



**Minutes of Ordinary Meeting  
Held Wednesday, 9 April 2025**

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*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 P Keech	(Interim Director Operations)
Mr L Hannan	(Director Planning and Development)
Mrs K Jones	(Director HR and Customer Service)
Mr D Rowe	(Director Corporate and Community Services)
Mrs H Golinski	(Minute Secretary / Executive Assistant)
Mr J Hayden	(Communications Officer)
Observer Mrs P Banditt	(Senior Finance Officer)
Mr G Love	(Engineering Services Manager)

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**Opening of Meeting**

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

**Leave of Absence**

Nil

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

Moved – Cr Bishop

Seconded – Cr Isidro

“THAT Council amend the resolution of 26 March 2025, agenda item 16 – Somerset Arts Culture and heritage Advisory Committee – meeting 24 February 2025 due to an administration error and the word including be replaced with excluding GST and further THAT the Minutes of the Ordinary Meeting held 26 March 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**

April

11 In Good Company information for Seniors – Financial Awareness and Scams, Esk Library 10.00 am – 12.00 pm.

Somerset Regional Council's school holiday program has begun with the family friendly Mad Hatters Tea Party at Clock Park, Lowood yesterday. The Smashing Bumpkins are performing at the Civic Centre today at 10.00 am and there are a variety of craft activities at your local library all through the holidays. The popular Roller Disco is back this Saturday, 5.00 pm at the Somerset Civic Centre and a series of Somerset Sports Smash will be held at Fernvale, Toogoolawah and Kilcoy. Please refer to the School Holiday Program page on Council's website for more information.

**Matters of public interest – Cr Bishop**

It is school holidays and now that the rain has stopped for the moment it is great to see families out and about across the region. There is a range of Somerset Library activities during the school holidays for example the Easter Craft activities here at the Esk Library today. I urge parents and carers to take advantage of these free activities and suggest that they check the Council website for more details.

Council has listened to the community and following discussion at the Economic Development and Tourism Advisory Committee will proceed to support rural business move into agritourism. Somerset Agritourism Mentoring program applications close May 1. Once again, I suggest that in the first instance that interested people check the website.

Council has been heavily promoting its public art project for the Brisbane Valley Rail Trail. Time is running out for potential ideas from local artists, as applications close April 11.

**Matters of public interest – Cr Isidro**

Happy Easter to the Somerset Community! As we embrace this time, may you enjoy the beautiful autumn days with friends and family. Remember to stay safe on the roads and you travel and celebrate. Wishing you a fun and relaxing long weekend filled with laughter and good times!

April

14 Somerset Art Culture and Heritage Advisory Meeting, Esk

18 – 21 Easter

23 Council meeting, Esk

**Matters of public interest Cr Hurley**

Saturday, 12 April the Roller Disco will be held at the Somerset Civic Centre, this fun event is suitable for children of all ages.

The next Come and Chat with Councillors will be held at Bottletree Hotel Glamorgan Vale on Wednesday, 16 April.

**Matters of public interest – Cr Freese**

In Good Company: Financial Security & Scam Awareness at Esk Library from 10:00 – 12:00 on Friday 11<sup>th</sup> April.

Artist Talk with Jim Filmer at The Condensery from 10:30 – 11:20am Friday 11 April.

Come along to this artist talk to learn more about Jim Filmer's longstanding interest in photography, as well as his research on the Wivenhoe Dam's construction process and subsequent submergence of histories beneath the dam's waters.

Kilcoy Races on Saturday 12 April.

Roller Disco at Somerset Civic Centre Saturday 12 April 5 – 8pm.

Somerset Sports Smash – Fernvale Indoor Sports Centre Monday 14 April, Toogoolawah State School Tuesday 15 April and Kilcoy Indoor Sports Centre on Wednesday 16 April.

Try out a variety of sports activities at the Somerset Sports Smash! Sports included in the program at the Fernvale Indoor Sports Centre will include netball, basketball, touch football, futsal, gymnastics.

Come and Chat with Councillors at Bottletree Hotel Glamorgan Vale 10:30 – 12:30 Wednesday 16 April.

**Matters of public interest – Cr Jess**

April

- 10 School Holiday Program - Make Your Own Socks Puppet, Kilcoy Library
- School Holiday Program - Glass Jar Painting, Toogoolawah Library
- 11 School Holiday Program - Make a Volcano, Lowood Library
- 12 Roller Disco, Somerset Civic Centre carpark
- 14 School Holiday Program - Make a Badge, Kilcoy Library
- School Holiday Program - Pipe Cleaner Monsters, Lowood
- Somerset Sports Smash, Fernvale Indoor Sports Centre
- 15 School Holiday Program - Easter Craft Session, Toogoolawah Library
- Somerset Sports Smash, Toogoolawah State High School

- 16 School Holiday Program - Make a Badge, Esk Library  
School Holiday Program - Easter Craft Session, Kilcoy Library  
Councillor Come and Chat, Bottletree Hotel Glamorgan Vale  
Somerset Sports Smash, Kilcoy Indoor Sports Centre

Somerset Regional Council is seeking Expressions of Interest from Somerset and South East Queensland artists to deliver public artworks for the Brisbane Valley Rail Trail. Apply by 12pm on the 11 April 2025 by emailing your EOI to [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au)

Applications for Somerset's Mayoral Gala Charity Ball Fund are now open. Charitable organisations are invited to apply for grants to assist in delivering programs or services to people living with a disability, homelessness, trauma, abuse, or neglect within Somerset.

Applications for the latest round will close 5pm Monday, 14 April 2025. The application form and guidelines are available on council's website: [somerset.qld.gov.au/community/community-assistance-grants](https://somerset.qld.gov.au/community/community-assistance-grants)

### Declarations of Interest

Cr Jess declared an interest in agenda item 10 -Tender 1393 – Fernvale Sports Park Irrigation and Field Refurbishment.

<b>Subject:</b>	<b>Local Government Infrastructure Plan – Adoption of Interim Amendment</b>
<b>File Ref:</b>	<b>Interim Amendment – Local Government Infrastructure Plan</b>
<b>Action Officer:</b>	<b>SP – MJ</b>

### Background/Summary

The Somerset Region Planning Scheme includes a Local Government Infrastructure Plan (LGIP). The LGIP identifies the trunk development infrastructure needed to service existing and projected growth across the region's Priority Infrastructure Areas (PIAs). The LGIP ensures trunk infrastructure is delivered in a coordinated, efficient and financially viable manner.

In 2023, Council undertook a review of the LGIP as required by the *Minister's Guidelines and Rules* (MGR). The review highlighted improvement opportunities for the LGIP. As such, an interim amendment to the LGIP is proposed which will review trunk infrastructure across the region. At Council's Ordinary Meeting of 19 December 2024, it was resolved to make an interim amendment to the LGIP.

Following Council's decision to make an amendment, the MGR requires Council to consult with any relevant infrastructure State agency or distributor retailer (Urban Utilities) which may be impacted by the proposed amendment. The MGR also identifies that the local government must undertake public consultation for a minimum of 15 business days.

As such, the Interim LGIP amendment was made available for public comment from 20 December 2024 until 23 January 2025. During this time, no submissions were received. Council did receive comments from Urban Utilities regarding the amendment.

In accordance with Chapter 5, part 5, section 5.3 of the MGR, following Council officers review of the comments provided by Urban Utilities, it is recommended that no further changes be made to the LGIP. It is intended that separate discussions be undertaken with Urban Utilities to address their comments as part of the LGIP review.

As part of the finalisation of the interim LGIP amendment and through preparation of the Review Checklist, an error was identified Table SC3.1.7. The service catchments listed are incorrect. Table 1 below provides a comparison between the current service catchments and the proposed amendments to align with the Plans for Trunk Infrastructure (PFTI) maps.

Table 1

<b>Current</b>	<b>Correct</b>
<b>Column 1 Service Catchments</b>	<b>Column 1 Service Catchments</b>
Toogoolawah (TR1)	Toogoolawah (PPCL1)
Esk (TR2)	Esk (PPCL2)
Lowood (TR3)	Lowood (PPCL3)
Fernvale (TR4)	Fernvale (PPCL4)
Kilcoy (TR5)	Kilcoy (PPCL5)
Remainder Of Council (TR6)	Remainder of Shire (PPCL6)

It is considered that the change is minor and does not impact on the overall outcome of the LGIP and does not require to undertake public consultation again. The amendment has been rectified as part of the final version of the document.

Council must now decide how to proceed with the amendment. It is recommended that the updated amendment should be adopted.

#### Attachments

Attachment 1 - Interim LGIP documentation

#### Recommendation

THAT Council

1. in accordance with Chapter 5, Part 2, section 5.7 of the *Ministers Guidelines and Rules (MGR)*, Council proceed with the amended version of the Interim Local Government Infrastructure Plan (LGIP) as the change to Table 3.1.7 are not considered to result in the interim LGIP amendment being significantly different to the version released for public consultation.
2. in accordance with Chapter 5, Part 2, section 6.1 of the *MGR*, Council adopt the proposed interim LGIP amendment.
3. the interim LGIP amendment be finalised in accordance with Chapter 5, Part 2, section 6.2 and 6.3 of the *MGR*.

#### Resolution

Moved – Cr Bishop

Seconded – Cr Jess

“THAT Council

1. in accordance with Chapter 5, Part 2, section 5.7 of the *Ministers Guidelines and Rules (MGR)*, Council proceed with the amended version of the Interim Local Government Infrastructure Plan (LGIP) as the change to Table 3.1.7 are not considered to result in the interim LGIP amendment being significantly different to the version released for public consultation.
2. in accordance with Chapter 5, Part 2, section 6.1 of the *MGR*, Council adopt the proposed interim LGIP amendment.
3. the interim LGIP amendment be finalised in accordance with Chapter 5, Part 2, section 6.2 and 6.3 of the *MGR*.”

Carried

Vote - Unanimous

<b>Subject:</b>	<b>Adoption of Charges Resolution (No. 1) 2025</b>
<b>File Ref:</b>	<b>SOMERSET REGIONAL COUNCIL/LAND USE AND PLANNING/PLANNING/Charges Resolutions</b>
<b>Action Officer:</b>	<b>SP—MJ</b>

### Background/Summary

Council levies infrastructure charges on development approvals through a Charges Resolution under section 113 of the *Planning Act 2016* (Planning Act). The charges resolution adopts charges (each an adopted charge) that are less than the Council proportion of the maximum adopted charge (MAC) that is prescribed by the State Government in the *Planning Regulation 2017* (Planning Regulation). The Council proportion of the maximum adopted charge is calculated in accordance with a breakup agreement between Council and Urban Utilities.

The maximum adopted charge is increased from July 1 each year, either:

- a. automatically through the provisions of the Planning Regulation, or
- b. where the State Government replaces the prescribed amounts within the Planning Regulation (which has been the case in each year since 2017, other than in 2023).

Council updated their Charges Resolution (No. 1) 2024 in mid 2024 with the resolution coming into effect on 19 August 2024.

The recent interim amendment to Council's Local Government Infrastructure Plan (LGIP) has necessitated a review of the resolution outside the usual updating cycle linked to the increased in the MAC.

As part of the preparation of the Charges Resolution (No. 1) 2025, the document has been updated to align with a more contemporary template, resulting in wholesale changes to the previous resolution.

This report seeks Council's approval to adopt the draft Charges Resolution (No. 1) 2025 (**Attachment 1**), which includes the following the amendments:

- Consolidate the charges levied to one combined infrastructure value;
- Updated the charge rates for non-residential development;

- Redrafted provisions to improve alignment with terms used in the Planning Regulation, Minister's Guidelines and Rules, and Council's Local Government Infrastructure Plan;
- Amendments for improved clarity and operational efficiency to provide a contemporary document.

The proposed changes do not materially alter the overall infrastructure charge amounts per development type.

The proposed commencement date of Charges Resolution (No. 1) 2025 is Thursday 10 April 2025.

### Attachments

1. Proposed Charges Resolution (No. 1) 2025

### Recommendation

THAT Council:

1. adopt the Charges Resolution (No. 1) 2025, as shown in Appendix A, with a commencement date of Thursday 10 April 2025;
2. publish the Charges Resolution (No.1) 2025 to Council's website in accordance with section 118 of the *Planning Act 2016*; and
3. advise Urban Utilities of Council's adoption of Charges Resolution (No. 1) 2025.

### Resolution

Moved – Cr Bishop

Seconded – Cr Brieschke

“THAT Council:

1. adopt the Charges Resolution (No. 1) 2025, as shown in Appendix A, with a commencement date of Thursday 10 April 2025;
2. publish the Charges Resolution (No.1) 2025 to Council's website in accordance with section 118 of the *Planning Act 2016*; and
3. advise Urban Utilities of Council's adoption of Charges Resolution (No. 1) 2025.”

Carried

Vote - Unanimous

### Declaration of Interest - agenda item 10 -Tender 1393 – Fernvale Sports Park Irrigation and Field Refurbishment. – Cr Jess

I inform this meeting that I have a prescribed conflict of interest in this matter (as defined in section 150 EI of the Local Government Act 2009).

The nature of my interest is as follows

My husband has a lease arrangement with the tenderer.



In accordance with section 150EM of the Local Government Act 2009 I must leave the meeting and stay away from the meeting while this matter is discussed and voted on.

Cr Jess left the meeting at 9.14am.

<b>Subject:</b>	<b>Tender 1393 – Fernvale Sports Park Irrigation and Field Refurbishment</b>
<b>File Ref:</b>	<b>Tender 1393 – Fernvale Sports Park Irrigation and Field Refurbishment Project</b>
<b>Action Officer:</b>	<b>SRO</b>

### Background/Summary

In March 2024 Council was notified of a successful application through the Queensland Government Minor Infrastructure and Inclusive Facilities Fund (Fund) to undertake irrigation and field refurbishment works of the main oval of the Fernvale Sports Park. The scope of works for the project includes irrigation system and works, field refurbishment including levelling, drainage and returfing, and associated works.

The Fund is administered by the Queensland Department of Tourism and Sport, with projects to be completed by 30 November 2025.

The total value of the project, including Council contributions, was estimated to be \$759,539 including GST.

On 29 January 2025 a call for Tender was published for Tender 1393, for the Fernvale Sports Park Irrigation and Field Refurbishment Project. The Tender closed on 26 February 2025 and was promoted, with responses collected, through VendorPanel.

A mandatory Tender site visit was held on 13 February 2025. Seven contractors were represented at the Tender site visit.

Council received a total of four conforming and one non-conforming Tender responses.

A summary of the scoring and prices for the Tender is provided as a confidential attachment to this report. Criteria that were considered as part of the Tender assessments included price (60 per cent), methodology for proposed program (15 per cent), relevant experience and key personnel (15 per cent) and development of competitive local business (10 per cent).

A tender evaluation panel comprising two Council officers and two external suitably qualified consultants reviewed all tender responses. The third-party panel members were appropriately qualified and experienced, and ensured that responses conformed to the specification.

The panel reviewed the four conforming tender responses and found that the response from Twin View Turf Pty Ltd represented the best value for money for Council per the selection criteria.

### Attachments

1. **Confidential** Summary of Tender Evaluations – Tender 1393 – Fernvale Sports Park Irrigation and Field Refurbishment Project

## 2. **Confidential** Report – 1393 – Fernvale Sports Park – Tender Review – 28-02-25

### Recommendation

THAT Council accept the tender from Twin View Turf Pty Ltd for Tender 1393 – Fernvale Sports Park Irrigation and Field Refurbishment Project, totalling \$901,275 including GST.

#### Resolution

Moved – Cr Brieschke      Seconded – Cr Bishop

“THAT Council accept the tender from Twin View Turf Pty Ltd for Tender 1393 – Fernvale Sports Park Irrigation and Field Refurbishment Project, totalling \$901,275 including GST.”

*Carried*

*Vote - Unanimous*

Cr Jess returned to the meeting at 9.16am.

<b>Subject:</b>	<b>Caretaking and Cleaning Agreement – Kilcoy Race Club Inc. – Kilcoy Showgrounds and Racecourse</b>
<b>File Ref:</b>	<b>Legal Documents – Agreements – AG1271</b>
<b>Action Officer:</b>	<b>DCORP</b>

### Background/Summary

The agreement between Somerset Regional Council and Kilcoy Race Club Inc. for the caretaking and cleaning of the Kilcoy Showgrounds and Racecourse facilities expires on 30 April 2025.

The Kilcoy Race Club have expressed an interest in renewing its Caretaking and Cleaning Agreement with Council for a further twelve (12) months from 1 May 2025 until 30 April 2026.

No increase in the fee is proposed, subject to the conditions of the Agreement.

### Attachments

**Confidential** – Caretaker and Cleaning Agreement between Somerset Regional Council and Kilcoy Race Club Inc. for the Kilcoy Showgrounds and Racecourse.

### Recommendation

THAT Council resolves it is satisfied that there is only one supplier who is reasonably available to undertake the required caretaking and cleaning activities for Kilcoy Showgrounds and Racecourse, being the Kilcoy Race Club Inc and that a new Agreement for twelve (12) months be entered into, commencing 1 May 2025.

#### Resolution

Moved – Cr Isidro      Seconded – Cr Bishop

“THAT Council resolves it is satisfied that there is only one supplier who is reasonably available to undertake the required caretaking and cleaning activities for Kilcoy Showgrounds and Racecourse, being the Kilcoy Race Club Inc and that a new Agreement for twelve (12) months be entered into, commencing 1 May 2025. ”

*Carried**Vote - Unanimous*

<b>Subject:</b>	<b>Somerset Youth Leaders' Camp 2025 Review</b>
<b>File Ref:</b>	<b>Community Services – Youth Development – Youth Services</b>
<b>Action Officer:</b>	<b>YCDO and SRO</b>

**Background/Summary**

The following report contains an overview of the key projects and activities of the Youth and Community Development Officer (YCDO) and two Sport and Recreation Officers (SROs) at the Somerset Youth Leaders' Camp. The Somerset Youth Leaders' Camp is an annual Somerset Regional Council (Council) event held for young leaders in the Somerset region.

The camp was held at the Sunshine Coast Recreation Centre (SCRC), Currimundi, from Wednesday 15 January to Friday 17 January 2025 and was attended by 31 youth from the 3 secondary schools in the Somerset region – Kilcoy State High School (KSHS), Lowood State High School (LSHS) and Toogoolawah State High School (TSHS).

Council provided the opportunity free of charge, inclusive of transport, activities, catering and accommodation to the youth leaders, who were invited at the discretion of their schools. The camp was supervised by the YCDO, SROs and two staff from Fernvale PCYC. In addition, a teacher from KSHS attended the camp from 15 to 17 January. Day Visitors on 16 January included the Mayor Jason Wendt and Councillor Kylee Isidro. Day Visitors on 17 January included Principal Ross Jardine from TSHS.

The camp program, incorporating both SCRC and Council activities, aimed to engage Somerset young people who will act as student leaders at their respective schools in 2025. This cohort are viewed as representatives for youth across Somerset. The camp program focused on relationship building, youth issues and skills in leadership and communication. The camp aims to encourage ongoing consultation and collaboration between Council and Somerset secondary school leaders, which is now in development for 2025. Camp participants, teachers and additional Student Representative Council members, are aware of the ongoing collaboration opportunities.

Activities facilitated by SCRC, incorporating an Adventure Camp with a Team Building and Leadership theme, included High Ropes, Pool Party, Caving, Archery Zone, Paddle Boarding, Team Challenge, Beach Games and Traditional Indigenous Games. These activities focused on developing students' communication, teamwork and leadership skills. Sessions facilitated by Council officers and Fernvale PCYC were focused on relationship building, leadership and ongoing collaboration opportunities.

Council officers created a survey for students to complete at the end of the camp to inform future camp development. Results from the survey, as well as anecdotal and supervisor feedback, indicate that the Somerset Youth Leaders' Camp continues to provide positive opportunities for school leaders in the region. However, it should be noted that feedback from student and facilitator participants has indicated that a longer camp may be beneficial in the future to support the camp goals.

During the camp, attendees were recognised for their involvement in the Somerset Youth Leaders' Camp through being provided with jerseys by Somerset Regional Council. The jerseys remain popular with students and facilitators, however there was anecdotal feedback

that they are 'hot' for the time of year. An alternative memento for the camp could be considered for future camps.

### Attachments

Nil.

### Recommendation

THAT Council receive and note the Somerset Youth Leaders' Camp 2025 Review report.

#### Resolution

Moved – Cr Bishop

Seconded – Cr Brieschke

“THAT Council receive and note the Somerset Youth Leaders' Camp 2025 Review report.”

Carried

Vote - Unanimous

<b>Subject:</b>	<b>Contract Number 1244 – Operation of Coominya, Harlin and Kilcoy Refuse and Recycling Centres – Extension of Contract and Lease Agreement</b>
<b>File Ref:</b>	<b>Tender 1244 - operation of Coominya, Harlin and Kilcoy Refuse and Recycling Centres</b>
<b>Action Officer:</b>	<b>CSSA</b>

### Background/Summary

At its ordinary meeting on Wednesday, 8 June 2022 Council resolved as follows:

*“THAT Council accept the offer from Kaine Diverse Group Pty Ltd to operate Coominya, Harlin and Kilcoy Refuse and Recycling Centres for a three year period from 1 July 2022 to 30 June 2025.”*

The current contract, number 1244, between Kaine Diverse Group Pty Ltd and Somerset Regional Council to operate Coominya, Harlin and Kilcoy Refuse and Recycling Centres is due to expire at 5pm on 30 June 2025.

These contracts have an option to extend the termination date for 24 months should Council be satisfied with the services and the Contractor be willing to continue providing the service.

The waste management team has been satisfied with the services under this contract to date; however, from time to time, concerns have been raised by the community regarding the performance of waste facilities managed by Kaine Diverse Group. In response, the waste management team has engaged with Kaine Diverse Group, who have been cooperative in addressing these concerns. Discussions have also been held to determine their interest in the possibility of extending the current contract. Kaine Diverse Group has confirmed their willingness to continue with the contract for an additional 12 months under the same terms, conditions, and pricing schedule as agreed to in contract number 1244.

Further, Kaine Diverse Group Pty Ltd separately leases part of lot 154 CSH2118 under a trustee lease which also expires at 5pm on 30 June 2025.

It is not possible for an entity other than Kaine Diverse Group Pty Ltd to occupy the site while it operates the Coominya refuse and recycling centre and it cannot occupy the land without a trustee lease. Therefore, should the contract number 1244 be extended an additional 12 months to expire at 5pm on 30 June 2026, the trustee lease would also need to be extended for another 12 months.

#### Attachments

Nil

#### Recommendation

THAT Council authorise the Chief Executive Officer to offer an extension of

1. twelve months to Kaine Diverse Group Pty Ltd to continue to operate Coominya, Harlin and Kilcoy Refuse and Recycling Centres with the same terms, conditions and pricing schedule and the new expiry date to be 5pm on 30 June 2026.
2. the current lease over the part of lot 154 CSH3118 with the same terms and conditions and the new expiry date to be 5pm on 30 June 2026.

#### Resolution

Moved – Cr Brieschke

Seconded – Cr Bishop

“THAT Council authorise the Chief Executive Officer to offer an extension of

1. twelve months to Kaine Diverse Group Pty Ltd to continue to operate Coominya, Harlin and Kilcoy Refuse and Recycling Centres with the same terms, conditions and pricing schedule and the new expiry date to be 5pm on 30 June 2026.
2. the current lease over the part of lot 154 CSH3118 with the same terms and conditions and the new expiry date to be 5pm on 30 June 2026.

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Esk Garden Fair – Request for Use of Pipeliner Park to Hold Event – Saturday, 21 June 2025</b>
<b>File Ref:</b>	<b>2024-2025 – Council hire agreements and bookings – parks and reserves (1680039)</b>
<b>Action Officer:</b>	<b>CSSA</b>

#### Background/Summary

A park event application has been received from the Valley of the Lakes Garden Club to hold their annual Esk Garden Fair on Saturday, 21 June 2025 in Pipeliner Park, Esk.

This event has been a very successful event over the years with the expected number of visitors in 2025 to be around 7,000. Council has not received any complaints since the event has been held in Pipeliner Park.

The event will open to the public from 8am to 3pm on Saturday, 21 June 2025. The organisers will be charging \$5 per adult visitor attending the fair. The event will have plant

and gardening, food and drink stalls, cooking demonstrations and wire sculptures. Stalls selling food at this event will be required to have food licences issued under the *Food Act 2006* as required. Wherever possible, organisers will engage local community groups for their food outlets.

Organisers will commence marking out the sites on Wednesday, 18 June 2025, with further preparations activities to continue on 19 and 20 June 2025.

It is noted that the weekly Esk Markets will be on, however, both events are planned to proceed together.

A copy of their proposal and draft layout plans have been attached for Councillor's information.

### **Public Liability Insurance**

As a standard condition, Somerset Regional Council require all event holders to hold \$20 million public liability insurance.

Event holders must undertake a risk assessment prior to conducting any event on the licenced area identifying any possible risks of hosting an event on the Licensed Area and strategies for mitigating any risk identified and will provide a risk management plan to the Council no later than 14 days prior to hosting the event and will obtain written acknowledgement from all event participants in favour of the Council and the State, where required, that they are using the Licenced Area at their own risk.

For the safety of visitors to the event, last year cyclists were not permitted to travel through Pipeliner Park during the event and a diversion was put in place for cyclists to travel around using the horse trail through the township of Esk and join back onto the BVRT on the otherside. It is proposed that the same diversion be put in place this year.

### **Toilets**

As the event has been run over a number of years and previous toilet arrangements which (have been provided in accordance with the LGAQ toolbox for organising events), have proved adequate, the organisers propose to repeat these arrangements.

The arrangements are based on an estimate of patrons somewhere between 1000 and 2000 per hour.

In addition to the temporary toilets additional toilets are available at Heap Street, Esk, (public toilets).

The portable toilets will require access to water from Council's water supply. The event organisers will be advised that the portable toilets will need to be placed in a location so that the delivery truck does not need to drive over the concrete footpath.

### **Traffic Management**

The organisers have contacted a Traffic Management Company to review the overall parking and traffic flow around the venue and Esk. As this process takes place, there may be some changes to the site layout of the event. Due to the expected large number of visitors and vehicles to this event, it is required that as part of their approval conditions they will be required to provide a traffic management plan from an approved traffic management company for approval.

### **Off Street Car Parking**

Due to the large number of vehicles, the organisers are using the rest of Pipeliner Park for parking as well as overflow parking in front of the Esk Showgrounds. There will only be one way in and one way out and the services of SES will be engaged to direct vehicles for parking.

### **Trees in Woollen Jumpers**

The organisers propose to wrap the trees with woollen jumpers within the area of Pipeliner Park that is being used for this event on Friday and will be removed on Saturday afternoon when the event has finished.

This has been done in previous years with no complaints.

### **Loading Zone**

The organisers advised that they will be using an area within Pipeliner Park for a loading zone.

It is proposed that the event organisers be advised that the loading zone will need to be in a designated area away from pedestrians and where vehicles do not need to drive over concrete footpaths with appropriate controls in place to ensure the safety of persons using this area.

### **Bus Drop Off**

Organisers have requested to temporarily close Heap Street between Esk Hampton Road and CWA hall except for buses to unload and pick up passengers. Bus loading signs would be erected, and the area will be marshalled by traffic control personnel.

### **Bus Parking**

The organisers are proposing to mark an area in Highland Street for bus parking only. This matter is still being discussed with the traffic control company and when finalised will seek advice and if required, will seek any required approvals later.

### **Council Assistance**

Council assistance will be consistent with the memorandum of understanding as previously resolved by Council as part of our sponsorship. Hence, not subject of this report.

### **Attachments**

Application and a draft layout plan for Pipeliner Park.

### **Recommendation**

THAT Council, under Council's Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011, grant permission to use Pipeliner Park for the Esk Garden Fair 2025 to be held on Saturday, 21 June 2025 subject to the following conditions to form Schedule 1 of Park Event Approval:-

1.	The approval is limited to Pipeliner Park in Esk as identified on the approved site plan and as outlined in the event application unless otherwise stated in Council's approval conditions.
2.	The approval is limited to operation on Saturday, 21 June 2025 between the hours of 8am and 3pm. Setup for the event may commence at 8am Wednesday, 18 June 2025 for marking out sites and 8am on Friday, 20 June, setting up of gazebos,

	tables, chairs, signage, bunting and yard bombing as well as early bird stallholders may start and clean up must be completed by 5.30pm Saturday 21 June 2025.
3.	The approval holder must have Council's approval on site at the event and be able to produce for inspection by an authorised person on demand.
4.	All displays and vehicles are to be removed from the site by 5.30pm on Saturday, 21 June 2025.
5.	Camping is not permitted on Council land.
6.	The approval holder must keep the area in a clean and tidy state, and the approval holder is required to adequately provide for the collection and disposal of waste generated by the event.
7.	No tent pegs or stakes to be used within the park for setting up of gazebos and bunting unless prior approval on the location has been sought from Council's Parks Supervisor to ensure there is no underground services in the area where the tent pegs will be placed.
8.	The approval holder must provide and maintain the following number of toilets and sanitary conveniences:

Males			Females	
WC	Urinals	Hand Basins	WC	Hand Basins
4	8	6	12	6

9.	The number of toilets to be provided includes the number of existing public toilets within Pipeliner Park (Heap Street). The approval holder is required to clean and/or stock these public conveniences with supplies during and after the Esk Garden Fair.
10.	The activity must not cause a nuisance as defined by the <i>Environmental Protection Act 1994</i> .
11.	The activity must not create a traffic nuisance or increase an existing traffic nuisance or detrimentally affect the efficiency of the road network in which the activity is undertaken.
12.	A Traffic Management Plan including a Traffic Guidance Scheme to be forwarded to Council in advance of the event for approval.
13.	The activity must not unreasonably detract from the amenity of the area in which the event is located.
14.	The activity must not create a safety risk.
15.	The approval holder must ensure that the design and construction of all structures that form part of the activity are safe and appropriate for the nature of the activity proposed and the number of people expected to attend.
16.	All buildings, structures, vehicles, facilities, or equipment used in the operation of the event must be maintained at all times: In good working order; and In good state of repair; and In a clean and sanitary condition
17.	All temporary signage for the event must be displayed on private property only and are only to be displayed 14 days prior to the event, and all signage must be removed from display one (1) day after the event.
18.	The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the activity.
19.	The approval holder must ensure that a food license issued under the <b>Food Act 2006</b> is obtained (to the extent that is required) by all stall holders selling food at the event by contacting the Environmental Health Section of Somerset Regional Council for further information.
20.	Ensure that the local Police Department has been advised and all required Police Permits have been obtained.



21.	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$20,000,000. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event. A certificate of currency must list Somerset Regional Council as an interested party and must be submitted to Council prior to the operation of the event.
22.	The permit holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval.  "Losses" include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.
23.	The approval holder will be responsible for ensuring that all operators of activities at this event have current public liability insurance in an amount of not less than \$20,000,000. The approval holder is required to have a copy of all public liability certificates of currencies on hand during the event.
24.	The approval holder must undertake a risk assessment prior to conducting any event on the licenced area identifying any possible risks of hosting this event within the Licensed Area and strategies for mitigating any risk identified and will provide a risk management plan to the Council no later than 14 days prior to hosting the event and will obtain written acknowledgement from all event participants in favour of the Council and the State, where required, that they are using the Licenced Area at their own risk.
25.	In the event of prevailing wet weather, a joint inspection of ground conditions is to be conducted with the approval holder and Council's Parks and Gardens Foreman. Should the grounds be deemed unsuitable for the purpose of the event and no other arrangements can be made, the event will be cancelled.

## FURTHER THAT: -

26.	Council close the BVRT through Pipeliner Park for cyclists during the event and install diversion signs to divert cyclists onto the horse trail for the safety of the visitors at this event.
27.	Council officers advise Department of Transport and Main Roads of event and that cyclists are being diverted around Pipeliner Park for the safety of the visitors to the event.

**Resolution**

Moved – Cr Hurley

Seconded – Cr Freese

"THAT Council, under Council's Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011, grant permission to use Pipeliner Park for the Esk Garden Fair 2025 to be held on Saturday, 21 June 2025 subject to the following conditions to form Schedule 1 of Park Event Approval:-

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22.	<p>The permit holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval.</p> <p>“Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.</p>
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FURTHER THAT: -

26.	Council close the BVRT through Pipeliner Park for cyclists during the event and install diversion signs to divert cyclists onto the horse trail for the safety of the visitors at this event.
27.	<p>Council officers advise Department of Transport and Main Roads of event and that cyclists are being diverted around Pipeliner Park for the safety of the visitors to the event.</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>

<b>Subject:</b>	<b>Operations Report for March 2025</b>
<b>File Ref:</b>	<b>Governance – Reporting – Officer Reports</b>
<b>Action Officer:</b>	<b>CSSA</b>

**Background/Summary**

Details of the Operations report for the month of March 2025 are as follows:

**Engineering Services Team*****Design***

The Engineering Services Design Team continues to finalise the design delivery for the 2024-2025 design program.

The design team is progressing the design and investigations for the following projects:

- Muckerts and McCulkins Lane upgrade; and
- Sawmill Lane, Toogoolawah.

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

- Lowood Minden Road, Road widening - Projex Partners.

The design team continues to provide engineering support to the works department and external contractors on several projects under construction:

- Forest Hill Fernvale Road, Lowood - shared path;
- Clarendon Road, Lowood - road widening; and
- Toogoolawah Biarra Road, Toogoolawah - road widening.

***Engineering Development Assessment***

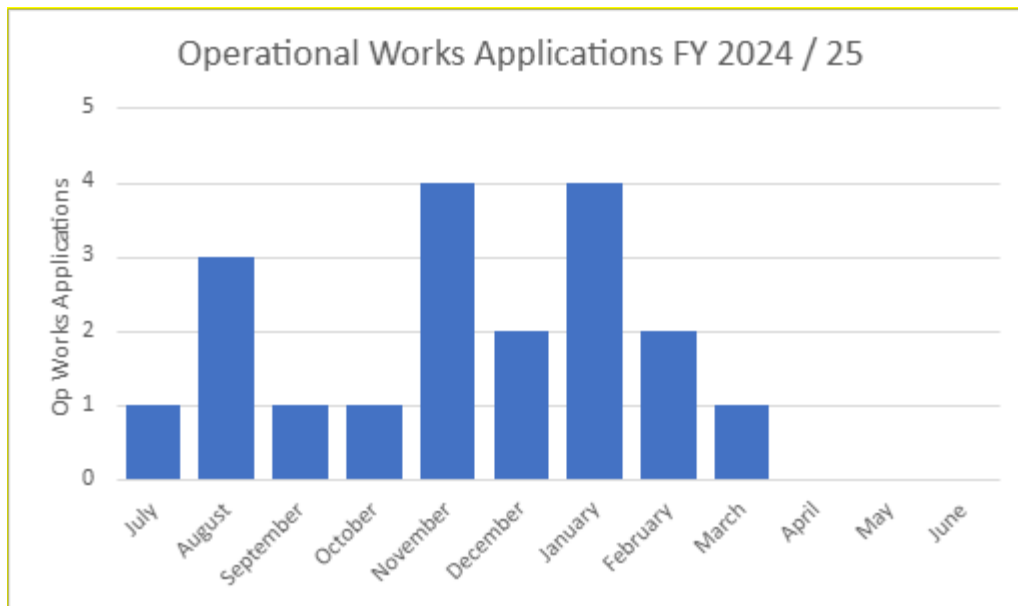
The Engineering Services Development Assessment Team continue to provide engineering development advice to the Planning Department and assessment and applicant response for Operational Work applications.

The development assessment team note the current major developments which are currently “On Maintenance” and due to come “Off Maintenance” within the next 12 months are:

- Windsor Drive, Mount Hallen Stage 5C – On Maintenance.

Hedley Park Stage 9 has had an “On Maintenance” inspection last week so will go “On Maintenance” in the near future.

So far for financial year 2024/2025 Council has received 19 properly made applications for Operational Works.



### ***Parks and Open Spaces***

Parks and Open Spaces Team continues to oversee all operations in the parks and facilities areas. Some notable projects undertaken in March include:

- Contractors have been commissioned and continue mowing Toogoolawah road reserves and parkland and maintaining the Esk pound and landfill.
- Permanent mowing crews North (Esk and Coominya) and South (Fernvale, Lowood, Tarampa, Minden) continue to be extremely busy.
- The Cemetery crew are also extremely busy undertaking the maintenance of cemeteries across the region whilst also assisting mowing crews in the maintenance of several parks within the region.
- Capital works projects within parklands and precincts across the region are underway and to be completed prior to the end of the financial year.

### ***Facilities***

The Engineering Services Facilities Team continues to oversee the maintenance of Council facilities in the Region. Some notable projects undertaken in March include:

- Coominya Railway Park new amenities block build completed. Landscaped to allow safe access until footpath and carpark works commence.
- Facilities received at least 50 requests for maintenance/CSR's.
- Air Conditioning Maintenance contract awarded to BJM Air Conditioning for all SRC assets for 12 months.
- Recruitment process for Facilities Support Officer continues.
- Assist with preparation for Cyclone by coordinating with Workshop staff and generator maintenance contractor Reactive Generators to have units repaired and fuelled.
- CCTV audit and repairs ongoing throughout region by RDH Integration.
- Fernvale Community Hall and Campdraft grounds locks updated to Council key system.
- Provide support to Sports/Rec and Tourism team sites.
- Assist SES with requests for maintenance .
- Purchases of furniture for Esk Administration.
- Building maintenance at Esk Animal Shelter.

- Parks structure/playground repairs.

### **Permit and Traffic Data**

The Engineering Services Team have set out traffic counters around the region. All traffic counters have continued to be placed within the region and are being collected routinely following the standard three-week rotation.

The team continue to oversee the review and approval of works within road reserve applications, property access applications and heavy vehicle permits.

Permit	Mar-25	Mar-24	% Increase
Land Access Permit	30	22	36%
Property Access Applications	12	14	14%
National Heavy Vehicle Regulator Permits Processed	13	11	18%

### **Asset Management**

The Engineering Services Asset Management Team continues to update Council Bizeasset and MapInfo systems to ensure that all information within these systems is accurate and up to date.

Shepard Services are currently working on the Transport Asset Class Comprehensive Valuation for 24/25. This report and valuations are now due to be completed by the middle of April 2025.



Also, Shepard Services will be carrying out a RACAS run of all the unsealed roads within Somerset Regional Council to establish the total damage caused by TC Alfred and to utilise in the new RACAS 5 Star Hub.



### **Works Team**

#### **Projects Commenced in March:**







Project Name	Description	Contractors
Clarendon Road, Lowood, Stage 2	Rehabilitate and widen road to 9m, plus culvert works, from Reinbotts Road to Poinciana Avenue.	SRC
Main Street / Bunney Road, Coominya	Amenities Block, concrete entry pad, sealed parking area, kerb & channel, footpath. (Soil testing, surveying and potholing completed. Awaiting TMR approval to begin construction phase.) Email from Project Manager 26/02/2025 – project on hold, pending revised design requested by TMR.	Daniel Banditt Constructions / SRC

#### **Projects Completed in March:**

Project Name	Description	Budget	Time	Notes
CN1374 Ivory Creek Road, Toogoolawah	(SP1) Widening of Ivory Creek Road between Edward Street and Littles Road.			PACP (50%)

				Time delays due to program adjustments over confirmation of survey data
CN1374 Ivory Creek Road, Ivory Creek	(SP2) Widening of Ivory Creek Road – seal from bridge to causeway.			LRCIP 4 (100%) Time delays due to program adjustments over confirmation of survey data

**Capital Projects underway:**

Project Name & Description	%Complete on the ground	Estimated Completion date	Status Time	Status Budget
Main Street, Lowood - New K&C and Pavement along Main Street; Stage 2 extension of stormwater down Bauer Road.	On hold, pending consent from Urban utilities			
Toogoolawah Biarra Road, Biarra, Pavement rehabilitation and widening. Contractor: A&M Civil.	90%	25-Apr-25		
Sea Eagle Drive to Lowood Minden Road – Shared path. Contractor: A&M Civil.	20%	30-Jun-25		
Clarendon Road, Lowood, widen road to 9m, plus culvert works	5%	30-Jun-25		

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

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

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

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

**REPA Works Remaining from 2022 flood event**

- REPA CN 1323 Glamorgan Vale Culvert Ch 270; Expected completion in April 2025
- REPA CN 1363 Patrick Estate Road Bridge; Expected completion in June 2025.

**Emergent works and REPA related to December 2024 storm event and TC Alfred.**

Council crews have completed grading many of the roads impacted by the December 2024 storm event however there are still some works to be carried out.

The works team is continuing inspections, working with external consultants to inspect 320 potential impacted drainage structure due to the December 2024 storm event.

The December 2024 storm event left 11 Landslip sites that have been cleaned and made safe. The works team has engaged a specialist geotechnical engineer to investigate and provide a scope of works for Council to compile a REPA submission for each site.

Works staff and external consultants are continuing to inspect Council's civil infrastructure for damage caused by the December 2024 Event and also TC Alfred.

Council contractors have been engaged to survey all gravel and sealed roads to update the asset records and report any damage caused by ex TC Alfred.

**Workshop – Mechanical**

- Completed repairs, services, and scheduled maintenance of Council fleet;
- P.509 Fuso Canter Central C&M Crew ganger's truck, has had a valve train failure in the cylinder head, engine has been removed, we are currently awaiting parts and then workshop will assemble engine and reinstall, truck should be back in service mid-April;
- P.622 Howard slasher had a broken gearbox housing; new gearbox was fitted as well as new cutter bar with blades;
- P.679 John Deer tractor had a new water pump fitted;
- P.518 Fuso Fighter Repair Crew, replaced bushes and drive gear in small crane slew;
- Three new lease vehicles have arrived and have been handed over to the drivers.
  1. P.440 Toyota Prado
  2. P.441 Ford Ranger Dual Cab
  3. P.442 Toyota Prado;
- Current weather conditions mean mowers and slashers are all working hard, requiring extra maintenance, blade replacement and other various repairs. These are being given first priority in the current seasonal conditions;
- Quarterly trailer inspections of all council and SES trailer have commenced.

**Workshop – Fabrication**

- Welding bay has been carrying out various repairs to Council fleet as well as repairs to other various council assets around the region, such as handrail, park furniture, etc.

**Weather Outlook**

The long-range forecast for April to June shows:

- **rainfall** is expected to be within the typical range for April to June across most of Australia, but above average across areas of the far north and east, and below average for parts of far south
- **warmer than average days** are very likely across most of Australia, with an increased chance of unusually high daytime temperatures across most of the country
- **warmer than average nights** are very likely across Australia, with an increased chance of unusually high overnight temperatures nationwide.



For current outlooks, visit the Bureau of Meteorology site at <http://www.bom.gov.au/climate/outlooks>

### **Disaster Management**

The following activities were conducted in March 2025:

March was largely taken up with the operation and recovery due to TC Alfred.

- Operations staff received training in WaterRide forecasting by Worley Parsons/Advisian.
  - A LDCC debrief has been scheduled for first week in April, facilitated by QPS.

### **Operations - Ex TC Alfred:**

Tropical Cyclone (TC) Alfred was a powerful and long-lived Category 4 tropical cyclone that impacted Southeast Queensland, including the Somerset Region, in early March 2025. Originating as a tropical low in the Coral Sea on February 20, it intensified over the following weeks, bringing severe weather conditions to the region.

During the initial planning stages there was concerns that TC Alfred could bring heavy rainfall and strong winds to the Somerset Region, leading to concerns about flooding and infrastructure damage. There was a lot of uncertainty with the forecasts, with models jumping around over the period showing upwards of 400mm could be received over a relatively short period of time.

### **Brief Summary/Timeline of activities during TC Alfred:**

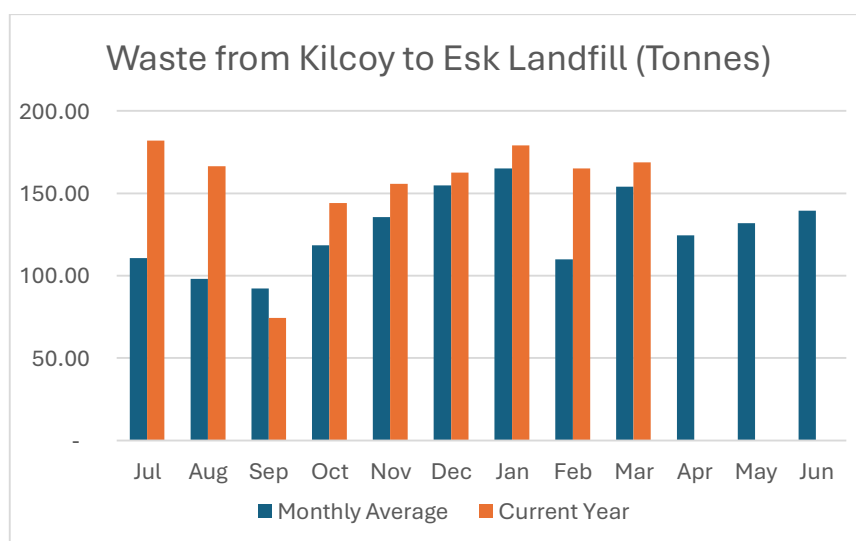
- The Local Disaster Coordination Centre (LDCC) was set up on Monday, 3rd March, with personnel confirmed to assist throughout the event. The Local Disaster Management Group (LDMG) was placed on "Lean Forward."
- Initial inquiries were made regarding the setup of sandbag stations. The SES provided sandbags, with Council supplying sand at each SES location in the region. Residents were reminded to call 132 500 (SES) for sandbags.
- Executives were briefed on Monday, 3rd March, via Teams regarding the cyclone and strategies moving forward.
- Council worked with Moreton Bay Regional Council to implement a plan to limit travel along the D'Aguilar Highway between Woodford and Kilcoy once severe weather began affecting the region. Electronic VMS trailers were placed at both ends of the highway.
- An evacuation trailer was moved to the eastern side of Kilcoy Creek in preparation for potential isolated travellers.
- Contact was made with Fernvale State School and Lowood State High to ensure facilities were available should evacuation centres be needed. The Tzu Chi Foundation provided beds at both sites and set them up on Wednesday. During the event, the Lowood State High Hall accommodated two people for 1-2 days.
- The Council communications team issued warnings throughout the period using the new Australian Warning System (AWS) framework. These were published on Council's dashboard and the AWS State Portal.
- CEO updates on TC Alfred were provided to staff starting Tuesday, 4th March.
- The Planning/Intel cell continuously ran flood models based on changes in the forecasted rainfall.
- Situation reports were distributed daily.
- Additional GuardianIMS support was requested from QITPlus.
- The LDCC Logistics team hired several generators for potential use at evacuation centres.

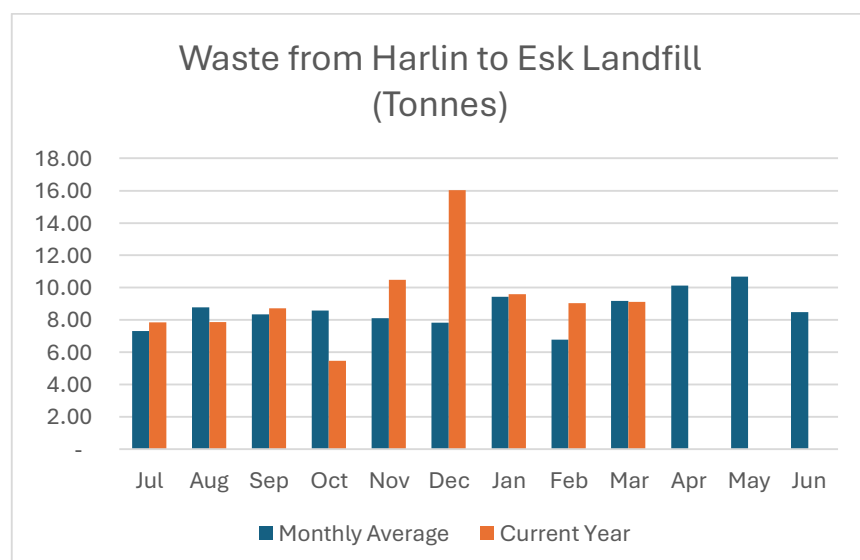
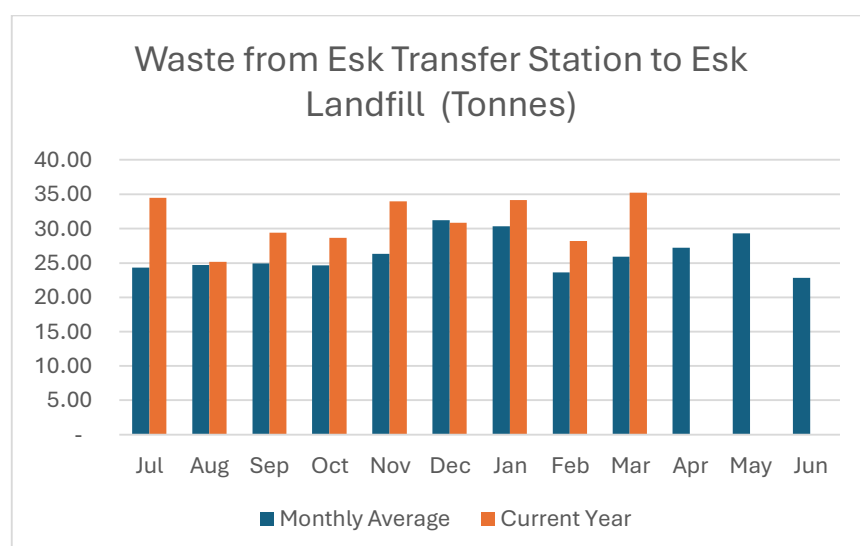
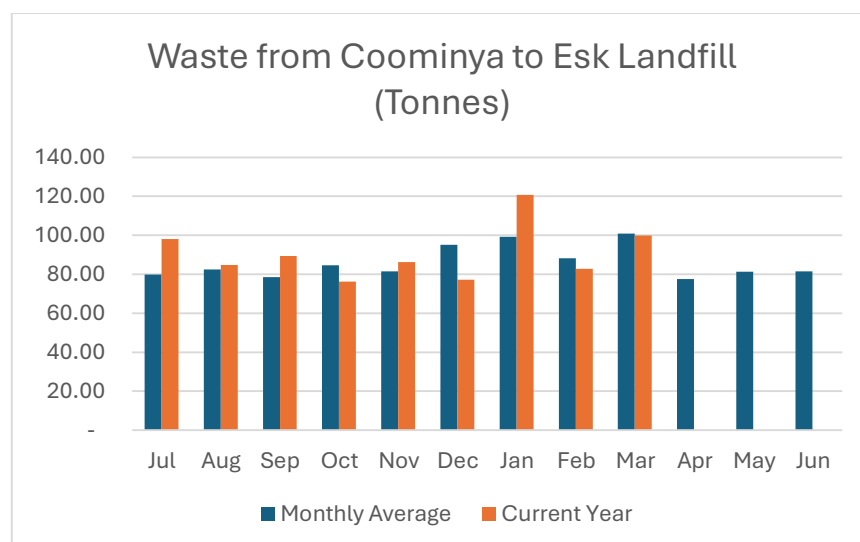
- Efforts were made to hire Star Link satellite systems, but they were unavailable. Consequently, the Council purchased two systems for use at the Evacuation Centre or the Council's LDCC in case of communication failure.
- The communications team worked with the mayor to ensure TC Alfred updates were shared via social media.
- LDMG meetings were held throughout the event, with the LDMG placed on "STAND UP" on the Friday. Council participated in daily briefings with the Bureau.
- From Friday, 7th March, the LDCC operated 24/7 for two consecutive nights.
- A potential impact area was identified based on modelling, and Council staff personally contacted members of the community to ensure they were prepared and monitoring the event. Those who could not be reached were provided to QPS for doorknocking.
- At the State's request, Council published a potential flood impact map on the Disaster Dashboard. This involved engaging consultants and drafting appropriate disclaimers due to the uncertainty of the forecasts.
- An SMS broadcast was sent to residents in potentially impacted areas along the Lockyer Creek:  
*"Afternoon residents. The Bureau of Met has informed the Somerset LDCC that they expect possible MAJOR flooding in the Lockyer Creek from THIS AFTERNOON. If you flooded in 2022, PREPARE NOW. Talk to your neighbours. Visit <https://disaster.somerset.qld.gov.au/> for more info, including Evac Centres."*
- An Emergency Alert was sent to all mobile phones in the area, advising residents to expect major flooding along the Lockyer Creek.
- Glenore Grove gauge peaked at 13.16m which is classified as a MAJOR flood event.
- Council requested QFD to perform a Rapid Damage Assessment (RDA) of the impacted areas. Council had no reports of house inundation, and impacts were largely felt by the agricultural sector. For context, the 2022 flood event peaked 2m higher at approximately 15m.

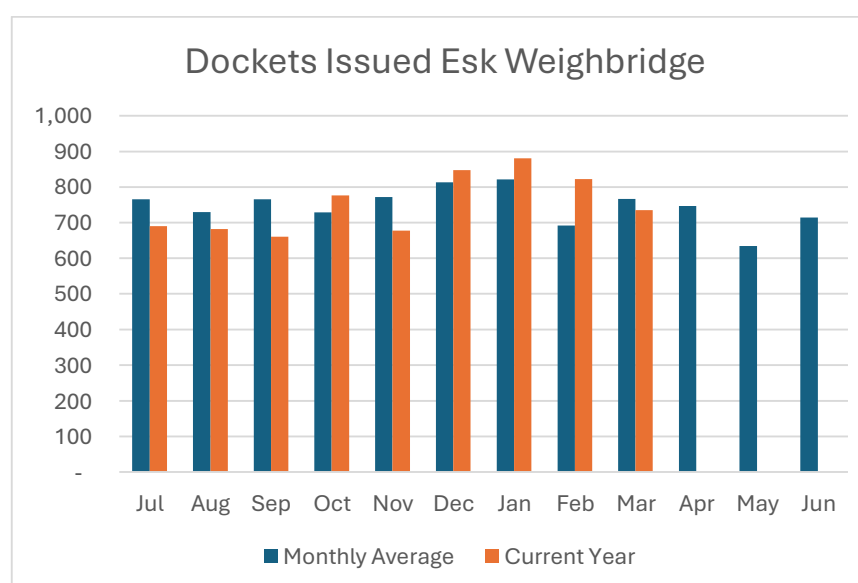
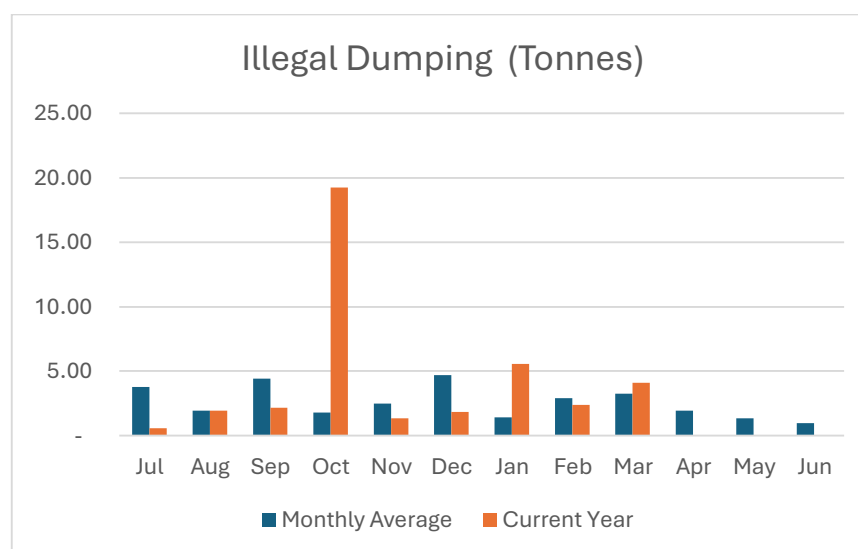
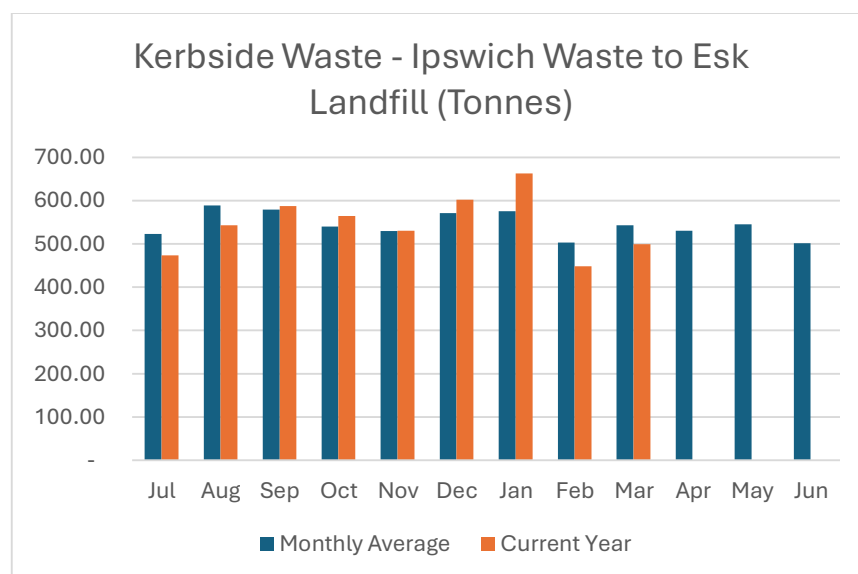
## Waste Management

### Kerbside Collection Contract – Ipswich Waste

The monthly report for February and March had not been received from Ipswich Waste regarding the kerbside general waste and recycling services at the time of writing this report.







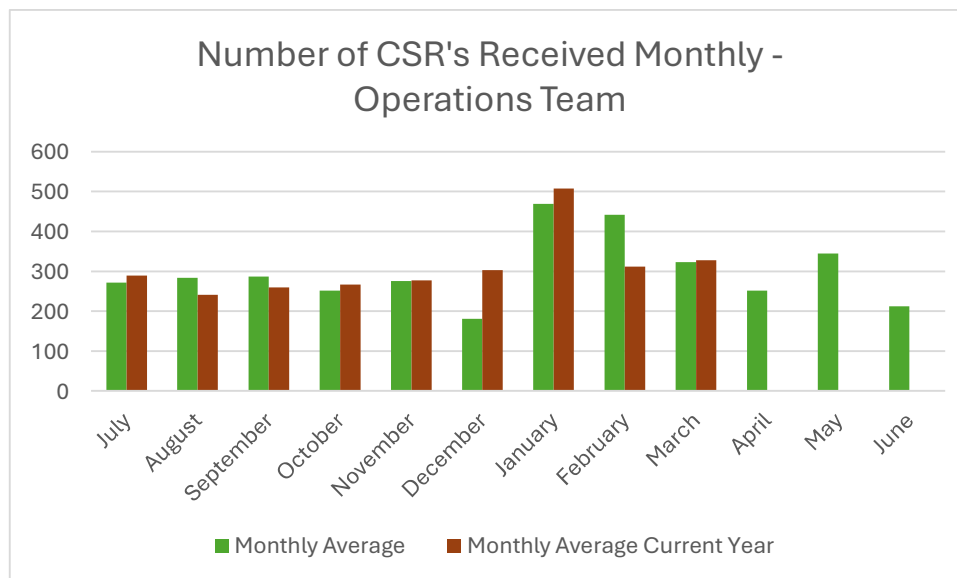
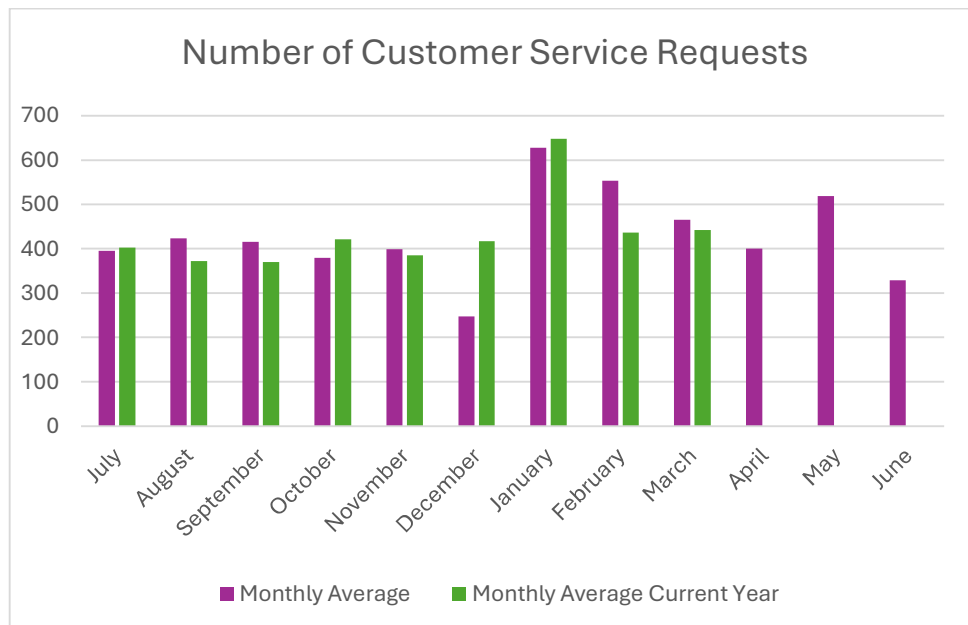
### Approved Park/Community Events

The following community events were held in February –

- Breastscreen Mobile Van arrived at Lowood Clock Park on Tuesday, 18 February until Friday, 14 March 2025;

### Customer Service Requests

Council received 442 customer service requests for the month of March 2025 .



### Attachments

Nil

### Recommendation

THAT Council receive the Operations monthly report for March 2025 and the contents be noted.

**Resolution**

Moved – Cr Isidro

Seconded – Cr Bishop

“THAT Council receive the Operations monthly report for March 2025 and the contents be noted.”

Carried

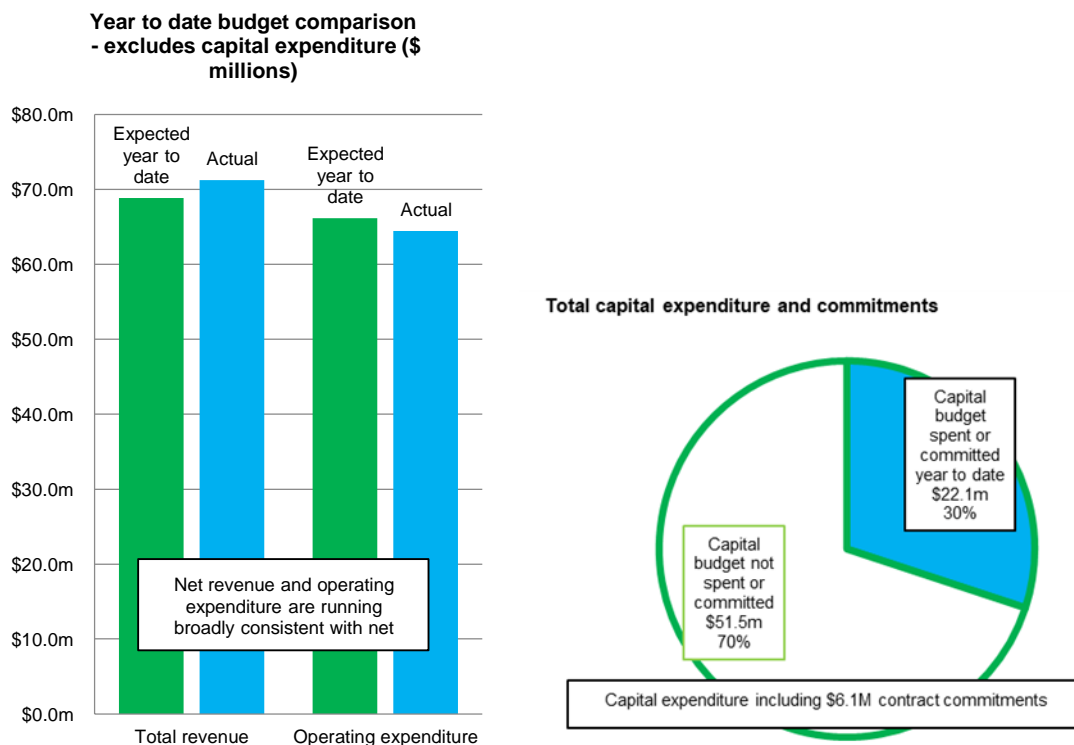
Vote - Unanimous

**Subject:** Finance report  
**File Ref:** Monthly reporting - finance  
**Action Officer:** SFO

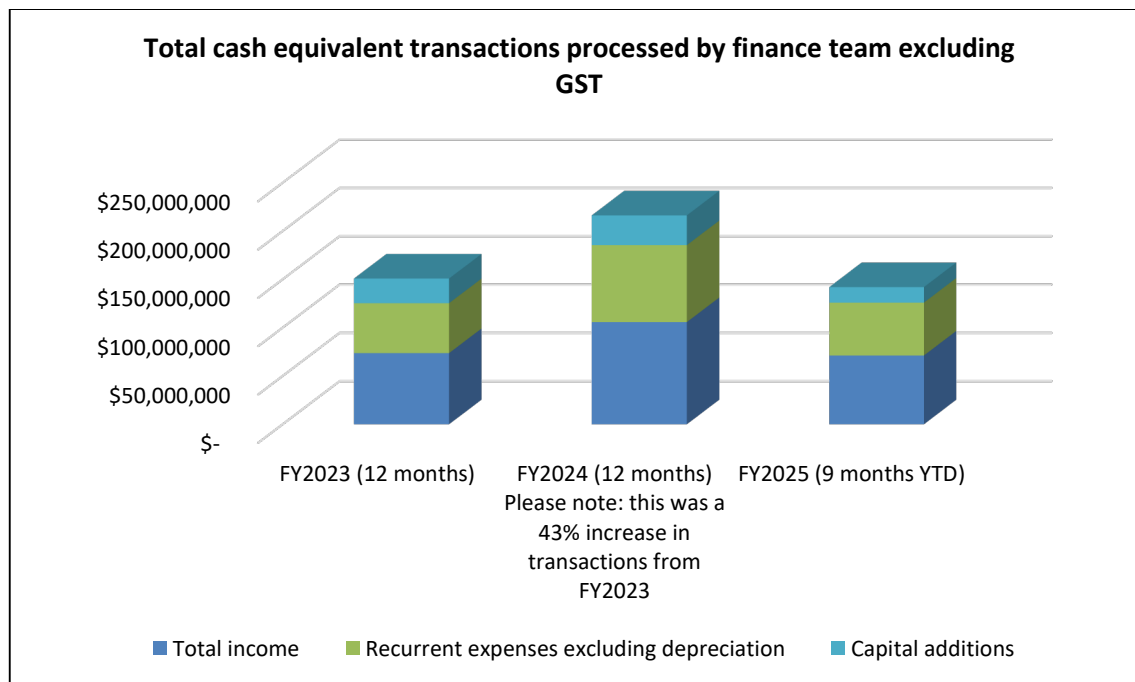
**Background/Summary****Financial reports**

Reports for the period 1 July 2024 to 28 March 2025 are attached detailing the progress that has been made in relation to Council's FY2025 budget consistent with Local Government Regulation 2012 s204 and the attached basis of accounting statement.

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

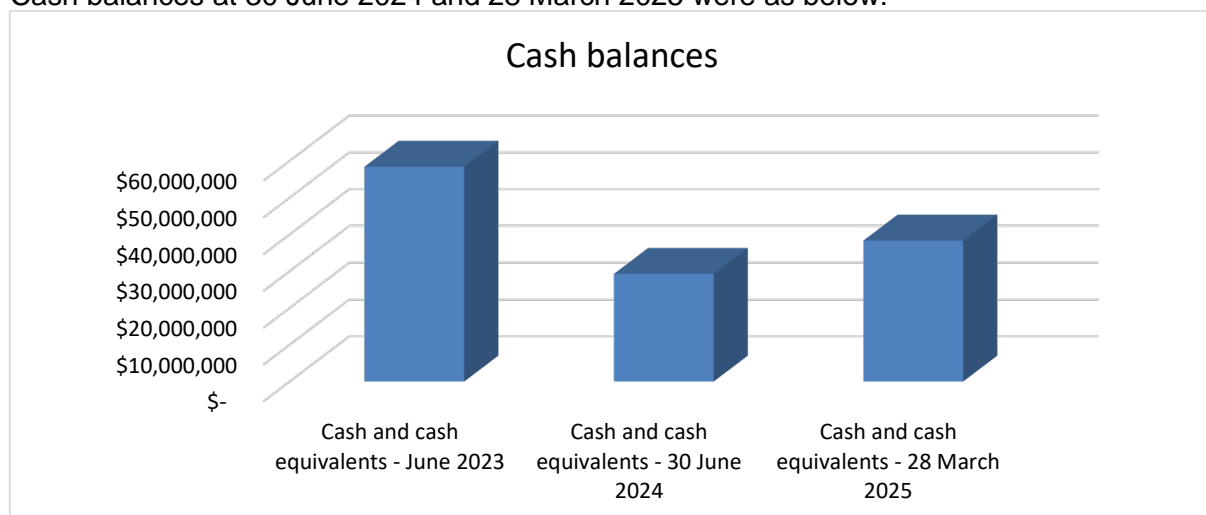


Overall transactions for FY2024 not including depreciation expenses were 43% higher than FY2023, mainly due to significant flood restoration and capital works programs. To put this increase into context, CPI over the same period only increased by around 4%.



### Cash flows

Cash balances at 30 June 2024 and 28 March 2025 were as below:

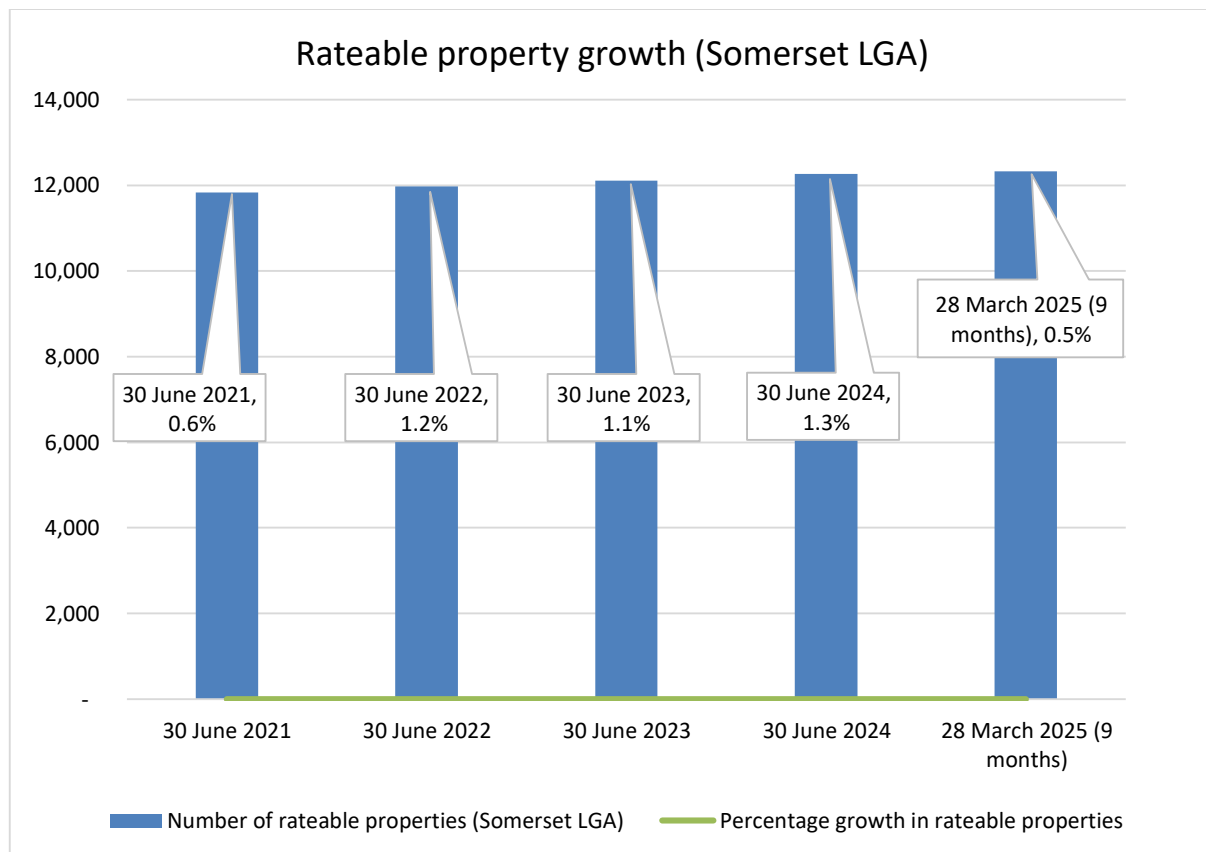


Officer action to repair cash balances include:

- Council officers expect that Council should receive advance payments in respect of part of its \$5 million of successful grant applications under the Australian Government's Thriving Suburbs Program once funding agreements are finalised.
- Council is actively working to collect overdue rates including through use of sale of land for overdue rates powers.

### Growth

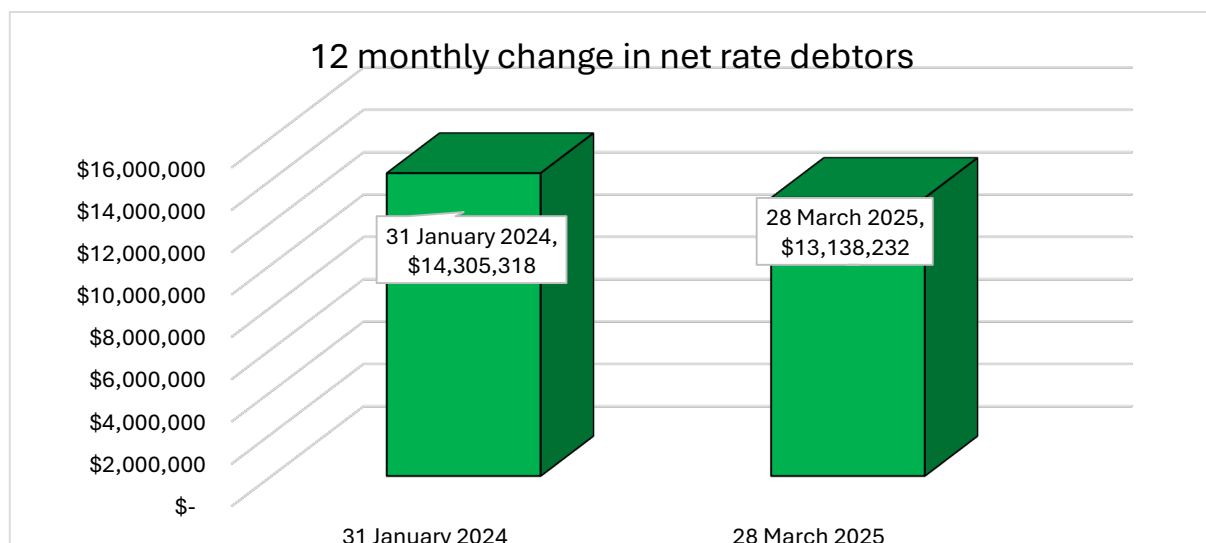
Rateable property data provides an indication of regional growth. The total number of rateable properties in Somerset has increased as below.



### Rates

Council issues rate notices each six months. The chart below shows the change in total rate debtors over the previous year. To put the increase in rate debtors into context, just two (2) commercial ratepayers currently owe a combined \$1.369M in overdue rates and charges.

During October 2024, Council issued 11 notices of intention to sell land for overdue rates or charges. Council is working with the one remaining property owner to resolve the actions.



### Investments



Council relies heavily on interest revenue to keep rates at the lowest possible level. The Reserve Bank of Australia decreased its target interest rate by 0.25% to 4.10% on 19 February 2025.

An investment summary is attached detailing interest earnings from Queensland Treasury Corporation (QTC) cash fund and other sources. Council's key long-term investment strategy has been to maintain interest-bearing credit facilities totalling \$53.8 million to Urban Utilities (UU) which helps fund vital infrastructure like Lowood wastewater treatment plant as well as providing mutual benefit to both UU and Council.

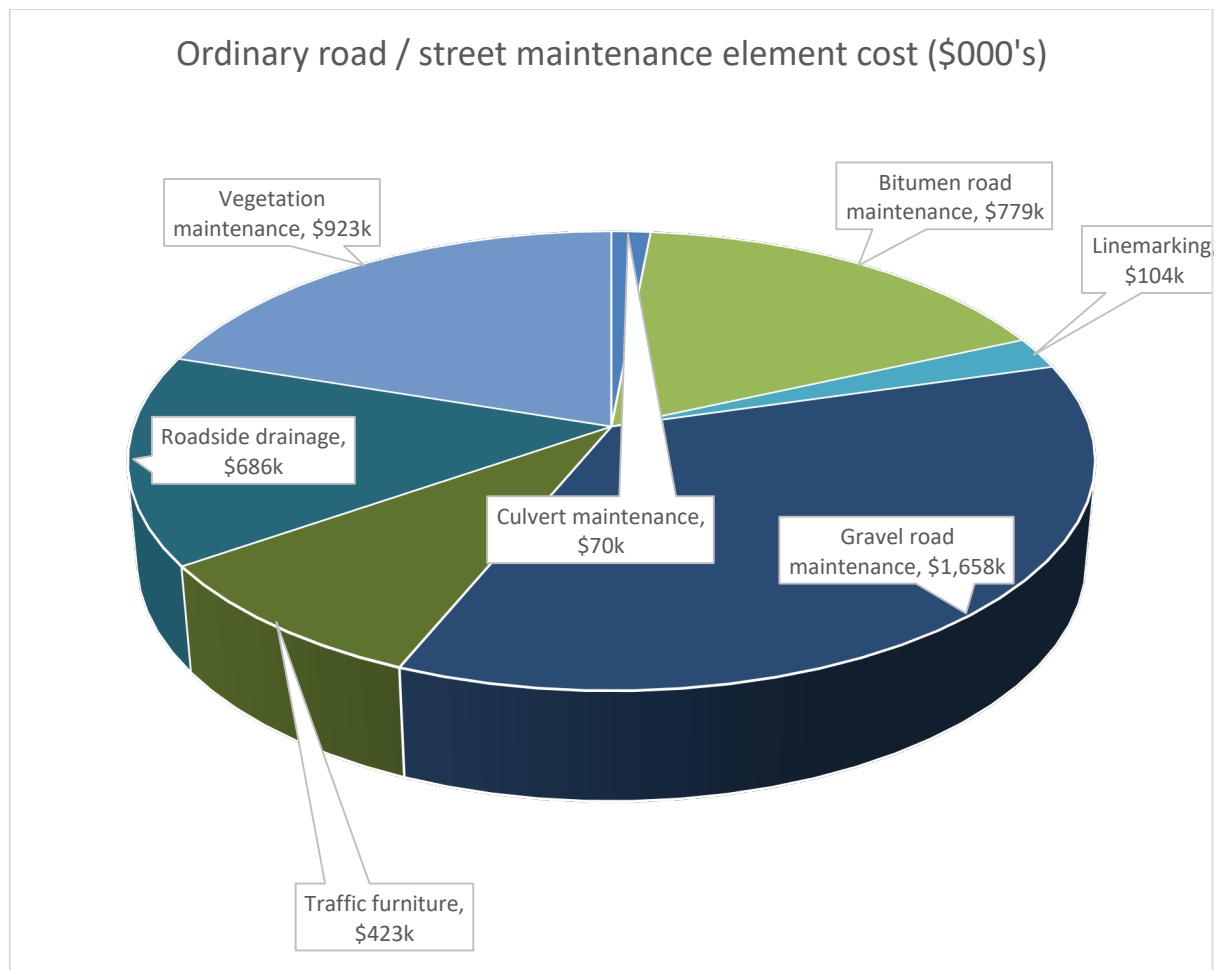
These currently carry a combined weighted average interest rate of 3.65%. Interest rates on the UU facilities are reviewed annually by QTC based on a rate resetting formula.

Interest revenue for FY2025 is budgeted at \$338 on average for every rateable property in Somerset, assisting Council to provide the lowest possible rates and charges to residents.

### **Ordinary road and street maintenance dissection**

Road and street ordinary maintenance costs incurred to 28 March 2025 are dissected as follows:

Maintenance type	Total (\$000's)
Bitumen road maintenance	779
Gravel road maintenance	1,658
Roadside drainage	686
Culvert maintenance	70
Vegetation maintenance	923
Traffic furniture	423
Linemarking	104
Total actual year to date excluding flood-related	4,643



### Special road maintenance/ renewal

In addition to ordinary bitumen road maintenance and flood repairs, expenditure on resealing of bitumen roads is budgeted for FY2025 at \$2.4M. Resealing is a necessary part of the ongoing cost of managing the sealed road network.

### Attachments

Financial reports

### Recommendation

THAT Council receive the financial reports for 1 July 2024 to 28 March 2025 including the attached basis of accounting statement.

#### Resolution

Moved – Cr Bishop

Seconded – Cr Jess

“THAT Council receive the financial reports for 1 July 2024 to 28 March 2025 including the attached basis of accounting statement.”

Carried

Vote - Unanimous

**Subject: Tenders for Sale of Council Vacant Land**

<b>File Ref:</b>	<b>Tenders 1394 – 1399 – Sale of Land – Braemore and Colinton</b>
<b>Action Officer:</b>	<b>CAO</b>

### Background/Summary

At the Ordinary Meeting on Thursday, 19 December 2024 Council resolved to sell six (6) vacant lots of land in Braemore and Colinton by way of tender.

The following Tenders were advertised on Thursday, 30 January 2025:

- Tender 1394 – Sale of Land – Lot 503 on CSH2384 – Colinton Street, Braemore
- Tender 1395 – Sale of Land – Lot 505 on CSH2384 – Colinton Street, Braemore
- Tender 1396 – Sale of Land – Lot 506 on CSH2384 – McConnel Street, Braemore
- Tender 1397 – Sale of Land – Lot 507 on CSH2384 – McConnel Street, Braemore
- Tender 1398 – Sale of Land – Lot 20 on SP303049 – Nurinda Road, Colinton
- Tender 1399 – Sale of Land – Lot 21 on SP303049 – Nurinda Road, Colinton

The Tenders closed on Wednesday, 24 March 2025. The following responses were received:

- Two (2) conforming responses were received for Tender 1394
- One (1) non-conforming response was received for Tender 1398
- One (1) conforming response and one (1) non-conforming response were received for Tender 1399

No responses were received for Tenders 1395, 1396 and 1397.

Council officers have reviewed the Tender responses and found that the response for Tenders 1394, 1398 and 1399 do not represent value for money. As such, it is recommended that Council do not accept these Tender responses.

In accordance with the *Local Government Regulation (2012)* and in line with an independent property valuation, officers will now proceed to sell Lots 505, 506 and 507 on CSH2384, Colinton Street and McConnel Street, Braemore for which no Tender responses were received, by private treaty through a real estate agent.

In accordance with the *Local Government Regulation (2012)* and in line with an independent property valuation, officers will proceed to sell Lot 503 on CSH2384, Colinton Street, Braemore, and Lots 20 and 21 on SP303049, Nurinda Road, Colinton, should Council choose not to accept Tender responses for Tenders 1394, 1398 and 1399, by private treaty through a real estate agent.

### Attachments

**Confidential** summary of Tender Responses for Tenders 1394 – 1399.

### Recommendation

THAT Council:

1. not accept any Tender response for Tender 1394 – Sale of Land – Lot 503 on CSH2384 – Colinton Street, Braemore.
2. not accept the Tender response for Tender 1398 – Sale of Land – Lot 20 on SP303049 – Nurinda Road, Colinton.

3. not accept any Tender response for Tender 1399 – Sale of Land – Lot 21 on SP303049 – Nurinda Road, Colinton.
4. list lots 503,505,506 and 507 on CSH2384 and lots 20 and 21 on SP303049 for sale individually with different local real estate agencies and that the Chief Executive Officer be authorised to reallocate the listings between local agencies based on sales results within an appropriate set timeframe as required and set other terms and conditions as required.

**Resolution**

Moved – Cr Bishop

Seconded – Cr Freese

“THAT Council:

1. not accept any Tender response for Tender 1394 – Sale of Land – Lot 503 on CSH2384 – Colinton Street, Braemore.
2. not accept the Tender response for Tender 1398 – Sale of Land – Lot 20 on SP303049 – Nurinda Road, Colinton.
3. not accept any Tender response for Tender 1399 – Sale of Land – Lot 21 on SP303049 – Nurinda Road, Colinton.
4. list lots 503,505,506 and 507 on CSH2384 and lots 20 and 21 on SP303049 for sale individually with different local real estate agencies and that the Chief Executive Officer be authorised to reallocate the listings between local agencies based on sales results within an appropriate set timeframe as required and set other terms and conditions as required.”

Carried

Vote - Unanimous

**Meetings authorised by Council**

Nil

**Mayor and Councillor Reports****Cr Brieschke – Councillor Report**

March

- 26 Ordinary Council meeting
- Workshop meeting
- Infrastructure and Environment Recovery Subgroup meeting
- 27 Kilcoy Art Society AGM
- 30 Toogoolawah District Baptist Church Commissioning of Pastor Stu
- 31 Toogoolawah Local Ambulance Committee meeting

April

- 02 Come and Chat with Councillors, Minden Park and The Hitch Café, Tarampa
- 08 Mad Hatters Tea Party, Clock Park, Lowood

**Cr Bishop – Councillor Report**

March

- 26 Human Social Recovery Sub Group
- 29 Legends of Beef evening, Toogoolawah

April

- 02 Come and Chat with Councillors Minden
- 05 Esk markets
- 06 Fernvale Markets
- 07 Election Announcements Lowood and Fernvale
- 08 Mad Hatters Tea Party Clock Park, Lowood  
Lowood Action Group

### **Cr Isidro – Councillor Report**

March

- 29 Legends of Beef dinner, Toogoolawah

April

- 02 Come and Chat with Councillors, Minden
- 08 Mad Hatters Event, Lowood
- 09 Council meeting, Esk

### **Cr Hurley – Councillor Report**

April

- 02 Come and Chat with Councillors Minden
- 06 Somerset Dam and District Progress Association AGM
- 08 Mad Hatters Tea Party Lowood
- 09 Council meeting Esk

### **Cr Freese – Councillor Report**

March

- 29 Legends of the Beef
- Congratulations to the organisers of Legends of Beef on another outstanding evening highlighting the beef industry in our region. It is an evening filled with pride and really brings home the passion of industry.

April

- 02 Come and Chat with Councillors at Minden Park
  - 08 Annual Mad Hatters Tea Party at Clock Park Lowood
- Another wonderful morning at Clock Park in Lowood. It was so good to see the many community service organisations on display and the kids having a ball with the various activities. Congratulations to Lyn Buchanann and the team for putting on this fantastic event. Also thank you to fellow councillors for their cooking duties.

### **Cr Jess – Councillor Report**

April

- 02 Come and Chat with Councillors, Minden
- 05 Glamorgan Vale Community Hall Easter Carnival
- 08 Agriculture Forum

#### **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 9.37am.

## APPENDIX A



## **Somerset Regional Council**

### **Charges Resolution (No.1) 2025**

Adopted: 9 April 2025

Commenced: 10 April 2025



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## **1. Preliminary**

### **1.1 Title**

- (1) This resolution may be cited as the *Somerset Regional Council Charges Resolution (No. 1) 2025*.

### **1.2 Commencement**

- (1) This resolution has effect on and from 10 April 2025 and applies to development application decisions made on or after this date.

### **1.3 Application to local government area**

- (1) This charges resolution is made by Somerset Regional Council (Council) under section 113 of the *Planning Act 2016* (the Planning Act) and applies to the entire Somerset Regional Council local government area.

### **1.4 Purpose**

- (1) The purpose of this charges resolution is to state the following:
  - a. the adopted charges for providing trunk infrastructure for development;
  - b. the method for calculating the charges to be levied on development which places extra demand on trunk infrastructure networks identified in Council's Local Government Infrastructure Plan (LGIP);
  - c. matters relevant to the working out of an offset or refund for a trunk infrastructure contribution;
  - d. criteria for deciding a conversion application.
- (2) Charges levied in accordance with this resolution will help fund the establishment cost of trunk infrastructure identified in Council's LGIP.

### **1.5 Interpretation**

- (1) Words and terms defined in the Planning Act or the Planning Scheme used in the resolution, have the meaning given in the Planning Act or Planning Scheme.
- (2) In this resolution:
  - a. Charge Area A means urban zoned land identified on the Fernvale, Kilcoy or Lowood zone maps.
  - b. Charge Area B means all other land in the local government area not included within Charge Area A.

### **1.6 Categorisation of development**

- (1) To assist with the levying of charges, this resolution categorises development defined in the Planning Scheme (as stated in column 2 of Table 1), per the Development Categories stated in column 1 of Table 1.
- (2) Where development is not listed in column 2 of Table 1 (including where a use is unknown because the development application does not specify a proposed use or where a use is undefined in the Planning Scheme), Council will allocate that development an applicable Development Category in column 1 of Table 1 having a similar demand for infrastructure.
- (3) For development comprising multiple uses, Council will allocate each portion of the development having a separate use an applicable Development Category in column 1 of Table 1.

**Table 1 - Development Categories and Development**

<b>Column 1 Development Category</b>	<b>Column 2 Development under the Planning Scheme</b>
<b>Residential</b>	Caretaker's accommodation, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwelling
<b>Accommodation (Short term)</b>	Hotel (accommodation components), Nature based tourism (accommodation components), Party house, Resort complex (accommodation components), Short-term accommodation, Tourist park
<b>Accommodation (Long term)</b>	Community residence, Relocatable home park, Retirement facility, Rooming accommodation
<b>Places of Assembly</b>	Club, Community use, Function facility, Funeral parlour, Place of worship
<b>Commercial (Bulk goods)</b>	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
<b>Commercial (Retail)</b>	Adult store, Car wash, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
<b>Commercial (Office)</b>	Office, Sales office
<b>Educational Facility</b>	Childcare centre, Community care centre, Educational establishment
<b>Entertainment</b>	Bar, Brothel, Hotel (other than accommodation component), Nightclub entertainment facility, Resort complex (other than accommodation component), Theatre
<b>Indoor Sport and Recreation</b>	Indoor sport and recreation
<b>Other Industry</b>	Low impact industry, Medium impact industry, Research and technology industry, Rural industry, Transport depot, Warehouse
<b>High Impact Industry</b>	High impact industry, Special industry
<b>Low Impact Rural</b>	Animal husbandry, Cropping, Permanent plantation
<b>High Impact Rural</b>	Animal keeping (for a cattery or kennel), Aquaculture, Intensive animal industry, Intensive horticulture, Wholesale nursery, Winery
<b>Essential Services</b>	Detention facility, Emergency services, Health care services, Hospital, Residential care facility, Substation, Veterinary services
<b>Specialised uses</b>	Air services, Animal keeping (other than for cattery or kennel), Crematorium, Environment facility, Extractive industry, Major electricity infrastructure, Major sport, recreation and entertainment facility, Motorsport facility, Nature based tourism (other than accommodation component), Non-resident workers accommodation, Outdoor sport and recreation, Outstation, Parking station, Renewable energy facility, Rural workers accommodation, Tourist attraction, Utility installation
<b>Minor uses</b>	Cemetery, Home based business, Landing, Market, Park, Roadside stall, Telecommunications facility, Temporary use

## **2. Adopted charges**

### **2.1 Development types**

- (1) Adopted charges apply for:
  - a. Reconfiguring a lot - see section 2.2;
  - b. Material change of use of premises - see section 2.3; and
  - c. Carrying out of building work - see section 2.3.
- (2) Adopted charges do not apply for:
  - a. Development mentioned in section 113(3) of the Planning Act
  - b. Development that is a material change of use or building works for a secondary dwelling
  - c. Development that is a reconfiguring a lot:
    - i. for a lot that is to be transferred to Council, the distributor-retailer, or the Crown for public purposes, park, or stormwater/drainage; or
    - ii. for a boundary realignment only.

### **2.2 Adopted charges - reconfiguring a lot**

- (1) The adopted charges for reconfiguring a lot for residential or non-residential purposes are the adopted charges for a three or more bedroom dwelling in the Residential development category stated in Table 2.

### **2.3 Adopted charges - material change of use of premises or building work**

- (1) The adopted charges for a material change of use or building work for residential development are the adopted charges stated in Table 2.
- (2) The adopted charges for a material change of use or building work for non-residential development are the adopted charges stated in Table 3.

### **2.4 Council breakup agreement with Urban Utilities**

- (1) Council has entered into a breakup agreement with Urban Utilities which states the charges breakup between Council and Urban Utilities
- (2) The charges breakup is stated as a percentage of the maximum adopted charges and is identified in Column 4 of Table 2 and Column 4 of Table 3.
- (3) A copy of the breakup agreement between Council and Urban Utilities is included in section 6.

**Table 2 – Adopted charges for residential development**

<b>Column 1 Development category</b>	<b>Column 2 Charge area</b>	<b>Column 3 Adopted charge per demand unit (\$ / dwelling/site/suite</b>
<b>Residential</b>	Charge Area A	<b>\$11,999.00</b> for each dwelling with 2 or less bedrooms
		<b>\$16,840.00</b> for each dwelling with 3 or more bedrooms
	Charge Area B	<b>\$8,919</b> for each dwelling with 2 or less bedrooms
		<b>\$8,919</b> for each dwelling with 3 or more bedrooms
<b>Accommodation (Short term)</b>	All Charge Areas	For tent or caravan sites in a tourist park: <ul style="list-style-type: none"> <li>• <b>\$1,118.00</b> for each group of 2 sites or less</li> <li>• <b>\$1,118.00</b> for each group of 3 sites</li> </ul>
		For cabins in a tourist park: <ul style="list-style-type: none"> <li>• <b>\$1,118.00</b> for each cabin with 2 or less bedrooms</li> <li>• <b>\$1,118.00</b> for each cabin with 3 or more bedrooms</li> </ul>
		For a hotel, short-term accommodation or resort complex: <ul style="list-style-type: none"> <li>• <b>\$1,118.00</b> for each suite with 2 or less bedrooms</li> <li>• <b>\$1,118.00</b> for each suite with 3 or more bedrooms</li> <li>• <b>\$1,118.00</b> for each bedroom that is not part of a suite</li> </ul>
<b>Accommodation (Long term)</b>	Charge Area A	For a relocatable home park: <ul style="list-style-type: none"> <li>• <b>\$11,999.00</b> for each relocatable dwelling site for 2 or less bedrooms</li> <li>• <b>\$16,840.00</b> for each relocatable dwelling site for 3 or more bedrooms</li> </ul>
	Charge Area B	For a relocatable home park: <ul style="list-style-type: none"> <li>• <b>\$8,919.00</b> for each relocatable dwelling site for 2 or less bedrooms</li> <li>• <b>\$8,919.00</b> for each relocatable dwelling site for 3 or more bedrooms</li> </ul>
	All Charge Areas	For a community residence, rooming accommodation or retirement facility: <ul style="list-style-type: none"> <li>• <b>\$5,533.00</b> for each suite with 2 or less bedrooms</li> <li>• <b>\$5,533.00</b> for each suite with 3 or more bedrooms</li> <li>• <b>\$5,533.00</b> for each bedroom that is not part of a suite</li> </ul>

**Table 3 – Adopted charges for non-residential development**

<b>Column 1 Development category</b>	<b>Column 2 Charge area</b>	<b>Column 3 Adopted charge per demand unit (\$/m<sup>2</sup> GFA)</b>
<b>Places of Assembly</b>	All Charge Areas	<b>\$33.00</b>
<b>Commercial (Bulk goods)</b>	All Charge Areas	<b>\$66.00</b>
<b>Commercial (Office)</b>	All Charge Areas	<b>\$66.00</b>
<b>Commercial (Retail)</b>	All Charge Areas	<b>\$101.00</b>
<b>Educational Facility</b>	All Charge Areas	<b>\$66.00</b>
<b>Entertainment</b>	All Charge Areas	<b>\$117.00</b>
<b>Essential Services</b>	All Charge Areas	<b>\$99.00</b>
<b>High Impact Industry</b>	All Charge Areas	<b>\$26.00</b>
<b>High Impact Rural</b>	All Charge Areas	<b>\$17.00</b>
<b>Indoor Sport and Recreation</b>	All Charge Areas	<b>\$13.00</b> for court areas
		<b>\$117.00</b> for areas which are not court areas
<b>Other Industry</b>	All Charge Areas	<b>\$22.00</b>
<b>Low Impact Rural</b>	All Charge Areas	Not applicable
<b>Minor uses</b>	All Charge Areas	Not applicable
<b>Specialised Uses and Other Uses</b>	All Charge Areas	The adopted charge is the charge for another use within another development category that Council determines should apply based on that other use having a similar demand

### 3. Levied charges

#### 3.1 Calculation of levied charges

- (1) The charge to be levied for a development will be calculated by Council as follows:

$$LC = (AC \times D) - DC - DIS$$

Where

*LC* is the levied charge for a development, which cannot be less than zero.

*AC* is the relevant adopted charge for the development – worked out in section 2.0.

*D* is the demand placed upon trunk infrastructure by the development - expressed as a number of demand units stated in section 2.0.

*DC* is any demand credit that may apply - worked out in section 3.2.

*DIS* is any discount that may apply – worked out in section 3.3.

#### 3.2 Demand credits

- (1) A demand credit is to be worked out by Council as follows:

$$DC = AC \times D$$

Where

*DC* is the demand credit for creditable development prescribed in Column 1 of Table 4.

*AC* is the relevant adopted charge for the creditable development - worked out in section 2.0.

*D* is the demand placed upon trunk infrastructure by the creditable development worked out in accordance with Column 2 of Table 4.

**Table 4 – Creditable development**

<b>Column 1 Creditable development</b>	<b>Column 2 Demand</b>
A continuing existing lawful use on the premises and is serviced by trunk infrastructure	The number of applicable demand units for the existing lawful use stated in section 2.0.
A previous use that is no longer taking place on the premises but which was lawful at the time it was carried out and is serviced by trunk infrastructure	The number of applicable demand units for the previous lawful use stated in section 2.0.
An existing lot that is not subject to a continuing existing lawful use or a previous lawful use and is serviced by trunk infrastructure	The demand of one Residential (3 or more bedroom dwelling).
Other development on the premises if the other development may be lawfully carried out without the need for a further development permit and is serviced by trunk infrastructure	The number of applicable demand units for the previous lawful use stated in section 2.0.

- (2) A demand credit for a use or development mentioned in subsection (1) will not apply to the premises if an infrastructure requirement that applies or applied to the use or development has not been complied with.
- (3) An applicant seeking a demand credit for a use or development mentioned in

subsection (1) must provide evidence of the continuing existing lawful use, previous lawful use or previous payment.

- (4) For avoidance of doubt,
  - a. A demand credit does not apply to development which is not the subject of an adopted charge.
  - b. A demand credit for the premises cannot exceed the adopted charge for the development.
  - c. If more than one type of creditable development is relevant to the premises, the creditable development having the highest value will be the demand credit for the premises.

### **3.3 Discounts**

- (1) The amount of a discount is to be worked out by the Council in accordance with its Infrastructure Charges Discount Policy or any other adopted policy or resolution of Council.

### **3.4 Automatic increases to levied charges**

- (1) The levied charge is to be increased from the day the charge is levied to the day the levied charge is paid in accordance with this section.
- (2) The automatic increase of the levied charge is to be worked out by Council as the amount which is equal to the increase calculated by using the index stated in the Planning Act.
- (3) However the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the Planning Act.



## **4. Offset or refund for trunk infrastructure**

### **4.1 Application of an offset or refund**

- (1) A trunk infrastructure contribution is where an applicant has been required under a condition of approval to provide development infrastructure defined by the Planning Act to be trunk infrastructure.
- (2) An infrastructure offset or refund apply to a trunk infrastructure contribution in the following circumstances:
  - a. An infrastructure offset – where the establishment cost for a trunk infrastructure contribution is equal to or less than the levied charges for the development.
  - b. A refund – where the establishment cost for a trunk infrastructure contribution is more than the levied charges for the development.

### **4.2 Working out the cost of infrastructure the subject of an offset or refund**

- (1) The amount of an infrastructure offset is the establishment cost of the trunk infrastructure contribution the subject of the offset.
- (2) The establishment cost of the trunk infrastructure contribution is to be worked out using the method stated in section 4.3 before work on the trunk infrastructure contribution commences.
- (3) If the applicant has given notice to the Council that it requires it to use the method stated in section 4.3 of this charges resolution to recalculate the establishment cost of a trunk infrastructure contribution stated in an infrastructure charges notice, the establishment cost of the trunk infrastructure contribution is the establishment cost calculated using that method.

### **4.3 Method for recalculating the establishment cost of a trunk infrastructure contribution**

- (1) The establishment cost of a trunk infrastructure contribution that is works (trunk infrastructure other than land) is to be calculated using a first principles estimating approach in accordance with section 4.4.
- (2) The establishment cost of a trunk infrastructure contribution that is land is to be determined using the before and after method for estimating the market value of land (the before and after method of valuation) in accordance with section 4.5.

### **4.4 First principles estimating approach**

- (1) The first principles estimating approach is to be implemented through the following procedure:
  - a. The Council is to provide the applicant the scope of works including the standard to which the trunk infrastructure contribution is to be provided and the location of the trunk infrastructure contribution.
  - b. The applicant, at its cost, is to provide a notice to Council that includes:
    - i. a bill of quantities for the design and construction of the specified trunk infrastructure contribution in accordance with the scope of works (the bill of quantities); and
    - ii. a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure contribution specified in the bill of quantities (the cost estimate).

- (2) The Council may refer the bill of quantities and the cost estimate to a certified quantity surveyor to:
  - a. Assess whether the bill of quantities reflects an appropriate scope of works;
  - b. Assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities;
  - c. Provide an amended bill of quantities and/or an amended cost estimate using a first principles estimating approach.
- (3) The Council must decide to:
  - a. Accept the bill of quantities and the cost estimate provided by the applicant; or
  - b. Reject the bill of quantities and the cost estimate provided by the applicant.
- (4) If the Council accepts the bill of quantities and the cost estimate, it must provide written notice to the applicant that it has agreed to the bill of quantities and the cost estimate and provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (5) If the Council rejects the bill of quantities and/or the cost estimate it must provide written notice to the applicant that:
  - a. It rejects the bill of quantities and/or the cost estimate; and
  - b. It proposes to use an amended bill of quantities and/or cost estimate; and
  - c. Its reasons for doing so.
- (6) Following receipt of the Council's written notice proposing an amended bill of quantities and/or amended cost estimate, the applicant must provide written notice to Council that it:
  - a. Accepts the amended bill of quantities and/or amended cost estimate; or
  - b. Rejects the amended bill of quantities and/or amended cost estimate
- (7) If the applicant accepts the amended bill of quantities and/or amended cost estimate, the Council must:
  - a. Calculate the establishment cost of the trunk infrastructure contribution by indexing the cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
  - b. Provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (8) If the applicant rejects the amended bill of quantities and/or amended cost estimate, the Council must refer the applicant's bill of quantities and cost estimate to an independent certified quantity surveyor (the independent assessor) to:
  - a. Assess whether the bill of quantities reflects an appropriate scope of works; and
  - b. Assess whether the cost estimate is consistent with current market costs by applying a first principles approach to the bill of quantities;

and

- c. Determine a new bill if quantities and/or a new cost estimate using a first principles estimating approach.
- (9) The new cost estimate determined by the independent assessor is the establishment cost of the trunk infrastructure contribution.
- (10) Following receipt of the independent assessor's new bill of quantities and/or new cost estimate, the Council must:
  - a. Provide written notice to the applicant about the independent assessor's first principles cost estimate;
  - b. Calculate the establishment cost of the trunk infrastructure contribution by indexing the independent assessor's first principles cost estimate to the date it is stated in the infrastructure charges notice or amended infrastructure charges notice using the Producer Price Index; and
  - c. Provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (11) The independent assessor is to be appointed by agreement between the Council and applicant. The cost of the independent assessment is to be shared equally between Council and the applicant.

#### **4.5 The before and after method of valuation**

- (1) The before and after method of valuation is to be used to determine the market value of land.
- (2) The market value of land is to be determined at the following date:
  - a. If the land is identified in the LGIP – the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made; or
  - b. If the land is not identified in the LGIP – the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved.
- (3) The before and after method of valuation is to be implemented through the following procedural requirements:
  - a. The applicant, at their own cost, must provide to the Council a notice that includes a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
  - b. The Council may refer the valuation to its registered valuer to:
    - i. Assess whether the valuation is consistent with current market value;
    - ii. Provide an amended valuation using the before and after method of valuation.
- (4) The Council is to decide to:
  - a. Accept the valuation provided by the applicant; or
  - b. Reject the valuation provided by the applicant.
- (5) If the Council accepts the valuation, it is to provide written notice to the

applicant that it has agreed to the valuation and provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.

- (6) If the Council rejects the valuation, it must provide written notice to the applicant that:
  - a. It rejects the valuation; and
  - b. It proposes an amended valuation; and
  - c. Its reasons for doing so.
- (7) Following receipt of the Council's written notice proposing an amended valuation, the applicant must provide written notice to Council that it:
  - a. Accepts the amended valuation; or
  - b. Rejects the amended valuation
- (8) If the applicant accepts the amended valuation, the Council must provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (9) If the applicant rejects the amended valuation, the Council must refer the applicants valuation to an independent certified practicing valuer to:
  - a. Assess whether the valuation is consistent with the market value; and
  - b. Provide a new valuation using the before and after method of valuation.
- (10) The valuation determined by the independent certified practicing valuer is the establishment cost of the trunk infrastructure contribution.
- (11) Following receipt of the independent certified practicing valuer's valuation, the Council is to:
  - a. Provide written notice to the applicant about the independent certified practicing valuer's valuation; and
  - b. Provide an infrastructure charges notice or amended infrastructure charges notice to the applicant stating the establishment cost of the trunk infrastructure contribution.
- (12) The independent certified practicing valuer is to be appointed by agreement between the Council and applicant. The cost of the independent certified practicing valuer is to be shared equally between Council and the applicant.

#### **4.6 Timing of a refund**

- (1) If a refund applies for the delivery of trunk infrastructure under a necessary infrastructure condition, the applicant must provide a notice to Council that states that the refund is to be given as either:
  - a. A Transferrable Offset; or
  - b. A Monetary Refund.
- (2) If an applicant nominates under paragraph 4.6(1) that a refund is to be given as a Transferrable Offset, Council will enter into an infrastructure agreement with the applicant that permits the amount of the Transferrable Offset to be offset against infrastructure charges to be levied on:
  - a. future stages of the development approval; and
  - b. another development approval undertaken by the applicant or a related entity of the applicant in the local government area.

- (3) Council will prepare the infrastructure agreement referenced in paragraph 4.6(2) and pay its own costs associated with the preparation of the infrastructure agreement.
- (4) If an applicant nominates under 4.6(1) that a refund is to be given as a Monetary Refund, Council will give the Monetary Refund in a reasonable timeframe to be negotiated between the parties.

## 5. Criteria for deciding conversion applications

(1) The criteria for deciding a conversion application are as follows:

- a. The development infrastructure must service development that is-
  - i. Consistent with the assumptions about the type, scale, location and timing of future development stated in the LGIP; and
  - ii. For premises completely inside the PIA;
- b. Construction of the development infrastructure has not yet started;
- c. The development infrastructure is not consistent with the requirements for non-trunk infrastructure stated in section 145 of the Planning Act;
- d. The infrastructure is to be owned by the Council;
- e. The development infrastructure is not temporary infrastructure;
- f. The development infrastructure has capacity to service large numbers of end users, typically but not necessarily achieved by servicing multiple development sites;
- g. The development infrastructure is consistent in terms of type, size and capacity with other trunk infrastructure identified in the LGIP for similar urban development in similar localities;
- h. The development infrastructure is consistent with the examples of trunk infrastructure stated for a network in Table 5;
- i. The development infrastructure is the most cost effective option for servicing multiple developments in the area;

**Note:** *The most cost effective option for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service unconstrained land at the desired standard of service.*

- j. The infrastructure could have been planned by Council without knowing the detailed layout of lot reconfigurations or the design details for material change of use applications in the area. That is, the infrastructure could have been planned during preparation of the LGIP using only the planned density assumptions stated in the LGIP.

**Table 5 - Examples of trunk infrastructure for a network**

Column 1 Infrastructure network	Column 2 Examples of trunk infrastructure
<b>Transport</b>	<p>Land and/or works for:</p> <ul style="list-style-type: none"> <li>• Arterial Road</li> <li>• Trunk Collector Road</li> <li>• Collector Street</li> <li>• Prioritised Intersections</li> <li>• Associated intersections, traffic lights, lighting, bridges, culverts, kerb and channel, local road drainage, pedestrian footpaths and cycleways (within the road reserve), on road cycleways, and basic revegetation on trunk roads</li> </ul>
<b>Public parks and community facilities</b>	<p>Land and/or works for the following public parks:</p> <ul style="list-style-type: none"> <li>• Local</li> <li>• Village</li> <li>• Village Sports</li> <li>• Township</li> <li>• Township Sports</li> <li>• Shire Destination</li> <li>• Open Space</li> <li>• Rest Area</li> <li>• embellishments necessary to make the above specified trunk public parks safe and useable.</li> </ul> <p>Land for community facilities such as community halls or centres, public recreation centres and public libraries as well as basic works to ensure that the land is suitable for local community facilities.</p>

## 6. Council breakup agreement with Urban Utilities



<b>RECEIVED</b>	
Somerset Regional Council	
- 5 SEP 2011	
DOC ID.	
ASSOC	
BOX NO.	R

Department of  
Local Government and Planning

Our ref: MC11/2562  
LG/11/2167

- 2 SEP 2011

Mr Robert Bain  
Chief Executive Officer  
Somerset Regional Council  
PO Box 117  
Esk QLD 4312

Dear Mr Bain

**Re: Agreement on the split of infrastructure charges**

Thank you for your letter of 15 June 2011.

I wish to confirm that the Department of Local Government and Planning has noted the agreement reached between Somerset Regional Council and Queensland Urban Utilities. As a result of the agreement, the default proportional split in the draft State planning regulatory provision released on 1 July 2011 does not apply to Somerset Regional Council and Queensland Urban Utilities.

If you require any further information, please contact Ms Natalie Wilde, Director, on 3239 6370 or by email at [natalie.wilde@dlgp.qld.gov.au](mailto:natalie.wilde@dlgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "J. Noye", with a stylized flourish at the end.

Jack Noye  
Director-General  
Department of Local Government and Planning

Executive Building  
100 George Street  
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City East Queensland 4002  
Telephone +61 7 3227 8548  
Facsimile +61 7 3224 4683  
Website [www.dlgp.qld.gov.au](http://www.dlgp.qld.gov.au)

ABN 25 166 523 889





15<sup>th</sup> June 2011

The Hon. Paul Lucas MP  
Department of Local Government & Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Sir

**Subject: Maximum Infrastructure Charges Framework – Water and Sewerage  
Infrastructure Standard Charge**  
**Our Ref: LAND USE AND PLANNING - PLANNING - Services Infrastructure -  
Doc Id. 567397**  
**Your Ref:**

I advise that Somerset Regional Council officers and Queensland Urban Utilities (QUU) have agreed to the infrastructure charges as per the attached table.

Council has not formerly adopted the charges, however they are aware of the negotiated amounts. It is intended that Council will adopt the infrastructure charges at the next Council meeting on 29<sup>th</sup> June 2011.

I trust this is sufficient for your purposes.

Yours sincerely

A handwritten signature in black ink, appearing to read "RB", is written over a faint, dotted background.

**Robert Bain**  
**Chief Executive Officer**

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## Somerset - Proposed QUU Charges Under Standard Charge Regime

### Residential

Type of development (Dwelling)	2011/2012			2012/2013		
	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
3+ Bedroom Dwelling	1,800	8,200	10,000	1,800	10,450	12,250
1-2 Bedroom Dwelling	1,300	7,700	9,000	1,300	7,700	9,000

### Non-Residential - Accommodation

Type of development (Dwelling)	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
Short Term 3+ Bedroom Dwelling	900	4,100	5,000	900	5,225	6,125
Short Term 1-2 Bedroom Dwelling	650	3,850	4,500	650	3,850	4,500
Long Term 3+ Bedroom Dwelling	1,800	8,200	10,000	1,800	10,450	12,250
Long Term 1-2 Bedroom Dwelling	1,300	7,700	9,000	1,300	7,700	9,000

### Non-Residential - Other

Type of development (m2 GFA)	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
Assembly	4	21	25	4	21	25
Commercial (Bulk Goods)	9	54	63	9	54	63
Commercial (Retail)	9	54	63	9	54	63
Commercial (Office)	9	54	63	9	54	63
Education	9	54	63	9	54	63
Entertainment	9	54	63	9	54	63
Indoor Sport & Rec (non-court areas)	9	54	63	9	54	63
Indoor Sport & Rec (court areas)	1	4	5	1	4	5
Industry	4	21	25	4	21	25
High Impact Industry	6	34	40	6	34	40
Low Impact Rural	0	0	0	0	0	0
High Impact Rural	NA	NA	NA	NA	NA	NA
Essential Services	4	21	25	4	21	25
Specialist Uses	individual	individual	individual	individual	individual	individual
Minor Uses	0	0	0	0	0	0

Assumed no water or sewerage connection