



**Minutes of Ordinary Meeting
Held Wednesday, 26 February 2025**

*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 G Love	(Acting Director Operations)
Mrs M Jelf	(Acting Director Planning and Development)
Mr D Rowe	(Director Corporate and Community Services)
Mrs H Golinski	(Minute Secretary / Executive Assistant)
Mrs M Janke	(Communications Manager)

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Opening of Meeting

The Mayor, Cr Jason Wendt, opened the meeting at 9.02am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Hurley

Seconded – Cr Bishop

“THAT the Minutes of the Ordinary Meeting held 12 February 2025 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**

February

28 Esk Lion's Youth of the Year, Toogoolawah High School

29 Lowood Lion's Youth of the Year, Lowood Showgrounds

Matters of public interest – Cr Bishop

There are two matters I wish to raise this morning.

The first is the growing community concern and outrage about access to a doctor at both the Esk and Kilcoy Hospitals after hours. Both the Ipswich and West Moreton and Metro North Hospital and Health service say that they cannot get doctors to leave the city. Why then have small hospitals in the Darling Downs and Emerald in Central Queensland managed when they are far more remote? The reason these other places have been successful is that there is a sustained interest in keeping these hospitals open and thriving for the benefit of the community. Management listens to their doctors and have implemented the rural doctor generalist pathway and maintained relationships with their staff and community. This generalist pathway has also been developed for allied health professionals. I invite and challenge the Hospital and Health Service Boards to come and visit the communities they are meant to be serve.

The second point I wish to highlight to the community is that next week March 5th, the world will reflect on International Women's Day. I am cognisant that there are amazing and inspirational women in this room, and I thank them for their courage and leadership. The theme this year is accelerate action to create gender equality.

As individuals, we can all take steps in our daily lives to positively impact women's advancement. We can call out stereotypes, challenge discrimination, question bias, and celebrate women's success. In my role as a Councillor, I have the privilege of talking to many women in the community who, in spite of discrimination get on with caring, building business,

serving as volunteers and advocating for the environment and raising families. I thank them publicly today.

Matters of public interest – Cr Isidro

Congratulations to our regions small schools who recently competed at the Valley Championship Regional Swimming meet. These small schools may be small but they are mighty taking home one of the very coveted trophies at the day. I want to congratulate all the regions swimmers at this event they did us proud.

Matters of public interest - Cr Hurley

- Congratulations to all of the school leaders in our region who have taken part in the investiture ceremonies over the past few weeks.
- This Friday the Toogoolawah Lions will be hosting the Youth of the Year Competition at Toogoolawah High School and the Lowood Lions will host their event on 28 February.
- The weekend of 6 – 8 March will be jam packed with both the Toogoolawah Campdraft and Esk Races taking place. Both are exciting events for our region.

On a final note, it's frustrating to see the ongoing lack of Telstra phone service in Kilcoy and surrounding areas, especially considering the efforts the council has made to advocate for improvements in the Somerset region. Reliable communication is essential for our community's growth and safety, and it's high time that Telstra invests in better infrastructure to support the needs of residents and businesses here. We deserve the same level of service as other areas!

Matters of public interest – Cr Freese

- Esk Lions Youth of the Year on Friday 28 February at Toogoolawah State School
- Lowood Lions Youth of the Year on Saturday 1 March at Lowood Showgrounds
- International Women's Day Event at Civic Centre on Wednesday, 5 March
- Toogoolawah Campdraft 7 – 9 March
- Esk Races on Saturday 8 March
- Vixens of the Fall at the Civic Centre on Sat 8th March

Deputy Mayor Helen Brieschke, Cr Jess and I attended a very moving dedication service for Glenn Dudley, affectionately known as 'Dudds' at the Lowood Ambulance Station on Friday 21st February. 'Dudds' was a paramedic for the Queensland Ambulance Service for 16 years with a large portion of those served at the Rosewood Ambulance Station before moving to the Lowood Station where he was stationed for approximately six years as Officer in Charge. While not knowing him personally according to the tributes and the people I spoke to, he was a larger-than-life character who made an impression on everyone he met professionally and personally. One of his passions was skydiving where he made over 300 jumps, many from Ramblers Skydiving. Glen passed away suddenly in 2021 following some surgery. A plaque was unveiled along with a publicly assessable defibrillator in front of the Lowood Ambulance Station. I would like to thank the Lowood Ambulance Auxiliary for making this possible and everyone involved in holding this event. Our thoughts are also with his parents who attended the event and unveiled the plaque and defibrillator. With this public defibrillator available outside the Lowood

Ambulance Station 'Dudds' work of continuing to save lives will endure long after his passing.

Matters of public interest – Cr Jess

Tuesday 25 February - Make and Create: Polymer Clay Creations, Lowood Library

Sunday 2 March - Clean Up Australia Day

Sunday 2 March - In Good Company, Midday Movie, Kilcoy Information Centre

Wednesday 5 March - International Women's Day, Somerset Civic Centre

Friday 7 March - In Good Company - Dementia Awareness and Carer Support, Somerset Civic Centre

Saturday 8 March - Vixens of Fall, Somerset Civic Centre

Saturday 8 March - Artist Talk and Morning Tea with Naomi McKenzie, The Condensery

Yesterday, 25 February 2025, marks three years since Lowood SES volunteer Merryl Dray was tragically lost in the line of duty. My thoughts are with Merryl's family, friends, and fellow volunteers as we remember her dedication and sacrifice. Her courage and commitment to serving the community will never be forgotten.

Declarations of Interest

Cr Isidro declared an interest in the following items:

Agenda Item 8 Development Application No. 25207 – Hedley Drive, Woolmar

Agenda Item 13 Proposed Change of Park Name – Kennedy Park, Row Street, Kilcoy

Agenda Item 18 Lester Kropp Bridge Tender

Declarable Conflict of Interest – Cr Isidro – Agenda Item 8 Development Application No. 25207 – Hedley Drive, Woolmar

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.

I will be declaring a conflict of interest in this matter as a fair-minded observer might apprehend that my decision-making might be influenced by my personal interest (being my spousal relationship with Director Craig Young), leading to a decision contrary to the public interest, as it is fair to assume that a fair-minded observer may assume Craig and/or his team had been significantly involved in this process.

Cr Isidro left the meeting at 9.13am.

Subject:	Development Application No. 25207 – Hedley Drive, Woolmar Development Application for a Development Permit for Reconfiguration a Lot by Subdivision (one lot into 38 lots)
File No:	DA25207
Assessment No:	81416-20000-000
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY

Property details

Location: Hedley Drive, Woolmar

Real property description: Lot 914 SP339564

Site area: 42.62ha

Current land use: Vacant land – balance of Hedley Park Estate

Easements/encumbrances: Nil identified

South East Queensland Regional Plan

Land use category: Urban footprint

Planning scheme details

Planning scheme Somerset Region Planning Scheme (Version 4.2)
Zone: General residential zone
Precinct: Not within a precinct
Overlays: OM3 Biodiversity overlay
OM4 Bushfire hazard overlay
OM5 Catchment management overlay
OM7 Flood hazard overlay
OM8 High impact activities management area overlay

Application details

Proposal: Reconfiguring a Lot by Subdivision (one lot into 38 lots)
Category of assessment: Code assessment
Applicant details: QM Prop Co No.3 Pty Ltd
c/- Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006
Owner details: QM Prop Co No.3 Pty Ltd
Date application received: 24 July 2024
Date application properly made: 24 July 2024

Referrals None required

Public notification Not required

RECOMMENDED DECISION

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



**Locality Plan of Lot 914 SP339564
Situated at Hedley Drive, Woolmar**

2.0 PROPOSAL

This development application seeks approval for a Development Permit for Reconfiguration of a Lot by Subdivision (one lot into 38 lots), on land at Hedley Drive, Woolmar, formally described as Lot 914 SP339564.

The proposal forms Stage 11 of the Hedley Park Estate, which has been sequentially developed over several years. This development application proposes to construct 37 general residential lots varying in area between 600m² and 1,001m² plus one balance lot, with an average lot size of 794m².

The development backs onto the previously approved Stage 10 which is currently under construction.

Each of the new lots will be provided with a connection to the reticulated water and sewer networks. The application does not propose further improvements, building works, or additional land uses for each of the created lots. The proposed plan of subdivision is provided in the attachments to this report.

Stormwater from this stage of the estate will drain to the stormwater basins currently under construction as a part of Stages 9 and 10.

The site is located to the northwest of existing stages of the Hedley Park Estate. This stage includes an approximate 105 metre extension of Hedley Drive and a new 20 metre wide road that services the majority of the proposed lots (described as Road A in this report). Hedley Drive provides the only connection to the broader road network.

Road A runs generally diagonally up the east facing slope and at the southern end of this stage reaches the top of the ridge that runs through the site. Road A comprises approximately 380 metres of what will ultimately form an approximate 900 metre long crescent that connects with Hedley Drive. The eastern end of this street was constructed as part of Stage 8, leaving a gap of approximately 235 metres that will be constructed in a future stage.

Excluding the intersections with Hedley Drive, Road A ultimately proposes three “T” intersections along its length. Two of the intersections are proposed within the current Stage 11, while the third intersection has already been constructed as a part of Stage 8.

The development also includes the extension of a pathway that was initially approved in Stage 10.

The subject lot, Lot 914 SP339564, has an area of 42.62 hectares, however the previously approved Stage 9 covers 3.796 hectares of the site and the previously approved Stage 10 covers 3.44 hectares of the site. The balance lot left over after these stages are developed will have an area of 29.041 hectares.

3.0 SITE DETAILS

3.1 Description of the land

The site is an irregularly shaped allotment with frontages to Hedley Drive and Highwood Lane. The subject lot was created as a balance lot of earlier stages of the previously approved subdivision. Lot 912 to the south has also been a balance lot for previous stages of the Hedley Park Estate.

The site is currently vacant, lots to the east are part of earlier stages of the Hedley Park Estate and are also within the General residential zone and are being progressively / typically improved with dwelling houses and associated buildings and structures.

The western section of the site contains a ridgeline that runs generally north south through the site, before turning southeast in proximity to the D’Aguilar Highway.

Proposed Stage 11 predominantly slopes to the east toward the existing drainage line to the northeast of Hedley Drive. The southern end of the stage reaches the top of the ridgeline that runs generally north south through the western part of the site.

3.2 Access

Access to the site will be via an extension to Hedley Drive. Hedley Drive is included on Council’s Local Government Infrastructure Plan as trunk infrastructure.

While the site has frontage to Highwood Lane, Highwood Lane only has frontage to the balance lot. The areas to be developed as part of Stage 11 does not adjoin other roads.

3.2 Site approval history

The approvals for the more recent stages include:

Reference:	Decision date:	Description:
Reconfiguration of a Lot		
DA23398	2 January 2024 (Council)	Hedley Park – Stages 9 and 10
DA21871	5 May 2022 (Council) 19 April 2023 (Negotiated decision - Council)	Hedley Park – Stage 8

Operational Works		
Hedley Park - Stage 8		
DA22950	31 October 2022 (Council's delegate)	Operational Works (associated with a subdivision)
DA23125	9 January 2023 (Council's delegate)	Electrical reticulation and street lighting
Hedley Park - Stage 9		
DA24715	18 June 2024 (Council's delegate)	Bulk Earthworks and Civil works
DA24881	17 May 2024 (Council's delegate)	Electrical reticulation and street lighting
Hedley Park - Stage 10		
DA24715	18 June 2024 (Council's delegate)	Bulk Earthworks
DA24723	18 June 2024 (Council's delegate)	Civil works
DA24977	5 June 2024 (Council's delegate)	Electricity Reticulation and Street Lighting
Hedley Park - Stages 9 and 10		
DA25012	15 July 2024 (Council's delegate)	Landscape and Stormwater Basin

3.3 Connection to electricity and telecommunications

The land is within the General residential zone, and as such the recommended development conditions require the development to connect to the reticulated electricity and telecommunications networks in line with the planning scheme requirements.

4.0 PLANNING LEGISLATION

The application will be assessed against the matters set out in section 45 and decided in accordance with section 60 of the *Planning Act 2016*.

5.0 ASSESSMENT BENCHMARKS

The proposal requires assessment against the following assessment benchmarks.

5.1 State Planning Policy 2017

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

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

5.2 South East Queensland Regional Plan

The site is located within the Urban footprint. The application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was considered to comply.

5.3 Schedule 10 of the *Planning Regulation 2017*

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

The proposal:

- (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 known to be on a contaminated land or environmental management register;
- (f) does not involve any environmentally relevant activities.

5.3.1 Schedule 12A – Reconfiguring a lot

The proposal involves the subdivision of land involving new road in the General residential zone, and under the provisions of schedule 10, part 14, requires assessment against the assessment benchmarks within Schedule 12A of the regulation.

In September 2020, the State Government introduced provisions for walkable neighbourhoods. These include street trees at 15 metre intervals, paved footpaths for all residential streets, street block sizes, and proximity to parks.

The proposal complies with the assessment benchmark of the Planning Regulation 2017, Schedule 12A. The development will be conditioned with respect to street trees and landscaping, and provision of footpaths.

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) 7.2.4 Bushfire hazard overlay code;
- (b) 7.2.5 Catchment management overlay code;
- (c) 8.3.4 Reconfiguring a lot code;
- (d) 8.3.5 Services works and infrastructure code; and
- (e) 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.

The site is mapped within OM003 Biodiversity overlay – Koala conservation. This map, and the provisions of the overlay code, have been superseded by new requirements within the *Planning Regulation 2017*, and as such the planning scheme provisions for koalas are taken to be of no effect.

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
Reconfiguring a lot code	Yes	PO1, PO11
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	No alternative outcomes proposed
Relevant overlay code	Compliance with overall outcomes	Performance outcomes
Bushfire hazard overlay code	Yes	No alternative outcomes proposed
Catchment management overlay code	Yes	No alternative outcomes proposed

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

5.6.4 Performance outcome assessment

Reconfiguring a Lot code

In the General residential zone, minimum lot sizes and frontages are set out in Table 8.3.4.3.B of the planning scheme. The table below has evaluated the lot size and frontage requirements with respect to a general residential type of development.

The development consists of the following lots.

Lot	Lot size (m ²)	Exceeding 600m ²	Frontage (m)	Exceeding 18m
251	800	Y	20.7	Y
252	800	Y	20.7	Y
253	800	Y	20.7	Y
254	806	Y	20.5	Y
255	800	Y	20.0	Y
256	937	Y	29.7 + 17.6	Y
257	603	Y	14.7	N
258	804	Y	19.6	Y
259	804	Y	19.6	Y
260	804	Y	19.6	Y
261	804	Y	19.6	Y
262	804	Y	19.6	Y

263	804	Y	19.6	Y
264	804	Y	19.6	Y
265	804	Y	19.6	Y
266	894	Y	28.9	Y
267	909	Y	30.7	Y
268	632	Y	15.8	Y
269	633	Y	15.8	Y
270	632	Y	15.8	Y
271	800	Y	20.0	Y
272	968	Y	27.1	Y
273	929	Y	16.8	N
274	905	Y	17.6	N
275	890	Y	17.2	N
276	702	Y	13.0	N
277	874	Y	10.5 + 29.4	Y
278	786	Y	29.4 + 8.4	Y
279	804	Y	19.6	Y
280	804	Y	19.6	Y
281	804	Y	19.6	Y
282	603	Y	14.7	N
283	603	Y	14.7	N
284	804	Y	19.6	Y
285	804	Y	19.6	Y
286	603	Y	14.7	N
287	1001	Y	5.5 + 34.7	Y
914	29.041ha	n/a	n/a	n/a

Performance outcome	Acceptable outcome
Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.	AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions. AO1.2 <i>Lots</i> in the General residential zone, Rural residential zone and Emerging community zone have an average slope of less than 12.5 percent.
Proposal Minimum frontage is 18m. Seven of the 37 residential lots proposed do not meet the minimum frontage, with the minimum frontage being 14.7m. These lots provide sufficient space for a dwelling house and have been provided for diversity of product to the estate.	
Performance Outcome Assessment	

The proposed development has been designed generally in accordance with the minimum lot sizes and minimum lot frontages of typical residential development. All of the lots exceed 600m².

Lot frontage

In terms of road frontage, the advice whether the lot frontage is compliant is based on the 18m frontage length for a general residential lot. The proposed lots are generally longer than a standard lot, meaning that narrower lots in this development still exceed 600m² despite their narrower frontage.

It is considered that the proposed lot size is capable of facilitating future residential development and as such, it is recommended that the alternative outcome be accepted in this instance.

PO11

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

AO11

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

Proposal

Access hasn't been provided to public transport services as it is not practicable given the location on the estate.

Performance Outcome Assessment

The proposed development is located on the existing urban fringe of Woolmar. Due to the nature of the area, there is limited public transport facilities.

The site is within proximity to a bus route that travels between Kilcoy and towns further to the west, however there are no local bus stops.

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

5.6.5 Overall outcome assessment

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

5.7 Local government infrastructure plan

5.7.1 Priority infrastructure area

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

5.7.2 Infrastructure charges

The proposed development is for a subdivision, which adopts a charge consistent with a three or more-bedroom dwelling under the *Somerset Regional Council Charges Resolution (No. 1) 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 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.

The proposed lots in Stage 11 gain access from Hedley Drive, which is a Collector Street in Council's road hierarchy.

Hedley Drive is designated on Council's Local Government Infrastructure Plan as a trunk collector road. Should the application be approved, a condition has been included requiring the construction of Hedley Drive in accordance with section 128 of the *Planning Act 2016*.

Pathways are proposed as a part of this development. An extension to an existing pathway between approved Lots 239 and 240 is located between proposed Lots 264 and 265. The pathway accesses the road in Stage 11 opposite a "T" intersection.

An adopted charge for the transport network applies.

6.0 REFERRAL

6.1 Referral agencies

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

6.2 Third party advice

Council sought third-party advice from SARA for matters relating to the scale of the development. While the development contained 40 lots, being less than the 50 lot threshold in Schedule 20 of the *Planning Regulation 2017*, the creation of Stage 11 of the Hedley Park Estate results in a cumulative total of 280 lots within the estate.

SARA responded advising they had no comment to make on the proposal.

7.0 PUBLIC NOTIFICATION

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

No comments or submissions were received.

8.0 OTHER RELEVANT MATTERS

There are no other relevant matters applicable for code assessment.

9.0 CONCLUSION

The proposed development is for reconfiguring a lot by way of subdivision for one lot into 38 lot subdivision. The proposal has demonstrated compliance with the relevant assessment benchmarks as outlined in this assessment.

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

10.0 ATTACHMENT

1. Proposal plans
2. Engineering services report
3. Stormwater management plan
4. Draft infrastructure charges notice

RECOMMENDATION

THAT Council:

1. approve Development Application No. 25207 for a Development Permit for a Reconfiguration of a Lot by Subdivision (one lot into 38 lots) on land situated at Hedley Drive, Woolmar, formally described as Lot 914 SP339564, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times.
	Staging Plan – Stage 11, prepared by Saunders Havill Group, Reference 10703 P 05 Rev M-STG11, dated 14 January 2025	

	Staging Plan – Staging Overall, prepared by Saunders Havill Group, Reference 10703 P 05 Rev M–CP01, dated 14 January 2025	
	Engineering Services Report, Hedley Park Stage 11, prepared by Inertia – Job Reference 9896-11, dated 24 July 2024	
	Stormwater Management Plan, Hedley Park Estate, prepared by Inertia – Job Reference 9896, dated 17 July 2024	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to request for endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to request for endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$47 per allotment.	Prior to request for endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to request for endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to request for endorsement of the Plan of Subdivision.
SCHEDULE 2 – ENGINEERING <i>Assessment Manager</i>		
No	Condition	Timing
	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 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: (a) Plans and specifications must be prepared and certified with the Operational Work application. (b) Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.	Prior to Compliance Assessment.
	OPEN SPACE/PARK/LANDSCAPING	
2.5	Plant street trees at 15 metre intervals along both sides of each street. <i>Note: It is recommended the trees are located in a staggered arrangement along the street so they are not directly opposite one another.</i>	Prior to Council's endorsement of the Plan of subdivision.
	GENERAL SERVICES	
2.6	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.7	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Council's endorsement of the Plan of subdivision.
2.8	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to Council's endorsement of the Plan of subdivision.
2.9	Install hydrant and valve location indicators and where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	Prior to Council's endorsement of the Plan of subdivision.
	EARTHWORKS	
2.10	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and	At all times.

	tested by a suitably qualified inspection and testing organisation.	
2.11	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required, and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to Council's endorsement of the Plan of subdivision.
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.
2.14	The toe of any fill batter and the top of any cut batter is to be a minimum 300mm clear of the boundary line of an adjoining property in accordance with <i>Somerset Region Planning Scheme</i> .	At all times.
	ROADWORKS	
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works
2.16	Road reserve and carriageway widths to be in accordance with the <i>Somerset Region Planning Scheme</i> .	Prior to Council's endorsement of the Plan of subdivision
2.17	Hedley Drive is identified in Council's Local Government Infrastructure Plan (LGIP) as a trunk collector road. Hedley Drive shall be constructed to a trunk collector road standard. <i>Note: This condition is imposed pursuant to Section 128 of the Planning Act 2016</i>	As part of Operational Works application.
2.18	Provide three chord truncations each 6-metres in length (3 x 6m) on all property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to Council's endorsement of the Plan of subdivision

2.19	Provide a sealed vehicle turn around area with a minimum 9metre radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to Council's endorsement of the Plan of subdivision for each stage.
	STREET NAMES	
2.20	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council. The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.	As part of Operational Works application.
	FOOTPATHS AND DRIVEWAYS	
2.21	Provide a concrete footpath with a minimum width of 1.5 metres, for the full frontage of the site of the development in accordance with the <i>Planning (Walkable Neighbourhoods) Amendment Regulation 2020 Subordinate Legislation 2020 No. 162</i> made under the <i>Planning Act 2016</i> .	As part of Operational Works.
2.22	Provide a concrete footpath with a width of 1.5 metres for the full length of the pathway between proposed Lots 264 and 265.	As part of Operational Works.
	STREET LIGHTING	
2.23	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows: i) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 ii) Collector Roads – Lighting Category P4. 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 application.
	VEHICLE ACCESS	
2.24	All construction vehicles shall enter and leave the site in a forward gear	At all times.
2.25	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	At all times.
2.26	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with	At all times.

	Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	
	EASEMENTS	
2.27	<p>Provide an easement over stormwater and inter-allotment drainage located within private property.</p> <p>The easement widths may vary but must extend to include the flood paths for the Q100 flood flows including provisions for freeboard and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The easement is to be dedicated at no cost to Council.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property.</p>	Prior to Council's endorsement of the Plan of subdivision.
	STORMWATER	
2.28	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times.
2.29	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.
2.30	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
2.31	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.
2.32	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.
2.33	Stormwater Drainage shall be constructed in general accordance with Inertia, Site Based Stormwater Management Plan, Ref 9896 and dated 17 th July 2024.	As part of Operational Works.

2.34	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.35	Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.36	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.
2.37	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
2.38	Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for: (a) uncontaminated overland stormwater flow; or (b) uncontaminated stormwater to the stormwater system.	At all times.
	EROSION AND SEDIMENT CONTROL	
2.39	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <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.
2.40	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.
2.41	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	As part of the lodgement of the Operational Works application.

	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.	
2.42	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.
2.43	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching iii) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times
2.44	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times.
2.45	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 – ADVICE

Assessment Manager

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachments for the Decision Notice include:

- Staging Plan – Stage 11, prepared by Saunders Havill Group, Reference 10703 P 05 Rev M-STG11, dated 14 January 2025
- Staging Plan – Staging Overall, prepared by Saunders Havill Group, Reference 10703 P 05 Rev M-CP01, dated 14 January 2025
- Engineering Services Report, Hedley Park Stage 11, prepared by Inertia – Job Reference 9896-11, dated 24 July 2024
- Stormwater Management Plan, Hedley Park Estate, prepared by Inertia – Job Reference 9896, dated 17 July 2024

This completes the report for Development Application No. 25207.

Resolution

Moved – Cr Brieschke

Seconded – Cr Bishop

“THAT Council:

1. approve Development Application No. 25207 for a Development Permit for a Reconfiguration of a Lot by Subdivision (one lot into 38 lots) on land situated at Hedley Drive, Woolmar, formally described as Lot 914 SP339564, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.

2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS

Assessment Manager

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Staging Plan – Stage 11, prepared by Saunders Havill Group, Reference 10703 P 05 Rev M-STG11, dated 14 January 2025 Staging Plan – Staging Overall, prepared by Saunders Havill Group, Reference 10703 P 05 Rev M-CP01, dated 14 January 2025 Engineering Services Report, Hedley Park Stage 11, prepared by Inertia – Job Reference 9896-11, dated 24 July 2024 Stormwater Management Plan, Hedley Park Estate, prepared by Inertia – Job Reference 9896, dated 17 July 2024	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to request for endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to request for endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$47 per allotment.	Prior to request for endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to request for endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to request for endorsement of the Plan of Subdivision.

SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	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 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: (c) Plans and specifications must be prepared and certified with the Operational Work application. (d) Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.	Prior to Compliance Assessment.
	OPEN SPACE/PARK/LANDSCAPING	
2.5	Plant street trees at 15 metre intervals along both sides of each street. <i>Note: It is recommended the trees are located in a staggered arrangement along the street so they are not directly opposite one another.</i>	Prior to Council's endorsement of the Plan of subdivision.
	GENERAL SERVICES	
2.6	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.7	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Council's endorsement of the Plan of subdivision.

2.8	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to Council's endorsement of the Plan of subdivision.
2.9	Install hydrant and valve location indicators and where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	Prior to Council's endorsement of the Plan of subdivision.
EARTHWORKS		
2.10	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.
2.11	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required, and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to Council's endorsement of the Plan of subdivision.
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.
2.14	The toe of any fill batter and the top of any cut batter is to be a minimum 300mm clear of the boundary line of an adjoining property in accordance with <i>Somerset Region Planning Scheme</i> .	At all times.
ROADWORKS		
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works
2.16	Road reserve and carriageway widths to be in accordance with the <i>Somerset Region Planning Scheme</i> .	Prior to Council's endorsement of the Plan of subdivision
2.17	Hedley Drive is identified in Council's Local Government Infrastructure Plan (LGIP) as a trunk collector road.	As part of Operational Works application.

	Hedley Drive shall be constructed to a trunk collector road standard. <i>Note: This condition is imposed pursuant to Section 128 of the Planning Act 2016</i>	
2.18	Provide three chord truncations each 6-metres in length (3 x 6m) on all property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to Council's endorsement of the Plan of subdivision
2.19	Provide a sealed vehicle turn around area with a minimum 9metre radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to Council's endorsement of the Plan of subdivision for each stage.
	STREET NAMES	
2.20	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council. The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.	As part of Operational Works application.
	FOOTPATHS AND DRIVEWAYS	
2.21	Provide a concrete footpath with a minimum width of 1.5 metres, for the full frontage of the site of the development in accordance with the <i>Planning (Walkable Neighbourhoods) Amendment Regulation 2020 Subordinate Legislation 2020 No. 162</i> made under the <i>Planning Act 2016</i> .	As part of Operational Works.
2.22	Provide a concrete footpath with a width of 1.5 metres for the full length of the pathway between proposed Lots 264 and 265.	As part of Operational Works.
	STREET LIGHTING	
2.23	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows: iii) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 iv) Collector Roads – Lighting Category P4. 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 application.

	VEHICLE ACCESS	
2.24	All construction vehicles shall enter and leave the site in a forward gear	At all times.
2.25	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	At all times.
2.26	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
	EASEMENTS	
2.27	<p>Provide an easement over stormwater and inter-allotment drainage located within private property.</p> <p>The easement widths may vary but must extend to include the flood paths for the Q100 flood flows including provisions for freeboard and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The easement is to be dedicated at no cost to Council.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property.</p>	Prior to Council's endorsement of the Plan of subdivision.
	STORMWATER	
2.28	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times.
2.29	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.
2.30	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.

2.31	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.
2.32	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.
2.33	Stormwater Drainage shall be constructed in general accordance with Inertia, Site Based Stormwater Management Plan, Ref 9896 and dated 17 th July 2024.	As part of Operational Works.
2.34	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.35	Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
2.36	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.
2.37	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
2.38	Containments or contaminated water must not be directly or indirectly released from the Premises to surface water or groundwater at or outside the premises except for: (a) uncontaminated overland stormwater flow; or (b) uncontaminated stormwater to the stormwater system.	At all times.
EROSION AND SEDIMENT CONTROL		
2.39	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. 	At all times.

	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.	
2.40	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.
2.41	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.
2.42	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.
2.43	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> iv) Milling; v) Chipping and/or mulching vi) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times
2.44	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times.
2.45	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 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice]		

Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.
This development approval is for the proposed development only. Any additional uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.
Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.
It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.
The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .
Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as "On Maintenance".
Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of "On Maintenance". Any defective works must be rectified within the maintenance period.
At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed "Off Maintenance". Bonds or other securities will be released after the works have been placed "Off Maintenance".
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.

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

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

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

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

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

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

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

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

Carried

Vote - Unanimous

Cr Isidro returned to the meeting at 9.17am.

Subject:	Planning and Development Department Monthly Report – January 2025
File Ref:	Governance/Reporting/Officer Reports
Action Officer:	DPAD, ESM, SP, NRMO, BRO

Report

A summary of the Department's activities during the month of January 2025 is provided for Council's information.

Planning

	January 2024	January 2025	FYTD
Received			
Building Works assessable against the Planning Scheme	8	8	67
Material Change of Use	1	14	43
Reconfiguring a Lot	1	3	15

Operational Works	1	2	15
Combined Applications	-	-	3
Referral Applications	-	3	18
Total	11	30	161
Decided			
Refused - Council	-	-	1
Refused - Delegated Authority	-	-	1
Approved - Council	1	1	6
Approved - Delegated Authority	5	18	100
Total	6	19	108

For a full list of applications received in the past 30 days, please refer to [eServices](#).

Planning and Environment Court Appeals

Rayland Development Pty Ltd v Somerset Regional Council

Planning and Environment Court Appeal No. BD1370 of 2023

DA22581 – Reconfiguring a Lot by Subdivision (two lots into 83 lots in five stages) at 60 Millar Road and 169 Fairneyview Fernvale Road, Fernvale.

Refused by Council on 12 April 2023.

FVLH Developments Pty Ltd v Somerset Regional Council

Planning and Environment Court Appeals No. BD1952 and BD1954 of 2023

DA9400 at Muckerts Lane, Fernvale.

Deemed Refusal.

Energex Limited v Somerset Regional Council

Planning and Environment Court Appeal No. BD2126 of 2023

DA21832 – Material Change of Use for a Low Impact Industry, Warehouse and Office and Operational Works for Vegetation Clearing at Highland Street, Esk.

Refused by Council on 21 June 2023.

Building

	January 2024	January 2025	FYTD
Status			
Accepted Applications	48	51	476
Approved - Council	1	5	29
Approved - Private Certifier	45	46	420
Referral Applications	0	4	24

An overview of the building approvals across the region is provided in Appendix 1.

Plumbing

	January 2024	January 2025	FYTD
Status			
Approved	33	12	196
Info Request	9	4	25
Total	42	16	221
Plumbing Inspections	72	61	631

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

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

Mid-Brisbane (Fernvale Catchment) Wastewater Risk Mitigation Program

Council's plumbing inspectors have started the next phase of the Wastewater Risk Mitigation Program within the Mid-Brisbane (Fernvale Catchment). Forty-Six properties in the Fernvale Area were sent invitations to apply for an upgrade subsidy. Seven properties have volunteered for an inspection, with seven inspections resulting in allocation of funding.

Development Compliance

Planning Compliance Matters

Non-compliant planning / land use activities under investigation in this period include but are not limited to:

- Function Facilities
- Animal Keeping
- Workshops / Vehicle Sales
- Transport Depot
- Vegetation Clearing
- Large scale operational works (earthmoving).
- Unlawful Use of Premises
- Breach of Conditions of Approval.

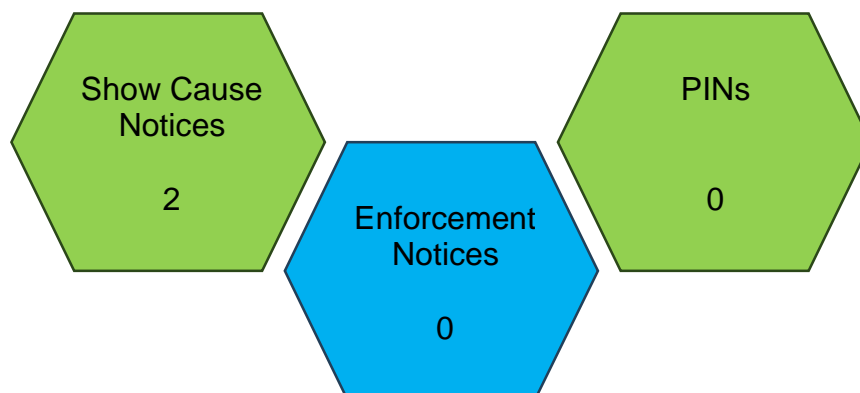
Activities located in Esk, Toogoolawah, Wanora, Coal Creek, Winya, Glamorgan Vale, Clarendon, Fernvale, Hazeldean, Kilcoy.

Building Compliance Matters

The following are non-compliant building activities in January:

- Permit completion reminders have been sent about existing building permits in: Buaraba, Coominya and Lowood.
- Several stormwater discharge complaints: 3
- Unlawful Use of Premises: 6
- Unlawful Plumbing Work: 2

Notices Issued – January 2025



Environmental Health and Regulatory Services

Food Safety Training

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

A total of 13 users completed the training during the month of January.

Swimming Pool Water Quality Monitoring

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

Mosquito Monitoring

Officers have commenced the annual mosquito surveillance program for the 2024-2025 financial year. Monitoring activities were conducted in the towns of Kilcoy and Jimna in the month of January. The main aim of the annual surveillance program is to establish the level of confidence in:

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

An overview of the section activities for the month can be seen in Appendix 2.

Pest Management Invasive Animal Control

Wild Dogs – January 2025

1080 Baits

9Kg



10

Scalps presented

Area's baiting: England Creek, Sheep Station Creek.

Feral Pigs – January 2025

1080 Grain

0Kg



111

Scalps presented

Area's baiting: -

Rabbits

Officers have been working with landholders to control rabbit infestations in the following areas:

- Sandy Creek

There has been reports of rabbits being impacted by Calicivirus and Myxomatosis across the region.



Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset Dam and on ground baiting at Kirkleah campgrounds. 4 rabbits trapped Toogoolawah.

Fox

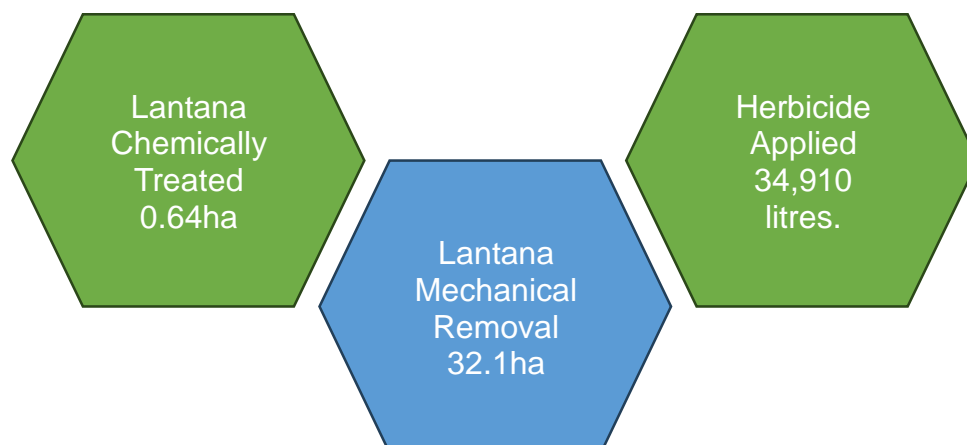
Pest Management Officers are continuing to monitor den sites that have been found and fumigated.



Fox breeding season - there has been an increase in reports of poultry being attacked and taken.

- Sandy Creek

Pest Management Invasive Plant Control



Fire Ant Suppression – Council Land

- There have been no active fire ant nests found on Council land during the month of January.

Other Pest Weed Treatments

Mother of Millions Annual Ragweed	Coominya
	Fernvale, Toogoolawah, Coominya, Braemore, Esk, Dundas, Mount Byron, Crossdale, Harlin, Colinton, Brightview, England Creek Road, Eskdale
Giant Rats Tail Grass	Linville, Moore, Harlin, Mount Kilcoy, Wivenhoe Pocket, Mount Kilcoy, Toogoolawah, Fernvale, Gregors Creek, Colinton, Lowood, Brightview
Leucaena	Dundas, Toogoolawah
Groundsel	Colinton, Kangaroo Creek
Prickly Pear	Linville

Lantana	Jimna, Yabba, Colinton, Mary Smokes Creek, Neurum, Mount Kilcoy, Brisbane Valley Highway
Element 15 (DTMR infrastructure)	Esk Kilcoy Road, Brisbane Valley Highway, Wivenhoe Somerset Road, Mount Glorious Road, Coominya Connection Road, Kilcoy Murgon Road, D'Aguilar Highway East and West, Foresthill Fernvale Road
Element 5 (DTMR invasive plants)	Esk-Kilcoy Road, Wivenhoe Somerset Road, D'Aguilar Highway
Council infrastructure	All local bridges, roadside furniture on high use local roads.

Lantana Chemical Subsidy Program

The 2024/25 lantana subsidy program first round has been closed at 60 applicants.

Compliance under the *Biosecurity Act 2014*:

	December 2024	January 2025
Information notices	-	10
Biosecurity Orders	-	-
Enter and Clear action	-	-

Natural Resource Management

Land for Wildlife

- Council welcomed one new Land for Wildlife property to the program at Biarra – 30 January 2025



Somerset Flora and Fauna

- Meeting with Healthy Land and Water 29 January 2025 to progress Koala threat management project proposals for Somerset Region.
- Meeting with Queensland Department of Environment, Science Tourism and Innovation regarding upcoming Koala Engagement grant opportunities – 30 January 2025.
- Officer participation in Landholder consultation regarding Esk Flying Foxes – 31 January 2025.

Catchment Management

- Resilient Rivers Project Updates:
 - A maintenance program (1 year) is delivering across all (6) Black Snake Creek properties (Somerset) treated through this program since inception.
 - Progress commenced on the Mid Brisbane River Reserves, with ongoing pest management being undertaken across multiple sites. Civil works are currently being reviewed and scheduled.
 - 2025 project proposals have been submitted to the Resilient Rivers program for consideration (early 2025).



Offsets – Planting



Delivery of Council's Capital Works Offsets:

- A maintenance contract is ongoing to support all of Somerset Regional Councils Brisbane Valley Rail Trail offset delivery (to date). Establishment is underway for the newly planted section between Yimbin Station and Cemetery Road at Braemore,
- Site preparations (mulch delivery) arrangements are ongoing at Eskdale Road, Toogoolawah to facilitate a future community planting/s. The intent of the planting/s is to enhance the existing vegetation/corridor linkage through town, supporting Koala habitat and safe passage.

Economic Development

Major Projects

- The "Support Our Somerset" campaign continues with great success on social media:

Dec posts:	11	(6 Facebook, 5 Instagram)
Total Reach:	18,261	(across Facebook and Instagram)
Reactions:	249	
Shares:	34	
- Planning commenced for additional businesses to be featured in the campaign.
- Funding application submitted for the Lowood Green Botanic Core to the *Green Urban Infrastructure Initiative* – SEQ City Deal.



Events

- Planning commenced for future workshops/forums
- Collaboration with relevant State departments to deliver Business Hubs and QRIDA pop-ups
- Planning continued for delivery of 'Small Business Boost' events using the LLER grant funding.

Stakeholder Engagement

- Proactive engagement with State Government agencies, including:
 - Small Business Friendly Commissioners Office
 - Department of Customer Service, Open Data and Small and Family Business
 - Queensland Rural Industry and Development Authority
- Plus, other peak industry organisations including Healthy Land and Water.
- Continued efforts to meet and build relationships with local businesses and primary producers with 9 interactions via planned town walks or workshops.



Somerset Regional Council Grant Finder – January 2025



Registrations

- 2 new registrations
- 285 total registrations
- Registrations are people that have registered to our portal via the signup form and are still active.



Alerts

- 2,165 emails sent
- 201 people with active alerts
- Email alerts sent to people requesting specific profile of grants



Grants

- 6,356 grants available worth \$83.6B
- Total number of grants available within our portal.

Recommendation

THAT the Department of Planning and Development Monthly Report for January 2025 be received and the contents noted.

Resolution

Moved – Cr Jess

Seconded – Cr Bishop

“THAT the Department of Planning and Development Monthly Report for January 2025 be received and the contents noted.”

Carried

Vote - Unanimous

Subject: Fernvale Recreation Grounds Advisory Committee Meeting
File Ref: Community Services - Meetings – 2024 – 2028 – Fernvale Recreation Grounds Advisory Committee
Action Officer: ESO – RK

Background/Summary

The Fernvale Recreation Grounds Advisory Committee meet quarterly to review the operation of the facility. The quarterly meeting of the Committee was held Tuesday, 4 February 2025.

Items of note from the meeting include discussions regarding the arena resurfacing works to be undertaken by the Fernvale Campdraft Association and upcoming event.

Attachments

Meeting Report Fernvale Recreation Grounds Advisory Committee 4 February 2025.

Recommendation

THAT Council receive the meeting report for the quarterly meeting of the Fernvale Recreation Grounds Advisory Committee 4 February 2025.

Resolution

Moved – Cr Jess

Seconded – Cr Brieschke

“THAT Council receive the meeting report for the quarterly meeting of the Fernvale Recreation Grounds Advisory Committee 4 February 2025.”

Vote - Unanimous





Carried







Subject: Tourism and Promotions Report – January 2025
File Ref: Tourism – Promotions
Action Officer: CTM







Background/Summary

The following is the January 2025 summary of activities for Somerset Visitor Information Centres (VIC) and the Tourism team members.


Visitor Statistics

	Somerset	Brisbane	Other SEQ	Rest of State	Interstate	International	Total
 Esk VIC	65	56	50	14	8	6	199
 Fernvale VIC	192	186	123	40	19	9	561
 Kilcoy VIC	96	161	238	50	54	18	617
 The Condensery	82	27	56	11	0	2	178

	First	Second	Third
Esk	 Maps and Directions	 Glen Rock Gallery	 Tourist Drives
Fernvale	 Maps and Directions	 Tourist Drives	 Fishing/Boating/Lakes

Kilcoy	 Maps and Directions	 Caravan and Camping	 Outdoor Activities
The Condensery	 Exhibitions	 Workshops/events	 Culture and Heritage

Motivators

Active Volunteers 	
Esk	10
Fernvale	18
Kilcoy	7
TOTAL	35

Digital Media**Facebook**

Likes 4.1K
 Followers 4.8K (+49)
 Reach 107.2K (+12%)
 Engagement 631
 Link clicks 3.6K

Website

Page Views: 9,459
Visitors: 5,611 new, 488 returning
Peak Time: Saturday, 4 January
Most Popular Pages: The Great Kilcoy Yowie Hunt landing Page, Experience Somerset, What's On, Markets
Device type: Desktop 18%, Mobile 70%, Tablet 12%

Instagram

Followers 1,863 (+14)
 Reach: 3.5K (+55%)

Glen Rock Art Gallery (Esk Visitor Information Centre)

The Somerset Art Society presented 'A Wild Embrace' by Nikki Douthwaite. Nikki has used mixed media including oil on canvas and pencil to produce her own colourful take on some of the beautiful beasts that roam the Earth.

Visitor Information Centre Volunteer Famil

Planning has commenced for the first Volunteer Famil of 2025.

Volunteers were also invited to express their interest in attending the Queensland Country 'Queensland Welcomes You' workshops. These workshops are designed to help enhance the guest experience and boost Queensland's visitor economy and have been tailored for each of Queensland 13 unique tourism regions. Nine Volunteers from across Esk, Fernvale and Kilcoy will attend the workshop in Toowoomba on 25 February 2025.

Regional Tourism Organisation

New Queensland Country Tourism (QCT) collateral launched in January including a website, destination video and visitor guide. Experience Somerset purchased an ad on the back cover of the printed visitor guide.

QCT and Council are hosting a workshop for Somerset Operators on Tuesday, 18 February at the Esk Library on the Australian Tourism Data Warehouse and Best of Queensland Experiences Program. All operators have been invited to attend.

QCT is hosting an online and in person, *Queensland Country Welcomes You* Workshop in collaboration with TEQ. The in-person workshop will be held in Toowoomba on Tuesday, 25 February. Operators were encouraged to join the online program via the Somerset Operators newsletter. The tourism team are also looking to take interested volunteers to the in-person workshop.

QCT are developing an accessible visitor guide which will include selected Somerset tourism operators. Consultants have visited operators including The Condensery | Somerset Regional Art Gallery and photographers have been in the region to capture images for this project. Photos were provided for Council and operator use.

Tourism Operator Development

The next operator event, a morning coffee catch up is scheduled for Thursday, 3 April in Toogoolawah.

Council was successful in obtaining funding from the Queensland Tourism Industry Council Digital Adaptation Program for the Kilcoy Visitor Information Centre to utilise the services of the Cerge Content Management Platform to showcase accessibility features at the centre. The Cerge team attended the Kilcoy VIC in December to gather photos and video for use on the website. The listing is live on the Cerge App and website, and will be integrated into the Experience Somerset website in the February

The tourism team will be attending the Moreton Bay Expo at the Redcliffe Showgrounds from 14-16 February 2025 with Lockyer Valley Regional Council to showcase both regions camping and caravanning offerings. Somerset Tourism operators have been invited to attend the expo.

Regional Event Support and Development 2025

Officers are actively working with event organisers to encourage and support the development of new and existing regional events in 2025 and beyond, including agritourism, sporting, adventure race events and more.

Council and Experience Somerset have agreed to sponsor and provide event support to the following upcoming regional events:

- Summer Festival of Sprinting and Racing, hosted by Kilcoy Race Club (November – February 2025)
- BVRT Australia Day Bike Ride, hosted by Brisbane Valley Rail Trail Users Association (26 January 2025)
- Legends of Beef 2025, hosted by Brisbane Valley Farm Direct (Toogoolawah Showgrounds, 29 March 2025)
- Esk Garden Fair (Esk, June 2025).

Marketing Implementation Plan

Officers are actioning the Experience Somerset Marketing Plan and associated documents. Progress to date:

Complete	On track	Yet to be progressed	Behind/Beyond 2025
76%	3%	13%	8%

Marketing Campaigns

Experience Somerset's summer campaign, 'The Great Kilcoy Yowie Hunt' went live on Saturday, 7 December 2024 and will run through the school holidays until 7 February 2025. The campaign consists of a social media advertising campaign, landing page on the Experience Somerset website, children's activity book available at the VICs and The Condensery. Visitors are encouraged to enter the competition and win a stay at NRMA Lake Somerset Holiday Park.

Recent Campaign Results:

Campaign	Results
Summer 2024/25 campaign: "The Great Kilcoy Yowie Hunt in Somerset" Campaign objective: Drive traffic to campaign landing page on experiencesomerset.com.au	Landing page views: 5,827 Reach: 132,179 Impressions: 349,867
Collaborative marketing with Queensland Country Tourism: --2 week digital ad campaign --EDM sent 18 December --Social story – 8 slides	Impressions: 66,221 Link clicks: 650 EDM: 152 link clicks and 31.26% open rate Social story: 948 views

Attachments

Nil.

Recommendation

THAT Council receive the Tourism and Promotions Report for the month of January 2025 and that the contents be noted.

Resolution

Moved – Cr Brieschke

Seconded – Cr Jess

"THAT Council receive the Tourism and Promotions Report for the month of January 2025 and that the contents be noted."

Carried

Vote - Unanimous

Subject: Corporate and Community Services Monthly Report – January 2025
File Ref: SRC/Governance/Reporting
Action Officer: DCORP

Background/Summary

Details of the Corporate and Community Services report for the month of January 2025 are as follows:

Records

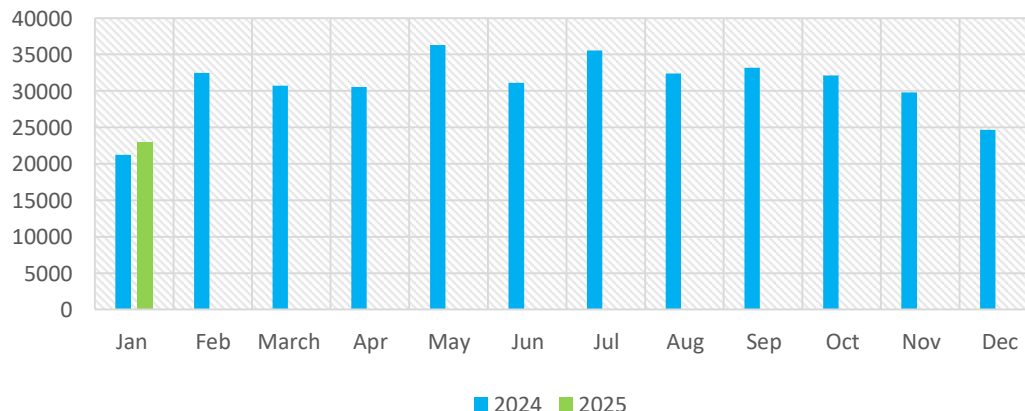
Documentation – At a Glance – January 2025

Inward/Actioned Documents – 2,846	Outward Correspondence – 1,521
Customer Service Requests – 586	Councillor Requests – Thirty two (32)
Emails Processed by the Records Team	
Corporate Mailbox - mail@ - 6,371	Internal Only Records Email – 10,693
Decision Notices/Workshop Outcomes –	Tender/Quotation –
Decision Notices – 20	Tenders – Tenders Zero (0)
Workshop Actions – 16	Numbered Quotations – Zero (0)

Total Documents Registered for the month of January 2025 – 9,181

Email Traffic

Somerset Regional Council mail@somerset.qld.gov.au (Corporate Mailbox)



Graph: Monthly total records for 2025

Information and Communication Technology (ICT)

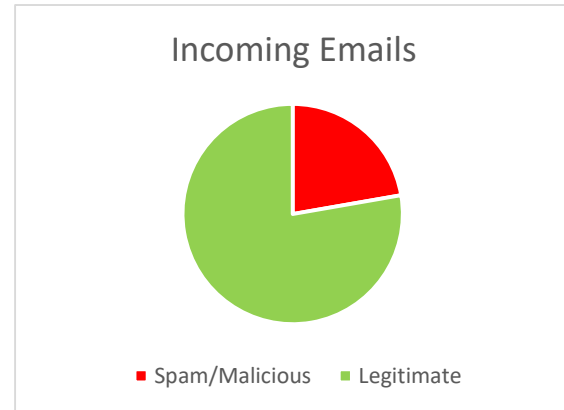
ICT's software and infrastructure upgrades continue in line with budgetary considerations and operational requirements. Work continues with implementing audit recommendations in line with target dates. ICT is performing an ongoing review of processes and procedures ensuring organisational tasks are consistent and complete. ICT has been working with the Operations department, in particular the facilities team, for a camera audit/overhaul to ensure relevant footage is available and accessible when needed.

Cyber Security

Total incoming emails have increased by 14 percent over January, with an increase of 18 percent to legitimate emails and a minor decrease for Spam/Malicious.

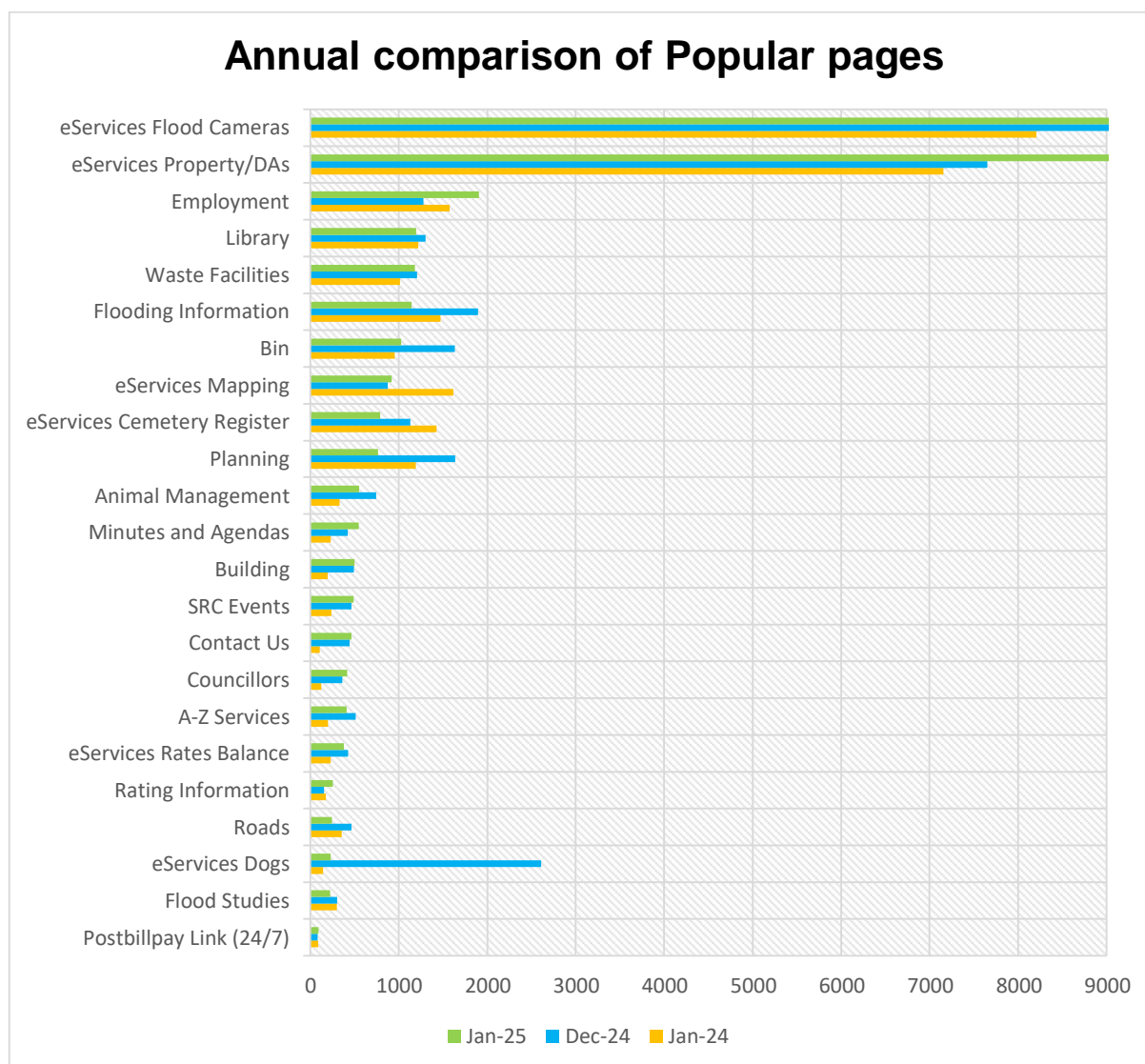
During January there had been 17 failed malicious sign-in attempts to staff Office365 accounts, showing the importance of Multi-factor Authentication (MFA) as a defence.

Phishing emails continue to target Office365, file sharing services and videoconferencing utilities, with several incoming malicious emails received from compromised email accounts at vendors and other government entities including Councils. Council continues to conduct internal quarterly phishing tests, which any staff member who fails the test will require additional training for compliance.



Websites

The primary corporate website (somer.set.qld.gov.au) received 47,222 page views for January, a 3 percent increase. eServices (eservices.somer.set.qld.gov.au) received 89,955, with a decrease of 72 percent in views. The graph below has been capped at 9,000 for readability.



Governance and Business Improvement

Policy Review

Information Management and Security




Following adoption of the C015 Information Management and Security Policy at Council's Ordinary Meeting held 27 November 2024, the accompanying procedures being prepared for submission to the Chief Executive Officer have been progressed, training modules reviewed and an assessment undertaken to determine relevance and ongoing necessity of existing documents in Council's QA register related to this topic.

Preparations are also being made to accommodate changes required as a result of the *Information Privacy and Other Legislation Amendment Act 2023* (IPOLA Act) provisions applicable from 1 July 2025.

Social Media

Assistance was provided with the recent review of C020 Social Media Policy. This policy will be impacted by the IPOLA Act, taking effect in July 2025.






Arts and Culture

		
Attendance at Cultural Venues	Events	Partnerships
7,918	62	1

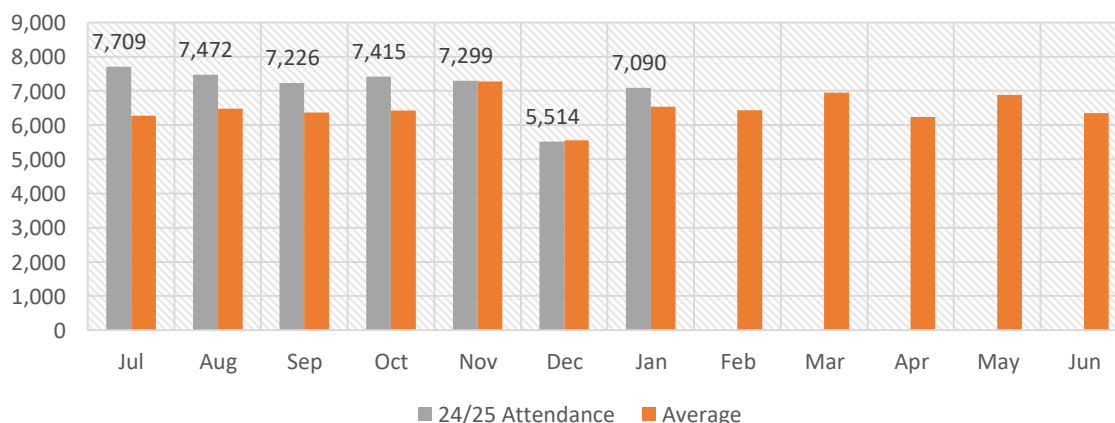
Events

The 2025 Somerset Celebrates - Australia Day festivities were held at the Somerset Civic Centre on Friday, 24 January 2025. The event hosted 320 community members for a Citizenship Ceremony, Australia Day Awards and a free community morning tea. Feedback received for the event has been extremely positive.

Somerset Libraries

				
Physical Items Circulated	Visitation	Outreach	Events	New members
14,362	7,090	43	47	88

Somerset Libraries Attendance 24/25 versus Historical Average

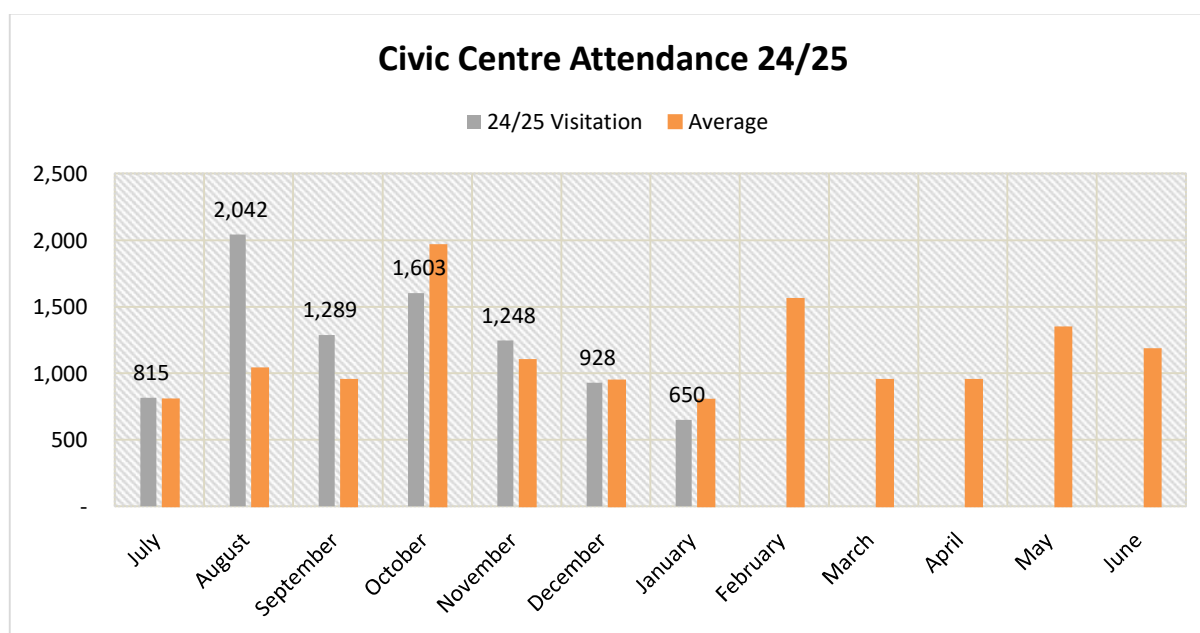


- The Summer Holiday Program concluded on 24 January with 233 children participating in a wide variety of activities including kaleidoscopes, tech & robotics, teen jewellery and fabric painting a library bag. Regular programming recommenced on 27 January with 34 people attending outreach events and 78 people attending Storytime and Steam Squad.
- Libraries are running a Queensland Art Gallery of Modern Art (QAGOMA) creative partner program between January and June 2025 that ties in with the Asia Pacific Triennial exhibition at GOMA and the QLD Art Gallery. 105 children and adults participated in the program in January.

- Somerset Libraries will participate in the QLD wide library promotional campaign, *How Do You Library?* from February.
- Uptake of the *Somerset On The Go* library app continues with 51 new devices onboarded during January and a 21% increase in app launches.
- Facebook engagement grew between December and January with a 14% increase in page views, a 19% increase in customer interaction and 33 new followers.




Somerset Civic Centre

		
Visitation	Private/Council Events	Programmed Events
650	12	Nil

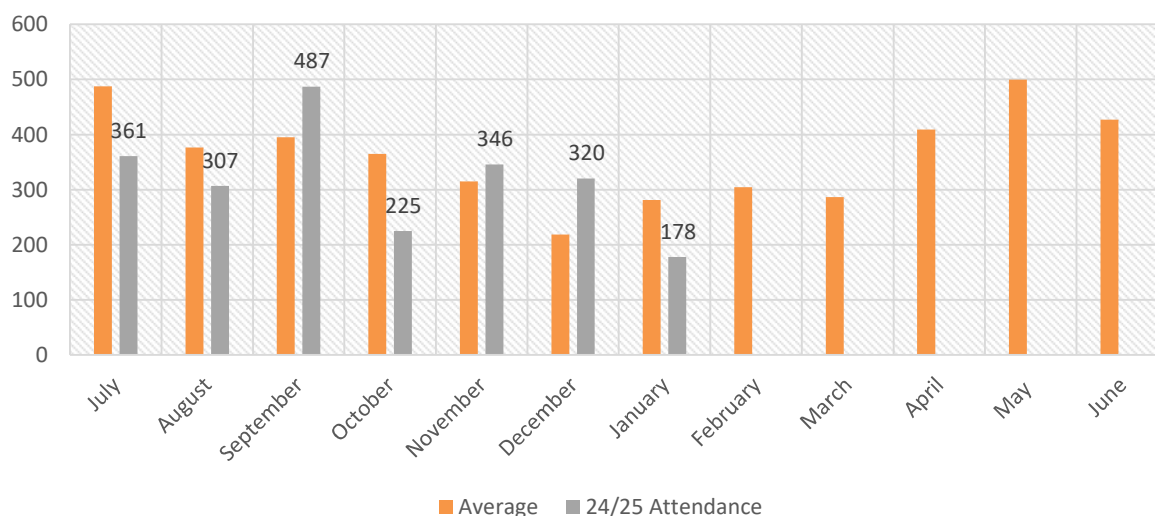


- Regular hires and venue bookings were paused over the Christmas and New Year period allowing venue staff to make several building improvements. New stage curtains were delivered and installed, alongside the replacement of the old stage lighting bar. The old tungsten lamp fixtures have been decommissioned with 37 new LED fixtures installed.

The Condensery

		
Visitation	Public programs	Exhibitions in development
178	3	9

The Condensery Attendance 24/25



Exhibitions and Events

- Exhibitions; Lionel Fogarty and Elysha Rei's exhibitions *Moiyum wungumbil mugerra bullonga* and *余白の美: Yohaku no bi (the beauty of empty space)* opened 23 November 2024 and continued throughout January.
- The 2025 Condensery program was launched.
- Preparations continue for The Condensery's inaugural Harvest Biennial, launching 15 February 2025 and featuring the work of five Somerset artists: Cassandra Hodgins, Jim Filmer, Naomi McKenzie, Sandi Hook and Shirley Gregor.
- A suite of programs, artist talks and events connected to this exhibition are on The Condensery's website.
- Gallery Curator participated in Regional Realities, a panel discussion at the Institute of Modern Art on 25 January 2025, alongside gallery directors from Rockhampton, Sunshine Coast and Townsville.

Youth Engagement and Community Development

In January 2025, 31 nominated youth leaders from the Lowood, Toogoolawah and Kilcoy State High Schools participated in a three-day youth leadership camp which was held at the Sunshine Coast Recreation Centre. The camp focused on enhancing communication, leadership, and personal development.

Throughout the camp, students were given the opportunity to showcase their talents, engage in group activities, and interact with like-minded peers from across the region. This experience provided invaluable insights into the role of local Council in supporting youth initiatives and the broader community.

Council is committed to continuing its engagement with these youth leaders throughout 2025, fostering an ongoing connection and offering further opportunities for leadership growth.

Events and Activities

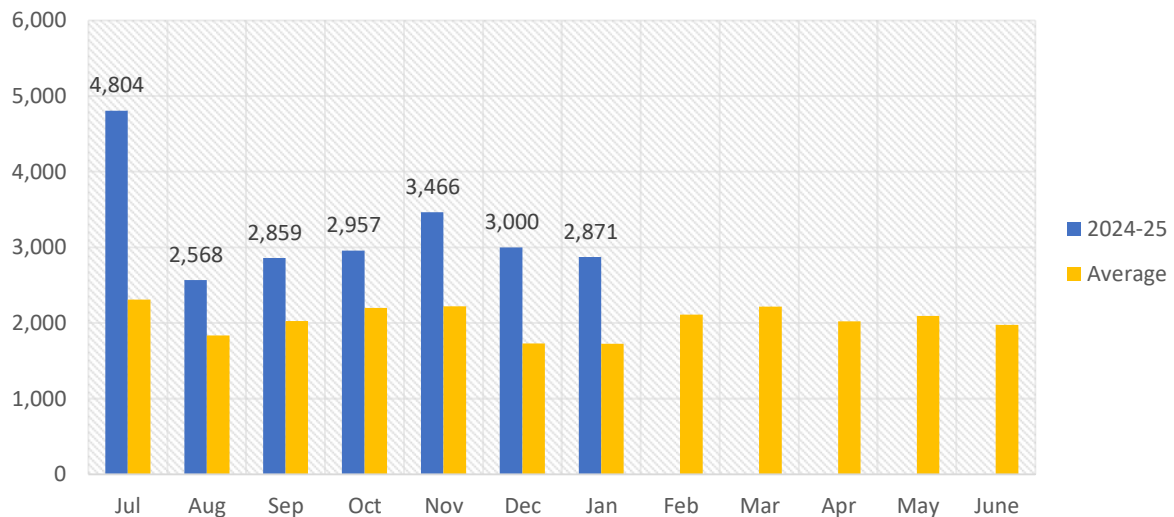
- The Mad Hatters Tea Party, aimed at families, is scheduled for Tuesday, 8 April and will be held in Clock Park, Lowood. This event invites family support stakeholders to attend and provide fun activities for children and families, including helpful information to support their wellbeing. The event is designed to foster a sense of community and connection while offering enjoyable and informative experiences for all attendees.
- The Roller Disco will take place on Saturday, 12 April at the Somerset Civic Centre, offering a lively and inclusive activity for local youth and families.
- Youth and Community Development Officer attended the monthly Talkin' It Up Youth Mental Health Steering Committee meeting. This year Talkin' It Up will be held at Faith Lutheran College on 8 August 2025.
- Youth and Community Development Officer attended the Mums and Bubs Social Group organised by Mercy Community in Lowood. This group provides an opportunity to connect with local parents and the broader community, while also identifying potential needs for support within the region.
- Planning commenced for International Women's Day, which will be celebrated at the Civic Centre on Wednesday, 5 March. It will include a high tea and a talk by guest speaker Karen Wilson from Council of the Aging.
- The newly appointed Community Outreach Officer commenced planning a calendar of events for the 'In Good Company' program, funded by the Department of Families, Seniors, Disability Services and Child Safety. This program will provide a mix of social activities for seniors as well as some information sessions to build their capacity to make more informed decisions. Speakers on various topics are in the process of being scheduled, with March having presentations to discuss dementia and cognitive decline. Other topics including safe driving, scam awareness and telehealth are being planned. Social activities including Midday Movies in Kilcoy, Coominya Capers, Toogoolawah Crafters and Toogoolawah Tournies are also being planned.

Sport and Recreation

The following contains an overview of Sport and Recreation facilities, programs and projects for the month of January 2025.

Fernvale Indoor Sports Centre (PCYC Fernvale)

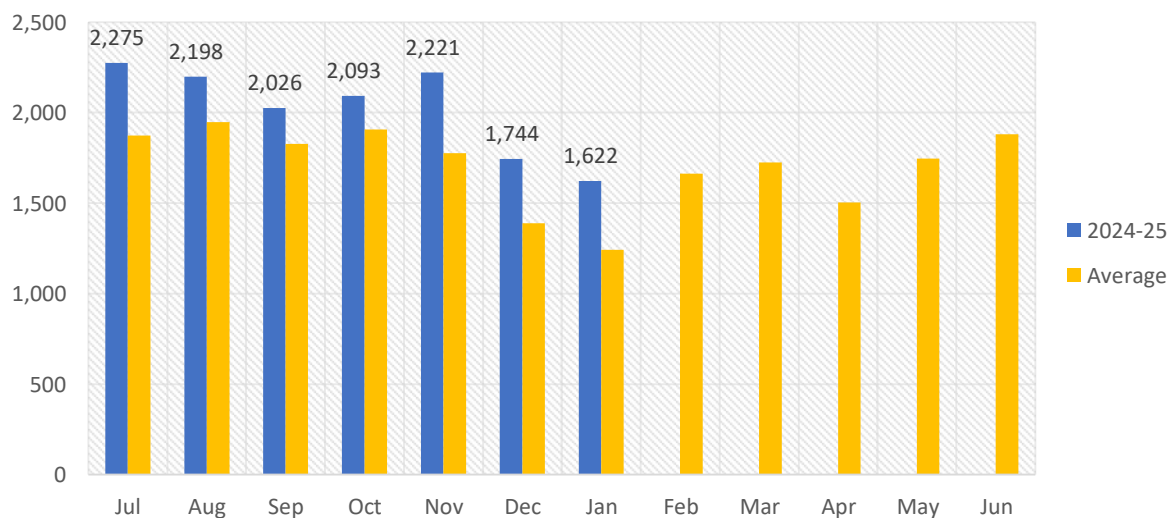
- Record Monthly Attendance for January (2,871).
- Comparative to Monthly Historical Average – POSITIVE +1,145 (Average –1,726).
- Gym Membership Change – POSITIVE +160 (Current Membership – 1,231).
- Saturday gymnastics programs added to Saturdays due to high demand.
- Launch of Kickstart Online Gym Program to provide support and motivation.
- Launch of Playtime active sessions providing activity and coordination for infants.
- 92 participants took part in drop in programs of boxing and basketball.
- No incidents to report.



Graph: Monthly Attendance of the Fernvale Indoor Sports Centre - 2024-25 versus Average

Kilcoy Indoor Sports Centre

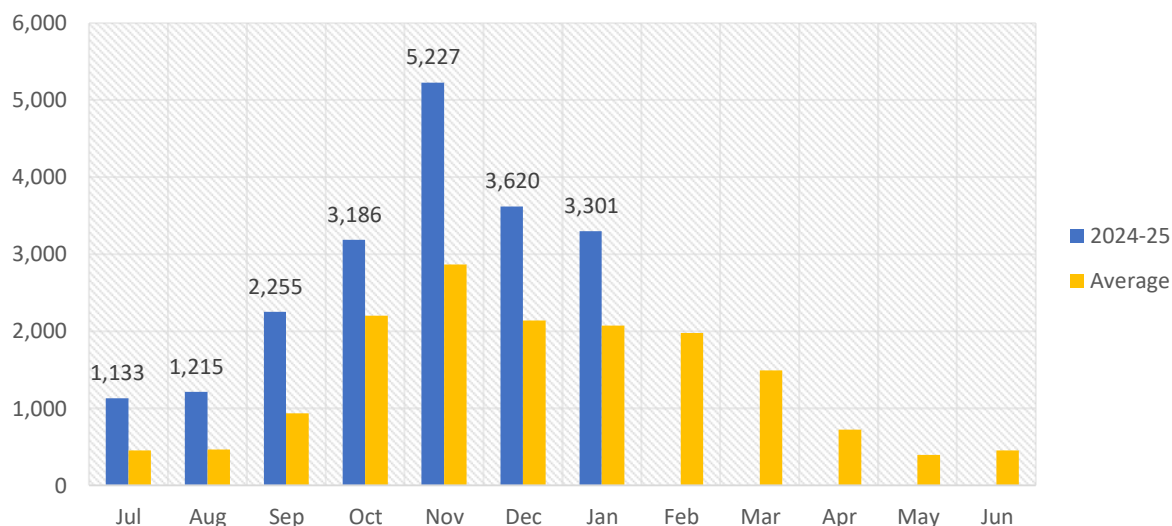
- Comparative to Monthly Historical Average - POSITIVE +381 (Average – 1,241).
- Gym Membership Change – POSITIVE +7 (Current Membership – 126).
- 68 participants in Play Group.
- 82 participants in All Abilities Program.
- 220 participants in Indoor Court Sports.
- No incidents to report.



Graph: Monthly Attendance of the Kilcoy Indoor Sports Centre - 2024-25 versus Average

Toogoolawah Swimming Pool and Community Gym

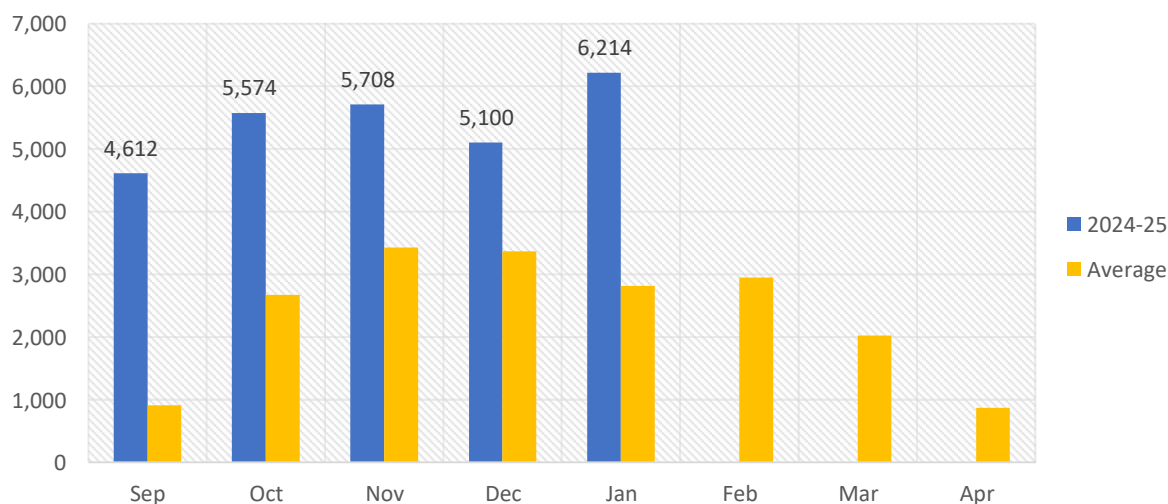
- Record Monthly Attendance for January (3,301).
- Comparative to Monthly Historical Average – POSITIVE +1,227 (Average – 2,074).
- Gym Membership Change – POSITIVE +3 (Current Membership - 107).
- 310 participants in Aqua Aerobics.
- Facility Manager, Jayne McKenzie, became Ambassador for Water Safety Teaching.
- 90 participants in learn to swim classes.
- No incidents to report.



Graph: Monthly Attendance of the Toogoolawah Swimming Pool and Community Gym - 2024-25 versus Average

Lowood Swimming Pool

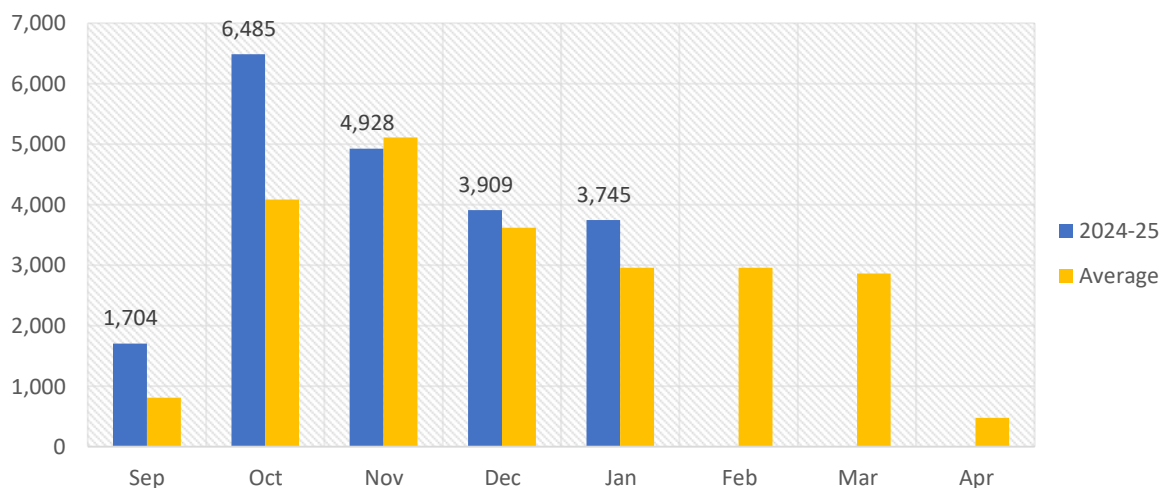
- Record Monthly Attendance for the Facility (6,214). The first time the facility has passed 6,000 attendances in a month.
- Comparative to Monthly Historical Average – POSITIVE +3,398 (Average – 2,816).
- Addition of two aqua classes with an average of 25 participants across all classes.
- Hosted Lowood State High School Swimming Carnival with 400 students attending.
- Pool closed early on three occasions due to lightning events.
- No incidents to report.



Graph: Monthly Attendance of the Lowood Swimming Pool - 2024-25 versus Average

Kilcoy Aquatic Centre

- Comparative to Monthly Historical Average – POSITIVE +784 (Average – 2,961).
- 215 participants took part in Aqua Aerobics.
- 504 children participated in Learn-to-Swim program.
- 89 members attended Swimming Club.
- Pool closed briefly on three occasions due to storm activity.
- One minor incident. No further action by Council required.



Graph: Monthly Attendance of the Kilcoy Aquatic Centre - 2024-25 versus Average

Sport and Recreation Highlights and Projects

- Australia Day Pool Parties were held across the region as part of 2025 Australia Day Celebrations at the aquatic facilities in Kilcoy, Lowood and Toogoolawah. Council provided free entry, entertainment and a community BBQ at each venue. The weather proved to be perfect for a pool party with over 500 patrons coming through the gates of the three facilities.
- A Club Workshop Dinner hosted by Council officers was held at the Lowood Bowls Club on 29 January with 29 representatives from 12 sporting clubs in attendance to share ideas and dinner with Councillors and guest speakers. Presentations included the updated "Club IQ" club resource website and grants update by Karyn Kleidon from the Department of Sport, Racing and Olympic and Paralympic Games, and a club safety and security health check by TJ Baker from PCYC Qld. Attendees discussed strategies and fielded questions regarding topics including committee governance, grant applications and planning, and were pleased with an opportunity to access relevant information and discuss solutions with other clubs. Future topics for workshops will include budgeting, volunteer management and grant writing.
- The Tender for the Fernvale Sports Park Irrigation and Field Refurbishment Project opened in late January and will close late February. The project is co funded by the Queensland Government Minor Infrastructure and Inclusive Facilities Fund.

Attachments

Nil.

Recommendation

THAT Council receive the Corporate and Community Services monthly report for January 2025 and the contents be noted.

Resolution

Moved – Cr Bishop

Seconded – Cr Hurley

"THAT Council receive the Corporate and Community Services monthly report for January 2025 and the contents be noted."

Carried

Vote - Unanimous

Declarable Conflict of Interest – Cr Isidro – Agenda Item 13 Proposed Change of Park Name – Kennedy Park, Row Street, Kilcoy

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.

I will be declaring a conflict of interest in this matter as a fair-minded observer might apprehend that my decision-making might be influenced by my personal interest (being my spousal relationship with Director Craig Young), leading to a decision contrary to the public interest, as it is fair to assume that a fair-minded observer may assume Craig and/or his team had been significantly involved in this process.

Cr Isidro left the meeting at 9.30am.

Subject:	Proposed Change of Park Name – Kennedy Park, Row Street, Kilcoy
File Ref:	Parks and reserves - naming - Parks and Reserves (1606458)
Action Officer:	QAO/SES

Background/Summary

A customer service request has been received requesting that Council change the name of Kennedy Park in Row Street, Kilcoy. The park is recorded as having been donated by Clare Kennedy in the early to mid-60's to the then Kilcoy Shire Council, with Damien Kennedy's intention being that the park be named Clare Kennedy Park in honour of his wife.

This park is referred to as "Kennedy Park" in Council records on two occasions (Council meetings 19 December 2008 and 27 March 2013). However, no documentation regarding the formal naming of the park has been found in Council records.

Key Considerations:

1. Established Name & Historical Usage:
 - The park has been officially referred to as "Kennedy Park" since its opening on 25 April 1967, as documented in a newspaper article published in the Caboolture News on 4 May 1967.
 - Council records presently refer to the park as "Kennedy Park" suggesting that the name was acknowledged and maintained by the former Kilcoy Shire Council.
2. Recognition of the Kennedy Family Contribution:
 - The name "Kennedy Park" appropriately acknowledges the Kennedy family's significant contribution to Kilcoy's history.
 - While Clare Kennedy is believed to formally donate the land, her husband Damien Kennedy was closely involved, and the Kennedy family as a whole has a long-standing association with the area.
3. Reliance on Official References:
 - No formal documentation has been found confirming the intended name as "Clare Kennedy Park."
 - The newspaper article from 1967 explicitly refers to the park as "Kennedy Park," which is the earliest recorded reference to its official name.

- The fact that Council has consistently referred to it as "Kennedy Park" suggests a decision was made by the former Kilcoy Shire Council, even if formal naming records have not been located.
4. Minimising Unnecessary Change:
- The park's name has been in place for over 55 years with no prior requests for amendment.
 - Changing the name now may cause unnecessary confusion and administrative effort without a strong justification beyond individual recollections.
 - Retaining "Kennedy Park" aligns with historical records and maintains continuity for the community.

Attachments

Attachment A – newspaper article, Caboolture News 4 May 1967

Attachment B – map showing the location of the park between Row and William Streets

Recommendation

THAT Council do not change the name of Kennedy Park, Row Street Kilcoy.

Resolution

Moved – Cr Jess

Seconded – Cr Hurley

"THAT Council do not change the name of Kennedy Park, Row Street Kilcoy."

Carried

Vote - Unanimous

Cr Isidro returned to the meeting at 9.31am.

Subject:	Customer Service Report – January 2025
File Ref:	Officers Report
Action Officer:	CSC

Background/Summary

In delivering on Council's Operational Plan and commitment to excellent customer service, a summary of the customer service section activities for the month of January 2025 is provided below for Council's information.

Summary for January 2025



2,650

**TOTAL
PHONE
CALLS**



2,498

**PHONE CALLS
RECEIVED DURING
BUSINESS
HOURS**



119

**PHONE CALLS
RECEIVED
AVERAGE
PER DAY**



53

**PHONE CALLS
RECEIVED BY
AFTER HOURS
CALL CENTRE**

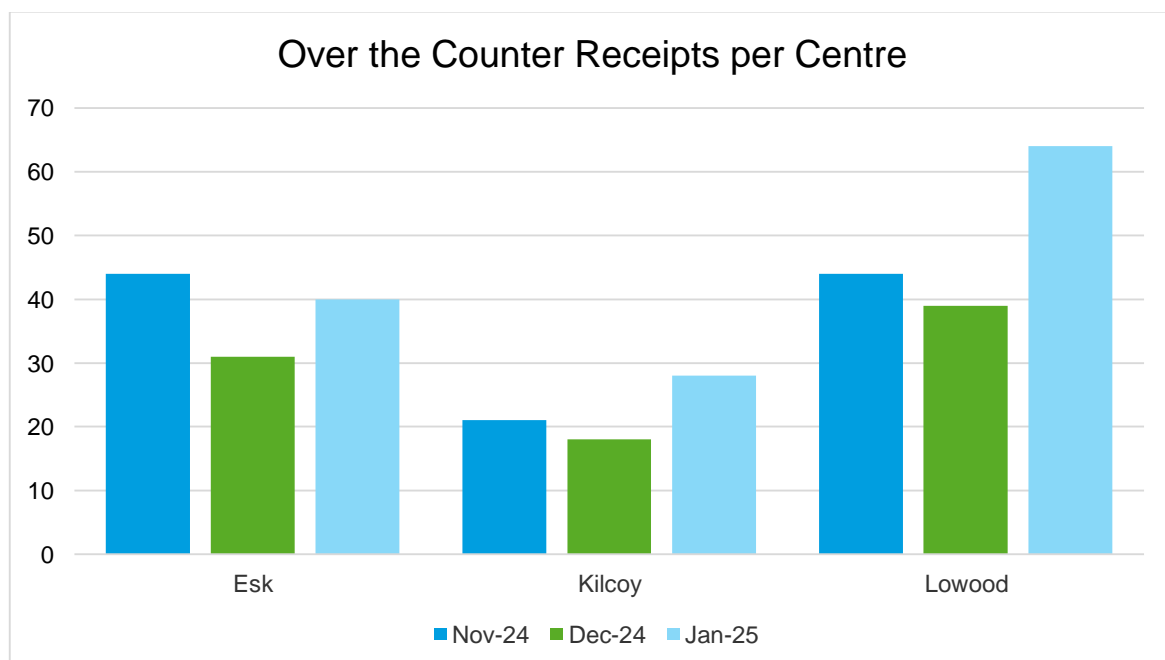
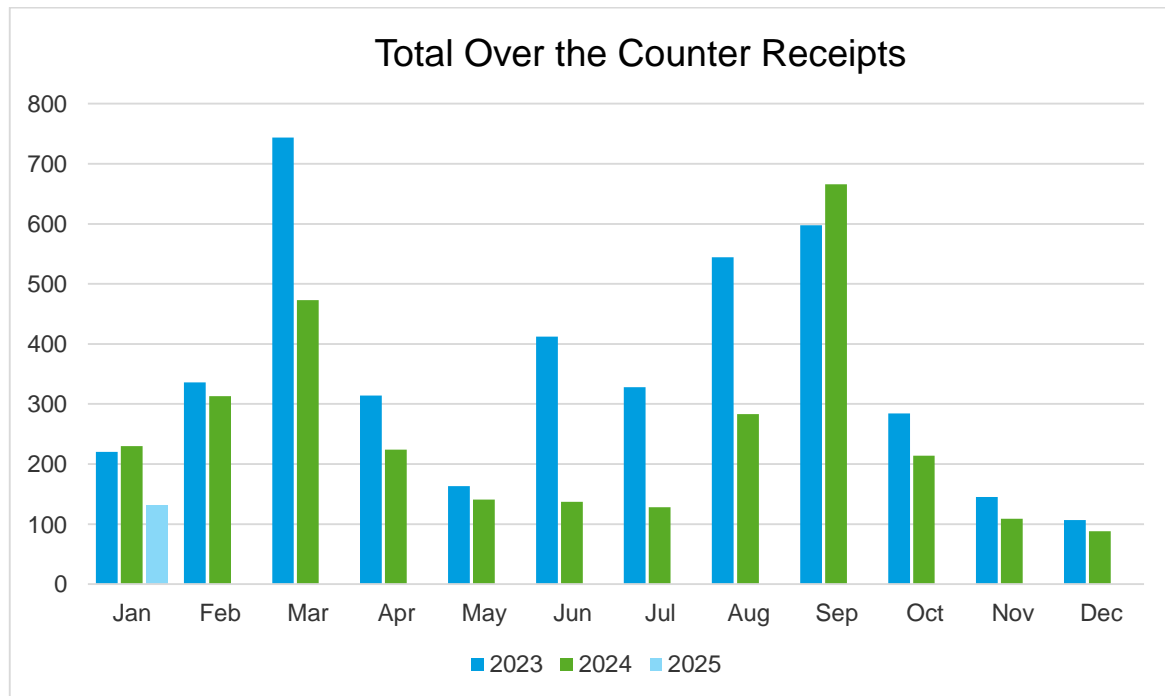


31

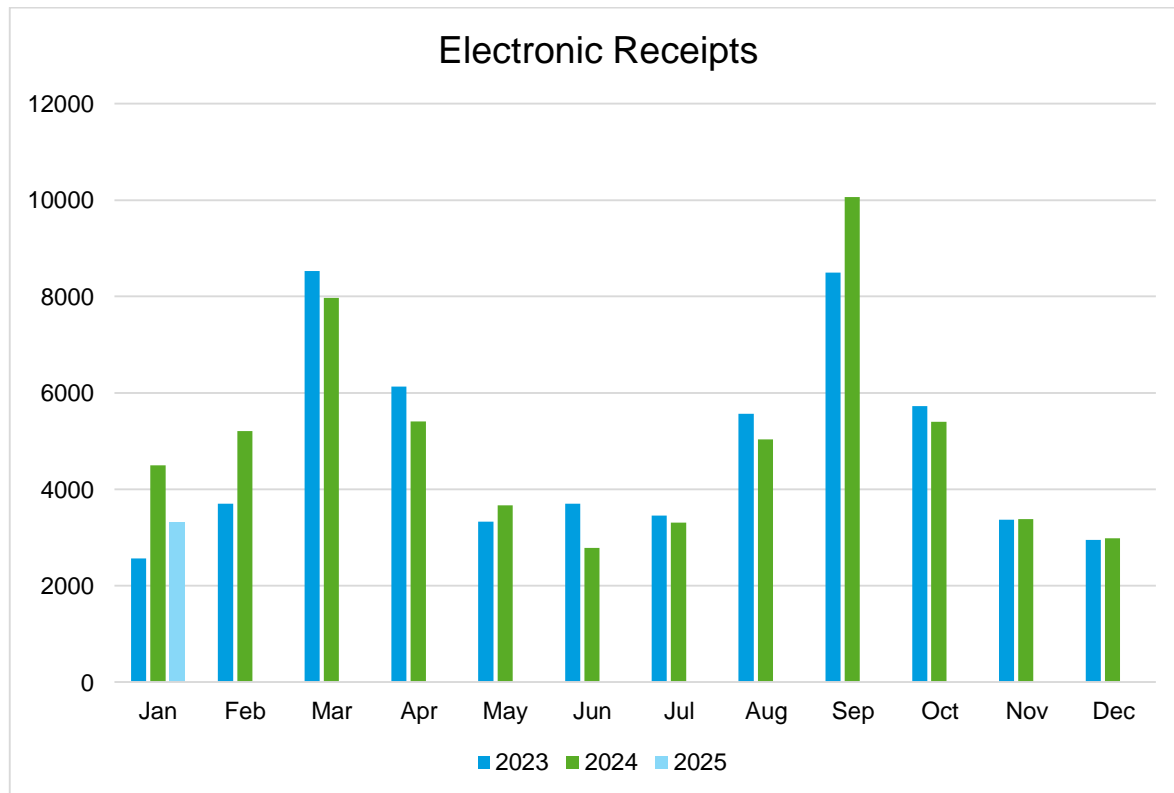
**PHONE CALLS
REFERRED TO
AFTER HOURS
DUTY OFFICER**



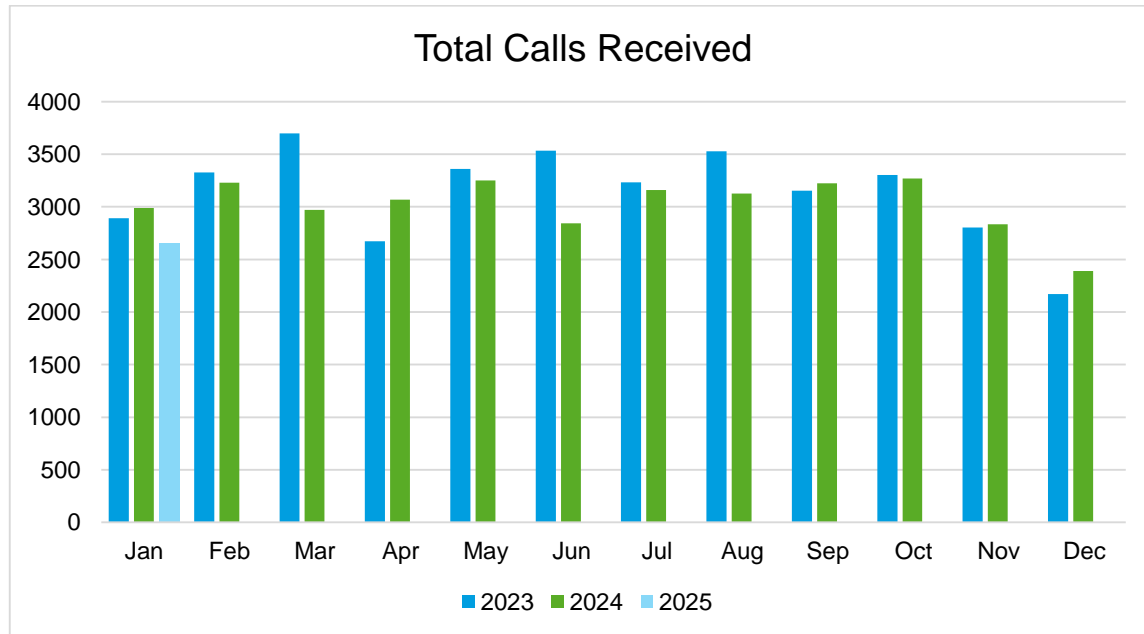
The below table shows the number of Council financial transactions that were taken over the counter at each of the customer service centres in the region for January 2025. These numbers include cheques that were posted into the Council. In total there was 132 financial transactions across the three customer service centres with 40 at Esk Administration Centre, 28 at Kilcoy Customer Service Centre and 64 at Lowood Customer Service Centre for December 2024.



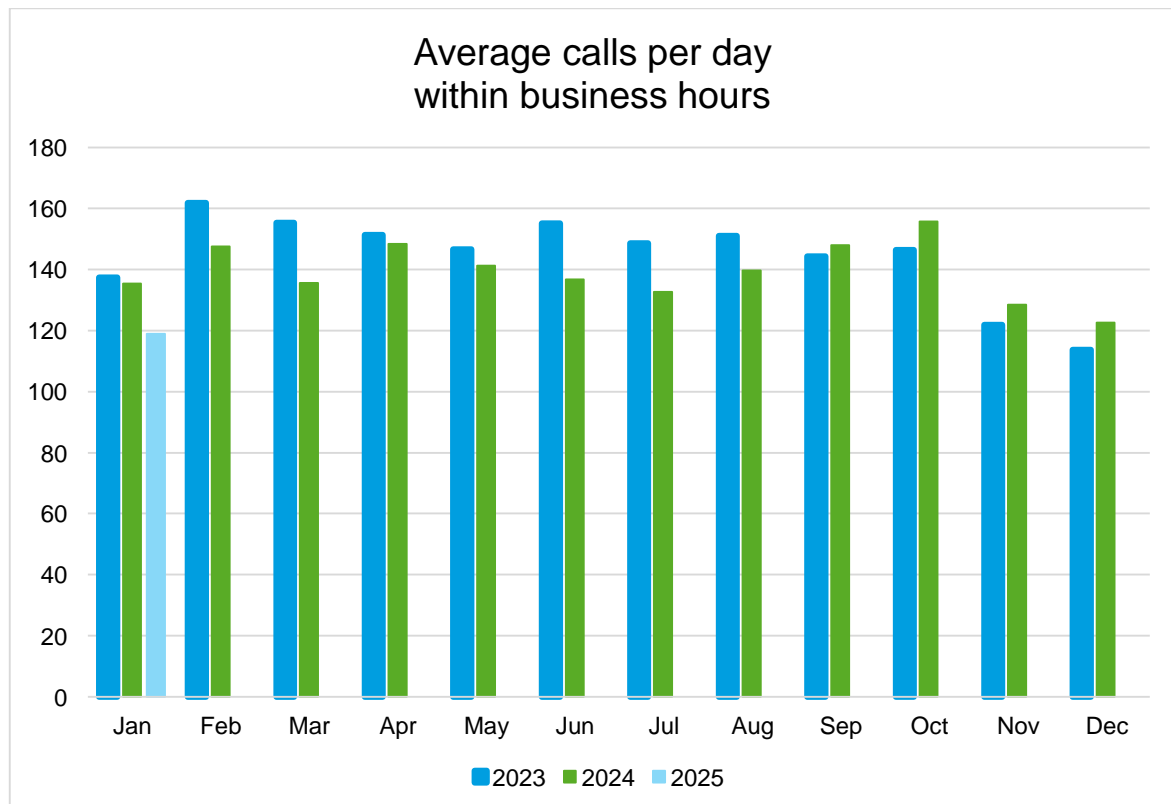
The below table illustrates all other financial transactions (excluding over the counter receipts) received at Council and processed by the finance department. These are BPay and EFT (electronic funds transfer) transactions for payments such as rates, animal registration etc. For the month of January there were 3,308 transactions. Compared to December 2024 there was an increase of 322 transactions.



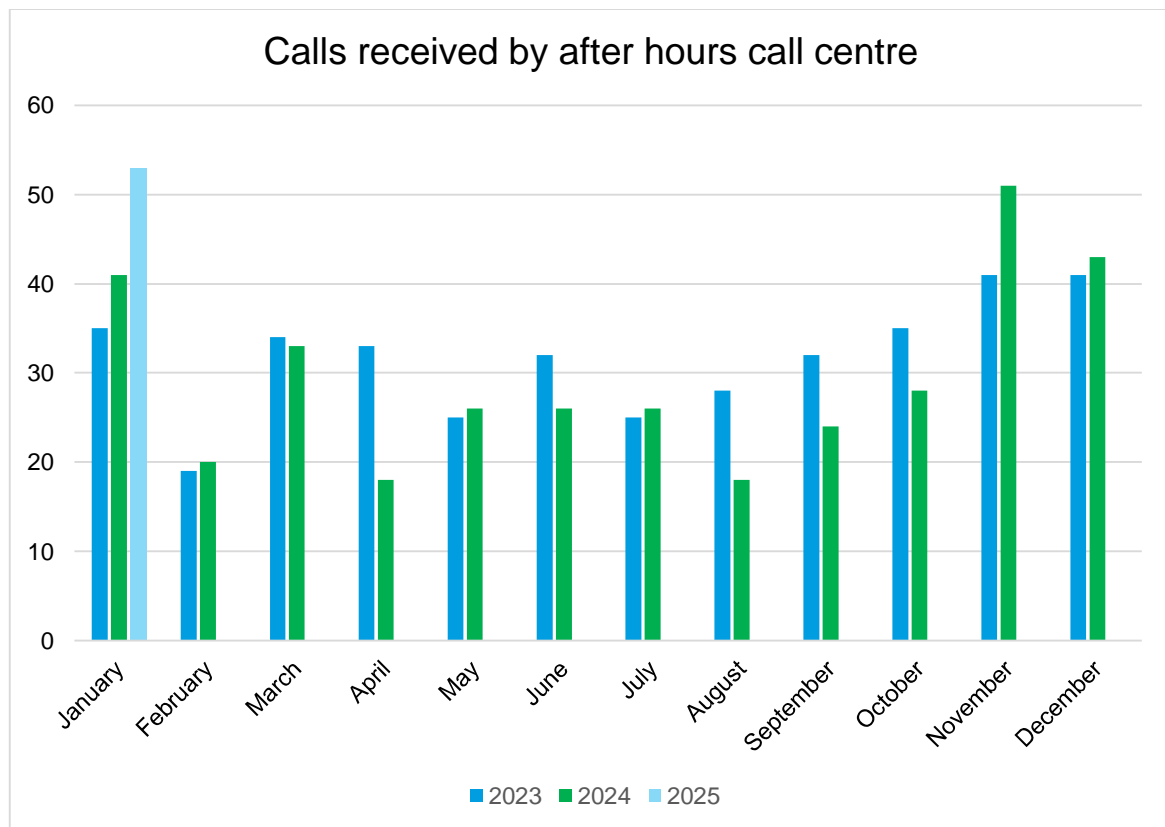
Below are the total number of calls received into the Council main phone line (07 5424 4000), including out of hours, compared to previous calendar years. Calls received does not include internal calls made within Council, or outbound calls. There were 2,650 calls received for the month January 2025. This is an increase of 259 calls compared to December 2024. Compared to January 2024 there was a decrease of 338 calls for the month.



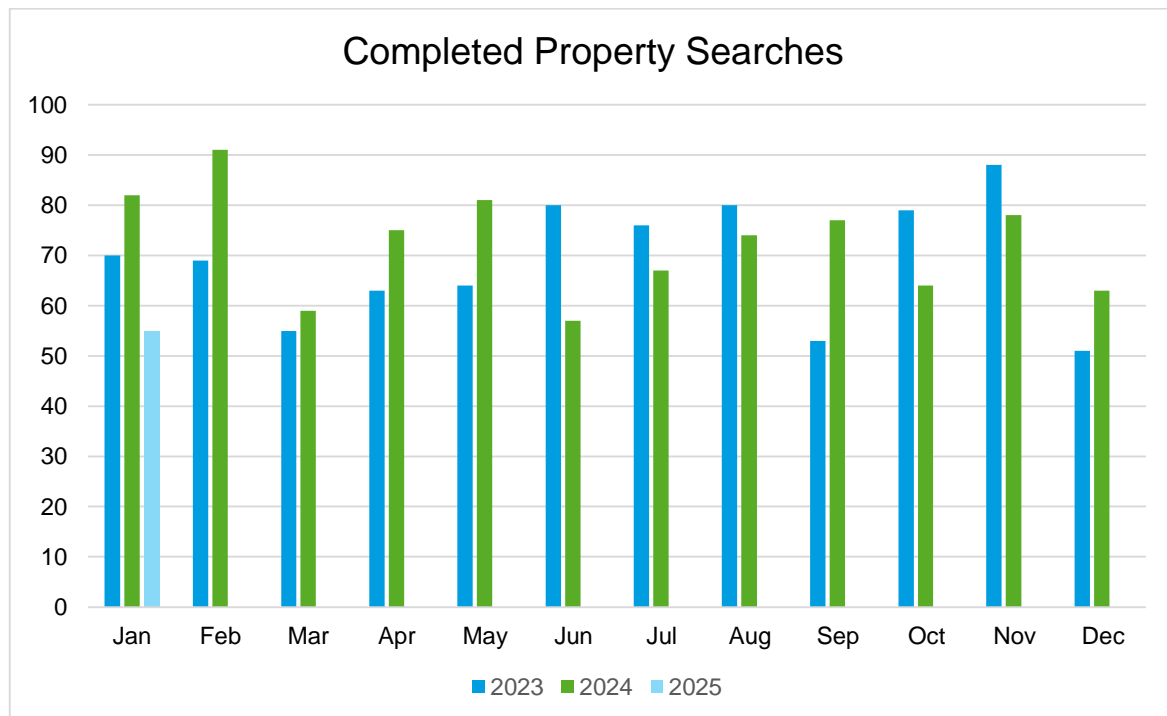
Listed below is a comparison of the average calls received per day within business hours. On average there were 119 calls received each business day for January 2025, which was a decrease of four calls on average per day from December 2024. Compared to January 2024 there was a decrease of 16 calls on average per day.



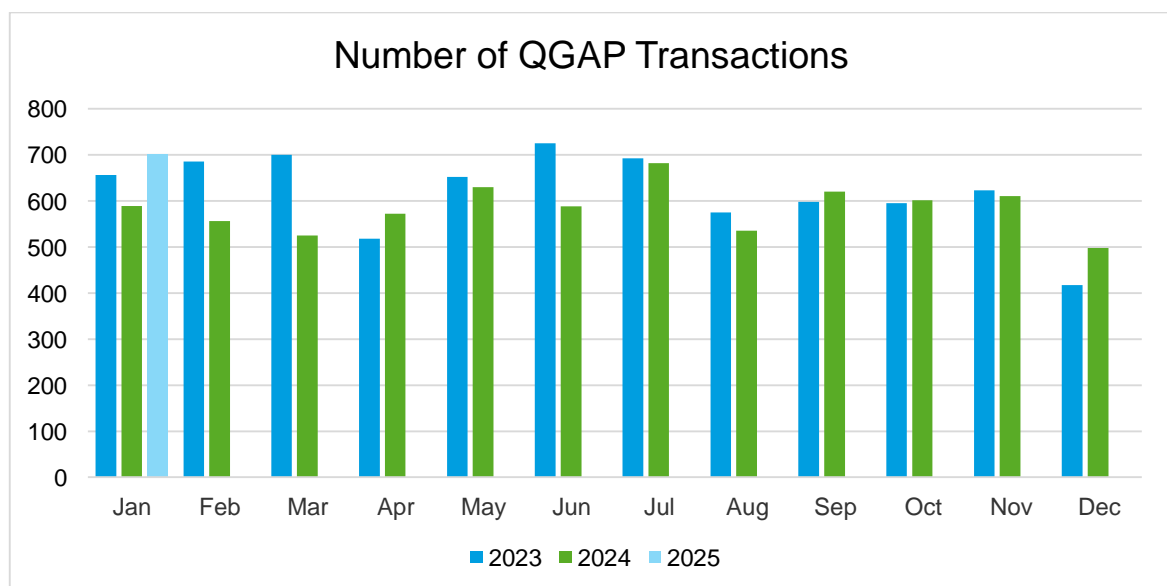
There were 2,498 calls received during business hours and 152 out of hours with 152 calls received out of hours, 53 calls were transferred to the afterhours call centre. Note: 8 of these calls were not Council related and were subsequently referred to the appropriate service providers.



For the month of January 2025 there were 55 property searches completed for prospective purchasers. This decreased by 8 completed searches for the month compared to November 2024.



There were 700 Queensland Government Agent Program (QGAP) transactions for the Lowood QGAP agency in January 2025. This is the highest number of transactions taken in a month for this office in 18 months. On average there were 33 transactions per business day in January.



QGAP conducted an annual customer satisfaction survey over a four-week period during December. This survey concluded that 100% of customers surveyed at the Lowood QGAP site reported their enquiry was resolved in full and that they were satisfied of the quality of the service including service time. 65% of customers surveyed reported they prefer to visit Lowood QGAP in person, 21% reported that the services accessed were not offered online and 14% reported other reason.

Other services

For the month of January 2025, the customer service team also assisted with additional responsibilities to various sections - departments of Council including provision of administration support, graphic design development, processing of advertising requests, catering and meeting set up requirements, Commissioner of Declaration duties for members of the public, hire arrangements at various public access facilities throughout the Somerset region, etc.

Attachments

Nil

Recommendation

THAT Council receive the *Customer Service Report for January 2025* and the contents be noted.

Resolution

Moved – Cr Hurley

Seconded – Cr Brieschke

“THAT Council receive the *Customer Service Report for January 2025* and the contents be noted.”

Carried

Vote - Unanimous

Subject:	Action under section 130 of the Local Government Regulation 2012
File Ref:	Rates and government valuations – rate payments – FY2025
Action Officer:	Senior Rates Officer

Background/Summary

It is recommended that Council use section 130 of the Local Government Regulation 2012 to potentially save administrative costs in respect of rate payments received on 2 and 3 April 2025. The due date showing on rate notices that issue on 18 February 2025 will be 1 April 2025.

The regulation says:

130(7) The local government may, by resolution, change the discount period to end on a later day (the new discount day).

130(8) However, if the discount period is changed under subsection (7), the local government must also, by resolution, change the due date for payment to a later day that is no earlier than the new discount day.

Attachments

Nil

Recommendation

THAT Council, under subsections 130 (7) and (8) of the Local Government Regulation 2012, change the discount date and the due date for payment for the current rating period to 3 April 2025.

Resolution	Moved – Cr Bishop	Seconded – Cr Brieschke
	<p>“THAT Council, under subsections 130 (7) and (8) of the Local Government Regulation 2012, change the discount date and the due date for payment for the current rating period to 3 April 2025.”</p> <p style="text-align: right;"><i><u>Carried</u></i></p> <p><i>Vote - Unanimous</i></p>	

Subject:	Community Assistance Grants – Somerset Excellence Bursaries approved by CEO – January 2025
File Ref:	Community Relations – Sponsorships – Somerset Excellence Bursaries
Action Officer:	ESO - KG

Background/Summary

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

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

- Regional Level selection \$250
- State Level selection \$500
- National Level selection \$750
- Selection for an event hosted internationally \$1,000
- Team application (Regional, State or National) Up to \$2,000 per team/group of 4 or more individuals.
- Nomination (not selection) of a team to attend an event or training program Up to \$1,000 per team/group for nomination fees of four (4) or more individuals. (Whichever is lesser)

Council received five (5) excellence bursary applications in January 2025. Somerset Excellence Bursary applications for the month of January as detailed below:

Applicant	Bursary Recipient	Doc Id	Field	Level	Event
Tony Lehmann	Sophie Lehmann	<u>1701535</u>	Track and Field (Cross Country)	International \$1,000	Sophie Lehmann has been selected as part of the 2025 Canada Track and Field Tour team to attend the Jack Brown Memorial at Kelowna Canada on 28-29 June 2025.

Renee Retschlag	Renee Retschlag	<u>1701724</u>	Wood Chopping	International \$1,000	Renee Retschlag has been selected as part of the Australian Women's Wood Chopping Team to attend the International Relay Series at Bushtown, New Zealand on 8 - 9 March 2025.
Ross Jardine	Grace Jardine	<u>1702596</u>	Triathlon	Regional \$250	Grace Jardine has been selected as part of the Darling Downs School Sport team to attend the State Championships at Hervey Bay Sailing Club on 13 - 15 February 2025.
Ross Jardine	Benjamin Jardine	<u>1702596</u>	Triathlon	Regional \$250	Benjamin Jardine has been selected as part of the Darling Downs School Sport team to attend the State Championships at Hervey Bay Sailing Club on 13 - 15 February 2025.
Renee O'Sullivan	Tristan O'Sullivan	<u>1704952</u>	Soccer	Regional \$250	Tristan O'Sullivan has been selected as part of the West Zones U11's team for 2025 to attend the West Zone State Soccer Carnival at Redbank Plain Recreation Reserve on 3 - 5 May 2025.

Attachments

Nil

Recommendation

THAT Council receives the Summary of Awarded Somerset Excellence Bursaries for the month of January 2025 and the contents be noted.

Resolution

Moved – Cr Brieschke

Seconded – Cr Jess

“THAT Council receives the Summary of Awarded Somerset Excellence Bursaries for the month of January 2025 and the contents be noted.”

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2024 – 2025 – Lowood Fernvale District Hack and Pony Club
File Ref:	Community Relations – Sponsorships – Donations – Doc ID 1699093
Action Officer:	ESO - KG

Background/Summary

To assist with the costs associated with the purchase of a new commercial refrigerator and six burner BBQ.

Amount requested:	\$2,500
Total cost of project:	\$2,806.65
Amount recommended to be granted:	\$1,403.35

Attachments

Nil

Recommendation

THAT the application as summarised in this report be recommended for funding and \$1,403.35 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with the purchase of a new commercial refrigerator and six burner BBQ.

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT the application as summarised in this report be recommended for funding and \$1,403.35 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with the purchase of a new commercial refrigerator and six burner BBQ.”

Carried

Vote - Unanimous

Declarable Conflict of Interest – Cr Isidro – Agenda Item 18 Lester Kropp Bridge Tender

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.

I will be declaring a conflict of interest in this matter as a fair-minded observer might apprehend that my decision-making might be influenced by my personal interest (being my spousal relationship with Director Craig Young), leading to a decision contrary to the public interest, as it is fair to assume that a fair-minded observer may assume Craig and/or his team had been significantly involved in this process.

Cr Isidro left the meeting at 9.36am.

Subject:	Lester Kropp Bridge Tender
File Ref:	Corporate Management – Tendering – Lester Kropp Bridge

Action Officer:	CEO
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Background/Summary

Council's Delegations Register – Council to the Chief Executive Officer (CEO) includes the following delegations:

72. Chief Executive Officer Power to enter a large-sized contractual arrangement after first inviting written tenders for the contract.

79. Chief Executive Officer Power to invite all persons who submitted a tender to change their tender to take account of a change in the tender specifications.

80. Chief Executive Officer Power to decide to accept a tender or not to accept any tenders it receives.

Council has invited all tenderers for the construction of Lester Kropp Bridge to submit revised offers based on the exclusion of certain elements.

Notwithstanding the above delegations to the CEO, Council's Procurement Policy includes the following:

"All decisions regarding tenders are to be made by Council resolution."

On this occasion however, because the replacement of Lester Kropp Bridge is funded under an agreement with the Australian Government under the Bridges Renewal Program with a contracted delivery date of 23 November 2025, Council's endorsement is sought to allow the CEO to accept a tender offer notwithstanding the Procurement Policy requirement.

Attachments

Confidential Preliminary Tender Report

Recommendation

THAT Council authorises the Chief Executive Officer to accept a tender offer or amended tender offer without Council resolution for the replacement of Lester Kropp Bridge notwithstanding the procurement policy requirement that all decisions regarding tenders are to be made by Council resolution, because of the funding deadlines associated with this project and the public safety matters involved with the existing Lester Kropp Bridge.

Resolution	Moved – Cr Hurley	Seconded – Cr Jess
<p>"THAT Council authorises the Chief Executive Officer to accept a tender offer or amended tender offer without Council resolution for the replacement of Lester Kropp Bridge notwithstanding the procurement policy requirement that all decisions regarding tenders are to be made by Council resolution, because of the funding deadlines associated with this project and the public safety matters involved with the existing Lester Kropp Bridge."</p> <p style="text-align: right;"><u>Carried</u></p> <p>Vote - Unanimous</p>		

Cr Isidro returned to the meeting at 9.55am.

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Cr Brieschke – Councillor Report

February

- 12 Ordinary Council meeting
Workshop meeting
- 13 Brisbane Valley Interagency meeting via Teams
Kilcoy Streetscape Advisory Committee meeting, Kilcoy Memorial Hall
- 14 Student Leader Badge Presentation, Mt Kilcoy State School
Courthouse Art Gallery, Kilcoy
- 15 Opening of Harvest Biennial Volatile Terrain exhibition, Somerset Regional Art
Gallery
- 17 Toogoolawah State High School Investiture Ceremony
Chat with residents, Lowood
- 18 Economic Development & Tourism Advisory Committee meeting
- 19 Chat with a Councillor, Yowie Park, Kilcoy
- 20 Observer, Chief Finance Officer Interviews
- 21 Student Leader Badge Presentation, Glamorgan Vale State School
Commemorative Service for Glenn Dudley, Lowood Ambulance Centre
- 24 Arts, Culture and Heritage Advisory Committee meeting
- 25 Join Ministers Hon Ann Leahy MP and Hon Deb Frecklington MP, the Hon
Shayne Neumann MP and other dignitaries for the official opening of the Scrub
Creek Bridge
Council Briefing session

I attended the opening of the Harvest Biennial Volatile Terrain exhibition at The Condensery Somerset Regional Art Gallery on 15 February and would like to express my appreciation to Council's Gallery Curator Madeline Brewer and guest Curator, Cara-Ann Simpson for their commitment to bringing this special event to our gallery.

This inaugural exhibition is the culmination of two years of planning, learning and creating for and by local artists Cassandra Hodgins, Jim Filmer, Naomi McKenzie, Sandi Hook and Shirley Gregor and guest artists Judy Watson, Dylan Sarra, Megan Cope, Keg de Souza, Marian Drew, Bonita Ely, Kate Geck and Prita Tina Yeganeh.

This exhibition is truly inspiring in its variety and thought-provoking presentation and I encourage the community to take a little time to visit The Condensery to support our local artists and satisfy your curiosity.

Cr Bishop – Councillor Report

February

- 13 West Moreton Landcare
Brisbane Valley Interagency Meeting
- 15 The Condensery exhibition opening
- 17 Lowood State Highschool Investiture Ceremony
- 18 Economic Development and Tourism Advisory Committee
- 19 Kilcoy meet the Councillors

- 20 Northern SEQ RRTG Executive Committee Meeting
- 25 Kilcoy Interagency Meeting

Cr Hurley – Councillor Report

February

- 18 Economic Development and Tourism Advisory Committee
- 19 Kilcoy Councillors 'Come and Chat'
- 25 Scrub Creek Bridge Opening

Cr Freese – Councillor Report

February

- 12 Stanley River Group Rural Fire Brigade
- 15 Volatile Terrain Exhibition @ the Condensery
- 17 Toogoolawah Student Leaders Investiture Ceremony
- 18 Economic Development & Tourism Advisory Committee
- 19 Councillor 'Come and Chat' at Yowie Park in Kilcoy
- 25 Opening of Scrub Creek Bridge

Cr Jess – Councillor Report

February

- 17 Toogoolawah State High School Investiture Ceremony
- 19 Kilcoy Councillors 'Come and Chat'
- 21 Glenn 'Dudds' Dudley plaque memorial
- 25 Scrub Creek Bridge Official Opening

Cr Wendt – Councillor Report

Comseq Delegation

The delegation involved 11 mayors from Comseq travelling internationally to identify learnings from previous regions that have hosted games events with a view to 2032 Brisbane games planning.

We visited Singapore on the way. In many ways Singapore given its relatively small size and rapidly growing population(6m) shares many challenges with South East Queensland (SEQ).

We visited Singapore's government planning hub where a long-term holistic approach to urban expansion that considers transport infrastructure, liveability of residents, environmental impacts/sustainability are considered. SEQ faces challenges with its waste and Singapore utilizes recycling facilities and then energy from waste through incineration to deal with this. This is something that Comseq is considering for a whole of region approach given the ever-increasing waste levy being passed on to our councils and the need for large quantities of base product required to make any system financially viable moving forward.

The usage of underground infrastructure to allow fast travel throughout the region without compromising land usage and maintaining less road infrastructure and hence a more satisfying visual amenity is world class and really needs consideration in SEQ in my opinion now rather than considering it in 25 years. The government has done a fantastic job of maintaining a "green feel" to the city by utilizing landscaping throughout the verges of all main above ground traffic areas. For Somerset we currently have the advantage of our vast "green rural " amenity and we need to preserve this where possible.

Singapore has utilized significant electronics and AI to provide pre-emptive maintenance to public facilities based on consumer feedback at the facility. Given our rural network this is currently out of the reach of our region but when we finally have reliable telecommunications- hopefully by 2032 this may be something for the future.

We then travelled to Manchester to meet with business and government representatives to discuss the acceleration of the business district of Manchester. There has been a historic city deal struck between all levels of government that has stimulated significant infrastructure building and attracted commercial investors to the region. We examined the redevelopment of the once industrial wharf area that was abandoned many years previous but has been redeveloped to accommodate both residential and commercial investment. Infrastructure that improves liveability as the same time as attracts tourists was inspected.

In 2022 Manchester hosted the commonwealth games where again legacy opportunities were considered and today significant facilities that support professional teams and athletes but also school students and the public (by keeping costs low) are well utilized. The transport infrastructure both public transport and active -walking, cycling etc have supported significant residential development on the outskirts of the city to enable people to live out of the main hub of Manchester but easily travel into town.

Next stop Paris. An iconic city that just hosted the 2024 Olympic games. We examined the public transport system, trains, underground, buses and how developed and increased the capacity for the Olympics to supply passenger demand during the games but now planned station extensions required post Olympics are being constructed to compliment the expansion to the system-particularly the underground.

We examined facilities built for events that are now being modified for community and team events. Venues that were exclusively used for sports during the Olympics now multipurpose facilities for sports, concerts, school functions. These facilities were constructed with these legacy opportunities in mind, so modifications are minimal to complete the long term solutions. Athletes' villages were constructed with long term residential apartments in mind and transport connectivity for long term community liveability. Sustainable designs were considered to reduce the requirement for extra heating and cooling. Some of the highest density lower socioeconomic areas were chosen outside of the centre of Paris for a large percentage of the infrastructure upgrades to accelerate development and interest in these areas, providing employment opportunities but attracting business investment.

The Government spend a lot of years on education once the games were initially announced and continued to work with the community and try and stimulate a buy in and build excitement around the coming Olympics. They admit there was always negativity right up to the games but now the legacy opportunities are beginning to take the community is excited.

They had 26 "live sites" around Paris where large screens allowed people to view competitions going on within venues, allowing residents that could not afford to buy tickets to be able to share in the excitement of the games. Entertainers around these live sites to add something for everyone. The authorities strived to make the games accessible on some level to the whole community.

It was bitterly cold in England and France a top of 4 degrees. Overall learnings: we need to educate the community on the long term legacy opportunities that the Olympics can offer to SEQ if we get coordination of all levels of Government. Brisbane is going to be showcased to the world and Somerset will be swept up in this given its proximity to the games. There will be

substantial tourism opportunities given 1-2 million expected visitors to Brisbane. Signage will be paramount to facilitate a great tourism experience. We're unlikely to get any competitions or training opportunities in Somerset, but we have a real potential for a live site to enable participation of our residents in the games fever. Hopefully the transport legacy will be the big win for SEQ!

Resolution

Moved – Cr Bishop

Seconded – Cr Hurley

“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

Nil

Closure of Meeting**Summary**

There being no further business, the Mayor, Cr Jason Wendt closed the meeting at 10.14am.