavors for the benefit of all who visit or need the hospital's care.

The Australian Lure Expo was held in Fernvale on Saturday and was really impressed by the number of displays present. I spoke to several exhibitors and spent some time with a 'Fly'

lure craftsman and learnt about the advantages of using different materials. I really have to say though some of the lures presented more as works of art, rather than for catching fish and demonstrated the passion these people have for their craft. Organizers were extremely happy with attendance exceeding expectations and are already planning next years event.

### **Cr Bishop – Councillor Report**

July

01 – 05 ALGA Conference, Canberra. Cr Bishop also tabled a report from the conference, outlining the event and outcomes.

09 spoke at the 97<sup>th</sup> Lowood QCWA High Tea.

### **Cr Isidro – Councillor Report**

July

06 Salubrious Golf day, Kilcoy

08 Kilcoy Districts Progress Alliance meeting, Kilcoy

09 Councillor meeting via Teams

10 Council meeting, Esk

10 Somerset Business Chamber executive meeting, Kilcoy

### **Cr Hurley – Councillor Report**

June

25 Kilcoy Indoor Sport Centre Free School Holiday Program

26 Council meeting

29 Toogoolawah P & C Chip Stall – Toogoolawah Charity Rodeo

July

01 ALGA Conference and meeting with Federal ministers in Canberra

02 National Press Club Address, Canberra

06 Esk Hospital Auxiliary Fete

09 Online meeting

### **Cr Freese – Councillor Report**

I would just like to reiterate Cr Brieschke's words on the Esk Hospital Auxiliary and Australian Fishing and Lure Expo, both were amazing events. The most important thing to note was that all accommodation from Esk to Ipswich was booked out for the weekend and this is most important to our regions businesses and our region. A big congratulations to the organisers! Fernvale Lions changeover was held on Sunday morning. I offer my congratulations and best wishes to the incoming committee for the coming year. I attended the Kambu Health Gala Ball on Saturday night, it was a great event and celebrates the start of NAIDOC week. I also attended the expo for Drones at the Growing Centre for Excellence at Logan in June, the presentation was extremely interesting. I am attending the Dulacca Wind Farm tour tomorrow.

### **Cr Jess – Councillor Report**

06 July Esk Hospital Auxiliary Fete

### **Mayor's Report of Activities from 27 March to 10 July 2024**

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

March

27 LGAQ discussion

28 Councillor swearing in, Esk

April

03 Mad Hatters Tea Party, Lowood

04 Meeting with LGAQ

05	Lockyer Valley and Somerset Water Collaborative Meeting Meeting with Middle Street Resident, Esk Youth Week matinee, Toogoolawah
06	Esk Markets Lowood Spudds and Dudds B and S Ball, Lowood
08	Councillor inductions, Esk Cattle Australia, Queensland Regional Tour, Toogoolawah
09	Volunteer farewell, Fernvale
10	Council Ordinary meeting, Esk
11	Meeting with Minister McBain and COMSEQ, Brisbane
13	Dog Fest, Fernvale
16	Agribusiness forum, Esk
17	LGAQ Mayoral Induction, Brisbane
18 - 19	Australian Institute of Company directors Training for Mayors, Brisbane
19	Trivia night, Lowood
22	Lockyer Valley and Somerset Water Collaborative discussion, TEAMS
23	Alkira service, Toogoolawah Official opening SEQCSP Funded Lowood Pool project – “Safe and Fun for Everyone”.
24	Council Ordinary Meeting
25	ANZAC Day Services
26	Meeting COMSEQ, Fernvale Trivia Night, Esk
30	Funeral, Mt Beppo Training LDMG Chair with QDMA, Esk
May	
01	Disaster Management Training, Esk
02	Lockyer Valley and Somerset Water Collaborative Meeting
03	Kilcoy Country Artists Opening, Esk
04	Exhibition opening – The Condensery, Toogoolawah
05	Street Food, Lowood
07	The Condensery advisory committee meeting, Toogoolawah
08	Council Ordinary Meeting
09 -10	COMSEQ induction strategy and Board meeting, Eatons Hill
11	Queensland Cross Country Championship, Toogoolawah Fernvale State School 150 <sup>th</sup> Anniversary celebrations, Fernvale Esk Show Ball, Esk
13 – 14	Infrastructure Tour
14	Fernvale Rural Fire Exhibit, Fernvale
15	Small Business Breakfast, Esk Council meeting, Esk Southern Queensland Country Tourism briefing, Esk Launch of the Somerset Regional Council Visitor Guide, Toogoolawah Somerset and Wivenhoe Fish Stocking Association AGM, Fernvale
16	Greening Lowood advisory committee meeting Lowood Residents Inc meeting



- 17 Kilcoy Multicultural Carnival, Kilcoy  
 18 Esk Races, Esk  
 Moreton Scouts, Operation Archer opening, Wivenhoe Hill  
 19 Car show, Glamorganvale  
 21 LGAQ Civic Leaders Summit, Gold Coast  
 22 COMSEQ State Delegation and media op, Brisbane  
 23 COMSEQ State Delegation, Brisbane  
 24 Esk Show Prime Beef Dinner, Esk  
 25 Care4Esk Community planting event, Esk  
 Esk Show and official morning tea, Esk  
 Lowood Showball, Lowood  
 27 Business Recovery and Resilience Plan meeting, TEAMS  
 Lowood Lions Dinner meeting  
 28 Discussions with Reverend Loretta, Esk  
 Traffic Safety Advisory Committee Meeting, Esk  
 LRC monthly meeting, Lowood  
 29 Information Session, Esk  
 Council Ordinary meeting  
 Somerset Business Chamber launch, Esk  
 Reconciliation prayer St Agnes Church, Esk  
 31  
 June  
 01 Toogoolawah Show Ball, Toogoolawah  
 02 Kilcoy Races, Kilcoy  
 04 Fernvale Recreation Ground Meeting  
 05 Media Training, Esk  
 07 Top Tourism Awards, Brisbane  
 08 Toogoolawah Show official morning tea  
 10 Meeting with SEQWater, Esk  
 11 Meeting with constituent, Esk  
 12 Council Ordinary Meeting, Esk  
 Fernvale Sports park Advisory Committee Meeting  
 13 Councillors induction with Department of Local Government  
 14 Discussions with constituent, Esk  
 Meeting with Middle Street Residents, Esk  
 15 Esk Garden and lifestyle Fair, Esk  
 Lowood Show  
 Kilcoy Lions Changeover, Kilcoy  
 17 Radio interview – River 949  
 Prebriefing LGAQ  
 Fernvale Community Association meeting  
 18 Council Depot visits  
 Business owner meeting, Esk  
 Somerset and Wivenhoe Fish Stocking discussion, Esk  
 Round Table discussions with QPS, Esk  
 SES dinner, Esk  
 19 Chat with councillors, Kilcoy  
 Cleanco 40<sup>th</sup> birthday celebrations  
 20 Council Depot visits  
 21 Open the darling Downs/South West Environmental Health  
 Australia Regional Group Meeting  
 22 Uncle Noel Blair Book Launch, Kilcoy  
 27 Somerset Cup presentation at Rumble Roadshow, Esk  
 Life tribute, Esk

28	Meeting with TMR, Brisbane
29	Open Brisbane Valley Dog Club Show, Lowood
30 – 5 July	ALGA NGA Canberra
July	
06	Esk Hospital Auxillary Fete Fishing and Lure Expo, Fernvale PCYC Open Day, Fernvale
07	Fernvale lions changeover breakfast Solomon Island Independence Day celebrations, Kilcoy
09	QCWA Lowood 97 <sup>th</sup> birthday celebrations, Lowood Meeting with constituents
10	Council Ordinary and Budget Meeting

I attended National General Assembly ie an annual national conference at Canberra from Monday 1 July – Thursday 4 July.

During Monday July 1, myself and Cr Bishop attended Parliament House where we were assisted by our Federal member Shayne Neumann where we discussed issues with the Brisbane Valley Highway and a way forward for improvement.

I had a meeting with Senator Anthony Chisholm assistant minister for Education and Regional Development discussing our regional economic challenges and our limited infrastructure. Then on to Senator Carol Brown assistant minister for Infrastructure and Transport to discuss our geographic position in relation to the SEQ growth, the pressure on our infrastructure and a way forward for long-term improvement of our highways.

Tuesday morning I visited Mt Majura along with Cr Bishop, Cr Hurley and the CEO to see how Canberra has developed their mountain in close proximity to provide a recreational space for walkers, horse and bike riders as well as embracing First Nations heritage to embrace their local environment. We have this and much more on our door step and through the Glenrock development, our national parks and the rail trail we've got so much to offer.

Tuesday lunchtime to the National Press Club to hear an address by the ALGA president Linda Scott reaffirming the need for the Federal Government to provide 1% of taxation revenue to local governments rather than the current 0.5%. These funds are used to provide and fund vital infrastructure and ongoing costs required to keep our communities liveable.

A meeting with CEO of LGAQ Alison Smith to discuss ongoing costs of our insurances. Following this I attended a gathering in the speakers courtyard at parliament house where I met the Hon Milton Dick, the Speaker of the House, Senator Chisolm and Minister Catherine King.

Wednesday morning, I attended an LGAQ breakfast, caught up with a lot of Queensland Mayors and CEO's, chatted to Queensland Senator James McGrath and invited him to Somerset, he has family ties to Toogoolawah so understood exactly what our region celebrates and struggles with.

I met Hon Minister Catherine King who is charged with the federal portfolio for Infrastructure, Transport, Regional Development and Local Government. We explained the current state of the Brisbane Valley Highway and the importance of this road to our growth and liveability. Then on to an appointment with a senior advisor to the federal minister for Agriculture, Fisheries and Forestry, Hon Murray Watt. We discussed the increasing threat of fire ants to our region.

Many motions were debated at the conference, some were passed that hopefully, for our region will not progress beyond this point.

Thursday morning, I attended a peri urban breakfast round table. This was a group of councils who face the same issues that Somerset does, namely caught between urban expansion and rural demise as city dwellers look for escape from a city lifestyle. An address from Simon Kuestemacher a demographer was enlightening and highlighted the real challenges facing regional councils as they become the choice for older Australians to live. A keynote speech from Sam Johnson was inspiring to show us all how a spirit of never giving up and working for others can drive you throughout life. More debates on motions finished out the afternoon.

A crazy full trip but I gave my word to fight for Somerset while Mayor and this is what is required.

#### **Resolution**

Moved – Cr Jess

Seconded – Cr Bishop

“THAT the verbal and written reports of Mayor Wendt and Councillors Brieschke, Bishop, Freese, Hurley, Isidro and Jess be received.”

Carried

*Vote - unanimous*

#### **Receipt of Petition**

Nil

#### **Consideration of notified motions**

Nil

#### **Reception of notices of motion for next meeting**

Nil

#### **Items for reports for future meetings**

#### **Resolution**

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT a report be brought back to a future meeting associated with the classification of koalas as endangered and opportunities for Council to seek funding from the Federal and State Governments to improve koala conservation in the Somerset Region.”

Carried

*Vote - unanimous*

#### **Closure of Meeting**

**Summary**

There being no further business, the Mayor, Cr Jason Wendt closed the meeting at 9.53 am.

## Appendix A

# APPENDIX 1

## NEW DELEGATIONS - COUNCIL TO CEO

*Workers' Compensation and Rehabilitation Act 2003*

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power, as an employer, to pay a premium notice issued by WorkCover.	Section 54(7) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to pay a reassessment premium notice issued by WorkCover.	Section 56(5) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to apply to WorkCover for a waiver or reduction of a penalty for contravening section 48.	Section 57(3) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to object to a default assessment issued by WorkCover.	Section 58(6) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to pay a default assessment notice issued by WorkCover.	Section 58(10) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power, as an employer, to apply to WorkCover for a waiver or reduction of an additional premium.	Section 64(2) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer who is not a self-insurer, and who is or is required to have accident insurance, to pay the weekly payment of compensation payable to an injured worker during the excess period.	Section 66(2) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to apply to WorkCover for a waiver or reduction of a penalty provided in section 66(6).	Section 66(7) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as a prospective self-insurer, to make a submission to the Regulator about a decision to refuse an application to be licensed as a self-insurer.	Section 77(3) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as a self-insurer, to send a written notice to the Regulator seeking to cancel a self-insurer licence.	Section 97 <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as former self-insurer, to request the Regulator to allow Council to continue to exercise the powers referred to in sections 92 and/or 92A.	Section 100(2) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power, as a former self-insurer, to request the return of the balance of the section 84 security from the Regulator.	Section 103 <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to ask the Regulator to approve the amount provided for in the industrial instrument for the purposes of section 107B of the <i>Workers' Compensation and Rehabilitation Act 2003</i> .	Section 107E(2) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to appeal the Regulator's decision to refuse to approve the amount provided for in the industrial instrument under Chapter 13 of the <i>Workers' Compensation and Rehabilitation Act 2003</i> .	Section 107E(6) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to apply to WorkCover for a waiver or reduction of a penalty provided in section 109A.	Section 109A(4) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer other than a self-insurer, to apply to WorkCover for a waiver or reduction of a penalty provided in section 229.	Section 229(4) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer against whom negligence is alleged, to cooperate fully with and give WorkCover all information and access to documents in relation to the claim.	Section 280 <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	



NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power, as an employer, other than a self-insurer, against whom a proceeding for damages has been brought, to execute all documents and do everything that WorkCover considers reasonably necessary to allow the proceedings to be conducted by it.	Section 300(7) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer who is not a self-insurer, to give WorkCover information the employer has in relation to a person defrauding, or attempting to defraud, WorkCover, or in relation to a person stating anything, or giving a document containing information, to WorkCover or a registered person that the person knows is false or misleading in a material particular.	Section 536(3) <i>Workers' Compensation and Rehabilitation Act 2003</i>	10 June 2024	

***Workers' Compensation and Rehabilitation Regulation 2014***

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power, as an employer other than a self-insurer, to submit to WorkCover a declaration of wages.	Section 8(2) <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer other than a self-insurer, to enter a payment plan with WorkCover.	Section 10(2)(d) <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	

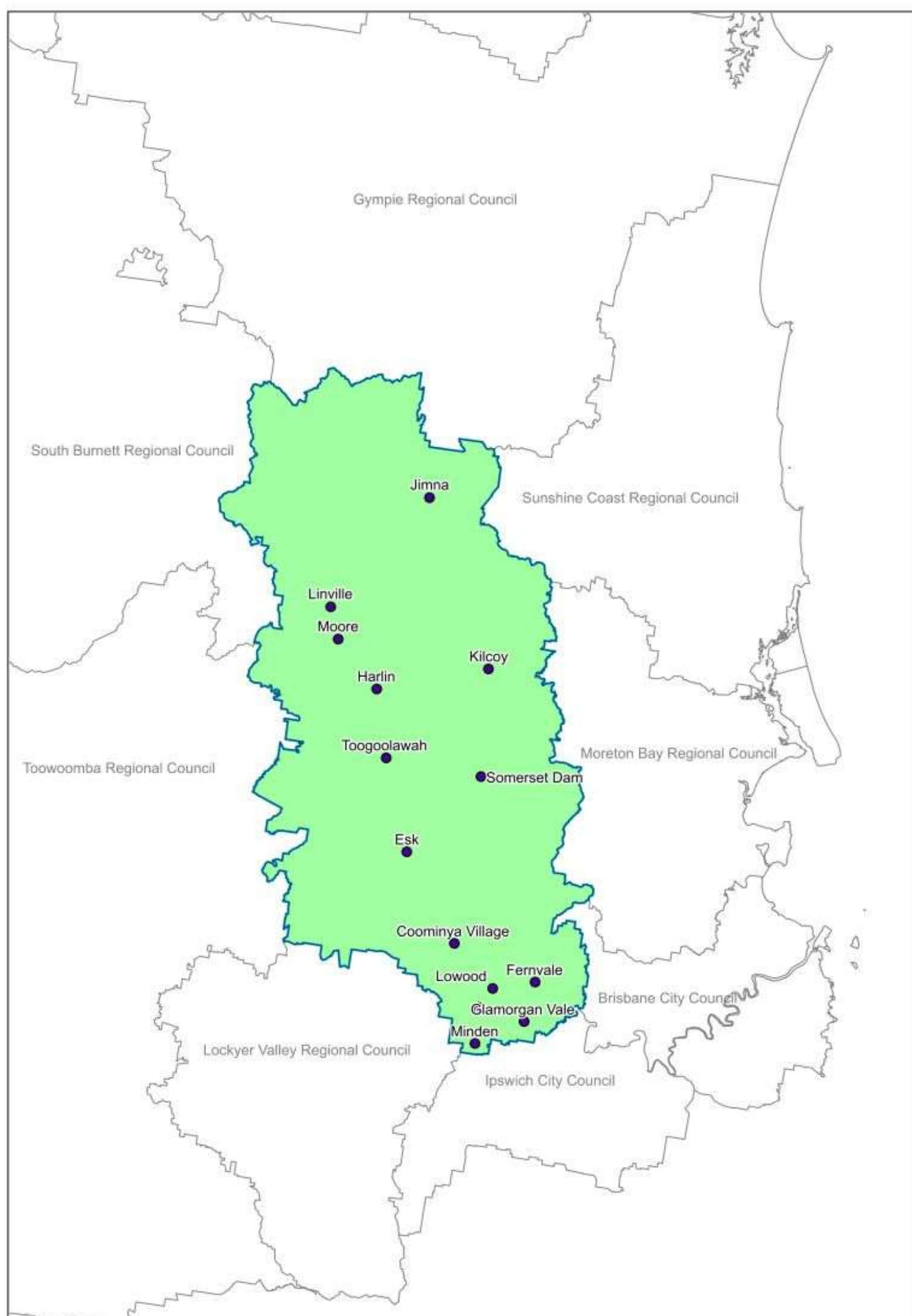
NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power, as a former employer, to give written notice to WorkCover.	Section 13(3) <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to agree with WorkCover on a calculation of an outstanding liability for section 87 of the Act, based on a joint summary report prepared by actuaries under section 30 of the <i>Workers' Compensation and Rehabilitation Regulation 2003</i> .	Section 31 <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer, to advise the Regulator that WorkCover and the employer do not agree on the outstanding liability amount.	Section 32 <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	
	Chief Executive Officer	Power, as a former self-insurer, to appoint an actuary to calculate an amount of liability for section 102 of the Act.	Section 46 <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	
	Chief Executive Officer	Power, as a former self-insurer, to give the information, in the approved form, necessary to enable the actuaries to complete the calculation.	Section 47 <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power, as a former self-insurer, to agree with WorkCover on the amount of the calculation for section 102 of the Act.	Section 51 <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	
	Chief Executive Officer	Power, as a former self-insurer, to advise the Regulator that WorkCover and the former self-insurer do not agree on the self-insurer's liability amount.	Section 52 <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	
	Chief Executive Officer	Power, as an employer of employees to appoint 1 rehabilitation and return to work coordinator for more than one workplace.	Section 115(3) <i>Workers' Compensation and Rehabilitation Regulation 2014</i>	10 June 2024	

## Appendix B



# **OPERATIONAL PLAN 2024 – 2025**





## Introduction

The 2024-25 Operational Plan outlines the activities and services that as an organisation Council will deliver this year towards implementing the objectives of the Corporate Plan 2021-2026.

Somerset Regional Council's Operational Plan is an integral cog in the wheel that drives our Corporate Planning and the organisations performance. The Operational Plan is funded through Council's annual budget and sets the years direction for each of Council's Departments. The Operational Plan articulates Council's commitment to key projects, services, activities and measures the success and areas of responsibility for 2024-25. Council is required to report quarterly on the progress of all operational plan. The Operational Plan is aligned with other key documents to detail the implementation of strategies which are used to assist Council and the community to plan for a sustainable future. This approach ensures that efficiencies are achieved through coordinated planning and budgeting and to ensure that management is undertaken in an integrated manner.

The alignment of the Corporate Plan 2021-2026 and the Operational Plan for 2024-25 is centred on the key themes of Natural Somerset, Vibrant Somerset, Prosperous Somerset, Well Planned Somerset and United Somerset. These five themes guide Council's focus over the next five years and have a number of outcomes and strategies. The Corporate Plan assists in the identification of priorities, and is used to balance the delivery of services and projects within available resources.

## Our Vision

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

## Our Mission Statement

**To provide leadership in making locally-responsive and informed decisions, focussing on our customer's needs to deliver the highest-quality efficient services and facilities to all communities of the Somerset region.**

## Our Five Core Values

Our values govern Council's actions and how we serve the communities of the Somerset region. Our five core values are:

### **1. Positive Interactions**

We encourage positive interactions within the organisation and externally, and our relationships are based on integrity, honesty, openness, accountability and equity.

### **2. Community Champions**

As community champions we will provide a foundation for long-term growth and prosperity while providing flexibility to respond to the changing needs of our community.

### **3. Empowered Workforce**

As an organisation, we aim to provide a safe environment for our employees to further develop their productive capacity through the acquisition of skills, teamwork, empowerment and participation in the decision-making process.

### **4. Safety STAR (Stop, Think, Act, Review)**

We recognise that to function efficiently and effectively our organisation and community must feel safe. In doing so, we will take the necessary time to stop and think, take appropriate action to protect our people, and review our processes in the spirit of continuous improvement.

### **5. Excellence**

We encourage our elected representatives, employees, our community champions and our customers to be actively involved in our quest for excellence – meeting or exceeding our community's needs and expectations at the lowest cost possible.

## Managing Risks

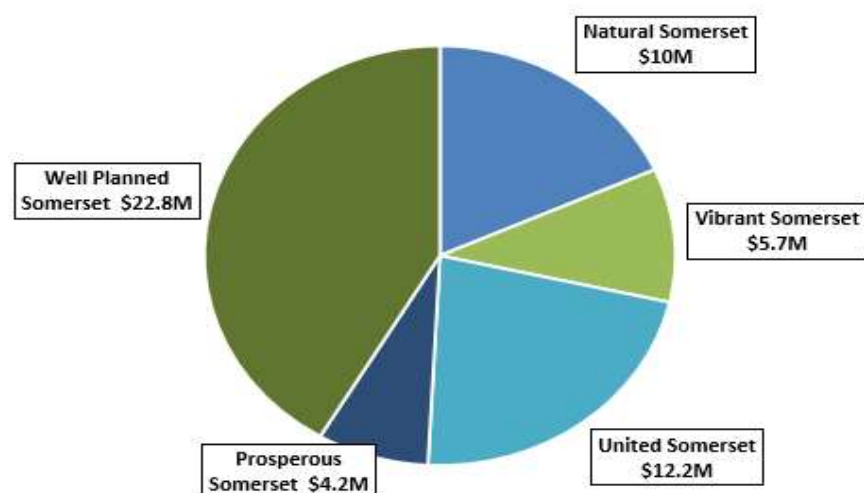
Somerset Regional Council recognises that risk management is an integral part of good governance and management practice. Accordingly, Council has an active system in place to manage and treat risks. This system is supported and managed by Council's CEO and Directors. Risk management principles and processes with the organisation's overall governance, strategy and planning, management, reporting processes, policies, values and culture are managed on a day to day basis.



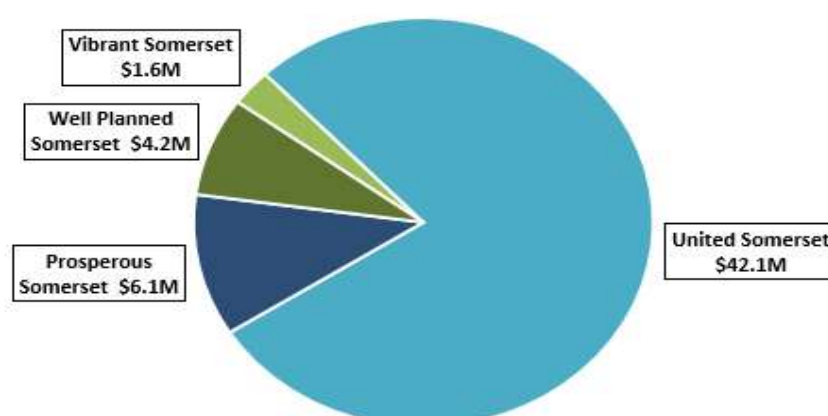
## Linking the Operational Plan to the budget

The Operational Plan is financed through the 2024-25 Financial Year Budget to achieve the strategies and activities contained within the key Corporate Themes. The Operational Plan and Budget commit Council to the allocation of resources to ensure service delivery is undertaken and completed within the year. Financial performance is monitored throughout the year with monthly reports to Council and periodic budget review undertaken to account for new information as it comes to hand. The graphs below illustrate the alignment of Council's budget to the Operational Plan.

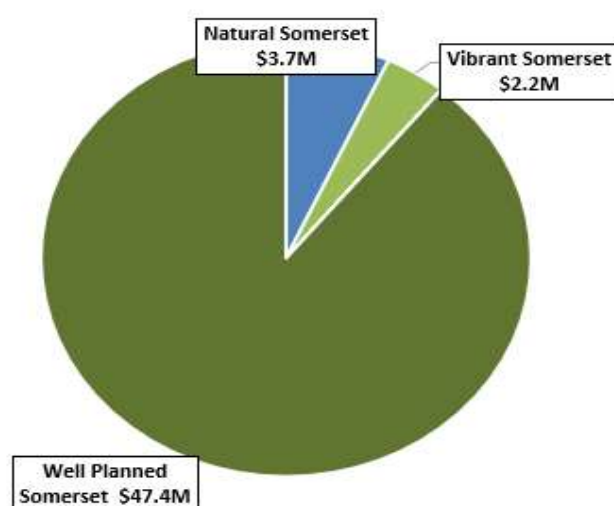
**Operating expenditure - budget FY2025**



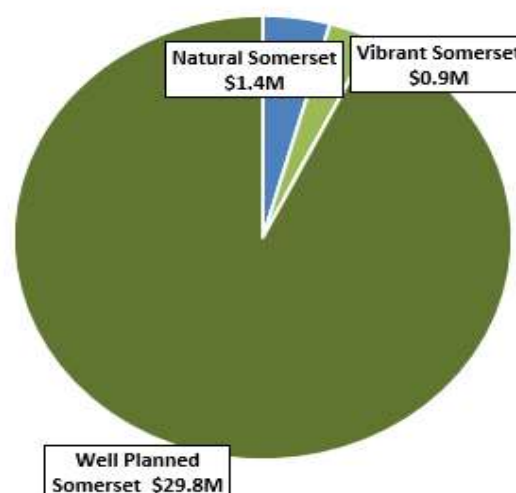
**Operating revenue - budget FY2025**



**Capital expenditure - budget FY2025**



**Capital revenue - budget FY2025**



## 2024-25 Operational Plan

The focus for the Operational Plan is on planning, delivery and monitoring the relevant services and projects that will translate the strategic themes into actions. Included within the following tables are specific activities, performance measures, targets and responsibilities for each of the Corporate Plan Themes.

Corporate Plan Theme		NATURAL SOMERSET						
Corporate Plan Theme Description		A place where the natural environment, scenic beauty and rural lifestyle are valued and protected						
ID	Corporate Plan Strategy	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
1	Promote the lakes, valleys, mountains, rivers and natural heritage in the Somerset region's branding, marketing and development.	Engage with Seqwater to address water, landcare, river care and related issues	Active advocacy through relevant SEQ Water representatives and the Board.	Inform	Positive engagement with SEQ water that results in promoting our region natural assets in a sustainable manner.	Office of the Mayor and CEO	CEO	Ongoing
2	Protect and utilise our economic assets including our agricultural land, forests and other natural resources.	Engage with agricultural and forestry sectors via Council Advisory Committees to protect and enhance economic opportunities.	Participation via these sectors in Council Advisory committees, such as the EDTAC and LDMG. Further, actively work with Resilient Rivers	Inform	Positive Interactions with sectors in protecting and utilising agricultural, forests and natural assets	Office of the Mayor and CEO	CEO	Ongoing
		Work with Council of Mayors to address forestry, landcare, rivercare and related issues, including resilient rivers	Active advocacy through Council, regional organisations and Associations. Attract maximum funds via Resilient Rivers	Inform	Participation in South East Queensland (SEQ) Council of Mayors according to resources and priorities	Office of the Mayor and CEO	CEO	Ongoing
		Engage with the State Environment and Water Ministers to address forestry, landcare, rivercare and related issues	Where appropriate, advocacy through relevant State Government Departments and Ministers	Inform	Positive Interactions with State Departments and Ministers	Office of the Mayor and CEO	CEO	Ongoing
		Engage with Commonwealth Environment Minister to address forestry, landcare, rivercare and related issues	Where appropriate, advocacy through relevant Commonwealth Government Departments and Ministers	Inform	Positive Interactions with Commonwealth Departments Agencies and Ministers	Office of the Mayor and CEO	CEO	Ongoing
3	Implement contemporary and practical strategies to minimise the environmental impact of Council's operations and facilities.	Offset the environmental impacts of Council's Capital Works Program.	Deliver proportionate offsets as per Council's Offset Policy OP019.	Inform	Offsets are delivered in alignment with Council's strategic environmental priorities.	Planning and Development	NRMO	Ongoing
4	Encourage the State and Federal Governments to support a range of natural resource enhancement activities including re-forestation, land care, riparian restoration and carbon reduction initiatives.	Maintain an Environmental Levy in the Budget	Adopt an Environmental levy during the 2024/25 Budget process	Inform	Adoption of an environmental levy	Finance	DFIN	Jul-24
5	Take an active role in the maintenance and enhancement of the region's natural resources through targeted expenditure of the environment levy and other resources	Facilitate collaborative investment with key internal and external partners	Deliver projects under the Resilient Rivers initiative and disaster recovery funding arrangements.	Involve	Program delivery in alignment with Project Plan deliverables.	Planning and Development	NRMO	Ongoing
		Promote and deliver community engagement activities.	Deliver: • Free Tree Program • National Tree Day • Land for Wildlife Program.	Inform	Delivery of Free Tree days; National Tree Day; Increase community participation in Land for Wildlife	Planning and Development	NRMO	Ongoing
		Deliver direct investment opportunities for homeowners in partnership with Seqwater.	Deliver the On-site Wastewater Mitigation Program.	Inform	Program delivery in alignment with Project Plan deliverables.	Planning and Development	NRMO / DCC	Ongoing
6	Support educational programs which promote the importance of preserving the region's natural features and opportunities for carbon reduction initiatives.	Coordinate and support regionally significant initiatives, including: • Land for Wildlife • South East Queensland Fire and Biodiversity Consortium • Healthy Land and Water (regional NRM) • Council of Mayors (SEQ) – Resilient Rivers.	Active participation in relevant forums.	Inform	Maintain membership and delivery of: • Land for Wildlife • SEQ Fire and Biodiversity Consortium • Healthy Land and Water (regional NRM) • Council of Mayors (SEQ) – Resilient Rivers.	Planning and Development	NRMO	Ongoing
7	Support long-term financial planning, asset management, strategic planning, emergency management and other Council processes through a considered understanding of regional conditions, including bushfire risk, flooding, and climatic change.	Implement and report on the progress of the outcomes of the Local Floodplain Management Plans and Overland Flow Assessment Report.	Progression of action items identified in the flood studies.	Inform	Annual progress report.	Operations	DOPER	Ongoing
8	Protect and maintain the natural assets and community amenity through the implementation of Local Laws and environment legislation.	Investigate and take necessary actions on environmental protection complaints.	Environmental Health compliance services are provided.	Inform	All complaints investigated within specified time frames.	Planning and Development	ESM	Ongoing
9	Reduce the impacts of invasive plants and animals through Council's Biosecurity Plan – Invasive Plants and Animals.	Implement Council's Biosecurity Plan for invasive plants and animals, including implementation of Council's Fire Ant Self Management Plan (within the Suppression Area).	Implementation of the strategic actions in Biosecurity Plan.	Inform	Successful delivery of the Biosecurity Plan strategic actions. Amendment of Council's Biosecurity Plan to refer to Council's Fire Ant Self Management Plan.	Planning and Development	ESM	Ongoing
10	Take a long-term view of waste management issues to ensure the best outcomes for the Somerset Region.	Seek funding to implement waste transfer stations master plans to improve recycling opportunities, diverting more waste streams from general landfill.	Submit grant applications for suitable and eligible funding opportunities.	Inform	Grants submitted	Operations	MES	Jun-24
		Continue to operate the existing waste cell at Esk Landfill with the procedures and site based management plan	Maximise the utilisation of cell space to extend the life of the cell	Inform	Operation in accordance with Environmental Protection Agency (EPA) Licence	Operations	DOPER	Ongoing
		Communicate with neighbouring Councils on the progress of waste management issues	Continue to seek opportunities with neighbouring Councils to improve waste management practices	Inform	Participation with key agencies such as SEQ Council of Mayors Waste Working Group.	Operations	DOPER	Ongoing
11	Make parks and gardens an integral part of future growth management plans.	Develop a vision for regional, neighbourhood and local parks and gardens	Update of LGIP to inform future growth for parks and gardens.	Consult	LGIP progressed and presented to Council for adoption.	Operations	MES	Apr-25

Corporate Plan Theme Corporate Plan Theme Description		VIBRANT SOMERSET An integrated and welcoming place with something for everyone						
ID	Corporate Plan Strategy	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
12	Facilitate well-planned and aesthetically-pleasing town and village gateways that enhance the look, feel and appeal of our individual communities.	Oversight of the Somerset tourism strategy with direct themes to link to this Corporate Plan strategy.	Referring to Tourism Strategy - Progress the preparation of a town centre enhancement and wayfinding strategy.	Inform	Prepare a strategy which identifies streetscaping and place-making initiatives to enhance the entrance to Somerset's towns and villages and support with consistent branded town entry statement signage and clear and simple directional signage at strategic junctures throughout the region.	Office of the Mayor and CEO	CEO	Jun-25
13	Identify, deliver and grow opportunities for arts, cultural expression and the development of creative industries.	Investigate regional opportunities for public art with a focus on the BVRT	Engage consultants to undertake community consultation and research into public art options and opportunities.	Engage	Public art strategy developed and adopted by Council to provide direction to placemaking and tourism opportunities.	Corporate and Community Services	ACM	Jun-25
		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.	Commission bespoke branding, artist development program and community engagement workshops.	Engage	Number of professional development workshops held, % of local artists engaged and exhibition attendance figures.	Corporate and Community Services	GC	Jun-25
		Connect the community and Somerset Civic Centre through presentation of one professional community theatre project per year.	Source funding, engage practitioner and community members	Engage	1 community theatre project delivered.	Corporate and Community Services	VC	Jun-25
		Position region and venues for investment from state and federal government and grow private support	Identify potential funding streams and sponsorship opportunities to activate cultural facilities and community events.	Inform/consult	Grant funding applications submitted and sponsorship opportunities developed.	Corporate and Community Services	ACM	Jun-25
14	Embrace and promote the Somerset region's heritage, to incorporate both Indigenous and European cultural heritage.	Work in partnership with Multicultural and First Nations communities to promote, protect and preserve their stories and heritage	In consultation, facilitate and deliver a program of cultural stories and activities.	Engage	Exhibitions, programming and performances that demonstrate our local connections to First Nation People and other cultures.	Corporate and Community Services	GC/LTL/EO	Jun-25
		Advocate and support heritage programs, projects, plans and events, which create a positive identity for the region.	Increase in Council led historical events and activities.	Engage	Implementation and percentage uptake of local history app - Recollect and delivery of annual local history forum	Corporate and Community Services	EO/ACM/LTL	Jun-25
15	Develop and deliver contemporary library spaces, services and resources which facilitate leisure, connection and learning assisting in meeting the recreational, information and cultural needs of the Somerset region's residents.	Ensure that library services and resources continue to maximise responsiveness to client needs.	Undertake library services review to incorporate opening hours, facilities and forward planning	Engage	Report to Council	Corporate and Community Services	ACM	Jun-25
		Renew and implement strategic plan for Somerset Libraries	Adoption and implementation of plan by Council and State Library of Queensland	Inform	Implementation and report of progress to Council in Corporate Services report	Corporate and Community Services	LTL	Jun-25
16	Develop and implement an Arts, Culture and Heritage Plan/Strategy incorporating all communities to enhance outcomes for the collaboration of visual art, architecture and design	Implement adopted Arts, Culture and Heritage Plan including five year action plan	Progression and reporting of priorities and actions to Council	Inform	Biannual report on progress of action plan to Council	Corporate and Community Services	ACM	Jun-25
17	Facilitate community access to the wide range of sport and recreational pursuits available in the Somerset region.	Provide the highest quality recreational sports and aquatic facilities based on the resources available	Plant upgrade works undertaken at Aquatic Facilities to ensure compliance and water quality, and improve efficiency	Inform	Number of complaints about the swimming pools availability and service	Corporate and Community Services	CTM / SRO	Jun-25
		Provide for the sporting and recreational needs of the local communities through indoor sports centres, outdoor recreation facilities and swimming pools	Undertake an assessment of all Council owned Sports and Recreation Facilities owned by Council for the prioritised development of Council facilities	Consult	Report to Council	Corporate and Community Services	CTM / SRO	Aug-24
		Undertake surveying of Mount Glen Rock	Undertake cultural surveying of the Mount Glen Rock project area	Engage	Report to Council	Corporate and Community Services	TO	Jun-25
		Establish community recreational and cultural assets on Mount Glen Rock	Seek grant funding opportunities to undertake work to establish hiking recreational facilities on Mount Glen Rock, including hiking trails, interpretive and wayfinding signage, and trailhead facilities.	Consult	Grant funding applications submitted	Corporate and Community Services	TO	Jun-25
		Undertake an assessment of outdoor recreation trails within the Region	Undertake a desktop analysis of recreational options for potential development to stimulate community health and well-being and economic development	Consult	Report to Council	Corporate and Community Services	TO	Jun-25
18	Make efficient use of existing infrastructure by encouraging connections to services with ample capacity and carry out any works as are necessary to provide the required services to the community.	Review Somerset's Local Government Infrastructure Plan (LGIP) incorporating outcomes of infrastructure service standard reviews and strategic network planning.	Amended Local Government Infrastructure Plan.	Inform	Undertake major amendment to the Local Government Infrastructure Plan that will guide the delivery of trunk infrastructure across the region in accordance with statutory guidelines.	Planning and Development	DPAD / SPO	Jun-25
19	Increase the range of recreational opportunities by encouraging the construction and operation of regional facilities for regional visitors.	Enhanced capacity and long-term asset management of the Toogoolawah Swimming Pool	Seek grant funding opportunities for the long-term development of the Toogoolawah Swimming Pool	Inform	Grant funding applications submitted	Corporate and Community Services	CTM / SRO	Ongoing

Corporate Plan Theme Corporate Plan Theme Description		VIBRANT SOMERSET An integrated and welcoming place with something for everyone						
ID	Corporate Plan Strategy	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
		Enhanced capacity of the Toogoolawah Community Gym	Seek grant funding opportunities to extend the Toogoolawah Community Gym and construct additional carparks that compliment the overall precinct including the Swimming Pool, Community Gym, Brisbane Valley Rail Trail and the Condensery	Inform	Grant funding applications submitted	Corporate and Community Services	CTM / SRO	Ongoing
		Investigate and implement strategies to improve the sustainability of recreational facilities	Complete works to improve the safety, performance and sustainability of the Fernvale Sports Park and Lowood Recreational Complex	Inform	Works completed to extend the Brisbane Valley Soccer Clubhouse at the Lowood Recreational Complex, and field refurbishment and irrigation system installed at the Fernvale Sports Park	Corporate and Community Services	CTM / SRO	Sep-24
		Enhance the recreation capacity of the Kilcoy Indoor Sports Centre to allow for increased capacity, increased gymnastics floorspace and other sporting opportunities	Progress plans for the redevelopment of the Kilcoy Indoor Sports Centre to shovel-ready status	Inform	Approved development applications	Corporate and Community Services	CTM / SRO	Dec-24
		Undertake a review of recreational grounds to determine long-term facility development priorities	Comprehensive report outlining the recreational grounds of somerset (showgrounds and racecourses), their positioning within the SEQ equine facilities network, review of facility master plans, long-term regional development priorities and facility gap analysis.	Consult	Report received and adopted by Council	Corporate and Community Services	DCORP	Dec-24
20	Promote and maintain a high standard of public health in the community through monitoring of food handling, public health risks and the increased awareness of good hygiene practices.	Undertake annual food business inspection program.	Yearly inspections conducted.	Involve	Inspections completed.	Planning and Development	ESM	Ongoing
		Food business, community groups and the general public are better informed about food safety.	Conduct a community awareness programs to promote food safety and hygiene practices for: <ul style="list-style-type: none"><li>• Food businesses</li><li>• Community Groups</li><li>• Schools and the general public.</li></ul> Provide free online 'I'm ALERT' food safety training.	Inform	Number of users who complete the online 'I'm ALERT' food safety training.	Planning and Development	ESM	Ongoing
		Progress Mosquito Monitoring Program	Conduct yearly surveys in line with Queensland Health Plans.	Consult	Survey completed. Reports submitted to Queensland Health.	Planning and Development	ESM	Ongoing
		Investigate and take necessary actions on public health complaints.	Environmental Health compliance services are provided.	Inform	All complaints investigated within specified time frames	Planning and Development	ESM	Ongoing
		Progress Greening Lowood Project	Progress Greening Lowood project to increase sustainability of recreation facilities in Lowood.	Engage	Actions as agreed by Greening Lowood Advisory Committee	Office of the Mayor and CEO	CEO	Jun-25



Corporate Plan Theme Corporate Plan Theme Description		PROSPEROUS SOMERSET A place that embraces economic opportunities						
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
21	Implement the Somerset Tourism Strategy 2021-2025 with a focus on short-term priorities for supporting visitor attraction and destination management.	Build Local Tourism Partnerships	Increase operator engagement with Council and the industry as a whole through mentoring and tourism development programs	Engage	Establishing informal networking opportunities for Somerset tourism operators (one event per quarter) Improve tourism operator capability Conduct one mentoring program in the financial year	Corporate and Community Services	TDO	Jun-25
		Investigate Visitor Accommodation options for the region	Undertake a comprehensive visitor accommodation study of current accommodation offerings and opportunities available in the region	Engage	Report to Council outlining current situation, market needs and opportunities for accommodation providers in the region	Corporate and Community Services	TDO	Nov-24
		Create a Compelling Vision and Identity for Agritourism in Somerset	Engage and develop relationships with emerging agritourism operators	Engage	Number of Agritourism operators to engage with Council	Corporate and Community Services	TDO	Jun-25
		Investigate opportunities to tap into large tour group market	Develop comprehensive list of large tour group operators in Southeast Queensland	Engage	Comprehensive list to market the Experience Somerset brand to	Corporate and Community Services	TDO	Mar-25
		Implement adopted Tourism Strategy including themes and twelve strategies.	Progression and reporting of the priority strategies contained within the Tourism Strategy.	Involve	Report on progress of strategies reported quarterly to the EDTAC and Council	Corporate and Community Services	DCORP / CTM	Ongoing
		Define Experience Somerset brand	Refine the Experience Somerset brand through a series of marketing campaigns and promotional activities	Inform	- Implement a series of seasonal and evergreen marketing campaigns to promote Experience - Leverage promotional advertising opportunities that align with the Experience Somerset market  - Source promotional opportunities through industry that align with the Experience Somerset brand	Corporate and Community Services	PO	Jun-25
		Public Relations and Media Engagement	Develop a heightened approach to PR and media engagement for the Experience Somerset.	Engage	- Develop an evergreen media kit and resources for visiting journalists or influencers - Engage influencers or journalists to positively promote the Experience Somerset offering - Leverage public relations opportunities to enhance the Experience Somerset profile	Corporate and Community Services	PO	Jun-25
22		Annual Event Calendar	Conduct a review of annual events in Somerset	Inform	Conduct a review of annual events in Somerset and provide recommendations on a sustainable approach to event attraction and retention	Corporate and Community Services	PO	Jun-25
	Delivery of the Somerset Economic Development Strategy action plan that focus on three key strategies to grow the economy: Marketing and promotion; Planning for the future; and Facilitating change.	Undertake an annual scorecard review of the Economic Development Strategy actions (with a major review being undertaken after 5 years).	Annual scorecard of actions in the Somerset Economic Development Strategy.	Consult	Delivery of annual scorecard in December 2024.	Planning and Development	DPAD / BRO	Dec-24
		Engage with local businesses regarding future growth plans.	1. Conduct an annual business visitation program, facilitating business initiatives and promoting regional development and investment opportunities. 2. Conduct annual Somerset business forums (based around agriculture, tourism and business development). 3. Deliver workshops to build local business capacity and capability.	Engage	52 businesses visited per year. 4 forums per year. 6 workshops per year.	Planning and Development	BRO	Ongoing
		Conduct business development activities to attract investment.	1. Meet with potential investors and conduits. 2. Attend industry events in targeted sectors. 3. Undertake Council business investment initiatives to encourage business investment opportunities and ensure businesses are provided with an efficient, customer focused experience regarding necessary approvals.	Engage	20 meetings per year with potential investors. Attend 4 industry events. Complete 4 business improvement initiatives.	Planning and Development	DPAD / BRO / SPO	Ongoing
		Facilitate business investment into the region.	1. Provide information to prospective investors. 2. Provide a case manager to prospective investors. 3. Investigate delivery models of a planning concierge planning service. 4. Active participation in the Queensland Small Business Friendly Councils initiative.	Engage	Provide at least 20 information packs per year. Provide a case manager to at least 20 projects per year. Investigate options for the implementation of a planning concierge service. Maintain accreditation with the Queensland Small Business Friendly Councils initiative.	Planning and Development	DPAD / BRO / SPO	Jun-25
23	Continue to operate Council's Visitor Information Centres (VICs) to the highest possible standards.	Maintain the highest standard of Visitor Information Centres based on resources available	Undertake feasibility research to create an engaging and interactive experience at the Kilcoy Visitor Information Centre	Consult	Report to Council	Corporate and Community Services	TDO	Aug-24

Corporate Plan Theme Corporate Plan Theme Description		PROSPEROUS SOMERSET						
		A place that embraces economic opportunities						
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
24	Collaborate with regional and State tourism bodies on tourism promotion and destination management.	Create and promote effective economic and tourism opportunities through the Economic Development and Tourism Committee	Promotion of the Somerset throughout greater SEQ in a co-ordinated and considered way	Involve	Effective Operation of the Economic Development and Tourism Advisory Committee	Office of the Mayor and CEO	CEO / CMM	Ongoing
		Establish access to new data mobile data platform through Queensland Country Tourism	Obtain access to new mobile data platform and integrate data into tourism promotions digital campaigns	Engage	Report to Council	Corporate and Community Services	DCORP / CTM	Jun-25
25	Continue to engage and collaborate with regional, State and national stakeholders on strategies to support the development of a diverse, strong and resilient regional economy.	Utilise opportunities arising from Council business to engage and collaborate with regional, State and national stakeholders	Council take local opportunities up directly with stakeholders as appropriate. Council continues to advocate via key bodies such as the COMSEQ, LGAQ, ALGA and other forums as presented.	Inform	Liaising with in key bodies such as COMSEQ, LGAQ and ALGA about local matters to assist with advocating to government stakeholders. Direct engagement with relevant government stakeholders according to resources and priorities.	Office of the Mayor and CEO	CEO	Ongoing
26	Continue to develop infrastructure plans, taking into consideration potential urban growth and opportunities for economic development.	Review, improve and amend the Somerset Region Planning Scheme, with a focus on economic development and business facilitation.	Somerset Region Planning Scheme Version 5.	Engage	Conclude drafting and commence State Interest Review and public consultation stages to allow adoption of the amended planning scheme.	Planning and Development	SPO	Jun-25
		Commence background studies for new Somerset Region Planning Scheme that will guide the future growth within the region.	A Somerset Growth Management Strategy, including industrial land availability review, that will inform future strategic projects including the new Somerset Region Planning Scheme.	Inform	Preparation of a new Somerset Growth Management Strategy.	Planning and Development	SPO	Jun-25
		Develop centre improvement strategies for each of Somerset's major towns complementary to the unique character of the town.	1. Commenced delivery of a Kilcoy Streetscape Revitalisation Project. 2. Commenced delivery of the Lowood Futures Strategy.	Involve	Commence Stages of the Kilcoy Streetscape Revitalisation Project collaboratively with the community and local business. Commence stages of the Lowood Futures Strategy and engage with the Lowood community on implementation of the stages in the Strategy.	Planning and Development	DPAD / PPM	Ongoing
27	Identify the region's catalyst enabling infrastructure needs and priorities and prepare business cases to support project funding applications to State and Federal Government funding bodies.	Identify and make application for external funding/subsidy	External funding /subsidy for capital works are maximised.	Inform	Percentage of capital works funded externally	Finance	DFIN	Oct-24
28	Pro-actively develop Council partnerships with local industry, community and government agency stakeholders to provide a unifying voice for the Somerset region when lobbying State and Federal Governments on key economic or infrastructure issues.	Create and promote effective economic and tourism opportunities with reference to Economic and Tourism Strategies	Promotion of the Somerset throughout greater SEQ in a co-ordinated and considered way that is reflective of strategies and monitored via EDTAC.	Involve	Strategies actions reported on to the Economic Development and Tourism Advisory Committee (EDTAC)	Office of the Mayor and CEO	CEO	Ongoing

Corporate Plan Theme	WELL PLANNED SOMERSET						
Corporate Plan Theme Description	A place where planning and design look to the future						
Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
Apply a planned approach to roadworks and drainage to ensure all roads in the Somerset region receive appropriate maintenance in a structured, timely and efficient way.	Develop a five (5) year road reseal program for the sealed road network based on age, condition and demand.	Multi year reseal program.	Inform	Percentage of network resealed per year •Program completed on time.	Operations	MES	Jun-25
	Document and report on maintenance performance against funded levels of service	Operations monthly report updated to provide performance information.	Inform	Monthly Operations report submitted	Operations	WM	Ongoing
	Develop a fit for purpose community engagement framework.	Fit for purpose community engagement document for projects.	inform	Adoption by Council	Operations	WM	Dec-24
	Develop designs and costings suitable for future budget consideration and grant funding opportunities	Designs and costings prepared	Inform	Future designs prepared to Council	Operations	MES	Ongoing
Match closely the pricing and provisions of Council services to the costs of providing those services, particularly the costs of maintaining and constructing infrastructure.	Program various phases of the projects and achieve completion on time,	Undertake capital works program for roadworks and drainage projects	Inform	Completion of time and budget within resource and weather limitations.	Operations	WM	Jun-25
	Deliver RMPC contract to achieve agreed outcomes as determined by the State, provide feedback to Department of Transport and Main Roads Programs and Plans.	Reports and recommendations are provided to Department Main Roads in accordance with Council's stewardship role	Inform	Successful negotiation and delivery of the RMPC. Feedback to DTMR strategic plans and programs as required.	Operations	WM	Ongoing
	Develop and maintain a four year works program for the Northern South East Queensland Regional Road Transport Group (NSEQ RRTG) and implementation of the program as approved by the NSEQ RRTG	Active participation in the NSEQ RRTG	Collaborate	Delivery of Transport Infrastructure Development Scheme (TIDS) program	Operations	MES	Jun-24
	Maintain a regional approach to planning and deliver regionally significant infrastructure in a coordinated manner with other local government authorities and State Government agencies.	Progress planning for the development of a Private School Facility in Fernvale	Undertake a tender process with pre-selected panel of providers to enter into agreements to develop a private school in Fernvale.	Inform	Preferred education provider selected and concept planning for the development of the site completed.	Corporate and Community Services	DCORP
	Assist community to participate in road and traffic management and community /road safety initiatives	Facilitative process through Traffic and Safety Advisory Committee meetings	Inform	Level of participation of Traffic and Safety Advisory Committee(TSAC) and outcomes implemented	Operations	DOPER	Ongoing
	Continue to work collaboratively with the Department of Transport and Main Roads to influence further City Deals investment onto the BVH	Active participation in the SEQ City Deals	Inform	Delivery of SEQ City Deals projects on the TMR network awarded to Council.	Operations	DOPER	Ongoing
	Identify the region's catalyst enabling infrastructure priorities and prepare business cases to support project funding applications to State and Federal Government funding bodies.	External funding /subsidy for capital works are maximised.	Inform	Number of business cases per year. Percentage of capital works funded externally.	Office of the CEO and the Mayor	CEO / DFIN / DOPER / DPAD	Ongoing
	Continued participation in the Somerset Lockyer Water Collaborative to progress and influence a water security project for farmers, enabling and sustaining food production.	Progress the water security project via the Somerset Lockyer Water collaborative, taking the next steps to influence governments to capital fund this vital project.	Inform	Participation in Lockyer Somerset Water Collaborative according to resources and priorities	Office of the CEO and the Mayor	CEO	Jun-25
	Inform Council and the community about elements of regional state and national land use and development plans and strategies which are relevant to the Somerset Region	Council and the Community are informed about regional, state and national land use and development plans and strategies which are relevant to the Somerset Region	Inform	Participation in Council of Mayors and LGAQ according to resources and priorities	Office of the CEO and the Mayor	CEO	Jun-25
	Participation in local and regional forums and strategies	Participation in relevant local and regional forums	Collaborate	Council is represented on appropriate groups including: Council of Mayors	Office of the CEO and the Mayor	CEO	Jun-25
	Attend local meetings of business community and government organisations	Participation in relevant business community and government organisations	Inform	Attend meetings for key issues and updates; support local business; Streamline arrangements by using inter-agency groups and forums	Office of the CEO and the Mayor	CEO	Jun-25
Utilise all available funding and revenue raising mechanisms as appropriate to maintain assets and deliver Council services.	Draft budget resolutions that meet legal and other requirements	Sustainable budget to be adopted by Council by 31 July each year	Consult	Sustainable budget to be adopted by Council by 31 July 2024	Finance	DFIN	Jul-24
	Draft budget resolutions that meet legal and other requirements for relevant rate or charge	A differential rating system favouring certain classes of land will be maintained	Inform	Sustainable budget to be adopted by Council by 31 July 2024	Finance	DFIN	Jul-24

Corporate Plan Theme		WELL PLANNED SOMERSET						
Corporate Plan Theme Description		A place where planning and design look to the future						
Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion	
	Draft budget resolutions that meet legal and other requirements for relevant rate or charge	Special charges are included in the draft budget to recover relevant costs from specified land owners.	Inform	Sustainable budget to be adopted by Council by 31 July 2024	Finance	DFIN	Jul-24	
5	Develop a rolling ten-year financial plan incorporating forecast rates and charges requirements, debt levels, grants and subsidies, and current and proposed capital and operating costs.	Review and update asset management plans.	Review and update the Road asset management plan.	Inform	Adoption by Council	Operations	MES	Jun-25
	Ten year financial plan prepared by 31 July each year to enable approval of any new loans if required	Ten (10) year financial plan	Inform	Ten year financial plan prepared by 31 July 2024 to enable approval of any new loans if required	Finance	DFIN	Jul-24	
5	Provide an active and responsive suite of development management services to ensure that Council's Planning Scheme remains contemporary and relevant to the communities it serves, and development applications are determined in a timely manner.	Continue to participate in the program for electronic development application tracking	Development application tracking system available to users on line	Inform	Software system installed and maintained	Corporate and Community Services	ICTTL	Jun-25
	Maintain development services and applications are processed in a timely manner.	Development applications processed within statutory timeframes.	Inform	Application processing reported to Council on a monthly basis. Positive community feedback.	Planning and Development	SPO	Ongoing	
	Proactive development assessment compliance programs for poultry farms and extractive industry.	Inspection programs undertaken in accordance with agreed timeframes.	Engage	Improved regulatory compliance of all approved poultry farms and extractive industries.	Planning and Development	SPO	Ongoing	
	Investigate and take action on complaints related to planning, building and plumbing matters.	Planning, building and plumbing services are provided.	Inform	All complaints investigated within specified timeframes.	Planning and Development	DCC	Ongoing	
	Maintain building and plumbing services and application processing in a timely manner.	Building and plumbing applications processed within statutory timeframes.	Inform	Application processing reported to Council on a monthly basis.	Planning and Development	DCC	Ongoing	
7	Provide all towns with open space areas and access to recreational facilities that are safe and meet the needs of residents and visitors to the region.	Develop a long term capital work improvement plan for the open space, based on the Desired Service standard (DSS) audit gaps.	Inform long term capital works program.	Inform	Adoption by Council of long term capital works improvement plan.	Operations	MES	Mar-25
3	Develop flood mitigation plans to enable improved forecasting, immunity and development control.	Prepare designs and seek grant funding for capital works program based on recommendations of various flood and overland flow studies.	Designs prepared	Inform	Designs prepared	Operations	MES	Ongoing
9	Provide an efficient and effective response to disasters and major emergencies in the region, incorporating resilience, where possible, to mitigate ongoing effects.	Conduct disaster exercises to review and improve LDMG functions and communication with MESG	Act as control authority for threat of flood, cyclone, storm and earthquake as per Disaster Management Plan.	Involve	A minimum of 1 mock exercise performed.	Operations	DMO	Ongoing
	Provide support to control authority for disaster events.	Matters discussed at Local Disaster Management Group (LDMG) meetings	Involve	Quarterly LDMG meetings are held	Operations	DMO	Ongoing	
	Ensure Incident Management Team numbers are maintained and suitably trained	Numbers of staff are reviewed and training provided as per the Qld Disaster Management Training Framework (QDMTF)	Inform	Numbers above 20 are maintained at all times, and no training gaps as per the QDMTF	Operations	DMO	Ongoing	



Corporate Plan Theme		UNITED SOMERSET						
		An active place which values participation						
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
40	Deliver efficient and effective customer services to all communities of the Somerset Region.	Records system is maintained in accordance with legislative requirements and Council's Records Strategic Plan	Capture and maintain appropriate Corporate memory	Inform	Records are maintained reliably and securely.	Corporate and Community Services	RTL	Ongoing
		Maintain a reporting system to ensure Council maintains responses to community requests within applicable timeframes	Increase in percentage of response to correspondence within set timeframes	Inform	Management reports on correspondence activity are produced fortnightly	Corporate and Community Services	RTL	Ongoing
		Delegations register is maintained in accordance with legislative requirements.	Capture and maintain delegated authorities	Inform	Decisions made at a level below Council have the requisite authority.	Corporate and Community Services	GBIO	Ongoing
		Policy framework developed to support the regular review of Council's policies and procedures.	Identify the process for development and review of Council policies and procedures.	Inform	Policy framework adopted by Council	Corporate and Community Services	GBIO	Jun-25
		Council's policies and procedures reviewed on a regular basis in accordance with Council's policy framework	Capture and maintain policies and procedures.	Inform	Policies and procedures are maintained reliably	Corporate and Community Services	GBIO	Ongoing
		Continue to provide online eServices including property information and mapping	eServices property information and mapping available to users on line	Inform	eServices available and maintained	Corporate and Community Services	ICTTL	Ongoing
41	Provide appropriate opportunities for community involvement, participation and input to Council planning and decision-making.	Progress selected short term actions from the Social Plan subject to priorities determined by the Advisory Committee	Selected short term actions are identified and these are progressed through a consultation process	Consult	Actions are progressed and annual review report is submitted to Council	Corporate and Community Services	CDC and YCDO	Ongoing
		Work with Reconciliation Australia to develop a Reconciliation Action Plan to formalise Council's role in reconciliation	Draft Reconciliation Action Plan is progressed towards accreditation status with Reconciliation Australia	Consult	Reconciliation Action Plan progressed with Reconciliation Australia, noting that full accreditation may not be achieved this year.	Corporate and Community Services	CDC	Jun-25
		Promote youth involvement in community activities and regularly consult youth to monitor wellbeing and understand their priorities	Regular engagement with high schools through school support meetings and other activities	Involve	Officers attend two meetings per high school and Council is made aware of the needs of youth in Somerset	Corporate and Community Services	YCDO	Ongoing
		Work towards making Somerset dementia friendly	Review the Dementia Friendly toolkit and consider how these can be integrated into Council's systems and processes to improve the environment for people living with dementia	Consult	Actions are implemented to help develop dementia friendly communities	Corporate and Community Services	CDC	Ongoing
		Work towards making Somerset dementia friendly	Deliver information sessions and community education campaigns to raise awareness and understanding of dementia	Inform	Two information sessions conducted and one education campaign delivered	Corporate and Community Services	CDC	Jun-25
		Continue to provide online community engagement via Have Your Say	Community engagement available online via Have Your Say	Inform	Have Your Say available and maintained	Corporate and Community Services	ICTTL	Ongoing
42		Alongside specific consultation for projects etc (have your say) utilise existing advisory committees to engage with key community representation.	Council Advisory Committees to be utilised as an opportunity to engage and seek feedback from key stakeholders as Council business as appropriate to the committee	Engage	Opportunities to be provided in Council Advisory Committees to seek feedback from members	Office of the Mayor and CEO	CEO	Ongoing
		Councillors directly engage with community via Council Ordinary meetings as appropriate	Council Community Meetings developed to enhance community participation	Engage	Develop framework and deliver agreed number of Council Community Meetings	Office of the CEO and Mayor	CEO	Ongoing
	Raise awareness within the community of the range of Council services available, encouraging positive interactions for community members when accessing services.	Raise awareness of Council services via website	Review and improve information provided via Council website	Inform	Council website updated and structure refined based on analytics	Corporate and Community Services	ISM	Ongoing
		Conduct an ongoing compliance program for dogs and kennels across the region.	Delivery of a proactive compliance program for dog kennels is provided.	Inform	Inspection program is delivered in line with specified timeframes. Compliance with conditions of approval.	Planning and Development	ESM	Ongoing
		Investigate and take action on animal control complaints and regulatory compliance matters.	Animal monitoring and regulatory services are provided.	Inform	All complaints investigated within specified timeframes.	Planning and Development	ESM	Ongoing
		Encourage responsible pet ownership by providing: • accurate and timey responses to all queries concerning animal ownership • relevant information on Council's website, social media and administration facilities.	Effective animal monitoring and control services are provided.	Inform	All enquiries are responded to within specified time frames. Number of articles published. Website information is relevant and up to date. Community feedback.	Planning and Development	ESM	Ongoing
43		Produce contemporary development assessment and planning scheme information incorporating relevant legislation and policy.	Accessible and contemporary information on Council's website and other mediums as required.	Inform	Well informed customers. Community feedback. Numbers of counter and telephone enquiries.	Planning and Development	SPO	Ongoing
	Manage Council's financial resources effectively and efficiently, in order to meet the service level obligations to the community.	Investigate the use of technology to enhance Council processes	Technology solutions performing efficiently and effectively.	Inform	Installation completed of computer hardware and software as defined in the budget	Corporate and Community Services	ISM	Jun-25

Corporate Plan Theme		UNITED SOMERSET							
		An active place which values participation							
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion	
		Maintain and update Council's fleet in accordance with budgeting limits.	Efficient and effective Fleet Management	Inform	Extent of plant usage. Cost of maintenance per plant item.	Operations	WM	Ongoing	
		Maintain systems and prepare reports that meet the legal and accounting requirements in full	Achieve unqualified audit certificate for annual financial statements	Inform	Obtain unqualified audit certificate by 31 October each year.	Finance	DFIN	Oct-24	
		Demonstrate to external auditors that a risk management framework and risk register is in place prior to audit certification.	A risk management framework and risk register are maintained.	Inform	No audit comment received in relation to non-maintenance of a risk management framework and risk register	Finance	DFIN	Oct-24	
	44	Commit to education, continuous learning and skills development for Councillors and employees to keep pace with changes and current issues.	Commit to WHS education, continuous learning and skills development for employees.	WHS training and induction needs determined for all employees / roles to meet WHS compliance requirements.	Consult	Proactive planning of WHS specific training needs at every annual performance appraisal.	Human Resources and Customer Service	WHS	Ongoing
45		Provide considered, professional guidance and training to assist Councillors in in performing their duties	Increased knowledge on relevant issues and legislative changes. Enable effective streamlined decision-making	Inform	Number of workshops, seminars and conferences attended.	Office of the CEO and Mayor	CEO	Ongoing	
		Provide Councillors with sufficient resources to perform their role.	Councillors equipped to perform role effectively.	Involve	Councillors satisfaction with resource provisions	Office of the CEO and Mayor	CEO	Ongoing	
		Provide a long term view on workforce planning to meet the needs of Council in serving the community	Prepare a workforce plan to strategically guide the organisational structure	Inform	Develop a workforce plan	Office of the CEO and Mayor	CEO	Jun-25	
		Develop an empowered workforce to maximise workplace productivity and efficiency supported by sound human resource management practices.	Implementation of strategic initiatives and key projects to support safety performance improvements across the organisation.	Safety Management System that aligns with the requirements of Occupational Health and Safety Management Systems AS/NZS 4801 and ISO 45001, complies to legislation and Local Government Workcare	Involve	Satisfactory results of external WHS audits completed on Councils Safety Management System	Human Resources and Customer Service	WHS	Ongoing
			Continued improvement and development of WHS system through provision of efficient and effective access to all employees.	WHS system that improves efficiency, simplicity, involvement and understanding.	Inform	Improved WHS Management system that is more efficient for the end user to find WHS information and forms.	Human Resources and Customer Service	WHS	Ongoing
			Provision of employee access to relevant WHS policies, current reporting and other relevant WHS Documentation	Reviewed WHS Policy and documentation content, with approved and current versions available on the WHS System.	Inform	WHS document review is scheduled, measured to AS/NZS 4801, ISO 45001 and legislation. Latest versions of WHS documents are available on the WHS system.	Human Resources and Customer Service	WHS	Ongoing
		Employees are consulted and have opportunity to express views and contribute on WHS processes and tasks that affect their Health and Safety	Review the established consultation processes to ensure they are embedded, consistent and reasonable to capture a suitable cross-section of employees.	Consult	Evidence of consultation available and stored within document management system	Human Resources and Customer Service	WHS	Ongoing	
		Development and Implementation of WHS and Environmental Operational Plan 2024/2025.	During the 2024/2025 financial year to progress commitments made in the Work Health and Safety & Environment Strategic Plan 2022-2026.	Involve	Monthly WHS Reporting to Management and WHS Committee Meetings as required.	Human Resources and Customer Service	WHS	Jun-25	
		Promote the core team values contained within the Corporate Plan to enable a unified productive organisation	Employees embracing the team values	Involve	Active engagement and messaging with staff. Included in onboarding of new staff. Undertake staff survey.	Office of the CEO and Mayor	CEO	Ongoing	
	46	Advocate to all levels of government and relevant industry leaders for the provision and enhancement of appropriate services and infrastructure, in the best interests of the communities of the Somerset region.	Progress options for an alternative to Cormorant Bay Café, dam access for sporting activities and mid-Brisbane River public use areas, and other relevant matters with Seqwater.	Engage with Seqwater and look for solutions for the betterment of the community	Engage	Positive interactions with Seqwater and the community.	Office of the CEO and Mayor	CEO / DPAD /CTM	Ongoing
47		Advance legacy opportunities for the Somerset region from the 2032 Olympic and Paralympic Games.	Proactive participation and engagement in the CoMSEQ and other legacy forums.	Engage	Opportunities for Somerset clearly articulated and defined.	Office of the CEO and Mayor	CEO / DPAD	Ongoing	
		Advocate for improved telecommunications, digital and NBN services to Somerset's townships and along major transport networks.	Collaborate with relevant agencies on funding and infrastructure delivery opportunities for the Somerset region.	Engage	Positive interactions with relevant agencies and projects delivered.	Office of the CEO and Mayor	CEO / DPAD / DCORP / MIS	Ongoing	
		Engage with various government and industry groups and leaders to enhance services and infrastructure representative of community needs	Active involvement is State and Local Government working groups such as the COMSEQ activated projects and LGAQ supported initiatives. Engage with heads of State Departments to enable local matters to be heard.	Inform	Participation in COMSEQ working groups and special projects. Meetings held with department heads about local matters	Office of the CEO and Mayor	CEO	Ongoing	
		Maintain collaborative partnerships with the Somerset region's business, non-government and community-based organisations to ensure a unified approach to national, state and regional advocacy.	Promote Community assistance grants to community organisations for projects events and services that benefit the community	Small projects are completed which provide a benefit or service to the local community	Inform	Number of community groups supported	Human Resources and Customer Service	DHRCS	Ongoing

ID	Corporate Plan Theme	UNITED SOMERSET					
	Corporate Plan Strategies	An active place which values participation					
	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer	Due for Completion
	Positively promote customer service activities based on Council's commitment for continuous and sustainable improvement	Promote a customer focused team where positive interactions are recognised and valued while treating requests for service fairly in an accountable manner to improve service delivery.	Consult	Monthly Customer Service report.	Human Resources and Customer Service	EA to Mayor and CEO	Ongoing
	Promote the Queensland Government Agency Program (QGAP) services available at the Lowood Customer Service Centre	Continued provision of services provided at Lowood QGAP agency.	Inform	Continuation of funding to maintain QGAP services to the Somerset community.	Human Resources and Customer Service	CSC	Ongoing
	Ensure efficiencies within customer service processes and systems.	Review systems and processes to ensure the needs of our customers are being met.	Inform	Continuous review and improvement of processes, procedures, policies and systems	Human Resources and Customer Service	CSC	Ongoing
	Growth and development of online customer experience capability.	Development and implementation of online services including a customer service request system function.	Inform	Measured development of online data content across departments and implementation of online self service portals.	Human Resources and Customer Service	CSC	Ongoing
	Implement and maintain corporate communications with all employees and Councillors.	Communication with employees and Councillors on relevant issues delivered through various means with a view to add improvements through technological advances.	Inform	Number of formal communications issued.	Human Resources and Customer Service	DHRCS	Ongoing
	Provide training for all new employees upon commencement to enhance Council's commitment to continuous learning and skills development opportunities.	Provide all new employees with formal induction training covering Council procedures, policies and legislative requirements.	Involve	All mandatory on-line pre-employment and commencement inductions completed; and formal on-boarding procedures conducted as required.	Human Resources and Customer Service	DHRCS	Ongoing
	Promote study assistance policy and encourage staff team members to embrace continued learning and development opportunities through approved formal studies.	Enhanced employee professional development and career progression opportunities within the organisation.	Involve	Number of study assistance applications submitted / approved.	Human Resources and Customer Service	DHRCS	Ongoing
	Continued review, improvement and development of standardised Human Resources policies and procedures	Policies and procedures reviewed, developed and presented to Council for adoption.	Involve	Policies and procedures accepted by Council.	Human Resources and Customer Service	DHRCS	Ongoing
	Enhance recruitment practices with an aim to maximise organisational productivity and efficiency.	Continual review and improvement of recruitment, onboarding and retention practices.	Involve	Measured and improved recruitment and retention rates.	Human Resources and Customer Service	DHRCS	Ongoing
	Continued advocacy for external government funding for relevant labour market programs	Opportunities sourced and applications submitted for traineeship, apprenticeship and other relevant labour market programs.	Inform	Number of successful applications	Human Resources and Customer Service	DHRCS	Ongoing
	Enhance and enable Council's performance development system.	Development of automated performance development process; and coordination of annual performance appraisal process for all employees.	Involve	Automated process developed; Performance appraisals conducted annually.	Human Resources and Customer Service	DHRCS	Ongoing
	Utilise Council Advisory Committees to work in partnership with the region's business, non-government and community based organisations	Encourage participation of the region's business, non-government and community based organisations in Council Advisory committees	Involve	Matters raised, discussed and action as appropriate, via business and community representatives	Office of the CEO and Mayor	CEO	Ongoing