



**Minutes of Ordinary Meeting
Held Wednesday, 11 September 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 S Brennan	(Acting 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 Mrs M Jelf	(Senior Planner)
Mr G Love	(Engineering Services Manager)

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Opening of Meeting

The Mayor, Cr Jason Wendt, opened the meeting at 9.01am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Hurley

Seconded – Cr Bishop

“THAT the Minutes of the Ordinary Meeting held 28 August 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**

September

- 12 Esk Hospital Auxiliary AGM, 2.00 pm., Secretary's residence
Lowood Ambulance Committee AGM., 7.00 pm., Lowood Ambulance Centre
- 14 Back to Toogoolawah 120 Year Celebration – History Museum Precinct and
throughout the town, starting at 7.00 am.
Exhibition opening at The Condensery, 'Soft Pressings' by artist, Simon DeGroot.
- 19 Teddy Bears Picnic, 9.00 am., Somerset Civic Centre
- 22 Lion's Camp Duckadang Open Day, Linville, 10.30 am – 3.00 pm.

Matters of public interest – Cr Bishop

Along with Councillor Jess, and other judges we are in the midst of the annual Spring Garden Competition judging. We have more entries to explore tomorrow in the north of the region, but I wish to commend all entrants for their inspiring presentations. It is obvious that people spend a great deal of time, effort, love and money on their gardens and I am sure that the Open Garden Days in a few weeks will bring lots more people to be inspired. The major categories are

- Best Rural Garden – Typically on an acre or more in land size, well separated from neighbours and reliant on tank water and/or septic systems
- Best Urban Garden – Typically less than an acre in size and connected to town water. Neighbours in close proximity. Must include potted plants and in ground garden beds.
- Best Business / Community Group Garden - may include displays outside and inside (may include window displays) OR must be created by a community group and can include displays outside and inside
- Best First Time Entrant Garden – Can be from any major category as long as it is the first time the garden has been entered into the Somerset Garden Competition.
- The award ceremony is next Wednesday at the Esk Civic centre when the winners will be announced.

Tomorrow is also RUOK day and I remind all residents in the Somerset that every day is the day to ask, 'are you OK?' and start a meaningful conversation whenever they spot the signs that someone they care about might be struggling with life.

By taking the time for an R U OK? conversation and genuinely listening with an open mind, we can all help people in our world feel supported and connected. A lot can happen in a year, a month, a week. Whether it's your friend, family member, colleague, partner, or teammate, the people you care about go through life's ups and downs every day. Ask R U OK? Any day, because life happens every day.

Matters of public interest – Cr Isidro

September

- 12 R U OK Day
- 12 BV Interagency Meeting, Lowood
- 14 Toogoolawah 120 celebration
Kilcoy Fire Station 60 years celebration
- 18 Somerset Business Chamber AGM, Esk
- 19 Teddy Bears picnic, Esk
- 25 Council Meeting

Matters of public interest – Cr Hurley

As you may have seen in recent media releases, Council has released a strategic plan highlighting the advocacy efforts of the Somerset Regional Council as we approach the upcoming State Government elections in October.

Our Mayor, Jason Wendt, along with our council team, has been actively voicing our region's needs and calling for increased funding to address critical challenges that impact our community.

One of the primary focuses of our advocacy is the urgent need for improvements to the Brisbane Valley Highway (BVH). This vital thoroughfare not only ensures better connectivity for our residents but also supports local businesses and tourism, contributing to our region's economic growth.

It great to see that the strategic advocacy plan is receiving positive media attention including the article on the front page of this weeks newspaper, I hope that our council team can ensure Somerset's needs are met by the State which in turn will encourage economic development and tourism in our region.

Matters of public interest – Cr Freese

September

- 12 R-U-OK Day
- 13 Lowood Lions Trivia Night – Lowood Bowls Club
- 14 Toogoolawah 120th Celebrations. This promises to be an outstanding day for the whole family. I'd like to congratulate the organising committee on a wonderful program of events and wish them well for Saturday.

Kilcoy Fire and Rescue - 60th Anniversary Celebration. Congratulations to the Kilcoy Fire and Rescue on reaching 60 and for the essential service they provide to the community. It can certainly be a tough job at times, particularly when accidents occur

and I would like to take this opportunity to pass on our sincere thank you and appreciation.

Free Family Fun Day – Lowood Ambulance – 10am – 3pm. Another great free day of fun for the family organised by the Lowood Ambulance & Lowood Community Action Group. Just like the Kilcoy Fire and Rescue I would like to pass on our thanks for the vital service the Lowood Ambulance Service plays in our region.

The Condensery – Two New Exhibition Opening – Soft Pressing and Something Blue

Brisbane & West Moreton Showgirl and Rural Ambassador – Sub-chamber Finals – Plainland. I will be attending this event on behalf of the Lowood and Fernvale Bendigo Bank who are sponsors of the event. I would like to wish all the representatives from the show societies in our sub chamber the all the best for the two competitions.

- 18 Somerset Business Chamber – AGM
- 19 Teddy Bears Picnic – Civic Centre
- 22 Lions Camp Duckadang Open Day

Matters of public interest – Cr Jess

September

- 12 R U OK Day
- 14 Soft Pressing and Something Blue Exhibition Opening
Back to Toogoolawah
Kilcoy Fire and Rescue Station 60th Anniversary
Lowood Ambulance Free Family Fun Day
- 18 Somerset Business Chamber AGM
- 19 Teddy Bears Picnic

Declarations of Interest

Cr Freese declared an interest in agenda item 23 - Community Assistance Grants 2024-2025 – Glamorgan Vale Tennis Club Inc.

Subject:	Development Application No. 24827 for a Development Permit for a Material change of use for an Extension to Indoor sport and recreation at 35-37 Hope Street, Kilcoy and described as Lot 306 SP318221 and Lot 10 SP162934.
File No:	DA24827 Assessment No: 00002-50000-000
Action Officer:	MW-SP

1.0 APPLICATION SUMMARY

Property details

Location:	35-37 Hope Street, Kilcoy
Real property description:	Lot 306 SP318221 and Lot 10 SP162934
Site area:	Lot 306 – 2.512ha Lot 10 – 11.5252ha
Current land use:	Kilcoy Indoor Sport Centre, Kilcoy Swimming Pool and Yowie Park
Easements/encumbrances:	Nil identified

South East Queensland Regional Plan

Land use category: Urban footprint
Regional landscape and rural production area

Planning scheme details

Planning scheme: Somerset Region Planning Scheme (Version 4.2)
Zone: Recreation and open space zone
Precinct: Not applicable
Overlays: OM1 Agricultural land overlay (Lot 10)
OM3 Biodiversity overlay (Lot 10)
OM4 Bushfire hazard overlay (Lot 10)
OM5 Catchment management overlay (Lot 10)
OM7 Flood hazard overlay
OM8 High impact activities management area overlay
OM9 Infrastructure overlay
OM13 Stock route management overlay

Application details

Proposal: Extension to Kilcoy Indoor Sport Centre
Category of assessment: Code assessment
Applicant details: Somerset Regional Council
Owner details: C/- ONF Surveyors
PO Box 896
KINGAROY QLD 4610
Date application received: 9 April 2024
Date application properly made: 9 April 2024

Referrals: State Assessment and Referral Agency

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 306 SP318221 and Lot 10 SP162934

Situated at 35-37 Hope Street, Kilcoy**2.0 PROPOSAL**

This development application seeks approval for an Extension to Indoor sport and recreation, on land at 35-37 Hope Street, Kilcoy, formally described as Lot 306 SP318221 and Lot 10 SP162934.

Lot 10 SP162934 is included in the application as the proposed parking area at the rear of the site is located within Lot 10.

The proposed development will be staged by converting the existing shed to provide for the new gymnasium and gymnastics hall and multipurpose rooms as Stage 1 and the multipurpose indoor sports courts as Stage 2.

The existing Kilcoy Indoor Sport Centre building has an area of 1,383m² and contains a gymnasium around an indoor cricket net. A gymnastics area is located at the eastern end of the building. Additional infrastructure on site includes an external basketball court with a hardstand area of approximately 450m² located at the rear of the building. A 12m x 6m shed is also located at the rear of the building. A 12m x 3m transportable building is located to the west of the main sports centre building.

The site contains 27 car parking spaces in Hope Street and an informal parking area to the eastern side of the building, served by a gravel driveway.

The proposed extension to the building includes:

- Upgrading of the existing shed to provide a dedicated gymnasium and gymnastics area, separated by a solid wall;
- Construction of a large building extension to the south of the existing building including two multipurpose courts and ancillary facilities including change rooms; and
- A multipurpose wing to the west of the existing and proposed building including café, reception area, administration room, allied health consulting rooms, toilets and multipurpose rooms.

The building will have a total gross floor area of 3,973m², an increase of approximately 2,050m² of useable area and an increase of gross floor area of approximately 2,500m².

Stage 1 will have an increase in gross floor area of approximately 944m². Stage 2 will have an increase in gross floor area of 1556m²

Ancillary works to the extension include:

- Additional fill at the rear of the building to provide a flat building area for the building extension;
- A retaining wall at the southern end of the fill;
- Additional carparking on site and within Hope Street; and
- Upgrades to Hope Street including a bus drop off area.

The car parking for the development comprises a total of 133 spaces and includes:

- 39 parking spaces at the front of the site including three PWD spaces;
- 25 parking spaces to the east of the building;
- 29 parking spaces at the rear of the building (on Lot 306); and
- 40 overflow parking spaces along Hope Street to the east of the site.

3.0 SITE DETAILS**3.1 Description of the land**

Lot 306 is a roughly rectangular lot with frontage to Hope Street at the northern boundary. The site contains the Kilcoy Indoor Sport Centre, the Kilcoy swimming pool, Craft market and Hall of history. These uses all operate somewhat independently of each other.

Lot 10 contains the Hopetoun Sports Fields which are located behind the Kilcoy Indoor Sport Centre. Lot 10 is included in the application as the development includes a proposed car park at the rear of the site which extends into Lot 10.

Surrounding lots to the east and north (with respect to the Kilcoy Indoor Sport Centre) are within the General residential zone and are typically improved with dwelling houses and associated buildings and structures. Lot 306 slopes to the south, toward the rear of the site.

Access to the site will be via a new crossover to Hope Street. Additional parking is proposed within Hope Street.

Access to the broader road network is via Hope Street and Seib Street and Royston Street. The eastern section of Hope Street does not have direct access to the western section of Hope Street (which is part of the D'Aguilar Highway). Hope Street, Seib Street and Royston Street are all described as Access Streets in Council's road hierarchy.

As the development includes works in the Hope Street road reserve, an Operational Works approval will be required for roadworks.

While Hope Street is shown as part of the future Kilcoy bypass alignment, the timing of this project is unclear.

3.2 Site approval history

A number of Building approvals have been issued over the site, however these relate to unrelated buildings on Lot 306.

3.3 Connection to electricity and telecommunications

The land is within the Open space and recreation zone. The existing development is connected to reticulated electricity and telecommunications networks. These services will be reused to service the expanded development

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*.

The application was initially proposed to be subject to Impact assessment in that the car park for the development is on Lot 10 that is outside of the Urban footprint. An Indoor entertainment development within the Regional landscape and rural production area typically triggers an Impact assessable application whereas an Indoor sport and entertainment use within the Open space and recreation zone is subject to Code assessment.

All of the building works are proposed within the Urban footprint on Lot 306. None of the building works are located on Lot 10.

The SARA provided clarification and written advice on 11 June 2024 stating the jurisdiction did not apply as:

"The proposed building footprint for the indoor recreation use is located within the urban footprint regional land use classification footprint only and is not assessable under the SEQ regional plan triggers."

Consequently, the application was only subject to Code assessment.

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 (Lot 306) and Regional landscape and rural production area (Lot 10). 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. An assessment of the development against an assessment benchmark from the Regulation was required and is discussed below. 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:

- (a) does not impact on any regulated vegetation;
- (b) does not impact on any koala habitat areas;
- (c) is not located within a koala priority area;
- (d) is not located in proximity to a Queensland heritage place or local heritage place;
- (e) is not on land designated for infrastructure;
- (f) 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) 6.2.7 Recreation and open space zone code;
- (b) 7.2.7 Flood hazard overlay code;
- (c) 7.2.9 Infrastructure overlay code;
- (d) 8.2.12 Recreation activities code;
- (e) 8.3.5 Services works and infrastructure code; and
- (f) 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.

Additionally, the site is 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.

Relevant code	Compliance with overall outcomes	Performance outcomes
Recreation and open space zone code	Yes	PO1, PO2
Recreational activities code	Yes	No alternative outcomes proposed
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	PO3, PO4, PO7, PO11
Relevant overlay code	Compliance with overall outcomes	Performance outcomes
Flood hazard overlay code	Yes	No alternative outcomes proposed
Infrastructure overlay code	Yes	PO9

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

5.6.4 Performance outcome assessment

Recreation and open space zone code

Performance outcome	Acceptable outcome
Building height	
PO1 <i>Building height:</i> (a) maintains a predominant low-medium rise built form; and (b) complements development in the surrounding locality.	AO1 <i>Building height does not exceed two storeys and 8.5 metres above ground level.</i>
Alternative outcome assessment The building has a maximum height of approximately 11.5m in order to accommodate indoor ball sports including basketball. The highest part of the building is located toward the rear	

Performance outcome	Acceptable outcome
of the building and therefore will be largely screened from Hope Street by the existing building.	
It is recommended that the alternative outcome be accepted in this instance.	
Building setbacks	
PO2 Building setbacks: (a) maintain a coherent streetscape; and manage potential impacts on the amenity enjoyed by development on <i>adjoining premises</i> .	AO2.1 Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site. AO2.2 Buildings and structures are setback a minimum 6 metres from side and rear boundaries of the site.
Alternative outcome assessment The existing building is setback approx. 19.7m from Hope Street. The new western wing of the building is setback approximately 8m from Hope Street. It is considered the reduced setback for the western wing is suitable in that the entry is part of a single storey building that provides the main entrance to the facility, while the majority of the development is setback considerably further than the minimum setback. The southeast corner of the extension is approximately 1.8m from the rear boundary, however the lot to the rear contains sports fields and is unlikely to be redeveloped for other purposes. The boundary runs diagonally in this area (noting the squared off rear boundary is approx. 10m from the rear of the building and the squared off side boundary is about 46m from the side of the building extension. It is recommended that the alternative outcome be accepted in this instance.	

Transport, access and parking code

Performance outcome	Acceptable outcome
Vehicle parking and servicing	
PO3 The amount of on-site car parking and service vehicle loading/ unloading is consistent with: (a) the nature of the use; (b) the traffic generation of the use; (c) the loading/ unloading needs of the use; (d) the availability of street parking in the Centre zone; and (e) the impact of the <i>road</i> network. Car parks, service vehicle access, loading and manoeuvring areas are of suitable standard for the intended use.	AO3.1 The minimum number of car parking spaces complies with Table 8.3.6.3.B– Minimum car parking requirements . AO3.2 The service vehicle complies with Table 8.3.6.3.B– Minimum loading vehicle requirements . AO3.3 The service vehicle is able to enter and leave the <i>site</i> in forward gear. AO3.4

Performance outcome	Acceptable outcome
	Service vehicles stand entirely within the <i>site</i> while unloading/ loading.
<p>Alternative outcome assessment</p> <p>The Indoor sport and recreation use has a parking rate of one space per 20 square metres or part thereof of gross floor area. The development has a gross floor area of 3973m² resulting in a perceived demand of 199 spaces.</p> <p>Overall, the development increases the number of formalised parking spaces by 106 while increasing the overall gross floor area by approximately 2,500m².</p> <p>Currently there are 27 line marked parking spaces along the site frontage, as well as a bus parking area. A separate PWD space is located at the head of the Hope Street cul-de-sac, and three line marked parking spaces are located on the northern side of Hope Street.</p> <p>A traffic impact assessment, prepared by PSA Consulting has been included with the development application.</p> <p>Two turning bays will be required for the parking aisle that serves the eastern parking area and the southern parking area. In the event these parking areas are full, users of the carpark will require an option to turn around, so as not to travel the full length of the driveway to find a place to turn around. Should the application be approved, appropriate conditions will be included.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
Impacts on residential streets	
<p>PO4</p> <p>Non-residential activities do not impact on the amenity of land zoned or intended for residential purposes.</p>	<p>AO4</p> <p>Non-residential activities do not use residential streets for access or haulage purposes.</p>
<p>Alternative outcome assessment</p> <p>Recent upgrades to the D'Aguilar Highway have resulted in Hope Street between Seib Street and Mary Street being converted into a no-through road. Separate to the Indoor sport centre, seven residential properties within this section of Hope Street have driveways with direct access to Hope Street.</p> <p>The eastern section of Hope Street provides access to the residential properties as well as the sports ground and Indoor Sport Centre.</p> <p>Vehicles currently use the existing linemarked spaces within Hope Street as well as unmarked spaces on the north side of Hope Street, and the grassed verge on the south side of Hope Street to the east of the facility.</p> <p>When large events such as gymnastic festivals occur on site, overflow traffic parking has occurred along Hope Street.</p> <p>The additional formalised parking for the facility provides a sealed surface that improves the traffic movements within Hope Street and mitigates the current situation of unpaved parking areas that contain potholes or soft ground.</p> <p>It is recommended that that alternative outcome be accepted in this instance.</p>	

Performance outcome	Acceptable outcome
<p>As a side matter, it is noted that Acceptable Outcome AO5.1 of the Transport, access and parking code states: <i>"Where the site has two street frontages, vehicular access is provided from the minor street."</i></p> <p>In this circumstance, the development is gaining access from the non-arterial section of Hope Street.</p>	
Car parking locations and treatments	
<p>PO7 Car parking location minimises impacts on the streetscape and contributes to the intended character of the zone and locality.</p>	<p>AO4 AO7.1 Car parking is located behind or within a building.</p>
<p>Alternative outcome assessment Part of the parking is located to the side and behind the main building, however the closest parking to the building involves a redevelopment of the existing parking to provide additional parking in a designated "off street" parking aisle with a bus drop off area within Hope Street. While the off street parking is partially within the road reserve, these parking spaces are not directly accessed from Hope Street.</p> <p>The section of Hope Street in front of the Sports Centre currently has a pavement width of approximately 23 metres. The redesign would reduce the pavement width to approximately 11 metres.</p> <p>The overflow parking area to the east of the site would increase in pavement width to approximately 20.5 metres, however this area is less likely to be used regularly.</p> <p>In order to minimise car lights shining on houses across the road, it is suggested that the cars using the northern row of parking spaces reverse in at night. This is however a management mechanism, rather than something that could be conditioned.</p> <p>It is noted that Acceptable Outcome AO5.1 of the Transport, access and parking code states: <i>"Where the site has two street frontages, vehicular access is provided from the minor street."</i></p> <p>In this circumstance, the development is gaining access from the non-arterial section of Hope Street.</p> <p>It is recommended that that alternative outcome be accepted in this instance.</p>	
Vehicle standing and manoeuvring areas	
<p>PO11 Long driveways are designed and treated to soften their visual appearance when viewed from the street frontage.</p>	<p>AO11 Internal driveways (except in the Rural zone) do not exceed 50 metres in length.</p>
<p>Alternative outcome assessment The internal driveway that connects to the rear car park exceeds 50m in length, however the visual appearance of the driveway is ameliorated by being at the far end of a car park, and on an alignment that is to the south of the retaining wall, therefore not being visible from Hope Street.</p>	

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

Infrastructure overlay code

Performance outcome	Acceptable outcome
Kilcoy bypass	
PO9 <i>Development</i> does not prejudice the future establishment, operation, or maintenance of the <i>Kilcoy bypass</i> as identified on the Infrastructure overlay maps OM008a-g .	AO9 No acceptable outcome provided.
Alternative outcome assessment The application was referred to the SARA as part of the assessment process as the subject site adjoins a State controlled road. No issues were raised by SARA with respect to the Kilcoy bypass. The development includes work within Hope Street. The Kilcoy bypass however appears to have been rendered obsolete by the State's upgrade to the D'Aguiar Highway and the closure of the eastern leg of the Hope Street and Mary Street intersection. It is recommended that that 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 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 Indoor sport and recreation, which is identified as being within the Indoor sport and recreation category under *Somerset Regional Council Charges Resolution (No. 1) 2024*. The land is within Charge Area A 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 indoor sport facility is connected to water and sewer networks. The recommended conditions require the development to connect to both networks to the satisfaction of Urban Utilities.

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

5.7.3.2 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.

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

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.

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 state-controlled roads. The SARA advised that they had no objections to the approval of the development application, subject to the imposition of development conditions. The 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

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.

The application was also referred due to part of the site being contained within the SEQ regional landscape and rural production area. The SARA provided written advice on 11 June 2024 stating the jurisdiction did not apply as:

"The proposed building footprint for the indoor recreation use is located within the urban footprint regional land use classification footprint only and is not assessable under the SEQ regional plan triggers."

9.0 CONCLUSION

The proposed development is for a Material change of use for an extension to Indoor sport and recreation. The proposal has demonstrated compliance with the relevant assessment benchmarks as outlined in this assessment.

10.0 ATTACHMENT

1. Proposal plans
2. Traffic impact statement
3. Noise impact assessment report
4. Concept Stormwater Management Plan
5. State Assessment and Referral Agency response
6. Draft infrastructure charges notice

RECOMMENDATION

THAT Council:

1. approve Development Application No. 24827 for a Development Permit for a Material Change of use for an Extension to Indoor sport and recreation on land situated at 35-37 Hope Street, Kilcoy, formally described as Lot 306 SP318221 and Lot 10 SP162934, 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 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. Site Plan, Drawing No A100 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024. Ground Plan, Drawing No A101 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024. Elevations Drawing No A103 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024. Traffic Impact Statement, Job no 1679 version V2, prepared by PSA Consulting, dated 6 March 2024 Environmental Noise Assessment, Proposed Sport and Recreation Centre Extension at 35-39 Hope Street, Kilcoy, prepared by TTM, reference 23BRA0100 R01_2, dated 31 July 2024 Kilcoy Indoor Sports Centre - Concept Stormwater Management Plan, prepared by GenEng Solutions, Rev 1.1, dated 22 March 2024. State Assessment and Referral Agency referral agency response 2404-40219 SRA dated 11 June 2024	At all times.
	General	
1.2	The development shall be staged as follows:	As conditioned.

	<p><u>Stage 1</u> Conversion of the existing shed to provide for the new gymnasium and gymnastics hall and multipurpose rooms.</p> <p><u>Stage 2</u> Construction of multipurpose indoor sports courts.</p>	
1.3	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.
1.4	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.	Prior to commencement of use.
1.6	Provide certification that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to commencement of use.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to commencement of use.
1.8	<p>Repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred as part of the development.</p> <p>Any damage that is deemed to create a hazard to the community must be repaired immediately.</p>	At all times.
1.9	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.
	Waste disposal	
1.10	<p>(a) Relocate the bin storage area to be fully inside the property.</p> <p>(b) 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.</p>	Prior to commencement of use for Stage 1.
1.11	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 for Stage 1.

1.12	Refuse collection and other loading and unloading activities may only occur during the following period: (a) 7am and 6pm Monday to Friday; and (b) 8am and 5pm Saturday and Sunday.	At all times.
	Building design	
1.13	Construct the development in accordance with the materials listed on the approved plans.	At the commencement of the use.
1.14	The building and structures must be constructed of robust materials that are graffiti resistant.	At all times.
1.15	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 and then to be maintained at all times.
	Landscaping, screening and amenity	
1.16	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 and then to be maintained at all times.
1.17	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 and then to be maintained at all times.
1.18	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 and then to be maintained at all times.
1.19	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.
	Service connections	
1.20	Connect the development to the reticulated drinking water and wastewater networks in accordance with the standards and requirements of the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities. Evidence of connection to be provided to Council.	Prior to the commencement of the use.

1.21	Connect the development to the reticulated electricity and telecommunications networks to the standards of the relevant service provider. Evidence of the connections are to be provided to Council.	Prior to obtaining a Certificate of Occupancy and then to be maintained at all times.
1.22	Remove any services made redundant as a result of the development and reinstate the land.	Prior to obtaining a Certificate of Occupancy.
SCHEDULE 2 – ENGINEERING <i>Assessment Manager</i>		
No	Condition	Timing
	General	
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 Region 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 development 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"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to commencement of use.
2.5	Obtain approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works for Stage 1.
	Landscaping	
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	The developer must submit to the Manager Engineering Services for endorsement, a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person	As part of Operational works for Landscaping Works.

	<p>experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> • Comply with the <i>Somerset Region Planning Scheme</i>. • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape. • To screen unsightly objects from public view. • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation. • To ensure common areas are useable. • To provide long term erosion protection. • To integrate with existing vegetation and other natural features of the site and adjoining lands. • To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> • The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site. • The number and size of plants. • The typical planting detail including preparation, backfill, staking and mulching. • The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Manager Engineering Services. Any amendments approved by the Manager Engineering Services are taken to be a part of the approved Landscape Plan. • All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. • Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work. • Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> ○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity); ○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines. • A minimum of 70% of landscaped areas must be retained as a permeable surface. 	
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	<ul style="list-style-type: none"> Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times. 	
	Building above flood level	
2.8	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to the commencement of works.
2.9	Buildings are located to avoid significant flood flows or velocities.	At all times.
2.10	The development does not increase the flood hazard for other properties.	At all times.
	Earthworks	
2.11	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.
2.12	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.13	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	Roadworks	
2.14	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Austroads 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.
2.15	Provide verge and access in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.16	It is required that that all civil components submitted as part of any Operational Work application are to be certified by a Registered Professional Engineer Queensland (RPEQ), and as per this approval. Any change to these components may require a change application to be submitted with regards to this approval.	As part of Operational Works.
	Street lighting	
2.17	<p>Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:</p> <p>Install all street lighting on the same side as footpaths, where applicable.</p>	As part of Operational Works.

	Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).	
	CAR PARKING	
2.18	<p>(a) Provide on-site car parking for the development with a minimum of 93 vehicle spaces, including a minimum of three spaces for disabled persons in accordance with <i>Somerset Region Planning Scheme</i>.</p> <p>(b) Provide a minimum of 40 car parking spaces on the south side of Hope Street between Seib Street and the eastern driveway entrance to the sport centre.</p> <p>All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Region Planning Scheme</i>.</p>	As part of Operational Works.
2.19	<p>(a) Provide secure bicycle parking and associated support facilities for a minimum of 20 bicycles in accordance with AS2890.</p> <p>(b) Provide secure bicycle parking and associated support facilities for a total of 40 bicycles in accordance with AS2890.</p>	<p>Prior to commencement of use for Stage 1.</p> <p>Prior to commencement of use for Stage 2.</p>
2.20	Provide a safe set down and pick up area for 1 emergency vehicles.	Prior to commencement of use for Stage 1.
2.21	All pedestrian pathways shall be appropriately marked and signposted where they cross internal driveways.	Prior to commencement of use for Stage 1.
2.22	Construct and maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
	Stormwater	
2.23	Ensure stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.24	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.
2.25	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.

2.26	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.
2.27	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 Region Planning Scheme</i> .	As part of Operational Works.
2.28	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.
2.29	Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plan/s and <i>Somerset Region Planning Scheme</i> .	As part of the lodgement of the Operational Works application.
	Erosion and sediment control	
2.30	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: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	At all times.
2.31	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.32	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.

2.33	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.
2.34	Where vegetation is removed, the vegetation waste shall be disposed of by: i) Milling; ii) Chipping and/or mulching iii) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times.
2.35	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.
2.36	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works.
SCHEDULE 3 – ENVIRONMENTAL HEALTH		
<i>Assessment Manager</i>		
No	Condition	Timing
	General	
3.1	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.
3.2	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.
3.3	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times.
	Noise	
3.4	Noise Schedule Noise from the activity must not exceed the levels contained in the schedule below:	At all times.

	<table><tr><th colspan="2">Time Varying Noise – $L_{Aeq}(1hr)$</th></tr><tr><th>Time period</th><th>External Noise dB(A)Limit</th></tr><tr><td>7am to 6pm (day)</td><td>Background + 5dBA</td></tr><tr><td>6pm to 10pm (evening)</td><td>Background + 5dBA</td></tr><tr><td>10pm to 7am (night)</td><td>Background + 5dBA</td></tr><tr><th colspan="2">Component Noise L_{A90T}</th></tr><tr><td>7am to 6pm (day)</td><td>Background + 0dBA</td></tr><tr><td>6pm to 10pm (evening)</td><td>Background + 0dBA</td></tr><tr><td>10pm to 7am (night)</td><td>Background + 0dBA</td></tr><tr><th colspan="2">Sleep Disturbance L_{Amax}</th></tr><tr><th>Time Period</th><th>External Noise dB(A) Limit</th></tr><tr><td>10pm to 7am (night)</td><td>52</td></tr></table>	Time Varying Noise – $L_{Aeq}(1hr)$		Time period	External Noise dB(A)Limit	7am to 6pm (day)	Background + 5dBA	6pm to 10pm (evening)	Background + 5dBA	10pm to 7am (night)	Background + 5dBA	Component Noise L_{A90T}		7am to 6pm (day)	Background + 0dBA	6pm to 10pm (evening)	Background + 0dBA	10pm to 7am (night)	Background + 0dBA	Sleep Disturbance L_{Amax}		Time Period	External Noise dB(A) Limit	10pm to 7am (night)	52	
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3.5	Plant, equipment 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	Waste collection and deliveries must not occur between 10pm and 7am.	At all times.																								
3.7	Outdoor dining must not occur between 10pm and 7am.	At all times.																								
3.8	All ventilation louvres for the multipurpose courts must be closed between 10pm and 7am.	At all times.																								
3.9	All roller doors and doors of the multipurpose courts, gymnasium and gymnastics hall must be closed during operation (doors can be used for patron access, deliveries etc.).	At all times.																								
3.10	Any speed bumps must be bitumen, concrete (as part of a slab) or rubber, not metal.	At all times.																								
3.11	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.																								
3.12	Acoustic Attenuation In accordance with the report prepared by TTM Consulting Pty Ltd titled, Environmental Noise Assessment - Proposed Sport and Recreational Centre Extension, 35-39 Hope Street Kilcoy, reference 23BRA0100 R01_2, the approval holder must construct the following:	Prior to commencement of the use and to be maintained at all times.																								

	<p>(a) External wall construction for the gymnasium, gymnastics hall and multipurpose courts must be a minimum of R_w23 acoustic rating. Example constructions include:</p> <ul style="list-style-type: none"> • Minimum 0.42BMT sheet metal with minimum R1.5 insulation. • Minimum 6mm fibre cement. <p>(b) An acoustic barrier at the location, height and extent as shown in figure 10 of the report prepared by TTM Consulting Pty Ltd titled, Environmental Noise Assessment - Proposed Sport and Recreational Centre Extension, 35-39 Hope Street Kilcoy, reference 23BRA0100 R01_2.</p> <p>The acoustic barrier must be:</p> <ul style="list-style-type: none"> • A minimum height of 1.8m relative to the adjacent car park level as shown in figure 10. • Of solid construction and have no gaps or holes for the extent shown. • Constructed of a material with a surface mass not less than 12.5kg/m². • Constructed of the following materials (but not limited to): lapped timber (min. 25mm thick timber palings (each), min. 50% overlap); plywood (min. 22mm); masonry; compressed fibre cement sheet; aluminium (min. 5mm); steel (min,2mm); glazing; earth mound or a combination of the above. 	
3.13	Provide certification from a suitably qualified acoustic consultant that the acoustic attenuation measures have been installed/implemented in accordance with the specifications of condition 3.0 above and the report prepared by TTM Consulting Pty Ltd titled, Environmental Noise Assessment - Proposed Sport and Recreational Centre Extension, 35-39 Hope Street Kilcoy, reference 23BRA0100 R01_2.	Prior to the commencement of the use.
	Waste	
3.14	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.
3.15	<p>All general waste produced as part of the operation of the development must be disposed of through either:</p> <p>(a) The number of standard waste services as determined by Council; or</p> <p>(b) A private agreement with a licensed waste disposal contractor through an exemption granted by Council.</p>	At all times.

3.16	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.
3.17	No waste is to be burned or buried on the subject site.	At all times.
SCHEDULE 4 – REFERRAL AGENCIES		
<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
4.1	Comply with the requirements of the State Assessment and Referral Agency referral agency response 2404-40219 SRA dated 11 June 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.
SCHEDULE 5 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if 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

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

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.

Authorisation to connect the approved development to the water supply and wastewater networks and for property service connections require a Water Approval from the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities.

For the approval of a Plan of Subdivision, written evidence from Urban Utilities must be provided to Council to verify that the conditions of any necessary Water Approval have been complied with.

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:

- Site Plan, Drawing No A100 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024.
- Ground Plan, Drawing No A101 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024.
- Ground Floor Ceiling Plan No A102 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024.
- Elevations Drawing No A103 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024.
- Traffic Impact Statement, Job no 1679 version V2, prepared by PSA Consulting, dated 6 March 2024
- Environmental Noise Assessment, Proposed Sport and Recreation Centre Extension at 35-39 Hope Street, Kilcoy, prepared by TTM, reference 23BRA0100 R01_2, dated 31 July 2024;
- Kilcoy Indoor Sports Centre - Concept Stormwater Management Plan, prepared by GenEng Solutions, Rev 1.1, dated 22 March 2024;
- State Assessment and Referral Agency referral agency response 2404-40219 SRA dated 11 June 2024;

This completes the report for Development Application DA24827.

Resolution

Moved – Cr Isidro

Seconded – Cr Freese

"THAT Council:

1. approve Development Application No. 24827 for a Development Permit for a Material Change of use for an Extension to Indoor sport and recreation on land situated at 35-37 Hope Street, Kilcoy, formally described as Lot 306 SP318221 and Lot 10 SP162934, 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 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. Site Plan, Drawing No A100 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024. Ground Plan, Drawing No A101 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024. Elevations Drawing No A103 Revision DA07, prepared by Tait Morton Johnston, dated 5 June 2024. Traffic Impact Statement, Job no 1679 version V2, prepared by PSA Consulting, dated 6 March 2024 Environmental Noise Assessment, Proposed Sport and Recreation Centre Extension at 35-39 Hope Street, Kilcoy, prepared by TTM, reference 23BRA0100 R01_2, dated 31 July 2024 Kilcoy Indoor Sports Centre - Concept Stormwater Management Plan, prepared by GenEng Solutions, Rev 1.1, dated 22 March 2024. State Assessment and Referral Agency referral agency response 2404-40219 SRA dated 11 June 2024	At all times.
	General	
1.2	The development shall be staged as follows: <u>Stage 1</u> Conversion of the existing shed to provide for the new gymnasium and gymnastics hall and multipurpose rooms. <u>Stage 2</u> Construction of multipurpose indoor sports courts.	As conditioned.
1.3	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.

1.4	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.	Prior to commencement of use.
1.6	Provide certification that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to commencement of use.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to commencement of use.
1.8	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.
1.9	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.
	Waste disposal	
1.10	(a) Relocate the bin storage area to be fully inside the property. (b) 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 for Stage 1.
1.11	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 for Stage 1.
1.12	Refuse collection and other loading and unloading activities may only occur during the following period: (c) 7am and 6pm Monday to Friday; and (d) 8am and 5pm Saturday and Sunday.	At all times.
	Building design	
1.13	Construct the development in accordance with the materials listed on the approved plans.	At the commencement of the use.
1.14	The building and structures must be constructed of robust materials that are graffiti resistant.	At all times.

1.15	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 and then to be maintained at all times.
	Landscaping, screening and amenity	
1.16	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 and then to be maintained at all times.
1.17	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 and then to be maintained at all times.
1.18	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 and then to be maintained at all times.
1.19	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.
	Service connections	
1.20	Connect the development to the reticulated drinking water and wastewater networks in accordance with the standards and requirements of the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities. Evidence of connection to be provided to Council.	Prior to the commencement of the use.
1.21	Connect the development to the reticulated electricity and telecommunications networks to the standards of the relevant service provider. Evidence of the connections are to be provided to Council.	Prior to obtaining a Certificate of Occupancy and then to be maintained at all times.
1.22	Remove any services made redundant as a result of the development and reinstate the land.	Prior to obtaining a Certificate of Occupancy.
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	General	

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 Region 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 development 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"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to commencement of use.
2.5	Obtain approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works for Stage 1.
	Landscaping	
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	The developer must submit to the Manager Engineering Services for endorsement, a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below: <ul style="list-style-type: none"> Comply with the <i>Somerset Region Planning Scheme</i>. To enhance the appearance of the development internally and externally. To make a positive contribution to the streetscape. To screen unsightly objects from public view. To contribute to an environment by providing shade to reduce glare, heat absorption and radiation. To ensure common areas are useable. To provide long term erosion protection. 	As part of Operational works for Landscaping Works.

	<ul style="list-style-type: none"> To integrate with existing vegetation and other natural features of the site and adjoining lands. To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site. The number and size of plants. The typical planting detail including preparation, backfill, staking and mulching. The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Manager Engineering Services. Any amendments approved by the Manager Engineering Services are taken to be a part of the approved Landscape Plan. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work. Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> Using trees which have a clean trunk height of at least 1.8 metres (at maturity); Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines. A minimum of 70% of landscaped areas must be retained as a permeable surface. Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times. 	
	Building above flood level	
2.8	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to the commencement of works.
2.9	Buildings are located to avoid significant flood flows or velocities.	At all times.
2.10	The development does not increase the flood hazard for other properties.	At all times.

	Earthworks	
2.11	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.
2.12	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.13	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	Roadworks	
2.14	All works on or adjacent to roadways must be adequately signed in accordance with the <i>"Austroads 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.
2.15	Provide verge and access in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.16	It is required that that all civil components submitted as part of any Operational Work application are to be certified by a Registered Professional Engineer Queensland (RPEQ), and as per this approval. Any change to these components may require a change application to be submitted with regards to this approval.	As part of Operational Works.
	Street lighting	
2.17	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows: 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.
	CAR PARKING	
2.18	(a) Provide on-site car parking for the development with a minimum of 93 vehicle spaces, including a minimum of three spaces for disabled persons in accordance with <i>Somerset Region Planning Scheme</i> . (b) Provide a minimum of 40 car parking spaces on the south side of Hope Street between Seib Street and the eastern driveway entrance to the sport centre.	As part of Operational Works.

	All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Region Planning Scheme</i> .	
2.19	(a) Provide secure bicycle parking and associated support facilities for a minimum of 20 bicycles in accordance with AS2890. (b) Provide secure bicycle parking and associated support facilities for a total of 40 bicycles in accordance with AS2890.	Prior to commencement of use for Stage 1. Prior to commencement of use for Stage 2.
2.20	Provide a safe set down and pick up area for 1 emergency vehicles.	Prior to commencement of use for Stage 1.
2.21	All pedestrian pathways shall be appropriately marked and signposted where they cross internal driveways.	Prior to commencement of use for Stage 1.
2.22	Construct and maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
	Stormwater	
2.23	Ensure stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.24	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.
2.25	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
2.26	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.
2.27	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 Region Planning Scheme</i> .	As part of Operational Works.
2.28	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>	
2.29	Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plan/s and <i>Somerset Region Planning Scheme</i> .	As part of the lodgement of the Operational Works application.
	Erosion and sediment control	
2.30	<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"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.31	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.32	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.
2.33	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.
2.34	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> iv) Milling; v) Chipping and/or mulching vi) Disposal at an approved waste disposal facility. 	At all times.

	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.																					
2.35	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.																				
2.36	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works.																				
SCHEDULE 3 – ENVIRONMENTAL HEALTH																						
<i>Assessment Manager</i>																						
No	Condition	Timing																				
	General																					
3.1	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.																				
3.2	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.																				
3.3	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times.																				
	Noise																					
3.4	Noise Schedule Noise from the activity must not exceed the levels contained in the schedule below: <table><tr><th colspan="2">Time Varying Noise – $L_{Aeq}(1hr)$</th></tr><tr><th>Time period</th><th>External Noise dB(A)Limit</th></tr><tr><td>7am to 6pm (day)</td><td>Background + 5dBA</td></tr><tr><td>6pm to 10pm (evening)</td><td>Background + 5dBA</td></tr><tr><td>10pm to 7am (night)</td><td>Background + 5dBA</td></tr><tr><th colspan="2">Component Noise L_{A90T}</th></tr><tr><td>7am to 6pm (day)</td><td>Background + 0dBA</td></tr><tr><td>6pm to 10pm (evening)</td><td>Background + 0dBA</td></tr><tr><td>10pm to 7am (night)</td><td>Background + 0dBA</td></tr><tr><th colspan="2">Sleep Disturbance L_{Amax}</th></tr></table>	Time Varying Noise – $L_{Aeq}(1hr)$		Time period	External Noise dB(A)Limit	7am to 6pm (day)	Background + 5dBA	6pm to 10pm (evening)	Background + 5dBA	10pm to 7am (night)	Background + 5dBA	Component Noise L_{A90T}		7am to 6pm (day)	Background + 0dBA	6pm to 10pm (evening)	Background + 0dBA	10pm to 7am (night)	Background + 0dBA	Sleep Disturbance L_{Amax}		At all times.
Time Varying Noise – $L_{Aeq}(1hr)$																						
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Sleep Disturbance L_{Amax}																						

	Time Period	External Noise dB(A) Limit	
	10pm to 7am (night)	52	
3.5	Plant, equipment 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	Waste collection and deliveries must not occur between 10pm and 7am.		At all times.
3.7	Outdoor dining must not occur between 10pm and 7am.		At all times.
3.8	All ventilation louvres for the multipurpose courts must be closed between 10pm and 7am.		At all times.
3.9	All roller doors and doors of the multipurpose courts, gymnasium and gymnastics hall must be closed during operation (doors can be used for patron access, deliveries etc.).		At all times.
3.10	Any speed bumps must be bitumen, concrete (as part of a slab) or rubber, not metal.		At all times.
3.11	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.
3.12	<p>Acoustic Attenuation</p> <p>In accordance with the report prepared by TTM Consulting Pty Ltd titled, Environmental Noise Assessment - Proposed Sport and Recreational Centre Extension, 35-39 Hope Street Kilcoy, reference 23BRA0100 R01_2, the approval holder must construct the following:</p> <p>(c) External wall construction for the gymnasium, gymnastics hall and multipurpose courts must be a minimum of R_w23 acoustic rating. Example constructions include:</p> <ul style="list-style-type: none"> • Minimum 0.42BMT sheet metal with minimum R1.5 insulation. • Minimum 6mm fibre cement. <p>(d) An acoustic barrier at the location, height and extent as shown in figure 10 of the report prepared by TTM Consulting Pty Ltd titled, Environmental Noise Assessment - Proposed Sport and Recreational Centre Extension, 35-39 Hope Street Kilcoy, reference 23BRA0100 R01_2.</p> <p>The acoustic barrier must be:</p> <ul style="list-style-type: none"> • A minimum height of 1.8m relative to the adjacent car park level as shown in figure 10. 		Prior to commencement of the use and to be maintained at all times.

	<ul style="list-style-type: none"> Of solid construction and have no gaps or holes for the extent shown. Constructed of a material with a surface mass not less than 12.5kg/m². Constructed of the following materials (but not limited to): lapped timber (min. 25mm thick timber palings (each), min. 50% overlap); plywood (min. 22mm); masonry; compressed fibre cement sheet; aluminium (min. 5mm); steel (min,2mm); glazing; earth mound or a combination of the above. 	
3.13	Provide certification from a suitably qualified acoustic consultant that the acoustic attenuation measures have been installed/implemented in accordance with the specifications of condition 3.0 above and the report prepared by TTM Consulting Pty Ltd titled, Environmental Noise Assessment - Proposed Sport and Recreational Centre Extension, 35-39 Hope Street Kilcoy, reference 23BRA0100 R01_2.	Prior to the commencement of the use.
	Waste	
3.14	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.
3.15	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.
3.16	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.
3.17	No waste is to be burned or buried on the subject site.	At all times.
SCHEDULE 4 – REFERRAL AGENCIES		
<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
4.1	Comply with the requirements of the State Assessment and Referral Agency referral agency response 2404-40219 SRA dated 11 June 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.
SCHEDULE 5 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if 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".		
<p>Parts of the Somerset Region are within Fire Ant Biosecurity Zones.</p> <p>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>).</p> <p>If you are unable to do so, you must apply for a biosecurity instrument permit.</p> <p>Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants</p>		
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 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.

Authorisation to connect the approved development to the water supply and wastewater networks and for property service connections require a Water Approval from the South East Queensland Distributor-Retailer Authority, trading as Urban Utilities.

For the approval of a Plan of Subdivision, written evidence from Urban Utilities must be provided to Council to verify that the conditions of any necessary Water Approval have been complied with.

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

Subject:	Endorsement of Somerset Regional Council Local Housing Action Plan
File Ref:	Planning - Regional Development
Action Officer:	SP - MJ

Background/Summary

The Queensland Housing and Homelessness Action Plan 2021-2025 (QHHAP) was developed in the context of current and anticipated housing market conditions and need. The plan provides a framework for delivering housing with support that is integrated across government and the community sector. It is a whole of government plan with significant investment and actions to increase housing and provide better support. The QHHAP reaffirms the objectives of The Queensland Housing Strategy to deliver more social and affordable homes and to transform the way housing services are delivered.

The QHHAP includes 20 key actions, including:

- supporting councils to prepare Local Housing Action Plans to identify needs and solutions and help coordinate responses to housing challenges in their communities.

Local Housing Action Plans

Action 5 of the QHHAP recognises the role that local governments play in the supply chain for delivery of housing options across Queensland and seeks to "*Work with regional councils to increase and diversify the supply of housing, including opportunities for alternative government and non-government investment and incentives*".

In March 2023, the Queensland Government funded the Local Government Association of Queensland (LGAQ) to develop 38 local housing action plans (LHAPs) in conjunction with Queensland councils by mid-2024. Somerset Regional Council was identified as one of the local governments to be provided assistance.

A local housing action plan:

- looks at factors impacting housing in a local government area, and current and future housing needs in each community
- identifies priority actions to address immediate, emerging and longer-term housing challenges in the area
- helps to coordinate responses to these challenges.

Each local housing action plan aims to:

- develop agreed priority actions to respond to housing need
- establish strong foundations for longer-term housing responses to improve housing and homelessness outcomes in the region into the future

- incorporate existing information and plans that:
 - help with developing responses to housing need
 - acknowledge work already completed by the council, state agencies, and private and not-for-profit organisations
- enable all stakeholders to work together to deliver the actions identified in the plan.

Council officers in conjunction with the Queensland Government and the (LGAQ) have prepared a LHAP for the region to better understand the challenges and opportunities for housing across the region.

Some key characteristics derived from the LHAP are as follows:

Trend Category	Somerset Region
Population	<p>Population as of 30 June 2022 was 25,391 people.</p> <p>As at the 2021 Census, 4.7% of the Somerset region population, 1,172 people, identified as being Aboriginal and/or Torres Strait Islander people.</p> <p>The population of the Somerset region is projected to grow to 42,200 people by 30 June 2046, according to ShapingSEQ modelling.¹</p>
Age	<p>The median age in the region was 45.3 years as of 30 June 2022 which is significantly higher than the Queensland median of 38.6 years.</p> <p>The median age is projected to rise from 45.3 years to 47.9 years in 2046.²</p>

Trend Category	Somerset Region
Housing Supply	<p>10,291 dwellings were recorded as at the 2021 Census, 96.8% of homes in the Somerset region are detached dwellings with 1.7% semi-detached and only 0.2% flats or apartments.</p> <p>The ShapingSEQ target dwelling count for 2046 is 16,500, an additional 5,600 dwellings.</p>
Vacancy Rate	<p>Rental vacancy rates are extremely low, with a rate of 0.33% as at October 2023.³</p>
Vacant Land	<p>There are 876 broad hectares of land available in the Somerset region with an expected dwelling yield of 6,663, pending additional investigation to promote increased housing diversity options.</p> <p>190 lots were approved from September 2019 to December 2021, however, 360 lots have been approved between March 2022 and September 2023, demonstrating an acceleration of approvals.⁴</p>

¹ ShapingSEQ, [South East Queensland Regional Plan 2023](#)

² Queensland Government Statistician's Office, *Regional Profile Somerset Region – Population Projection, January 2024*.

³ <https://www.realestateinvestar.com.au/Property/queensland/somerset>

⁴ [Queensland Government Statistician's Office – Residential Land Supply and Development – Somerset Region LGA](#).

Trend Category	Somerset Region
Mortgage Affordability	13.7% of homeowners are experiencing mortgage stress with the median monthly mortgage repayment in 2021 of \$1,500.
Rent Affordability.	<p>21.84% of Somerset residents are renters.⁵ In 2021, the median weekly rental price was \$300 (significantly lower than the Queensland median of \$365) with 34.9% of households experiencing rental stress.</p> <p>The median house rent in Esk (for example) is \$420 per week based on 25 rental listings in the 12 months to December 2023—that's an increase of 15% from 2022 levels. Rental demand has increased by 214% in the same period. There was only one rental listed on the site for Esk (as of February 2024).</p> <p>The median house rent in Lowood is \$470 per week based on 68 rental listings in the past 12 months—that's an increase of 12% from 2022. Rental demand has increased by 64% in the same period.</p>
Sales and Pricing	<p>Homes have increased in price in recent years. Lowood's median sale price of houses at \$475,000 (up 15.9% in the 12 months to January 2024) with 99 properties sold in the past 12 months. The median unit price of \$371,500 up 22.4% in 12 months with 23 units sold and 1 currently for sale.</p> <p>In Esk, the median house price is \$455,000 (up 11.7% in 12 months) with 44 properties sold and 14 currently for sale. Only 1 unit has sold in the past 12 months with none currently available for sale.</p> <p>In Kilcoy, where housing demand is taken up significantly by the local employer, an abattoir, the median sale price is currently \$472,500, up by 5% in the 12 months to June 2024.⁶</p>

In an attempt to address the above factors, the LHAP proposes a number of short to long term responses for Council to consider. Some of the proposed responses include initiatives that Council is already implementing. Council officers from both the planning section and Corporate and Community Services Department have reviewed the LHAP and where required, amendments have been included.

One of the initiatives proposed by the LHAP is for Council to prepare a Growth Management Strategy (GMS) that will be critical to the review of the Somerset Region Planning Scheme.

On 27 August 2024 the Queensland State Government released the guideline for the \$12.5 million Scheme Supply Fund, which is an initiative under the *Homes for Queenslanders* plan to assist local governments across Queensland to increase and diversify the supply of housing to meet the changing and growing needs of communities. Somerset Regional Council is eligible for a maximum of \$350,000 from the State Government with a minimum Council co-contribution of 25%.

An Expression of Interest (EOI) for this funding stream opened on 2 September 2024 and will close on 16 September 2024.

⁵ <https://www.realestateinvestar.com.au/Property/queensland/somerset>

⁶ [Realestate.com.au – Kilcoy property insights](https://www.realestate.com.au/kilcoy-property-insights)

An endorsed LHAP is considered beneficial in Council's EOI application to assist funding the preparation a GMS. If successful, Council's co-contribution is available in existing planning scheme review budget.

Attachments

Somerset Regional Council – Local Housing Action Plan – Queensland Housing Strategy 2017 – 2027.

Recommendation

THAT Council:

1. Endorse the Somerset Regional Council – Local Housing Action Plan – Queensland Housing Strategy 2017 – 2027.
2. Endorse the Chief Executive Officer to submit an Expression of Interest to the Queensland Government's Scheme Supply Fund to assist funding the preparation of a Growth Management Strategy for the Somerset Region.

Resolution

Moved – Cr Brieschke

Seconded – Cr Jess

"THAT Council:

1. Endorse the Somerset Regional Council – Local Housing Action Plan – Queensland Housing Strategy 2017 – 2027.
2. Endorse the Chief Executive Officer to submit an Expression of Interest to the Queensland Government's Scheme Supply Fund to assist funding the preparation of a Growth Management Strategy for the Somerset Region."

Carried

Vote - Unanimous

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

Background/Summary

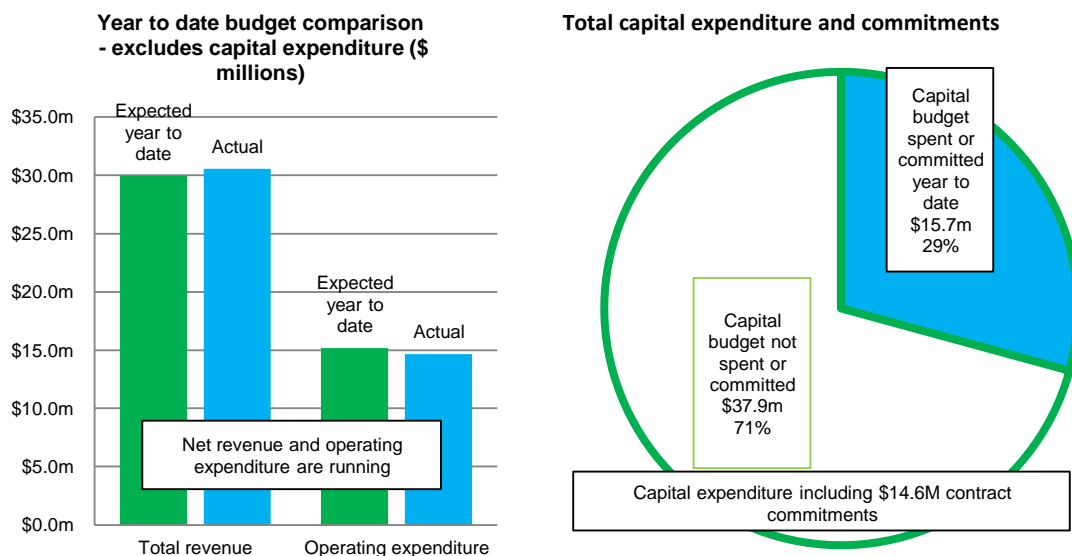
Financial reports

Reports for the period 1 July 2024 to 30 August 2024 are attached detailing the progress that has been made in relation to Council's FY2024 budget consistent with Local Government Regulation 2012 s204 and the attached basis of accounting statement.

On 29 August 2024, Council received \$12,017,140.41 excluding GST from Queensland Reconstruction Authority (QRA) in response to a request from Council detailing that significant Council disaster recovery expenditure had not been reimbursed by QRA. To put this receipt into context, a cash payments list is attached showing 70 payments totalling \$11,711,734 over the past one (1) month. Council officers are working to fully recover eligible flood restoration costs from QRA on a timely basis.

Council officers have completed draft FY2024 financial statements which are being audited.

Provisional results with 16% of the financial year completed are summarised as follows:



Successful grant

- On 28 August 2024, the National Emergency Management Agency (NEMA) announced that Council's funding application under the Australian Government's competitive Disaster Ready Fund (DRF) was successful.

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

Other grant applications

- Council is awaiting the outcome of funding applications lodged under the Australian Government's Thriving Suburbs Program Round 1 (TSP) in August 2024:

	Project value	TSP funding sought
Toogoolawah Gateway Centre	\$5,253,100	\$3,677,170
Mount Glen Rock Hiking Trails	\$1,977,319	\$1,384,123

- Council is awaiting the outcome of the following funding applications lodged under the Queensland Government's SEQ Community Stimulus Program competitive component (SEQCSP) in July 2024:

	Project value	SEQCSP funding sought
Kilcoy Multipurpose Recreation Facility Upgrade (stage 1)	\$5,715,520	\$2,857,760
Toogoolawah Swimming Pool Upgrade Project	\$5,280,000	\$2,640,000

- Council is awaiting the outcome of the following funding applications lodged under the Queensland Government's Local Government Grants and Subsidies Program (LGGSP) in July 2024:

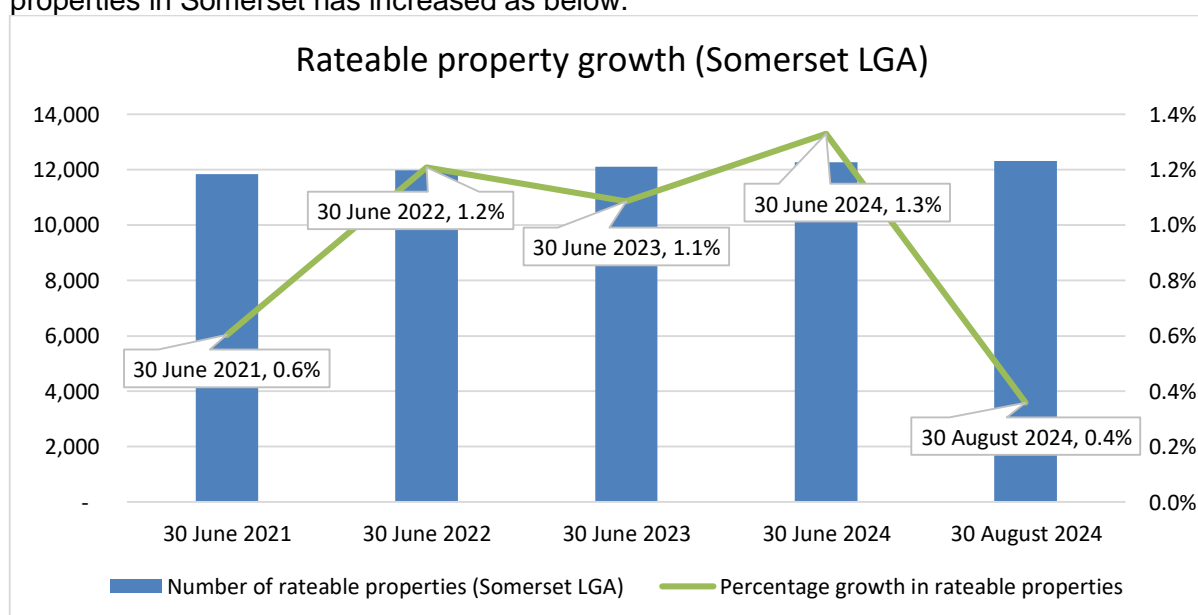
	Project value	LGGSP funding sought
Kilcoy Multipurpose Recreation Facility Upgrade (stage 1)	\$5,715,520	\$2,857,760
Toogoolawah Swimming Pool Upgrade Project	\$5,280,000	\$2,640,000

- Council is awaiting the outcome of a funding application lodged under the Australian Government's Community Energy Upgrades Fund Round 1 (CEUF) in April 2024:

	Project value	CEUF funding sought
LED streetlighting conversion model	\$1,555,792	\$777,896

Growth

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



Land valuations deferred for two years

On 23 August 2024, the Valuer-General advised that no State land revaluation would be carried out for Somerset Region effective 30 June 2025. This means that valuation changes during 2024/2025 and 2025/2026 would be included in a 30 June 2026 revaluation.

The 30 June 2024 State land revaluation which showed an average increase of 54% and was one of the highest increases in Queensland and was the result of State land valuations not being performed for two years.

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. The cash rate remained at 4.35% as at 2 September 2024.

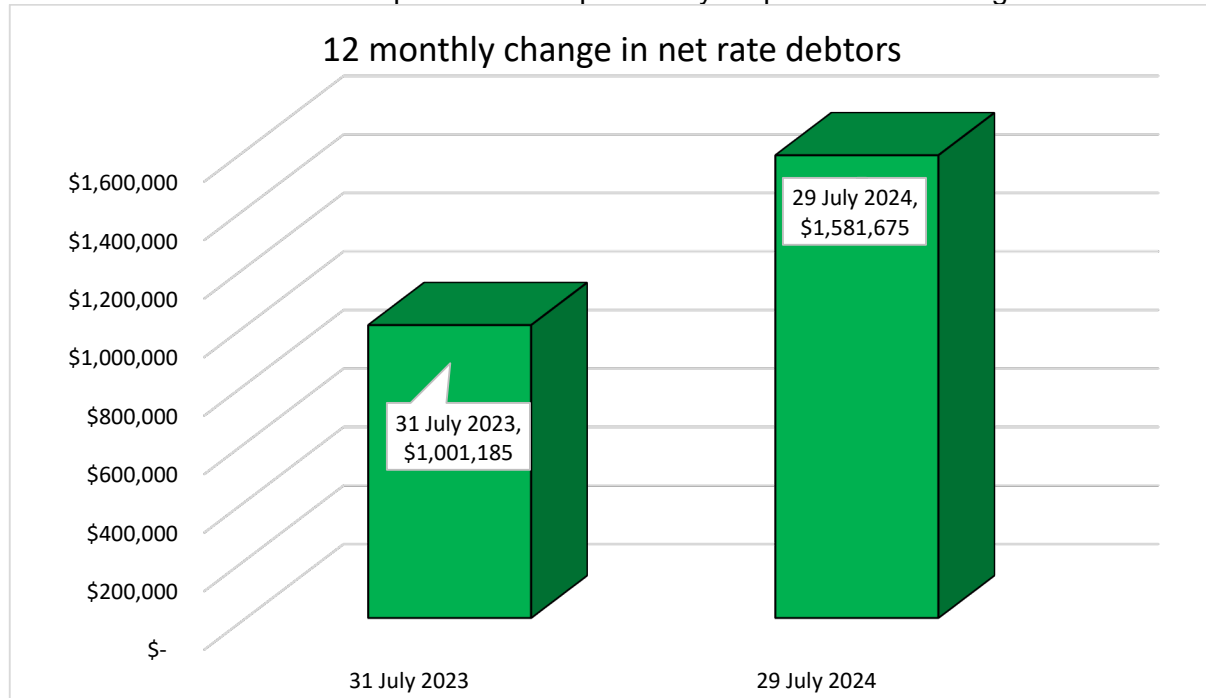
An investment summary is attached detailing interest earnings from Queensland Treasury Corporation (QTC) cash fund and other sources. Council's key long-term investment strategy has been to maintain interest-bearing credit facilities totalling \$53.8 million to Urban Utilities (UU) which helps fund vital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

Interest revenue for FY2025 is budgeted at \$342 on average for every rateable property in Somerset, assisting Council to provide the lowest possible rates and charges to residents. Interest receipts were less than expected to 30 August 2024 due to reduced cash levels.

Rates

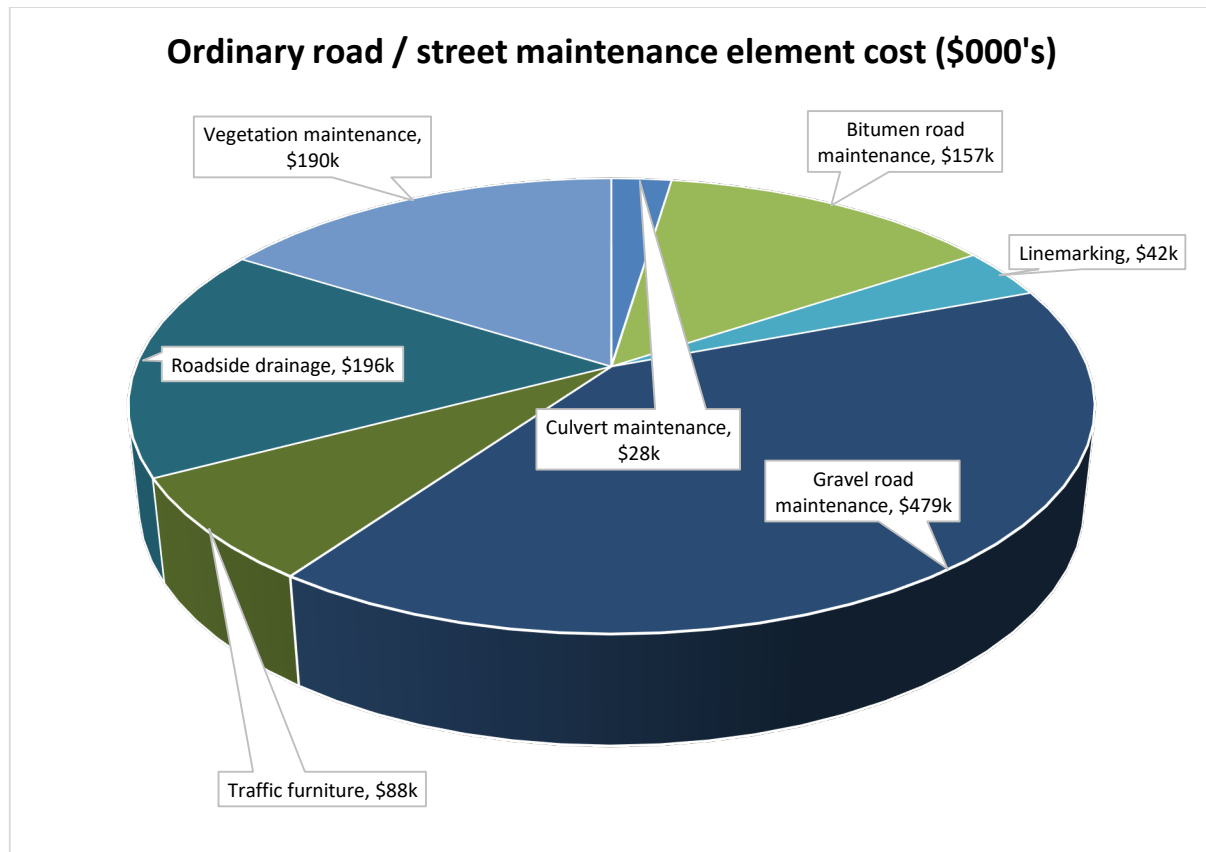
Council issues rate notices each six months. The following chart shows that the total rate debtors has increased in comparison to the previous year prior to rates being issued:



Council issued 27 notices of intention to sell land for overdue rates or charges on 10 and 16 May 2024. Council will refer remaining sale actions to its solicitors for finalisation after 16 September 2024. Council has deliberately avoiding incurring legal costs that might be recoverable from property owners to date.

Ordinary road and street maintenance dissection

Total road and street maintenance costs approximated budget to 30 August 2024 with costs dissected as follows:



Road maintenance and road 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) DM01671Ch1670-Ch1850	1,317	
Gregors Ck Rd (flood repairs) DM01502Ch2120-Ch2170	454	
Braeburn Rd (flood repairs) DM01374Ch170-Ch190	371	
Esk Crows Rd (flood repairs) DM01609Ch33270-Ch34090	339	413
Vernor Rd (flood repairs) DM08748Ch52-Ch600	177	323
Mount Kilcoy Rd (flood repairs) DM02518Ch17465-Ch17490	157	
Kammholz Rd (flood repairs) DM00618Ch150-Ch150	146	
Wunulla La (flood repairs) DM02494Ch1620-Ch1620	136	
Mt Byron Rd (gravel) Mtc14466m	129	
Mahons Rd (flood repairs) DM07877Ch5910-Ch5950	115	2,866
Voights Rd (flood repairs) DM01037Ch2024-Ch2040	114	
Lowood Minden (flood repairs) DM06335Ch9520-Ch9630	110	996
Sandy Creek Rd (flood repairs) DM05857Ch8860-Ch8940	107	1,341
Mahons Rd (flood repairs) DM07878Ch6030-Ch6100	106	1,512
Glamorgan V Rd (flood repairs) DM00956Ch3620-Ch3620	92	
Voights Rd (flood repairs) DM01038Ch1492-Ch1500	89	
Rohlmanns Rd (flood repairs) DM04101Ch2650-Ch2650	88	

Mt Beppo Rd (flood repairs) DM05455Ch11718-Ch11719	86	
McCauleys La (flood repairs) DM05829Ch600-Ch685	85	997
Mclean Rd (flood repairs) DM03031Ch485-Ch495	83	
Mt Beppo Rd (flood repairs) DM05416Ch10506-Ch10507	79	
Mt Beppo Rd (flood repairs) DM05458Ch10826-Ch10827	71	
Glamorgan V Rd (flood repairs) DM06782Ch1900-Ch1960	69	1,145
Borgan Rd (flood repairs) DM08667Ch60-Ch180	65	539
Maronghi Ck (flood repairs) DM07788Ch2680-Ch2750	64	914
Mt Kilcoy Rd (flood repairs) DM03712Ch4430-Ch4431	63	
Mount Kilcoy Rd (flood repairs) DM05935Ch268-Ch350	62	750
Monsildale Rd (flood repairs) DM02682Ch11500-Ch11560	61	1,024
Mount Kilcoy Rd (flood repairs) DM05922Ch3165-Ch3225	59	986
Sandy Creek Rd (flood repairs) DM05862Ch9320-Ch9370	55	1,091
Subtotal (\$000's)	4,949	

Special road maintenance/ renewal

In addition to ordinary bitumen road maintenance and flood repairs, expenditure on resealing of bitumen roads is budgeted for FY2025 at \$1.9M. 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 2024 to 30 August 2024 including the attached basis of accounting statement and the report on payments processed between 25 July 2024 and 30 August 2024 totalling \$16,172,688.66 and that the contents be noted.

Resolution

Moved – Cr Hurley

Seconded – Cr Freese

“THAT Council receive the financial reports for 1 July 2024 to 30 August 2024 including the attached basis of accounting statement and the report on payments processed between 25 July 2024 and 30 August 2024 totalling \$16,172,688.66 and that the contents be noted.”

Carried

Vote - Unanimous

Subject:	Formation of Somerset Social Plan Advisory Committee
File Ref:	2024 Somerset Social Plan Advisory Committee
Action Officer:	CDC

Background/Summary

Per the Somerset Social Plan Advisory Committee Terms of Reference, Council has called for Expressions of Interest (EOIs) for representation for five committee positions; two from community members, two from interagency members and one from a government department or agency.

EOIs for community representatives were invited from 11 July 2024 to 5pm 26 July 2024.

These were promoted through the Council's webpage and notices placed in the Lockyer and Somerset Independent and The Sentinel. Interagency members, which include government and non government entities were advised of the opportunity to participate by email.

Two expressions of interest were received from community members and four from Interagency members, one being from a government department and two being received after time. A summary of the EOIs submitted is provided as a confidential attachment to this report.

A panel reviewed all EOIs and found the following submissions to best reflect the requirements of the roles and responsibilities; Ms Judy-ann Roberts (community representative), Reverend Loretta Tyler-Moss (community representative), John Tracey (West Moreton Health – representative from a government department / agency), Rachelle Williams (CuppaPLUS – interagency representative) and Jayne McKenzie (Somerset Health and Fitness – interagency representative).

It should be noted that the selection of these representatives, does not preclude additional community stakeholders attending the Somerset Social Plan Advisory Committee meeting as observers or guests by way of an invitation. These invitations will be important in progressing specific items within the social plan, as they will bring invaluable insight, due to the diverse nature of themes within the social plan.

Attachments

Nil

Recommendation

THAT Council appoint the following members to the Somerset Social Plan Advisory Committee: Judy-ann Roberts, Loretta Tyler-Moss, Rachelle Williams, Jayne McKenzie, John Tracey.

Resolution

Moved – Cr Bishop

Seconded – Cr Brieschke

“THAT Council appoint the following members to the Somerset Social Plan Advisory Committee: Judy-ann Roberts, Loretta Tyler-Moss, Rachelle Williams, Jayne McKenzie and John Tracey.”

Carried

Vote - Unanimous

Subject:	Fernvale Sports Park Advisory Committee Meeting
File Ref:	2020 – 2024 – Fernvale Sports Park Advisory Committee
Action Officer:	ESO - RK

Background/Summary

The Fernvale Sports Park Advisory Committee meet quarterly to review the operation of the facility. A meeting of the Fernvale Sports Park Advisory Committee was held Wednesday 7 August 2024.

Attachments

Meeting Report Fernvale Sports Park Advisory Committee Wednesday 7 August 2024.

Recommendation

THAT Council receive the meeting report for the quarterly meeting of the Fernvale Sports Park Advisory Committee held Wednesday, 7 August 2024 and the contents be noted.

Resolution

Moved – Cr Hurley

Seconded – Cr Jess

“THAT Council receive the meeting report for the quarterly meeting of the Fernvale Sports Park Advisory Committee held Wednesday, 7 August 2024 and the contents be noted.”

Carried

Vote - Unanimous

Subject:	Esk Recreation Grounds Advisory Committee Meeting
File Ref:	2020 – 2024 – Esk Recreation Grounds Advisory Committee
Action Officer:	ESO - RK

Background/Summary

The Esk Recreation Grounds Advisory Committee meet quarterly to review the operation of the facility. A meeting of the Committee was held Tuesday, 13 August 2024.

Items of note from the meeting include:

- Alliance Planning attended the meeting and discussed the Showgrounds Network Review.
- Old Esk Railway Station Parkrun Event Director attended the meeting and discussed the regular Parkrun bookings.

Attachments

Meeting Report Esk Recreation Grounds Advisory Committee 13 August 2024.

Recommendation

THAT Council receive the meeting report for the quarterly meeting of the Esk Recreation Grounds Advisory Committee Tuesday, 13 August 2024 and the contents be noted.

Resolution

Moved – Cr Jess

Seconded – Cr Bishop

“THAT Council receive the meeting report for the quarterly meeting of the Esk Recreation Grounds Advisory Committee Tuesday, 13 August 2024 and the contents be noted.”

Carried

Vote - Unanimous

Subject:	Somerset Arts, Culture and Heritage Advisory Committee – Meeting 26 August 2024
File Ref:	2024 – 2028 Somerset Arts Culture and Heritage Advisory

Action Officer: **Committee**
ESO - RK

Background/Summary

The first meeting of the Somerset Arts, Culture and Heritage Advisory Committee (ACHAC) was held Monday, 26 August 2024.

Two RADF applications were presented to the committee for consideration being the Somerset Regional Council for the Brisbane Valley Expo for an amount of \$2,175 and the Toogoolawah and District History Group Inc for the 120 year Celebration Concert for an amount of \$3,145.00.

It should be noted that due to the timeframes of the 120 year Celebration Concert the Chief Executive Officer has approved the application.

Attachments

Meeting Report Arts, Culture and Heritage Advisory Committee - 26 August 2024.

Recommendation

THAT Council:

1. receive the meeting report for the Somerset Arts, Culture and Heritage Advisory Committee 26 August 2024 and the contents be noted.
2. endorse the Chief Executive Officer actions in approving the Regional Arts Development Fund application from Toogoolawah and District History Group Inc for the 120 Year Celebration Concert for an amount of \$3,145 excluding GST.
3. approve the Regional Arts Development Fund application from Somerset Regional Council for the Brisbane Valley Expo for an amount of \$2,175 excluding GST

Resolution

Moved – Cr Bishop

Seconded – Cr Hurley

“THAT Council:

1. receive the meeting report for the Somerset Arts, Culture and Heritage Advisory Committee 26 August 2024 and the contents be noted.
2. endorse the Chief Executive Officer actions in approving the Regional Arts Development Fund application from Toogoolawah and District History Group Inc for the 120 Year Celebration Concert for an amount of \$3,145 excluding GST.
3. approve the Regional Arts Development Fund application from Somerset Regional Council for the Brisbane Valley Expo for an amount of \$2,175 excluding GST.”

Vote - Unanimous

Carried

Subject: **Australian Trail Horse Riders Association – Coominya**

Recreational Oval (Cricket Ground) - Approval to Camp Overnight on 18 April 2025 for Rail Trail Event – Yarraman to Fernvale	
File Ref:	2024-2025 bookings – parks and reserves (1651456)
Action Officer:	CSSA

Background/Summary

The Australian Horse Riders Association will be hosting an end to end Rail Trail event that starts in Yarraman on 12 April 2025 and ends at Fernvale on 20 April 2025.

It is expected to have 50-70 riders and horses participating in this event.

The riders will be arriving in Coominya on 18 April 2025 and are planning to have dinner at Coominya Hotel and camp the night in the Coominya recreation reserve.

The group is seeking permission from Council to camp with their horses around the inside perimeter of the recreation reserve as shown on the attached site layout plan. The horses will be placed into individual temporary yards for the night.

This group has camped at the Coominya recreation reserve in previous years during this event with no complaints having been received.

In previous years, Coominya State School have granted permission for them to have access to water and amenities. However, they will also be supplying additional portaloos to be set up within the Coominya Recreation Reserve as per Council's guidelines.

Attachments

Site plan.

Recommendation

THAT Council grants approval to the Australian Horse Riders Association to camp overnight as shown in the attached site plan within the Coominya Recreation Reserve on 18 April 2025 subject to the following:

- The area is to be kept in a clean and tidy state and adequately provide for the collection and disposal of waste generated by the event.
- The area is to be cleaned of any waste and/or material at the time of the removal of the horses and temporary yards from the site and the park is returned to its original condition.
- Only camping vehicles permitted within the recreation reserve and must only drive around the perimeter of the reserve to set up camp.
- Additional toilet facilities must be provided for participants at the Coominya Recreational Grounds as per Council's guidelines below:

	Males			Females	
	WC	Urinals	Hand Basins	WC	Hand Basins
<100	1	2	2	2	2
<200	1	2	2	3	2
<300	1	2	2	4	2
<500	1	2	2	6	2

<1000	2	4	4	9	4
<2000	4	8	6	12	6

- Noise to be kept to a minimum and as such not to cause a nuisance for neighbouring properties.
- The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the event.
- The approval holder must ensure that the design and construction of all structures that form part of the activity are safe and appropriate to the nature of the activity proposed and the number of people expected to attend.
- The activity must not detrimentally affect the amenity of the area.
- The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the current public liability certificate of currency must be provided to Council before the commencement of the event.
- In the event of prevailing wet weather, a joint inspection of the ground conditions is to be conducted with the organiser and a Council officer. Should the ground be deemed unsuitable for the purpose of the event and no other arrangements can be made, the approval will be cancelled.

Resolution

Moved – Cr Freese

Seconded – Cr Brieschke

“THAT Council grants approval to the Australian Horse Riders Association to camp overnight as shown in the attached site plan within the Coominya Recreation Reserve on 18 April 2025 subject to the following:

- The area is to be kept in a clean and tidy state and adequately provide for the collection and disposal of waste generated by the event.
- The area is to be cleaned of any waste and/or material at the time of the removal of the horses and temporary yards from the site and the park is returned to its original condition.
- Only camping vehicles permitted within the recreation reserve and must only drive around the perimeter of the reserve to set up camp.
- Additional toilet facilities must be provided for participants at the Coominya Recreational Grounds as per Council's guidelines below:

	Males			Females	
	WC	Urinals	Hand Basins	WC	Hand Basins
<100	1	2	2	2	2
<200	1	2	2	3	2
<300	1	2	2	4	2
<500	1	2	2	6	2
<1000	2	4	4	9	4
<2000	4	8	6	12	6

- Noise to be kept to a minimum and as such not to cause a nuisance for neighbouring properties.
- The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the event.

- The approval holder must ensure that the design and construction of all structures that form part of the activity are safe and appropriate to the nature of the activity proposed and the number of people expected to attend.
 - The activity must not detrimentally affect the amenity of the area.
 - The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the current public liability certificate of currency must be provided to Council before the commencement of the event.
 - In the event of prevailing wet weather, a joint inspection of the ground conditions is to be conducted with the organiser and a Council officer. Should the ground be deemed unsuitable for the purpose of the event and no other arrangements can be made, the approval will be cancelled.
- Carried
- *Vote - Unanimous*

Subject:	Kilcoy Christmas Tree – Turning on the Lights and Community BBQ – Sunday, 1 December 2024
File Ref:	Council properties – usage – 2024-2025 – bookings – parks and reserves (1653517)
Action Officer:	CSSA

Background/Summary

An application to hold a community BBQ has been received for turning on the Christmas lights in Yowie Park on Sunday, 1 December 2024 starting at 5.30pm and finishing at 7pm from the Kilcoy District Progress Alliance Inc.

It is estimated to have 60-200 people to attend the event to light the Christmas tree and free community BBQ in Yowie Park, Kilcoy.

This event has been held for the last four years with no complaints being received on the running of this event.

As part of this event, it is planned to erect the 6.5 metres Christmas tree again and to install coloured solar lights on the three BBQ shelters in Yowie Park. Also, the solar lights wrapped around four trees along the front of Yowie Park will be checked to ensure they are fully operational. It is proposed that the Christmas tree and lights will be lit up from 1 December 2024 to 31 January 2025.

Attachments

Nil.

Recommendation

THAT Council, under Council's Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011, grant permission to use Yowie Park for the Kilcoy Christmas Tree turning on the light and community BBQ to be held on Sunday, 1 December 2024 subject to the following conditions:

1. The event is to be held between the hours of 5.30pm to 7pm only.
2. The area is to be kept in a clean and tidy state and you are required to adequately provide for the collection and disposal of waste generated by the event.
3. It is noted that the toilet facilities are available. These public toilets are serviced by Council Monday to Friday of each week. Therefore, should these facilities require cleaning or stocking up of supplies during or after your event, you will be required to ensure that these facilities are kept clean and supplied with the necessary stock.
4. Should a temporary shade structure be required, only a standalone marquee (no tent pegs or spikes) is permitted to be used.
5. Noise is to be kept to a minimum and as such not to cause a nuisance for neighbouring properties.
6. All temporary signage for your event must be displayed on private property only and are only to be displayed 14 days prior to the event and all signage must be removed from display one day after the event.
7. The approval holder must ensure that through traffic is not impeded due to this event.
8. There is to be no vehicular access into the park.
9. The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the activity.
10. The approval holder must ensure that the design and construction of all structures that form part of the activity are safe and appropriate to the nature of the activity proposed and the number of people expected to attend.
11. The activity must not detrimentally affect the amenity of the area.
12. The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of currency must be provided to Council before the commencement of the event.
13. The approval holder is responsible to ensure all operators of activities taking part in this event have current public liability insurance in an amount of not less than \$20,000,000.
14. If food is to be sold at the event for profit, a food business licence must be obtained from Council from all stallholders. Some exemptions do apply for non-profit organisations, please contact Council's Environmental Health Section for further information.
15. In the event of prevailing wet weather, a joint inspection of the ground conditions is to be conducted with the organiser and Council's Parks and Garden Co-ordinator. Should the ground be deemed unsuitable for the purpose of the event and no other arrangements can be made, the event will be cancelled.

Council Assistance

16. Council will provide five community bins to assist with waste.
17. Council will allow access to power and water.

Resolution

Moved – Cr

Bishop

Seconded – Cr Hurley

“THAT Council, under Council’s Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011, grant permission to use Yowie Park for the Kilcoy Christmas Tree turning on the light and community BBQ to be held on Sunday, 1 December 2024 subject to the following conditions:

1. The event is to be held between the hours of 5.30pm to 7pm only.
2. The area is to be kept in a clean and tidy state and you are required to adequately provide for the collection and disposal of waste generated by the event.
3. It is noted that the toilet facilities are available. These public toilets are serviced by Council Monday to Friday of each week. Therefore, should these facilities require cleaning or stocking up of supplies during or after your event, you will be required to ensure that these facilities are kept clean and supplied with the necessary stock.
4. Should a temporary shade structure be required, only a standalone marquee (no tent pegs or spikes) is permitted to be used.
5. Noise is to be kept to a minimum and as such not to cause a nuisance for neighbouring properties.
6. All temporary signage for your event must be displayed on private property only and are only to be displayed 14 days prior to the event and all signage must be removed from display one day after the event.
7. The approval holder must ensure that through traffic is not impeded due to this event.
8. There is to be no vehicular access into the park.
9. The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the activity.
10. The approval holder must ensure that the design and construction of all structures that form part of the activity are safe and appropriate to the nature of the activity proposed and the number of people expected to attend.
11. The activity must not detrimentally affect the amenity of the area.
12. The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of currency must be provided to Council before the commencement of the event.
13. The approval holder is responsible to ensure all operators of activities taking part in this event have current public liability insurance in an amount of not less than \$20,000,000.
14. If food is to be sold at the event for profit, a food business licence must be obtained from Council from all stallholders. Some exemptions do apply for non-profit organisations, please contact Council’s Environmental Health Section for further information.

15. In the event of prevailing wet weather, a joint inspection of the ground conditions is to be conducted with the organiser and Council's Parks and Garden Co-ordinator. Should the ground be deemed unsuitable for the purpose of the event and no other arrangements can be made, the event will be cancelled.

Council Assistance

16. Council will provide five community bins to assist with waste.
17. Council will allow access to power and water."

Carried

Vote - Unanimous

Subject:	Traffic and Safety Advisory Committee – Meeting 15 August 2024
File Ref:	2024 Traffic and Safety Advisory Committee
Action Officer:	ESO - RK

Background/Summary

The quarterly meeting of the Traffic and Safety Advisory Committee was held Thursday, 15 August 2024.

Attachments

Meeting Report Traffic and Safety Advisory Committee 15 August 2024.

Recommendation

THAT Council receive the meeting report for the quarterly meeting of the Traffic and Safety Advisory Committee held Thursday, 15 August 2024 and the contents be noted.

Resolution

Moved – Cr Bishop

Seconded – Cr Jess

"THAT Council receive the meeting report for the quarterly meeting of the Traffic and Safety Advisory Committee held Thursday, 15 August 2024 and the contents be noted."

Carried

Vote - Unanimous

Subject:	Operations Report for August 2024
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	CSSA

Background/Summary

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

Engineering Services Team

The Engineering Services Design Team continues design delivery for the 2023-2024 design program and commenced on design delivery for the 2024-2025 design program.

The team is progressing with the designs and investigations for the following projects:

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

The team is bringing together information required for the Cycle Network Local Government Grants 2025 -26 program, with proposed submissions to include:

- Causeway upgrade on Brisbane Valley Rail Trail at Ferny Gully;
- Principle cycle network connection from Kilcoy to Brisbane Valley Rail Trail;
- Russell Road to Tarampa footpath upgrade.

The team also continued work with external consultants to progress designs for the projects below:

- Lowood Minden Road - road widening – Projex Partners;
- Muckerts - McCulkins Lane upgrade – Engeny; and
- Lester Kropp Bridge replacement - Hatch.

These external design projects will be managed throughout the remainder of 2024, with delivery of all to the end of 2024.

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

- Brown Street, Kilcoy;
- Graham Road, Fernvale;
- Main Street, Lowood; and
- Kilcoy Landfill.

The Engineering Services Team provided engineering development advice to the Planning Department and assessment and applicant response to Operational Work applications.

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

- Parklands at Clarendon - Stages 2D and 2E– On Maintenance;
- Pine Tree Hill, Kilcoy - Stages 3 to 6 – Off Maintenance inspection carried out 28 August 2024;
- Windsor Drive, Mount Hallen - Stage 5C – On Maintenance;
- Hedley Park, Kilcoy - Stage 8 – On Maintenance.

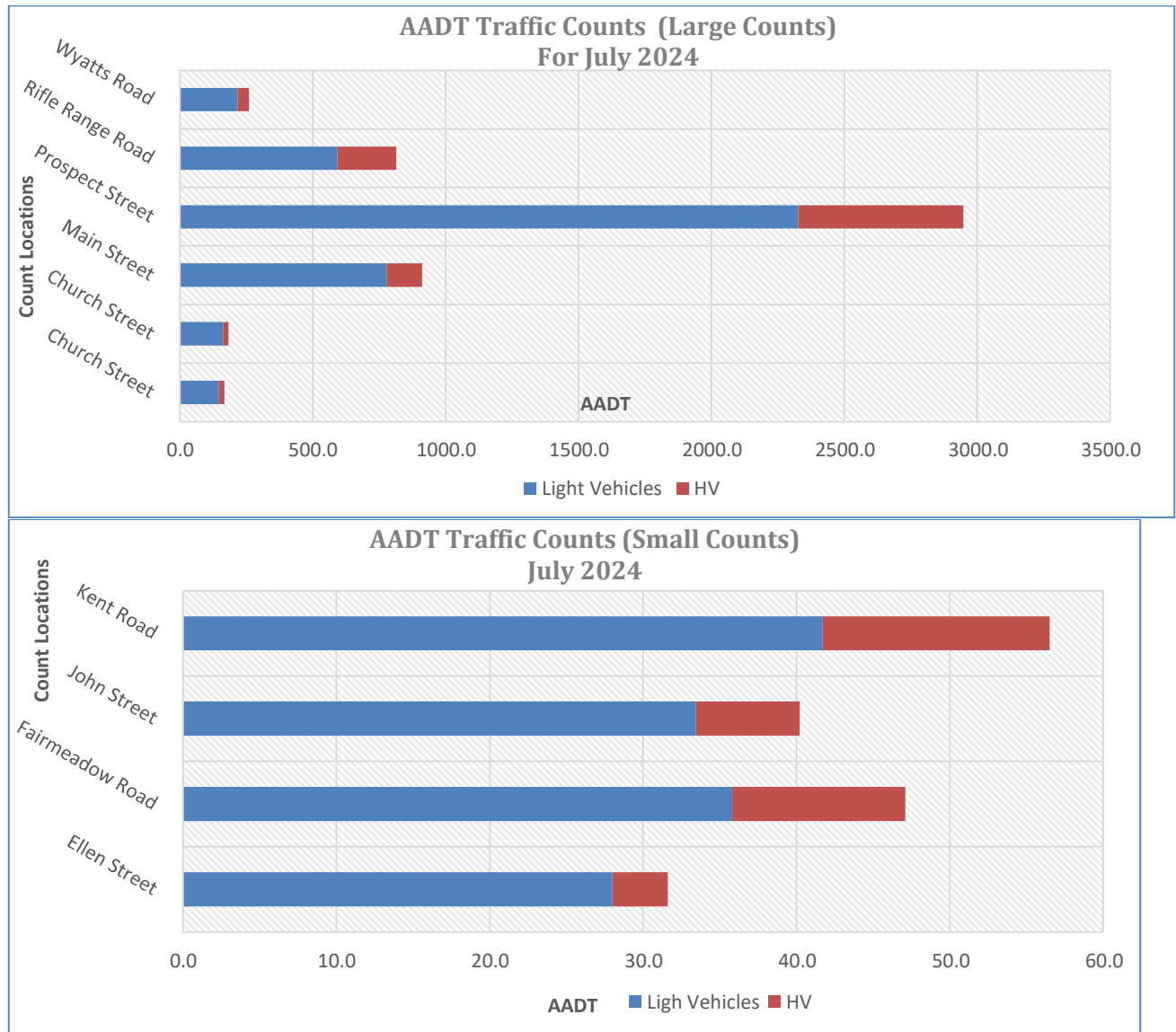
The Engineering Services Parks and Facilities Team continues to oversee operations in the parks and facilities areas.

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, as well as overseeing works within road reserve applications, property access applications and heavy vehicle permits.

Permit	Aug-24	Aug-23
Land Access Permit	40	47
Property Access Applications	17	34
National Heavy Vehicle Regulator Permits Processed	8	20

The Engineering Services Team have continued inspections of council road assets and updated asset system to ensure council record are current.







Traffic counters have been set out within the region and are being collected routinely following a standard three-week rotation.











Works Team**Projects Commenced in August:**





Project Name	Description	Contractors
Brown Street, Kilcoy	Provision of turnaround area for the rubbish trucks and larger vehicles. Also kerb and channel on houses side of road.	Internal Council Crews
Ivory Creek Road, Toogoolawah	Widening of Ivory Creek Road between Edward Street and Littles Road. (2.6km) CN1374	External - Brown Contractors
Lowood Minden Road	Zabels Road North to Milleski Road - Pavement rehabilitation and widening.	External - A&M Civil
Main Street, Lowood	New K&C and pavement along Main Street from police station to Reservoir Road. Stage 2 extension of stormwater down Bauer Road	Internal Council Crews
Mountain View Drive	CN 1364 Landslip	External - Silverstrand Developments

Projects Completed in August:

Project Name	Description	Budget	Time	Notes
REPA CN1315 Kilcoy Region	Flood restoration works on drainage structures and unsealed roads (CPM)			REPA funded project
England Creek Road	England Creek - pipe and drainage work. (A&M Civil)			Under Budget by \$44k
Litzows Road, Lowood	Seal section at end of road, turnaround area – asphalt overlay, (Council crews)			Ahead of time and under budget by \$100k

Capital Projects underway:

Project Name & Description	%Complete on the ground	Estimated Completion date	Status Time	Status Budget
Kilcoy Transfer Station - capping of landfill and reconstruction of transfer station.	90%	25-Sep-24		
Esk Crows Nest Road - Strategic Regional Connector - Toowoomba Boundary section.	95%	30-Sep-24		
Brown Street, Kilcoy - turnaround area and kerb & channel.	50%	27-Sep-24		
Ivory Creek Road - Widening of Ivory Creek Road between Edward Street and Littles Road. Contractor: Browns.	5%	28-Feb-25		

Lowood Minden Road - Zabels Road North to Millewski Road, Pavement rehabilitation and widening. Contractor: A&M Civil.	5%	06-Dec-24		
Main Street, Lowood - New K&C and Pavement along Main Street; Stage 2 extension of stormwater down Bauer Street.	1%	28-Feb-25		

Photographs of Capital Projects underway:

Kilcoy Transfer Station reconstruction –

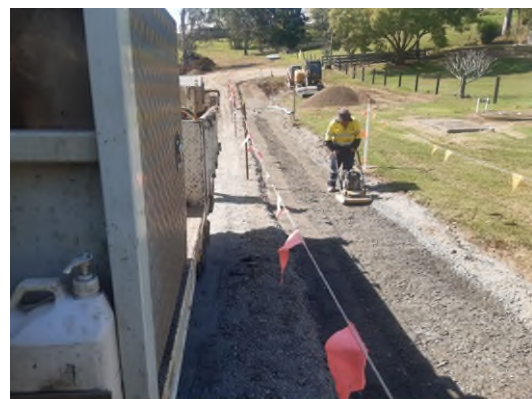


Esk Crows Nest Road -





Brown Street, Kilcoy –



Lowood Minden Road (Zabels Rd North to Millewski Rd) –

August 20, 2024 8:57 am
 -27.537187, 152.543777
 100109347 | Lowood Minden Rd | 8470.0



August 20, 2024 8:56 am
 -27.536687, 152.543953
 100109347 | Lowood Minden Rd | 8410.0



REPA - QRA Projects Underway:

- REPA CN1313 Jimna - Monsildale Region. Flood restoration works on 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 CN1336 Fernvale - Marburg Region. Flood restoration works on sealed roads (*A&M Civil*);
- REPA CN1361 Coominya Region, Sealed Pavements (*A&M Civil*);
- 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*);
- REPA CN 1352 Harlin and Moore Region Sealed Pavements (*A&M Civil*);
- REPA CN 1350 Drainage Package No.8 Mt Kilcoy Rd & Wunulla Lane (*A&M Civil*);

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 end of June 2024 and 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)	6	13%
Total External Package (Contract works by contractors)	40	87%
Total No. of Package	46	

Awarded Construction Status		
Not Started	3	7%
0-50% Completed	11	24%
50 - <100% Completion	5	11%
Completed	27	59%
Acquittal Status (Submissions not Contracts)		
At Acquittal	20	29%
Outstanding	49	71%

Flood Restoration Expenditure

	FY22	FY23	FY24	FY25	TOTAL
TOTAL	\$4,312,179	\$7,141,230	\$37,470,325	\$4,783,877	\$53,707,611

Workshop – Mechanical

- Completed repairs, services, and scheduled maintenance of Council fleet;
- One light fleet vehicle has had panel damage repaired this month. Damage was caused by a tree branch that fell onto the roof causing minor damage;
- Quarterly trailer inspections are under way for all Council and SES trailers;
- Workshop has fabricated mounting brackets for Fire Ant bait spreader to be fitted to ATV and other 4wd vehicles as well as the electrical wiring to operate the spreader;
- Workshop has started to carry out COI (certificate of inspections) on our small truck which are required annually. These will be completed over the next month.

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.;
- Welding bay has also fabricated and installed a handrail on a new culvert at Fernvale across from the Sports Park;
- Welding bay has repaired a damaged section of handrail at Vernor on the BVRT;
- Carried out various repairs on some playground equipment in Lowood;
- Carried out various small jobs at Kilcoy Landfill as part of the upgrade, such as repair handrail on existing dump point to make it safe until it is removed; cut down steel structure on the side of a shipping container;
- Assist Construction and Maintenance South crew to remove an old cattle grid from Banks Creek Road by cutting up the old grid.

Weather Outlook

August saw some rain throughout the whole region, with falls between 20-65mm, the higher levels mainly to the North of our region.

Longer range outlook (September to November):

- Rainfall is likely (60 to 80% chance) to be above average for most of eastern Australia. The chance of above average rainfall has increased over much of eastern Australia.
- There is an increased chance of unusually high rainfall¹ for parts of eastern Australia, including southern Qld. Unusually high rainfall is that in the highest 20% of observations for September to November from 1981 to 2018.
- Above average maximum and minimum temperatures are likely to very likely (60% to greater than 80% chance) across most of Australia.
- The Bureau's model indicates sea surface temperatures in the tropical Pacific may briefly touch on La Nina thresholds in spring. Of the remaining 6 models surveyed, 3 indicate neutral ENSO conditions to continue, and 3 indicate a transition to La Nina from October.

For current outlooks, visit the Bureau of Meteorology site at www.bom.gov.au/climate/outlooks/#/overview/summary

Disaster Management

The following activities were conducted in August 2024:.

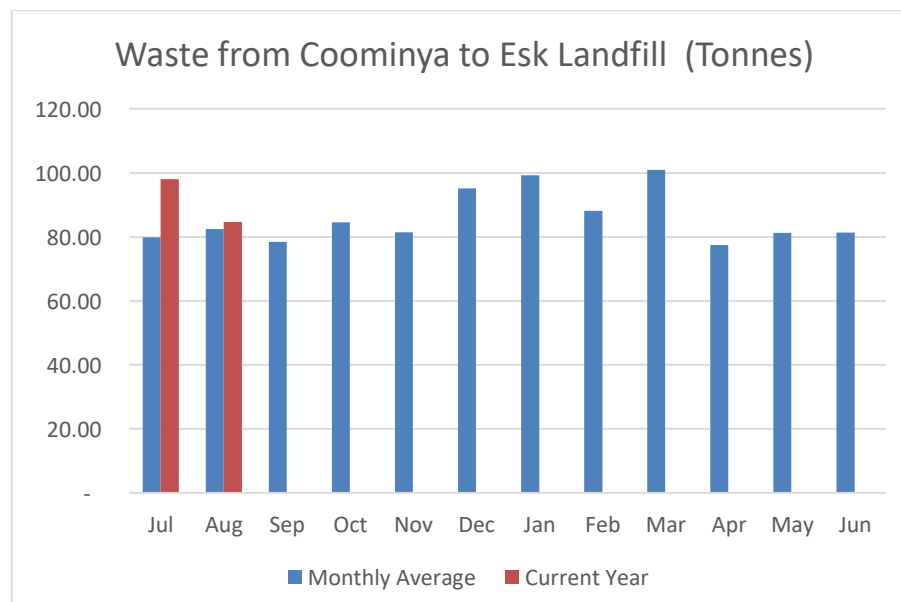
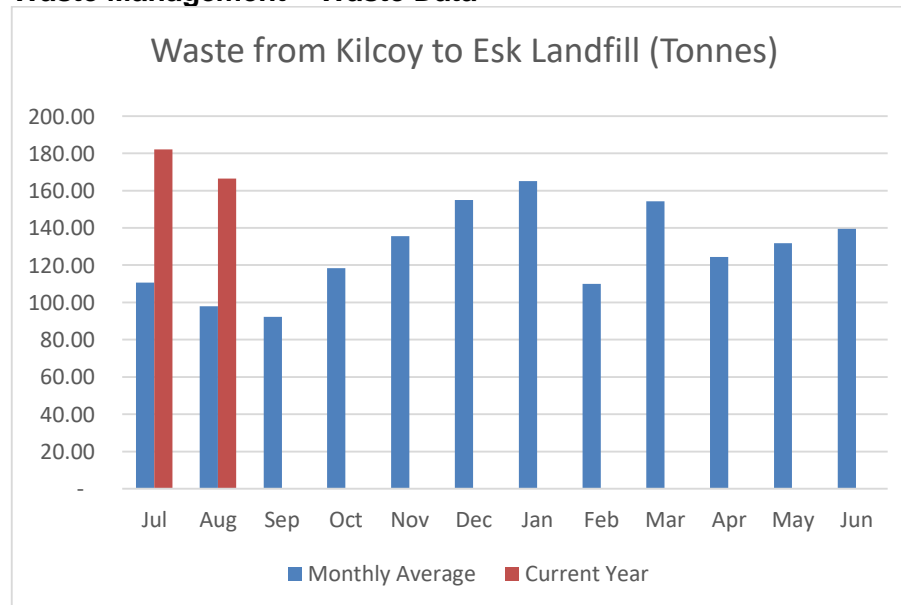
- Somerset LDMG meeting held on the 20 August 2024.
- Exercise "Smokey Dale", facilitated by QPS was held immediately following the August LDMG meeting. The scenario was aimed at a fire with potential to impact the township of Esk.
- Attended a QPS Disaster Planning Masterclass in Toowoomba, along with Director of Operations and Manager Engineering Services.
- Council has submitted a funding application to replace the Bureau of Meteorology's Enviromon system. This system provides gauge data to Council's internal flood monitoring systems. The bureau has advised that the Enviromon system will be unsupported from February 2025.
- Discussed flood warning infrastructure with CleanCo regard Split Yard Creek and the possible installation of flood warning sirens.
- The Australian Warning System (AWS) team were introduced to Somerset via a stakeholder presentation, and during the debrief of the 2023/2024 storm season.
- 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.
- WaterRide has released 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 5,600 flood certificates.
- Council disaster management team received shirts provided with GetReady funding
- Council has a new QRA Regional Liaison Officer (RLO).
- Council attended and presented at the SEQ Disaster management Engagement Group on the topic of Council's journey with WaterRide and Flood Forecasting.
- SRC staff attended West Moreton Area Fire Management Group meeting.
- Council (SRC) have been working with the Queensland Reconstruction Authority (QRA) to develop a Local Resilience Action Plan (LRAP). This plan will help with aligning any future funding programs to resilience activities proposed by SRC.
- Flood gates have been installed at the following locations:
 - Twin Bridges, Fernvale;
 - Savages Crossing, Fernvale;
 - Burtons Bridge, Borallon; and
 - Walshes Crossing, Kilcoy

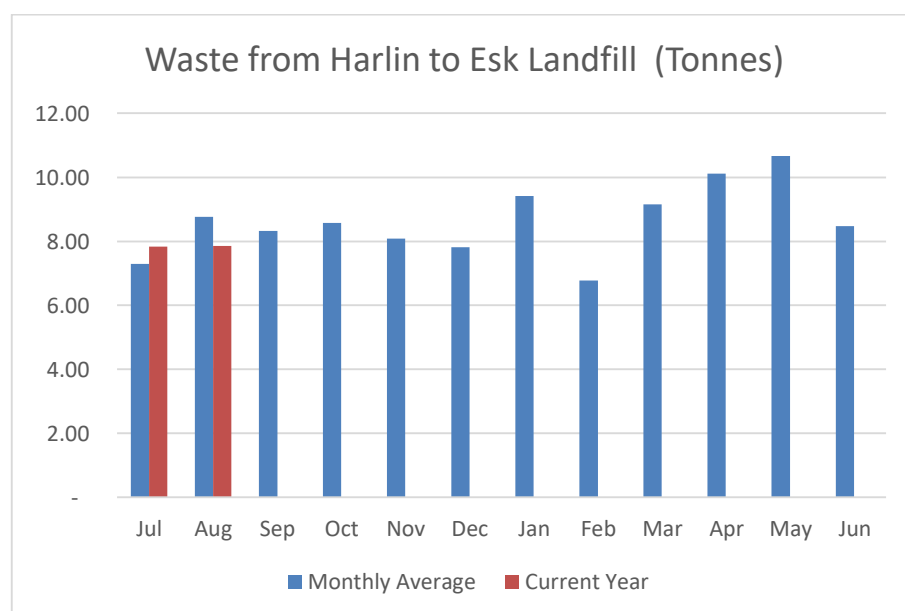
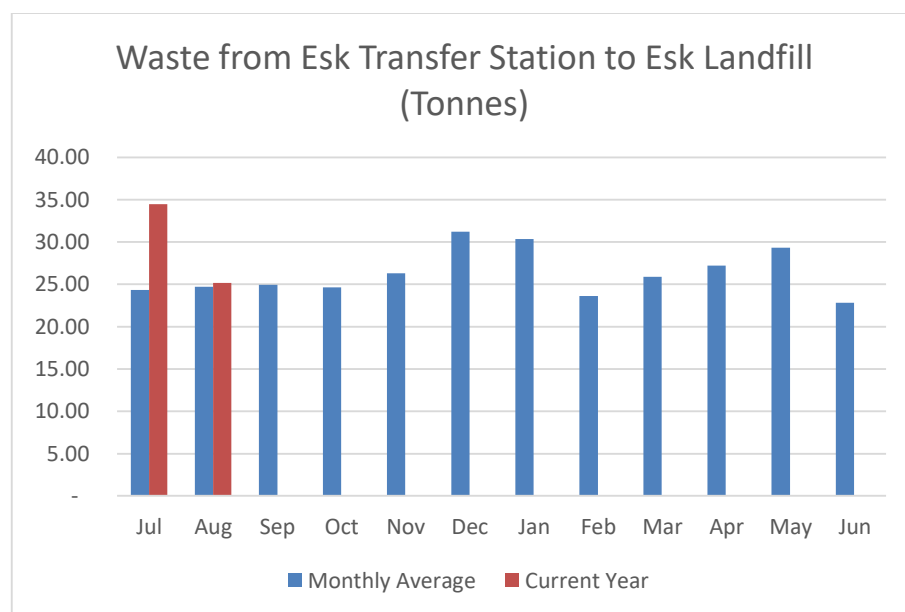
Activations/Operations:

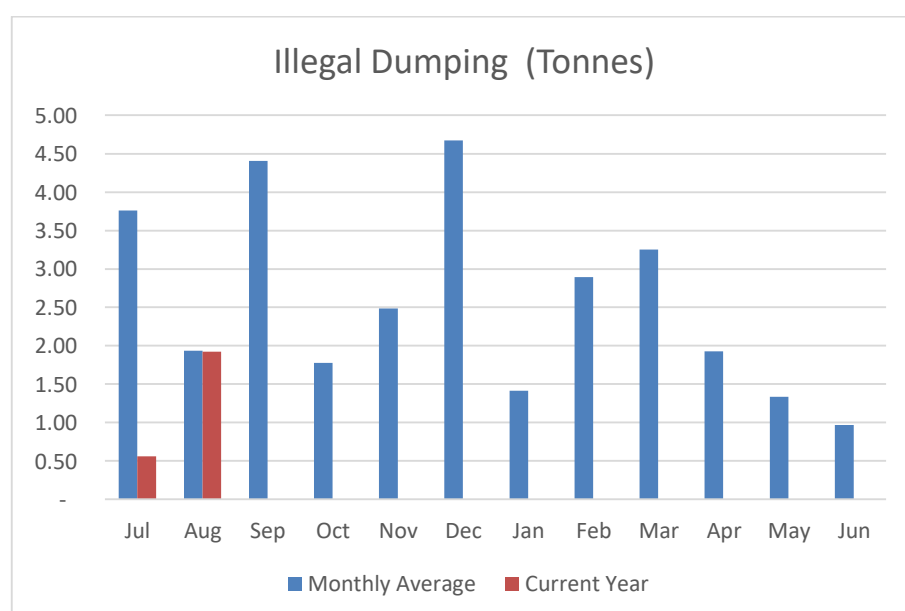
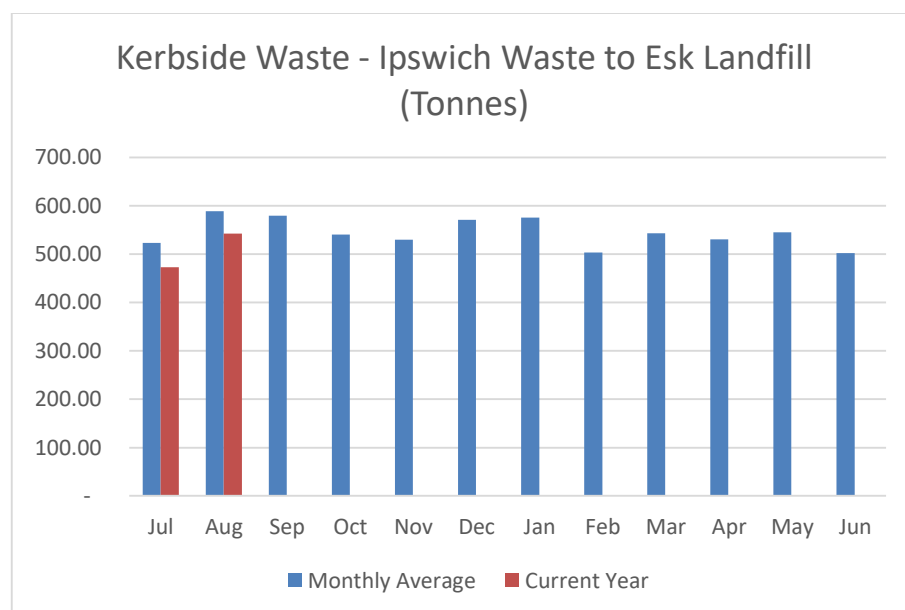
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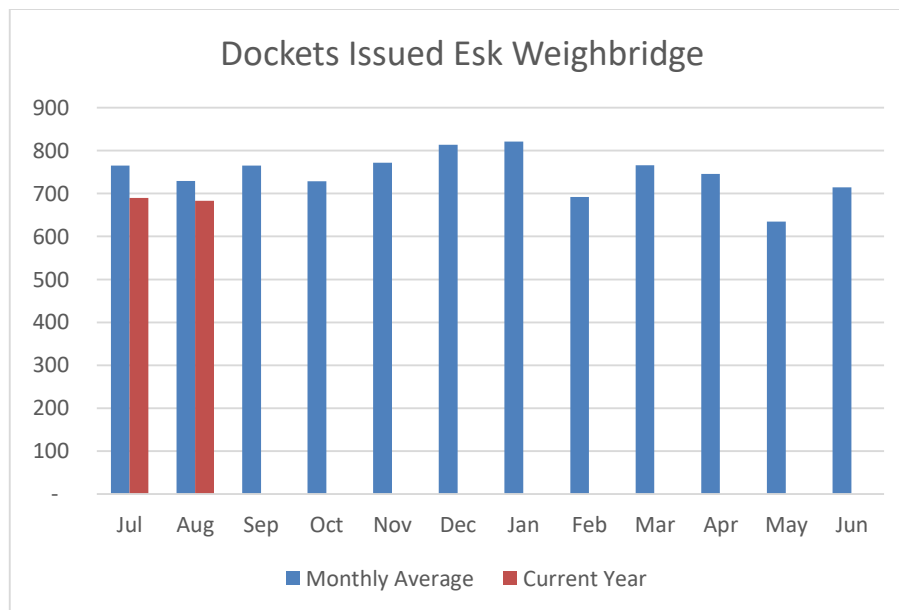
Waste Management**Kerbside Collection Contract – Ipswich Waste**

Information on the kerbside collection contract from Ipswich Waste was not available for the month of August 2024 at the time of the report being compiled. Information will be presented in next month's report.

Waste Management – Waste Data







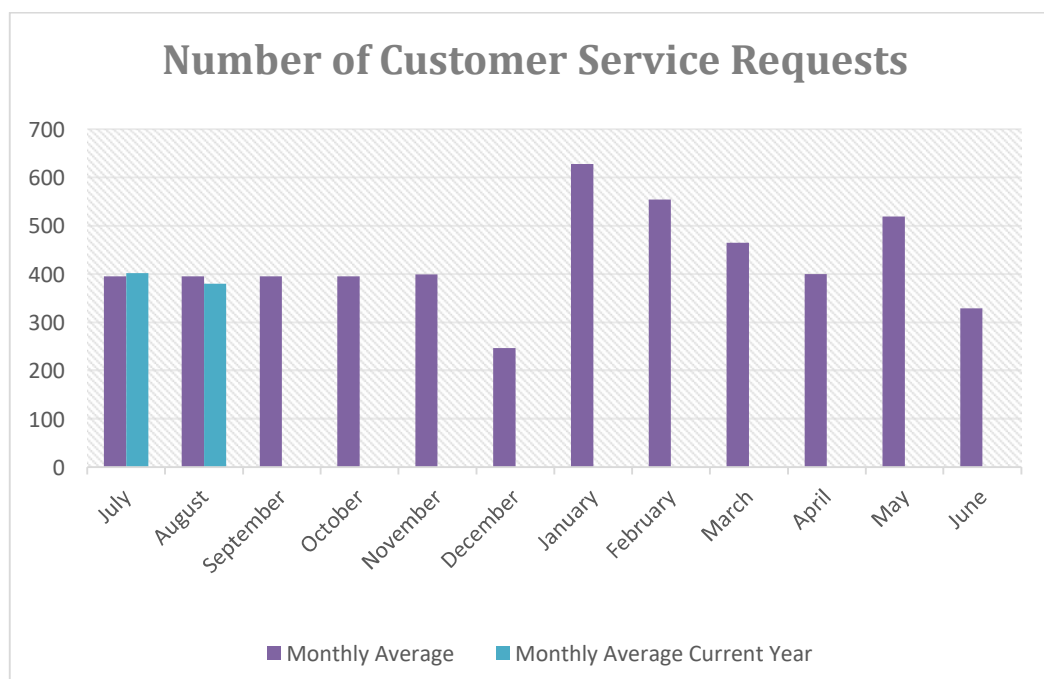
Approved Park/Community Events

Fernvale Country Markes – Saturday, 24 August – Fernvale Memorial Park.

Lowood and District Community Kindergarten Annual Fete – Saturday, 24 August - Clock Park, Lowood.

Customer Service Requests

Council received 372 customer service requests, and 8 customer requests received from Councillors for the month of August 2024 on Council's corporate customer service system. A copy of the report is attached for your information.





	Jul-24	Aug-24
Cemeteries	2	0
Disaster Management	0	0
Departmental reviews	1	3
Fences on roadways	0	0
Illegal dumping clean ups	6	5
Overgrown Council land	0	2
Parks including mowing, cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	5	11
Roads - bitumen	28	34
Roads - gravel	13	13
Roads - drainage	10	7
Roads - culverts	0	2
Roads - vegetation	16	17
Roads - footpaths	4	5
Roads - linemarking	2	0
Roads - bridgework	0	0
Roads - traffic furniture	13	23
Rural Property Number	5	4
Stormwater issues within private properties	0	1
Waste management	0	0
Wheelie bins	0	0
Cancellation of extra services	7	12
Damaged lids and wheels	15	15

Replacement Split Bins	34	20
New Services	22	13
Extra services	10	9
Stolen/Non Delivery of New Bins	21	6
Missed services	5	4
Contractor requests/complaints	3	4
Facilities	0	0
Air conditioning	0	1
Carpentry, painting, tiling & flooring	9	2
Electrical	14	3
Equipment, furniture & fixtures	4	4
Grounds maintenance	2	4
Pest Control	0	0
Plumbing	20	15
Roofing and guttering	3	0
Security, locks & CCTV	4	1
Signage	1	0
Vandalism	8	0
Cleaning	3	1
	290	241

Attachments

Customer service report for August 2024.

Recommendation

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

Resolution

Moved – Cr Hurley

Seconded – Cr Brieschke

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

Carried

Vote - Unanimous

Subject: Community Assistance Grants 2024 -2025 – Brisbane Valley
Pony and Hack Club Inc.
File Ref: Sponsorships – Donations - Doc Id 1649280
Action Officer: ESO – KG

Background/Summary

Rates remission assessment 05205-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,700.28
Total cost of project:	\$1,700.28
Amount recommended to be granted:	\$1,700.28

Assessor's Summary

Brisbane Valley Pony and Hack Club Inc. has requested remission of Council rates payable at property located at 23 Huntley Road, Ottaba Qld 4313 and described as PTC L174 / SP268013 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$850.14
1 January 2025 to 30 June 2025	\$850.14
Total	\$1,700.28

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,700.28 be granted as rates remission for assessment 05205-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Hurley

Seconded – Cr Bishop

“THAT the application as summarised in this report be approved for funding and \$1,700.28 be granted as rates remission for assessment 05205-00000-000 through the Community Assistance Grants budget allocation.”

Vote - Unanimous

Carried

Subject:	Community Assistance Grants 2024-2025 – Returned and Services League of Australia Esk Sub Branch Inc.
File Ref:	Sponsorships – Donations - Doc Id 1655443
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 00439-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,469.48
Total cost of project:	\$1,469.48
Amount recommended to be granted:	\$1,469.48

Assessor's Summary

Returned and Services League of Australia Esk Sub Branch Inc. has requested remission of Council rates payable at property located at 187 Ipswich Street, Esk Qld 4312 and described as PTC L1 RP20861 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$734.74
1 January 2025 to 30 June 2025	\$734.74
Total	\$1,469.48

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 00439-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Jess

Seconded – Cr Brieschke

“THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 00439-00000-000 through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Subject: Community Assistance Grants 2024-2025 – Folk Art Co-operative Society Ltd
File Ref: Sponsorships – Donations - Doc Id 1658630
Action Officer: ESO - KG

Background/Summary

Rates remission assessment 01023-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,171.22
Total cost of project:	\$1,171.22
Amount recommended to be granted:	\$1,171.22

Assessor's Summary

Folk Art Co-operative Society Ltd has requested remission of Council rates payable at property located at 8 Railway Street, Lowood Qld 4311 and described as PTC L9 SP251952 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$585.61
1 January 2025 to 30 June 2025	\$585.61
Total	\$1,171.22

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,171.22 be granted as rates remission for assessment 01023-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Hurley

Seconded – Cr Bishop

THAT the application as summarised in this report be approved for funding and \$1,171.22 be granted as rates remission for assessment 01023-00000-000 through the Community Assistance Grants budget allocation."

Carried

Vote - Unanimous

Declarable Conflict of Interest – Agenda Item 23 – Community Assistance Grants 2024-2025 – Glamorgan Vale Tennis Club Inc

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

This declarable conflict of interest arises because I am an executive member of this committee.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

Cr Freese left the meeting at 9.32am.

Subject:	Community Assistance Grants 2024-2025 – Glamorgan Vale Tennis Club Inc.
File Ref:	Sponsorships – Donations - Doc Id 1659247
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 34821-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,469.48
Total cost of project:	\$1,469.48
Amount recommended to be granted:	\$1,469.48

Assessor's Summary

Glamorgan Vale Tennis Club Inc. has requested remission of Council rates payable at property located at 702 Glamorgan Vale Road, Glamorgan Vale, Qld 4306 and described as PTC L1 RP165529 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$734.74
1 January 2025 to 30 June 2025	\$734.74
Total	\$1,469.48

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 34821-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Hurley

Seconded – Cr Isidro

“THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 34821-00000-000 through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Cr Freese returned to the meeting at 9.33am.

Subject:	Community Assistance Grants 2024-2025 – Hopetoun Masonic Lodge
File Ref:	Sponsorships – Donations - Doc Id 1657163
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 80098-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$2,328.62
Total cost of project:	\$2,328.62
Amount recommended to be granted:	\$2,328.62

Assessor's Summary

Hopetoun Masonic Lodge has requested remission of Council rates payable at property located at 62 Kennedy Street, Kilcoy Qld 4515 and described as PTC L1 RP92224 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$1,164.31
1 January 2025 to 30 June 2025	\$1,164.31
Total	\$2,328.62

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$2,328.62 be granted as rates remission for assessment 80098-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Brieschke

Seconded – Cr Jess

“THAT the application as summarised in this report be approved for funding and \$2,328.62 be granted as rates remission for assessment 80098-00000-000 through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024-2025 – Linville Progress Association Inc.
File Ref:	Sponsorships – Donations - Doc Id 1657595
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 00947-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,681.78
Total cost of project:	\$1,681.78
Amount recommended to be granted:	\$1,681.78

Assessor's Summary

Linville Progress Association Inc. has requested remission of Council rates payable at property located at 40 George Street, Linville 4314 and described as PTC L7 RP15015 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$840.89
1 January 2025 to 30 June 2025	\$840.89
Total	\$1,681.78

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,681.78 be granted as rates remission for assessment 00947-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Hurley

Seconded – Cr Freese

"THAT the application as summarised in this report be approved for funding and \$1,681.78 be granted as rates remission for assessment 00947-00000-000 through the Community Assistance Grants budget allocation."

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024-2025 – Lions Camp Duckadang
File Ref:	Community Relations – Sponsorships – Donations - Doc Id 1658194
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 05521-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,469.48
Total cost of project:	\$1,469.48
Amount recommended to be granted:	\$1,469.48

Assessor's Summary

Lions Camp Duckadang has requested remission of Council rates payable at property located at 117 Avoca Creek Road, Avoca Vale, Qld 4314 and described as PTC L1 RP144325 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$734.74
1 January 2025 to 30 June 2025	\$734.74
Total	\$1,469.48

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 05521-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Brieschke

Seconded – Cr Freese

"T THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 05521-00000-000 through the Community Assistance Grants budget allocation."

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024-2025 – Lowood and District Memorial Bowls Club Inc.
File Ref:	Sponsorships – Donations - Doc Id 1658530
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 01154-10000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,303.96
Total cost of project:	\$1,303.96
Amount recommended to be granted:	\$1,303.96

Assessor's Summary

Lowood and District Memorial Bowls Club Inc. has requested remission of Council rates payable at property located at 157 Main Street, Lowood Qld 4311 and described as PTC L96 CC3505 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$651.98
1 January 2025 to 30 June 2025	\$651.98
Total	\$1,303.96

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,303.96 be granted as rates remission for assessment 01154-10000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Jess

Seconded – Cr Brieschke

“THAT the application as summarised in this report be approved for funding and \$1,303.96 be granted as rates remission for assessment 01154-10000-000 through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Subject:

Community Assistance Grants 2024-2025 – Lowood Masonic

File Ref: 1657852	Lodge Community Relations – Sponsorships – Donations - Doc Id
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 01403-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,469.48
Total cost of project:	\$1,469.48
Amount recommended to be granted:	\$1,469.48

Assessor's Summary

Lowood Masonic Lodge has requested remission of Council rates payable at property located at 17 Church Street, Lowood Qld 4311 and described as PTC L1 RP55551 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$734.74
1 January 2025 to 30 June 2025	\$734.74
Total	\$1,469.48

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 01403-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Isidro Seconded – Cr Bishop

“THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 01403-00000-000 through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024-2025 – Moore Soldiers Memorial Hall Association Inc.
File Ref:	Sponsorships – Donations - Doc Id 1657831
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 01568-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,469.48
Total cost of project:	\$1,469.48
Amount recommended to be granted:	\$1,469.48

Assessor's Summary

Moore Soldiers Memorial Hall Association Inc. has requested remission of Council rates payable at property located at 9-11 Main Street North, Moore 4314 and described as PTC L321 M5621 and L2 RP4209 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$734.74
1 January 2025 to 30 June 2025	\$734.74
Total	\$1,469.48

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 01568-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Brieschke

Seconded – Cr Hurley

"THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 01568-00000-000 through the Community Assistance Grants budget allocation."

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024-2025 – St John Biarra Masonic Lodge
File Ref:	Community Relations – Sponsorships – Donations - Doc Id 1650923
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 00651-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,663.30
Total cost of project:	\$1,663.30
Amount recommended to be granted:	\$1,663.30

Assessor's Summary

St John Biarra Masonic Lodge has requested remission of Council rates payable at property located at 33-35 Highland Street, Esk 4312 and described as PTC L2 SP200666 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$831.65
1 January 2025 to 30 June 2025	\$831.65
Total	\$1,663.30

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,663.30 be granted as rates remission for assessment 00651-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Bishop

Seconded – Cr Freese

“THAT the application as summarised in this report be approved for funding and \$1,663.30 be granted as rates remission for assessment 00651-00000-000 through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024-2025 – Returned and Services League of Australia Toogoolawah Sub Branch Inc.
File Ref:	Sponsorships – Donations - Doc Id 1648351
Action Officer:	ESO - KG

Background/Summary

Rates remission assessment 02024-00000-000 for period 01-07-2024 to 30-06-2025:

General rates for period 01-07-2024 to 30-06-2025	\$1,469.48
Total cost of project:	\$1,469.48
Amount recommended to be granted:	\$1,469.48

Assessor's Summary

Returned and Services League of Australia Toogoolawah Sub Branch Inc. has requested remission of Council rates payable at property located at 33 Cairnscrest Street, Toogoolawah Qld 4313 and described as PTC L19 RP7722 for the period 01-07-2024 to 30-06-2025.

Net balance of general rates as at 1 July 2024 for the period (early payment discount applied):

Net rates figure for period:

1 July 2024 to 31 December 2024	\$734.74
1 January 2025 to 30 June 2025	\$734.74
Total	\$1,469.48

As per Council's Community Assistance Grant Policy C/001 applications will not be considered for the payment of insurance premiums, water supply and sewerage accounts from Queensland Urban Utilities, other utility accounts such as electricity and telecommunications or the following charges levied with Council general rates:

- Utility charges;
- Separate rates and charges;
- Special rates and charges; and
- State Government Emergency Levy.

The abovementioned charges levied with Council rates are not included in Councils rates remission and will require payment.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 02024-00000-000 through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Hurley

Seconded – Cr Brieschke

“THAT the application as summarised in this report be approved for funding and \$1,469.48 be granted as rates remission for assessment 02024-00000-000 through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024-2025 – Lions Camp Duckadang
File Ref:	Sponsorships – Donations - Doc Id 1660152
Action Officer:	ESO - KG

Background/Summary

To assist with the costs associated with holding an Open Day at Lions Camp Duckadang on Sunday, 22 September 2024.

Amount requested:	\$1,000.00
Total cost of project:	\$3,000.00
Amount recommended to be granted:	\$750.00 – small scale event

Assessor's Summary

The applicant states: at the open day, the Camp wants to highlight its developing focus on local indigenous activities, including description and identification of local flora and fauna, helping to generate more interest in the Camp.

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

Small scale event up to \$750

- o 100 or less patrons expected; or*
- o Restricted to a particular group of patrons (e.g. membership required)*

Large scale event up to \$1,500

- o 100 – 1000 patrons expected to attend*
- o The first annual event for a group/organisation*
- o Event will be advertised throughout the Somerset Region*

Annual Agricultural Shows up to \$2,000

- o Restricted to annual agricultural shows held within the Somerset Region.*

Large scale regional event up to \$3,000

- o An event with 1000 or more patrons expected*

- o Evidence of previous event success provided (i.e. not a first annual event). First or previous annual events are to have met the criteria of a large scale event.*
- o Unrestricted attendance*
- o Event will be advertised throughout the Somerset Region*

Attachments

Nil

Recommendation

THAT the application as summarised in this report be recommended for small scale event funding and \$750 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with holding an Open Day at Lions Camp Duckadang on Saturday, 22 September 2024.

Resolution

Moved – Cr Bishop

Seconded – Cr Brieschke

“THAT the application as summarised in this report be recommended for small scale event funding and \$750 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with holding an Open Day at Lions Camp Duckadang on Saturday, 22 September 2024.”

Carried

Vote - Unanimous

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Cr Brieschke – Councillor Report

August

- 28 Ordinary Council Meeting
- Workshop Meeting
- 29 Kilcoy Recreation Grounds Advisory Committee meeting, Kilcoy
- 30 Toogoolawah Bowls Club Trivia evening
- 31 Exhibition opening ‘Now & Then, Open Door Gallery, Lowood
- Esk Tennis Club 130th Anniversary celebration event

September

- 03 Moreton Water Plan Review meeting, Toogoolawah
- 04 Meeting with resident
- 05 Somerset Arts, Culture and Heritage Advisory Committee, RADF training, Somerset Civic Centre
- Toogoolawah State High School Musical – ‘Matilda’
- 07 Esk Men’s Shed Open Day, Esk
- Exhibition Opening ‘Family Ties’, Robyn Garland Sticovich, Glen Rock Gallery, Esk

We have been fortunate to attend two art exhibition openings over the past two weeks showing some of the wonderful talent we have in our region.

Peter and Marita Reynolds 'Now & Then' is a beautiful exhibition of years of work by both artists and it was nice to see their 'Sketchbook' pieces from the recent exhibition at The Condensery.

The opening of 'Family Ties' by Robyn Garland Sticovich presented life works by herself and husband Tony, two Daughters, Son-in-Law and grandchildren. A variety of mediums beautifully displayed and brought together by family.

I attended the first presentation of 'Matilda', Toogoolawah State High School's musical last week. The performance was thoroughly enjoyable and a credit to the student performers and drama teacher.

The Department of Regional Development, Manufacturing and Water held a consultation evening at Toogoolawah last week to seek feedback from landholders as the department works towards replacing the Water Plan (Moreton) 2007.

The Moreton Water Plan area includes catchments of the Brisbane, Pine and Caboolture Rivers, Cabbage Tree and Pumicestone Creeks, several Dams including Somerset, Wivenhoe and North Pine and has seven water supply schemes that supply water for irrigation and urban and industrial purposes.

The Moreton water plan manages water in a watercourse, lake or spring, overland flow and groundwater in three management areas.

Department Officers identified there had been very little feedback from our region and elected to hold a meeting locally to seek landholders' knowledge and experience.

Approximately 40 people from Somerset, including a handful from neighbouring regions attended the meeting providing some robust discussion and feedback throughout the evening.

Cr Bishop – Councillor Report

Apart from my attendance at the weekend markets I have also been to

- Councillor meet and Greet Fernvale
- COMSEQ Local Government Forum, Queens Wharf Precinct
- Kilcoy Progress and Development Alliance
- Esk Men's Shed Open day
- Family Ties Exhibition at the Gelen Rock Gallery

Cr Isidro – Councillor Report

August

- 29 Kilcoy reserve meeting
- 30 Bass tournament weigh in
- 31 Open Door gallery exhibition opening
- 31 Esk tennis club 130th birthday celebration

September

- 05 Arts, culture and Heritage Advisory committee training
- 10 Esk state school education visit
- 11 Council meeting
- Somerset Business Chamber executive meeting

Cr Hurley – Councillor Report

August

- 31 Queensland County Women's Association 100 Year Birthday Celebrations, Kilcoy

September

- 04 Councillor Meet and Greet in Fernvale
- 06 COMSEQ Local Government Forum, Queens Wharf Precinct
- 07 Esk Mens Shed Morning Tea
- Opening of the family ties art exhibition at Glen Rock Gallery in Esk

11 Council Meeting

Cr Freese – Councillor Report

August

- 29 Australian Bass Tournaments (ABT) Bass Pro Event Wivenhoe Dam
- 31 Lowood Open Door Gallery– Now and Then opening
Esk Tennis Club 130th anniversary day

September

- 04 Councillor Meet & Greet – Fernvale Memorial Park
- 07 Esk Men's Shed Celebration
Glen Rock Art Gallery – Family Ties Exhibition
- 08 Glamorgan Vale State School 150th Community Working Group

Cr Jess – Councillor Report

August

- 31 Kilcoy QCWA 100 Years Celebrations
Esk Tennis Club 130 Year Celebrations

September

- 04 Community Chat
- 06 Council of Mayors Local Government Forum
- 07 Esk Men's Shed Open Day
Family Ties Exhibition Opening
- 10 Somerset Garden Competition Day 1 Judging

Mayor's Report of Activities from 15 August to 11 September 2024

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

August

- 15 Traffic Safety Advisory Committee Meeting, Esk
Queensland Country Tourism Event, Esk
- 16 Resilient River Taskforce meeting, TEAMS
Lockyer Valley Somerset Water Collaborative information
Sessions, Coominya
- 17 Opening Toogoolawah Men's Shed, Toogoolawah
Lowood Truck Show, Lowood
An Afternoon with Simon Cleary, Esk
- 18 Kilcoy RSL Vietnam Veterans Day, Kilcoy
Lowood RSL Vietnam Veterans Day, Lowood
- 20 LDMG Meeting and Exercise, Esk
COMSEQ Federal Delegations, Canberra
- 21 COMSEQ Federal Delegations, Canberra
Interview with River 949
- 22 COMSEQ Federal Delegations, Canberra
Rural Fire Brigade Association Queensland Yellow Ribbon Event,
Brisbane
- 24 Country Fair, Fernvale
State Emergency Service Awards, Brassall
- 26 Interview with River 949
- 28 Council Meeting, Esk
- 29 Leukaemia Foundation Luncheon, Plainland
Meeting, 3pm Esk
- 30 Wivenhoe Bass Tournament
- 31 100 year Centenary Celebrations, QCWA, Kilcoy
Open Door Gallery Exhibition, Lowood
Esk Tennis Club, 130year celebration, Esk

September

03	Meeting with Urban Utilities, Esk
04	Community Chat, Fernvale
	Meeting with Deputy Director General, Esk
05	Lockyer Valley and Somerset Water Collaborative Meeting, Gatton
06	COMSEQ Local Government Forum, Brisbane
07	Esk Men's Shed opening, Esk
	Mt Glenrock Art Exhibition opening, Esk
11	Council Meeting Esk

Resolution

Moved – Cr Bishop

Seconded – Cr Isidro

“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 Freese

“THAT a report be brought back to a future meeting investigating options for installing flagpoles, with the following considered:

- Staged installation of flagpoles at one Council-owned facility in the five major towns of Kilcoy, Toogoolawah, Esk, Fernvale, and Lowood.
- Flagpoles are to have provisions to fly the Australian National Flag, Australian Aboriginal Flag, Torres Strait Islander Flag, and the Somerset Flag at each location.
- The capital cost to install the flagpoles at each location and ongoing operational costs with flying the flags per the Australian National Flag Protocol.”

Carried

Vote - Unanimous

Confidential Closed Session

Resolution

Moved – Cr Freese

Seconded – Cr Bishop

“THAT in accordance with Section 254 (J) (1) (3) (e) of the Local Government Regulation 2012 Council move into a closed session to discuss Kipper Creek Road, Dundas – Road Classification at 9.43am.”

Carried

Vote - Unanimous

Resolution

Moved – Cr Brieschke

Seconded – Cr Freese

“THAT Council move out of a closed session at 9.59am and be once again open to the public.”

Carried

Vote - Unanimous

Subject:	Kipper Creek Road, Dundas – Road Classification
File Ref:	Roads – Registration – Road Register from 1 July 2015
Action Officer:	DOPER

Confidential Closed Session

In accordance with Section 254 (J) (1) of the Local Government Regulation 2012 Council may close a Council meeting. Section 254 (J) (3) reads a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters - (e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

Recommendation

THAT Council classify the last 110m of Kipper Creek Road, Dundas to a formed road.

Resolution

Moved – Cr Jess

Seconded – Cr Brieschke

“THAT Council classify the last 110m of Kipper Creek Road, Dundas to a formed road.”

*Carried**Vote - Unanimous***Closure of Meeting****Summary**

There being no further business, the Mayor, Cr Jason Wendt closed the meeting at 10.00 am.