



**Minutes of Ordinary Meeting
Held Wednesday, 14 May 2025**

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

Present

Cr Jason Wendt	(Mayor)
Cr Helen Brieschke	(Deputy Mayor)
Cr Michael Bishop	(Councillor)
Cr Brett Freese	(Councillor)
Cr Tiara Hurley	(Councillor)
Cr Kylee Isidro	(Councillor)
Cr Sally Jess	(Councillor)
Mr A Johnson	(Chief Executive Officer)
Mr P Keech	(Interim Director Operations)
Mr L Hannan	(Director Planning and Development)
Ms D Gregory	(Chief Financial Officer)
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)

C O N T E N T S

2025 Somerset Garden Competition –	Opening of Meeting..... 3
Nomination of Judges 60	Operational Plan Third Quarter Review
Application for Temporary Entertainment	2024-2025 71
Event – Grassroots Enduro Australia 47	Operations Report for April 2025..... 63
Business arising out of minutes of	Receipt of Petition..... 74
previous meeting 3	Reception of notices of motion for next
Closure of Meeting 74	meeting..... 74
Confirmation of Minutes 3	Road Dedication for Historical Works –
Consideration of notified motions 74	Wivenhoe-Somerset Road Dundas –
Declarations of Interest 4	Lot 81 on SL5294 62
Development Application No. 25536 –	Somerset Arts, Culture and Heritage
Muckerts Lane, Fernvale 4	Advisory Committee – Special Meeting
Items for reports for future meetings 74	14 April 2025 61
Leave of Absence 3	Somerset Regional Council, Open Space
Matters of Public Interest 3	Strategy 63
Mayor and Councillor Reports..... 72	State Government land valuation
Meetings authorised by Council 72	consultation 56
Monthly Finance Report 57	

Opening of Meeting

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

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Bishop

Seconded – Cr Hurley

“THAT the Minutes of the Ordinary Meeting held 23 April 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**

May

- | | |
|---------|---|
| 23 - 24 | Esk Show |
| 23 | Unveiling of the first installment of the Esk Mosaic Trail by the Valley of the Lakes Garden Club |
| 24 | Kilcoy Hospital Fete |
| | Lowood Show Ball |

Message of Condolence on the passing of Tony Coates

Vale Anthony Martin Coates

Toogoolawah lost a true community champion last week with the passing of Tony Coates.

Tony has played a significant role in supporting our community initially as Sergeant of the Toogoolawah Police Station in the early 1990's. His interest in community saw him introduce the first Blue Light Disco's in our region which ran successfully for many years.

He is fondly remembered as a favourite bus driver by local students and chaperoned many enjoyable Over 50's escapades and I do remember him hijacking one of Councils infrastructure tours to show us his requests.

Tony and late wife, Anne are credited with raising the profile of the Boer Goat Breeders Association of Queensland and he has performed the role of steward at the Ekka and Toogoolawah Show to this day.

Tony's greatest gift to the Toogoolawah community has been his dedication to the Toogoolawah & District Progress Assoc, Toogoolawah Christmas Tree, Toogoolawah Show Society and Toogoolawah Rural Fire Brigade, most of which represent some 28 years of volunteering simultaneously.

He loved going to the pool or riding his bike along the rail trail and then enjoying a cuppa with the local lads at the café, when he wasn't chatting to everyone along the street.

'Mr Coates' has touched the hearts of many people in our community, and he will be sadly missed.

On behalf of Somerset Regional Council, I would like to offer sincere condolences to Tony's family.

Matters of public interest – Cr Bishop

Tomorrow May 15 is designated as International Day of Families. This day was established by the UN in 1993 to draw attention to the importance of the family as a fundamental unit of society and to raise awareness of the social, economic and demographic processes that affect families around the world. I would like to reflect on the difficulties that families face in different parts of the world as well as our community. Times are difficult at the moment and I urge people to get support from services such as Relationships Australia or Lifeline for confidential support. I would particularly like to acknowledge the work done by Mercy Community Hub in Lowood on this day.

On Saturday, 17 May it is the International Day Against Homophobia, Transphobia and Biphobia. This day was established to raise awareness of the rights of LGBTQ+ people, combat discrimination and violence based on sexual orientation and gender identity and promote equality around the world. It is important that we work together to make our world safe for everyone.

I will give other Councillors the opportunity to promote our forthcoming country shows but I will promote the Kilcoy Hospital Fete on Saturday, 24 May. I have inside knowledge that there will be some amazing mustard pickles available from the home produce stall.

Matters of public interest – Cr Freese

May

- 17 Divas and Delights at Civic Centre
- 18 Kilcoy Races
- 23-24 Esk Show
- 23 Brisbane Valley Rail Trail Users Association – Three Day Cycle Tour
- 24 Lowood Show Ball
- 27 Small Business Friendly Breakfast
- 31 Toogoolawah Show Ball

Matters of public interest – Cr Jess

May

- 23 Kilcoy Hospital Auxiliary Fete
- Esk Show
- Lowood Show Ball
- 28 Somerset Artist Networking Event

Declarations of Interest

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

Subject:	Development Application No. 25536 – Muckerts Lane, Fernvale Development Application for a Development Permit for Reconfiguring a Lot by Subdivision (one into 47 lots, one
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	balance lot, open space, local park and new road with temporary turnaround easements)	
File No:	DA25536	Action Officer: MJ - SP
Assessment No:	02412-00000-000	

1.0 APPLICATION SUMMARY

Property details

Location:	Muckerts Lane, Fernvale
Real property description:	Lot 31 SP152273
Site area:	29.05ha
Current land use:	Vacant
Easements/encumbrances:	Nil identified

South East Queensland Regional Plan

Land use category:	Urban footprint
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Planning scheme details

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

Application details

Proposal:	Reconfiguring a lot (one into 47 lots, one balance lot, open space, local park and new road with temporary turnaround easements)
Category of assessment:	Code assessment
Applicant details:	FVLH Developments Pty Ltd A.C.N. 654 128 604 C/- LandPartners Pty Ltd PO Box 1399 MILTON QLD 4064
Owner details:	FVLH Pty Ltd
Date application received:	16 October 2024
Date application properly made:	4 November 2024

Referrals	None required
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Public notification	Not required
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RECOMMENDED DECISION

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



**Locality Plan of Lot 31 SP152273
Situated at Muckerts Lane, Fernvale**

2.0 PROPOSAL

This development application seeks approval for a Development Permit for Reconfiguring a Lot by Subdivision (one into 47 lots, one balance lot, open space, local park and new road with temporary turnaround easements), on land at Muckerts Lane, Fernvale, formally described as Lot 31 SP152273.

The proposal effectively is for the residential development of the southwestern part of the site. It provides for 47 residential lots ranging in size from 480m² to 800m². The proposed residential lot sizes and mix is indicated below.

Residential lot area	Number of residential lots
480m ²	13
504m ² – 550m ²	15
600m ² – 677m ²	18
800m ²	1
Total residential lots	47

A 5,000m² local park is proposed with a further 1.472ha of open space, along Ferny Gully, to be dedicated to Council. A single road access is proposed to connect the site to Muckerts Lane, with new internal roads proposed for residential lot access.

The vast majority of the site, comprising the northern and eastern part, would remain as a 'balance' lot.

The development application material indicates that substantial filling and excavation and associated retaining walls would be required to create generally flat residential lots and the associated road network. A condition is recommended that retaining walls are no greater than 1m high, to ensure compliance with this assessment benchmark.

The application is made under Version 4.2 of the Somerset Region Planning Scheme (the planning scheme). The site is located within the General residential zone. The application is Code assessable under the planning scheme.

3.0 SITE DETAILS

3.1 Description of the land

The site is an irregular shaped lot that fronts Muckerts Lane, to the south. A waterway (Ferry Gully) runs along the western part of the site; this part of the site is heavily vegetated. The site is otherwise generally cleared. The site slopes gently to the northwest.

Land to the northeast of the site is heavily vegetated. Immediately to the east of the site is a dwelling house on a 1ha lot and a dwelling house on a 13ha lot. Immediately to the west of the site is land subject to DA9400 (an existing approval granted in 2012 involving reconfiguring a lot – 2 lots into 1331 residential lots, the currency of which is the subject of current appeals in the Planning and Environment Court).

The site is approximately 300m to the west of the Honeywood residential estate, which is on the eastern side of Fernvale Road. The Fernvale Centre and Brisbane Valley Highway are approximately 2.5km to the northeast of the site. The site is on the southern boundary of the Fernvale Urban Footprint.

3.2 Site approval history

There is an existing approval for residential subdivision over the site. Approval DA14663 is for a Development Permit for Reconfiguring a lot (one lot into 121 lots over seven stages). This approval was granted through a consent Order of the Planning and Environment Court dated 10 July 2024.

The current approval was granted in response to a change application and extension application, where:

- On 28 October 2016, Council granted approval for a Development Permit for Reconfiguring a Lot (one lot into 116 lots over three stages) on the site (DA14663).
- On 2 June 2020, an extension application was made to extend the currency period of the approval.
- On 17 February 2022, a change application was made to replace the approved plan of subdivision with a new plan that provides for 121 lots (an increase of five lots).
- On 6 July 2023, the Applicant lodged Notices of Appeal in the Planning and Environment Court regarding the change application and extension application.
- On 13 September 2023, the Council resolved, in the context of the appeals, to contend that the change application and extension application ought to be refused.
- On 10 July 2024, the appeals were resolved, by consent, with the change being approved subject to conditions and an extension being approved until 28 October 2028.

Reference:	Decision date:	Description:
DA14663	10 July 2024	Development Permit for Reconfiguring a lot (one lot into 121 lots over seven stages).

3.3 Connection to electricity and telecommunications

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

4.0 PLANNING LEGISLATION

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

In accordance with section 45 of the Act, code assessment must be carried out only:

- (a) against the assessment benchmarks in a categorising instrument for the development; and
- (b) having regard to any matters prescribed by regulation.

In accordance with section 60 of the Act, for code assessable development, the assessment manager, after carrying out the assessment:

- (a) must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development;
- (b) may decide to approve the application even if the development does not comply with some of the assessment benchmarks;
- (c) may impose development conditions on an approval; and
- (d) may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance cannot be achieved by imposing development conditions.

5.0 ASSESSMENT BENCHMARKS

The proposal requires assessment against the following assessment benchmarks.

5.1 State Planning Policy 2017

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

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

5.2 South East Queensland Regional Plan

The South East Queensland Regional Plan 2023 (the Regional Plan) came into effect on 15 December 2023 and is not identified as being reflected in the planning scheme. The site is located within the Urban Footprint under the Regional Plan.

The application has been assessed against the provisions of the regional plan and is considered to comply to the extent relevant.

5.3 Planning Regulation 2017

5.3.1 Schedule 10 – Development assessment

Schedule 10 of the *Planning Regulation 2017* (the Regulation) establishes assessment triggers, requirements, and assessment benchmarks. An assessment of the development against relevant assessment benchmarks in the Regulation is discussed below.

Under Schedule 10, Part 14 of the Regulation, the proposal is code assessable and relevant assessment benchmarks are in Schedule 12 and Schedule 12A of the Regulation.

The proposal:

- (a) does not impact on any regulated vegetation;
- (b) does not impact on any koala habitat areas;
- (c) is not located within a koala priority area;
- (d) is not located in proximity to a Queensland heritage place or local heritage place;
- (e) is not on land designated for infrastructure;
- (f) does not involve any environmentally relevant activities.

5.3.2 Schedule 12 – Particular reconfiguring a lot requiring code assessment

The proposal involves subdivision in the General residential zone. The relevant assessment benchmarks in Schedule 12 generally refer to the requirements of the planning scheme and as such are addressed in the relevant planning scheme codes.

As the development proposes one into 47 lots, Schedule 12 is not applicable in this instance as it is only applicable to one into two lot development proposals.

5.3.3 Schedule 12A – Reconfiguring a lot

The proposal involves subdivision in the General residential zone and relevant assessment benchmarks are in Schedule 12A.

Schedule 12A provides that at least one street tree per 15m is planted on either side of each new road, and a footpath is provided on at least one side of every road that primarily provides access to residential lots, and on both side of other roads (such as collector roads). Conditions are recommended to ensure compliance with these assessment benchmarks. The proposal otherwise complies with the relevant assessment benchmarks.

5.4 Temporary local planning instruments

There are currently no temporary local planning instruments in effect within the Somerset Region.

5.5 Variation approvals

The property is not benefitted by any variation approvals.

5.6 Somerset Region Planning Scheme (Version 4.2)**5.6.1 Relevant assessment benchmarks from the planning scheme**

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

- (a) 8.2.6 Reconfiguring a lot code;
- (b) 8.3.5 Services works and infrastructure code;
- (c) 8.3.6 Transport access and parking code;
- (d) 7.2.3 Biodiversity overlay code;
- (e) 7.2.4 Bushfire hazard overlay code;
- (f) 7.2.5 Catchment management overlay code; and
- (g) 7.2.7 Flood hazard overlay code;

The site is mapped within OM003 Biodiversity overlay – Koala conservation. This map, and the provisions of the overlay code, have been superseded by new requirements in the *Planning Regulation 2017*.

The site is mapped within the OM008 High impact activities management area overlay. As the use is not a high impact activity, as defined in the planning scheme, the overlay code does not apply.

5.6.2 Strategic framework assessment

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

5.6.3 Code compliance summary

The assessment below identifies how the development proposal achieves the relevant assessment benchmarks from the planning scheme and where the proposal seeks an alternative outcome:

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

Relevant code	Compliance with overall outcomes	Performance outcomes
Reconfiguring a lot code	Yes	PO1, PO2, PO14
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	No alternative outcomes proposed
Relevant overlay code	Compliance with overall outcomes	Performance outcomes
Biodiversity overlay code	Yes	No alternative outcomes proposed
Bushfire overlay code	Yes	No alternative outcomes proposed
Catchment management overlay code	Yes	No alternative outcomes proposed
Flood hazard overlay code	Yes	No alternative outcomes proposed

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

5.6.4 Performance outcome assessment

Reconfiguring a Lot Code

Performance outcome	Acceptable outcome
Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.	AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions. AO1.2 <i>Lots</i> in the General residential zone, Rural residential zone and Emerging community zone have an average slope of less than 12.5 percent.
Alternative outcome assessment The proposal provides for 47 residential lots ranging in size from 480m ² to 800m ² , plus balance lot. Table 8.3.4.3B – Minimum Lot Size and Dimensions provides for a minimum lot size in the General residential zone (other than the park residential precinct) of ‘600 square metres; or minimum lot size of 450 square metres where part of a planned estate with a diversity of lot sizes.’ In response to Council’s information request, the Applicant provided a Structure Plan to demonstrate how the proposal would integrate with the orderly residential development of	

Performance outcome	Acceptable outcome
<p>the balance of the site. The Structure Plan provided by the Applicant indicates about 300 residential lots might be developed over the whole site. The proposal effectively would be 'Stage 1' of the proposed residential development of the site. In this context, it is considered the proposal is a part of a 'planned estate' for the purpose of Table 8.3.4.3B. The proposal complies with the minimum lot size of 450m² in AO1.1 (Table 8.3.4.3B) but does not comply with the minimum frontage width of 18m. All lots have a frontage of at least 15m, except proposed lot 46 which has a frontage of 14.2m.</p> <p>The proposed residential lots are of sufficient size and dimensions to accommodate a Dwelling house and associated domestic outbuildings. The configuration of lots provides for a safe and serviceable internal road network. The proposal is on a sloping site. The proposal seeks to change the topography of the site through filling and excavation and associated retaining walls, to create generally flat residential lots and the associated road network. It is recommended that a condition is imposed such that retaining walls are no higher than 1m, to protect the visual character and amenity of the area. Subject to that condition, it is considered the proposal is consistent with the intended character of the General residential zone and meets PO1.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
<p>PO2 <i>Lot</i> frontage width and access driveways for irregularly shaped allotments provide a safe vehicle entry and exit.</p>	<p>AO2 Irregularly shaped allotments have: (a) an average width not less than the minimum frontage for a rectangular allotment; and (b) the minimum frontage of the allotment is not less than one half the minimum frontage for a rectangular allotment.</p>
<p>Alternative outcome assessment The proposal provides for two irregular shaped lots – proposed lots 46 and 47. Proposed lot 46 is 800m² and has a frontage of over 30m. Proposed lot 47 is 652m² and has a frontage of 14.2m. The proposed lots provide for safe vehicle entry and exit and meet PO2.</p> <p>It is recommended that the alternative outcome be accepted in this instance.</p>	
<p>Open space</p>	
<p>PO14 <i>Development</i> provides for public open space that: (a) is in accordance with the <i>Local Government Infrastructure Plan</i>; (b) is of a physical standard that enables the park to be used for its intended purpose; (c) is appropriately located, sized, and shaped to satisfy the local, district and/or regional recreational needs of the community; (d) contributes to the establishment and maintenance of local and regional open space network;</p>	<p>AO14 Public open space is provided in accordance with Part 4 – Local Government Infrastructure Plan.</p> <p>AO14.2 Parks have a direct <i>road</i> frontage for 75 percent of the park perimeter.</p>

Performance outcome	Acceptable outcome
(e) facilitates appropriate measures for stormwater and flood management; and (f) contributes to the retention of significant vegetation, watercourses and wetlands, and other habitat areas and associated <i>buffers</i> and linkages/corridors.	
Alternative outcome assessment The proposal provides for a local park generally in accordance with Council standards. Whilst the park would not have a direct road frontage for 75 percent of the whole park perimeter, the proposed park would have substantial, direct access from the proposed entry road to the site (that connects to Muckerts Lane) and would be well located to serve the proposed residential lots. Conditions are recommended to ensure the proposed park meets relevant Council standards. It is recommended that the alternative outcome be accepted in this instance.	

The proposal otherwise complies with the relevant performance outcomes and acceptable outcomes, or compliance may be achieved through the recommended conditions of approval.

5.6.5 Overall outcome assessment

The proposal is considered to comply with all the relevant performance outcomes. Accordingly, the proposal is considered to comply with the relevant overall outcomes.

5.7 Local government infrastructure plan

5.7.1 Priority infrastructure area

The development land is not located within the priority infrastructure area as shown in the Local government infrastructure plan mapping.

5.7.2 Infrastructure charges

The proposed development is for a subdivision, which adopts a charge consistent with a three or more-bedroom dwelling under the *Somerset Regional Council Charges Resolution (No. 1) 2025*. The land is within Charge Area A for determining the relevant adopted charges.

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

5.7.3 Trunk infrastructure requirements

5.7.3.1 Drinking water and wastewater networks

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

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

5.7.3.2 Stormwater network

A Stormwater plan was provided as a part of the development application material. Standard development conditions are recommended to ensure no actionable nuisance occurs and discharge to a lawful point of discharge is achieved, as required by the Queensland Urban Drainage Manual (QUDM).

5.7.3.3 Public parks and community land network

The proposal includes a 5,000m² local park. The recommended conditions provide for the dedication of the park to Council and for limited embellishments (detailed in the recommended conditions). At the time the Application was made to Council, the LGIP identified a local park (OSF001) on the site. It is recommended to recognise the proposed local park as trunk infrastructure and impose the recommended conditions regarding the park under section 128 of the Act. This would enable the applicant to claim an offset, for the value of the land dedication and works contribution for the proposed local park, against the infrastructure charges payable.

5.7.3.4 Transport network

Existing approval DA14663 includes provisions regarding the upgrading of Muckerts Lane and the intersection of Muckerts Lane and Fernvale Road/Clive Street.

It is considered that the development does not require any external trunk road infrastructure updates.

The recommended conditions require necessary access and frontage works to Muckerts Lane, to service the development, including provision for a 2.5m wide footpath along the development side of Muckerts Lane. These recommended conditions are to be imposed under section 145 of the Act as the works are not trunk infrastructure. As such, there would be no offsets for the works against the infrastructure charges payable.

The Application includes an internal road, connecting to Muckerts Lane, which is identified in the application material as a Trunk Collector Road. A Trunk Collector Road is not identified on the site under the LGIP contained in version 4.2 of the Somerset Region Planning Scheme. Further, the traffic generated from the proposal, taking into account the potential future development of the site and adjoining site, does not warrant a Trunk Collector Road.

Conditions are recommended to require the internal road to be constructed to Council's Collector Road standard, rather than a Trunk Collector Road standard. The proposed road is not trunk infrastructure. It is recommended the conditions are imposed under section 145 of the Act and as such there would be no offsets for the works against the infrastructure charges payable.

6.0 REFERRAL

6.1 Referral agencies

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

6.2 Third party advice

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

7.0 PUBLIC NOTIFICATION

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

8.0 OTHER RELEVANT MATTERS

There are no other relevant matters applicable for code assessment.

9.0 REASONS FOR THE RECOMMENDED DECISION

Council officers have undertaken the assessment of the application as required by section 45 of the *Planning Act 2016*. The assessment of the proposed development has determined it to be generally:

- (a) consistent with the intent of the Somerset Region Planning Scheme (Version 4.2); and
- (b) achieving the outcomes identified in the applicable assessment benchmarks for which the application was required to be assessed, including where compliance is achieved by the imposition of the recommended development conditions.

As such, the officers' recommendation is for the development application to be approved, subject to the recommended development conditions within this report.

Should Council decide to refuse the development application, Council must provide reasons for the decision to satisfy section 63(5) of the *Planning Act 2016*.

10.0 CONCLUSION

The proposed development is for Development Permit for Reconfiguring a Lot (one into 47 lots, one balance lot, open space, local park and new road with temporary turnaround easements). The proposal has demonstrated compliance with the relevant assessment benchmarks, as outlined in this assessment, or compliance may be achieved through the imposition of the recommended conditions included in this report.

Having undertaken the assessment, and considered the matters identified within the report, the officer's recommendation is to approve the application subject to the conditions included in this report.

11.0 ATTACHMENTS

- 1. Proposal plans
- 2. Structure plan
- 3. Stormwater management plan
- 4. Catchment analysis report
- 5. Draft infrastructure charges notice

RECOMMENDATION

THAT Council:

- 1. approve Development Application No. 25536 for a Development Permit for Reconfiguring a Lot by Subdivision (one into 47 lots, one balance lots, open space, local park and new road with temporary turnaround easements) on land situated at Muckerts Lane, Fernvale, formally described as Lot 31 SP152273, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
- 2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

SCHEDULE 1—GENERAL CONDITIONS		
Assessment Manager		
No.	Condition	Timing
GENERAL		
1	Approved Plans and Documents	
1.1	Carry out the development generally in accordance with the plans and documents listed below (including where amended by Council in red), except where amended by these development conditions.	At all times.
	1. Proposed Reconfiguration, Reference: BRSS5059-OOB-58-2, Sheet 1 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	2. Proposed Reconfiguration, Reference: BRSS5059-OOB-58-2, Sheet 2 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	3. Proposed Road Hierarchy, Reference: BRSS5059-OOB-60-2, Sheet 1 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	4. Proposed Road Hierarchy, Reference: BRSS5059-OOB-60-2, Sheet 2 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	5. Stormwater Management Plan, Reference: 21-0255SMP01-V1, prepared by Colliers, dated 27 February 2025	
	6. Catchment Management Analysis Report, Reference: 21-0255TM01-V1, prepared by Colliers, dated 27 February 2025	
2	Comply with planning scheme and local laws	
2.1	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2), Planning Scheme Policies and Local Laws.	At all times.
3	Availability of Development Approval	
3.1	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection by site workers and Council officers.	During construction works.
4	No cost to Council	

4.1	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in these development conditions.	At all times.
5	Survey marks	
5.1	A Registered Cadastral Surveyor must install new Survey Marks in their correct positions in accordance with the Plan of Subdivision.	Prior to the request for approval of the Plan of Subdivision.
5.2	Provide certification to Council from a Registered Cadastral Surveyor that Condition 5.1 has been complied with.	As part of the request for approval of the Plan of Subdivision.
5.3	Provide certification from a Registered Cadastral Surveyor that all services (for example, water, wastewater, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to the request for approval of the Plan of Subdivision.
6	Pay outstanding rates and charges	
6.1	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council, including any charges that are levied but not fully paid over the subject land.	Prior to the request for approval of the Plan of Subdivision.
7	Valuation	
7.1	Pay to Council the applicable amount, at the time of request for plan of subdivision approval, for the issue of new valuations by the Department of Resources. <u>Advice Note</u> - Currently, the amount is set at \$47 per allotment.	Prior to the request for approval of the Plan of Subdivision.
8	No provision for staging	
8.1	The development is to occur in one stage.	As indicated.
9	Period to complete development	
9.1	Complete the reconfiguration in accordance with approved plan BRSS5059-OOB-58-2, dated 11/10/2024, by 31 May 2029. <u>Advice Note:</u> This is a development condition under sections 65(2)(d) and 88(1) of the <i>Planning Act 2016</i> . The Development Approval will lapse if the development is not completed within the period identified in this development condition. This timeframe is separate to the currency period.	By 31 May 2029.

SCHEDULE 2—ENGINEERING		
Assessment Manager		
10	General	
10.1	All works are to be designed and constructed in accordance with the Somerset Region Planning Scheme, Planning Scheme Policy 4 – Design Standards and Council's <i>Standard Drawings</i> .	Prior to the request for approval of the Plan of Subdivision.
10.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to the request for approval of the Plan of Subdivision.
10.3	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> (a) Plans and specifications must be prepared and certified with the Operational Work application; (b) Certification that the works have been undertaken in accordance with the approved plans, specifications and Council's requirements. 	Prior to the request for approval of the Plan of Subdivision.
11	Landscaping	
11.1	<p>Submit a Landscape Plan to Council, for approval, for all landscaping associated with the development. This includes landscaping of open space, footpaths, road reserves within the development site, the Muckerts Lane frontage and any entry statements.</p> <p>The Landscape Plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction.</p> <p>The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> (a) Comply with the Planning Scheme Policy 4 – Design Standards; (b) To enhance the appearance of the development internally and externally; (c) To make a positive contribution to the streetscape; (d) To screen unsightly objects from public view; (e) To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; (f) To ensure common areas are useable; 	Prior to the request for approval of the Plan of Subdivision.

	<ul style="list-style-type: none"> (g) To provide long term erosion protection; (h) To integrate with existing vegetation and other natural features of the site and adjoining lands; and (i) To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> (a) The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; (b) The number and size of plants; (c) The typical planting detail including preparation, backfill, staking and mulching. 	
11.2	Landscape the site in accordance with the Landscape Plan approved by Council under Condition 11.1.	Prior to the request for approval of the Plan of Subdivision.
11.3	<p>All declared weeds and pests are to be removed from the subject land and the subject land kept clear of such nuisance varieties during the course of operations.</p> <p><u>Advice Note:</u> The General Biodiversity Obligation under the <i>Biosecurity Act 2014</i> applies to the control of weed species.</p>	At all times.
11.4	Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	At all times.
11.5	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.
12.0	Street Trees	
12.1	<p>Plant at least one street tree per 15m on both sides of each new road identified on approved plan BRSS5059-OOB-58-2, dated 11/10/2024.</p> <p><u>Advice Note:</u> it is recommended the trees are located in a staggered arrangement along the street, so they are not directly opposite one another, and in a manner that does not interfere with reasonable driveway access to residential lots.</p>	Prior to the request for approval of the Plan of Subdivision and to be maintained for 12 months after approval of the Plan of Subdivision.

13.0	Local Park and Open Space	
13.1	<p>Prepare and lodge, for Council approval, a Local Park Plan that provides for dedication to Council of 0.5ha of land as local park and demonstrates the park:</p> <ul style="list-style-type: none"> (a) meets the criteria in SC6.5.12.3.1 General, and the criteria for a Local Park in Table SC6.5.12.3.1.1 – Table General Criteria by Park Type, in Planning Scheme Policy 4 – Design Standards, Somerset Region Planning Scheme (Version 4.2); (b) includes bollards to prevent vehicle access; (c) includes ornamental plantings, shade species and turf; (d) includes a connection to water services; and includes a locked gate to allow vehicle access. <p><u>Advice Note:</u> any footpath kerbing and entry to the park should allow for access by people with mobility challenges.</p>	Prior to the request for approval of the Plan of Subdivision.
13.2	<p>Carry out the works to deliver the embellishments for the local park, in accordance with the Local Park Plan approved under Condition 13.1, and any relevant operational works approval.</p> <p><u>Advice Note</u> – This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p>	Prior to the request for approval of the Plan of Subdivision.
13.3	<p>Dedicate to Council 0.5ha of land including embellishments, as local park, as identified in the Local Park Plan approved by Council under condition 13.1.</p> <p>The land is to be dedicated to Council on a single lot in fee simple on trust, in accordance with Council's on maintenance and bond requirements.</p> <p>The proponent shall prepare all relevant documentation in a form satisfactory to Council.</p> <p><u>Advice Note</u> – This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p>	As part of the registration of the Plan of Subdivision.
13.4	Dedicate all land shown as open space, local park, and drainage / linear park (except for the area of local park to be dedicated to Council under condition 13.3) on the approved plan	As part of the registration of the Plan of Subdivision.

	<p>BRSS5059-OOB-58-2, dated 11/10/2024, to Council in accordance with Council's on maintenance and bond requirements.</p> <p>The land is to be transferred in fee simple.</p> <p>The land is to be dedicated at no cost to Council.</p> <p>The proponent shall prepare all relevant documentation in a form satisfactory to Council.</p> <p><u>Advice Note:</u> - This condition is imposed under section 145 of the <i>Planning Act 2016</i>.</p>	
14.0	General Services	
14.1	Connect each lot to the reticulated drinking water and wastewater networks in accordance with the standards and requirements of the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities.	Prior to the request for approval of the Plan of Subdivision.
14.2	Provide written evidence (e.g. connection certificate) from Urban Utilities that the connection to the reticulated drinking water and wastewater networks are available and that all requirements of Urban Utilities have been satisfied.	Prior to the request for approval of the Plan of Subdivision.
14.3	Connect each lot to the underground reticulated electricity and telecommunications networks to the standards of the relevant service provider.	Prior to the request for approval of the Plan of Subdivision.
14.4	Provide written evidence (e.g. certificate of supply or agreement) from the relevant service provider that each lot has been connected to the reticulated electricity and telecommunications networks, connection is available at a standard connection, or has a current supply agreement.	Prior to the request for approval of the Plan of Subdivision.
14.5	Provide written evidence from a Registered Professional Engineer Queensland (RPEQ) that electricity/ telecommunication/ water supply drawings have been coordinated with the civil engineering design details, to ensure there are no service clashes.	Prior to the request for approval of the Plan of Subdivision.
14.6	Install hydrant and valve location indicators and place brass markers in the kerb line at each service crossing (water, wastewater, electricity and telecommunications).	Prior to the request for approval of the Plan of Subdivision.
15	Earthworks	

15.1	Retaining walls do not exceed 1m in height. All retaining walls must be contained wholly within residential lots and not within the road reserve or other land to be dedicated to Council.	At all times.
15.2	All earthworks are to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.
15.3	Rehabilitate any dams on the site, including through appropriate methods of construction, management and supervision, to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to the request for approval of the Plan of Subdivision.
15.4	Remove any dam that is across a proposed lot boundary.	Prior to the request for approval of the Plan of Subdivision.
15.5	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
15.6	Any fill, cut and other stored material must be contained within properties comprising the subject land currently comprising Lot 31 on SP152273. Fill cannot be placed on adjacent properties without:- (a) providing Council with written permission from the respective property owners(s); (b) Council approval.	At all times.
15.7	Any filling below the 1% Average Exceedance Probability (AEP) or Q100 flood event must be in accordance with an approved flood study.	At all times.
15.8	Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road	At all times.

	frontage for any longer than twelve (12) months from the commencement of works.	
15.9	Transportation of fill or spoil to and from the site must not occur within: a) peak traffic times; or b) before 7am or after 6pm Monday to Friday; or c) before 7 am or after 1pm Saturdays; or d) on Sundays or Public Holidays.	At all times.
15.10	Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.	At all times.
15.11	Vehicular access to the site for construction is from Muckerts Lane only, unless otherwise agreed in writing by Council.	At all times.
16.0	Roadworks	
16.1	Design and construct a 10m wide Collector Road (20m reserve width), including 1.5m footpaths on each side of the road, internal to the development as indicated on approved plan BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red) (where the proposed Trunk Collector Road is replaced with a Collector Road). <u>Advice Note:</u> - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
16.2	Design and construct the intersection of the new internal Collector Road, and Muckerts Lane, to facilitate all movements access in accordance with Planning Scheme Policy 4 – Design Standards. <u>Advice Note:</u> - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
16.3	Design and construct frontage works, along the full frontage of the development to Muckerts Lane, as necessary to integrate the development appropriately with Muckerts Lane in accordance with Planning Scheme Policy 4 – Design Standards. <u>Advice Note:</u> - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.

16.4	Design, construct and dedicate all new roads as illustrated on the approved plan BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red) with concrete kerb and channel (including drainage and associated works) in accordance with Planning Scheme Policy 4 – Design Standards and Council’s <i>Standard Drawings</i> . <u>Advice Note:</u> - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
16.5	Road reserve and carriageway widths are to be in accordance with BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red), and Planning Scheme Policy 4 – Design Standards and Council’s <i>Standard Drawings</i> .	Prior to the request for approval of the Plan of Subdivision.
16.6	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i> .	Prior to the request for approval of the Plan of Subdivision.
16.7	All works on or adjacent to roadways must be adequately signed in accordance with the “Austroads Guide to Temporary Traffic Management”. Any road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	Prior to commencement of, and during construction of, works
16.8	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to the request for approval of the Plan of Subdivision.
16.9	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of terminating roads, generally in accordance with the areas marked ‘Temporary Turnaround Easement’ on approved plan BRSS5059-OOB-58-2, dated 11/10/2024.	Prior to the request for approval of the Plan of Subdivision.
16.10	Provide verge and access in accordance with BRSS5059-OOB-58-2, dated 11/10/2024 and Planning Scheme Policy 4 – Design Standards and Council’s <i>Standard Drawings</i> .	Prior to the request for approval of the Plan of Subdivision.
17	Street Names	

17.1	<p>Submit a list of names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council.</p> <p>The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.</p>	Prior to the request for approval of the Plan of Subdivision.
18	Footpaths	
18.1	<p>Design and construct 1.5m concrete footpaths on both sides of the internal Collector Road, and on at least one side of each other internal road, identified on approved plan BRSS5059-OOB-60-2, dated 11/10/2024, in accordance with Planning Scheme Policy 4 – Design Standards.</p> <p><u>Advice Note:</u> - This condition is imposed under section 145 of the <i>Planning Act 2016</i>.</p>	Prior to the request for approval of the Plan of Subdivision.
18.2	<p>Design and construct a 2.5m wide concrete footpath within the verge of the northern side of Muckerts Lane, for the full frontage of the development site, as illustrated on approved plan BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red).</p> <p><u>Advice Note:</u> - This condition is imposed under section 145 of the <i>Planning Act 2016</i>.</p>	Prior to the request for approval of the Plan of Subdivision.
19	Street Lighting	
19.1	<p>Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:</p> <ul style="list-style-type: none"> a) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 b) Collector Roads – Lighting Category P4. <p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	Prior to the request for approval of the Plan of Subdivision.
20	Vehicle Access	
20.1	<p>All new lots shall be developed to ensure safe and convenient access and egress from the site can be constructed in accordance with Planning Scheme Policy 4 – Design Standards and Council's <i>Standard Drawings</i>.</p>	Prior to the request for approval of the Plan of Subdivision.

20.2	Lots do not have direct vehicular access to Muckerts Lane.	At all times.
20.3	All construction vehicles shall enter and leave the site in forward gear.	At all times.
21	Easements	
21.1	<p>Provide an easement over any inter-allotment stormwater drainage located within private property.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM).</p> <p>The easement is to be dedicated at no cost to Council.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council.</p>	Prior to the request for approval of the Plan of Subdivision.
21.2	<p>Register road access easements over the land identified as 'Temporary Turnaround Easement' on approved plan BRSS5059-OOB-58-2, dated 11/10/2024.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council.</p>	Prior to the request for approval of the Plan of Subdivision.
22	Stormwater	
22.1	Stormwater Drainage shall be constructed generally in accordance with the approved Stormwater management plan, dated 27 February 2025.	Prior to the request for approval of the Plan of Subdivision.
22.2	<p>Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plans and <i>Somerset Region Planning Scheme</i>.</p> <p>The SBSMP should include the following:</p> <p>a) Quantity and quality of stormwater to be released from the development;</p>	As part of the lodgement of the Operational Works application.

	<ul style="list-style-type: none"> b) All sources of potential contamination (including but not limited to the actual and potential release of all contaminants; c) The potential impact of these sources; d) Impact of the release of stormwater from the development on the quality and integrity of the receiving environment; e) Measures to be implemented to prevent the likelihood of stormwater contamination; and f) Maintenance schedule. 	
22.3	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
22.4	<p>All Stormwater runoff from the development is to be treated by Stormwater Quality Improvement Devices (SQIDs) prior to discharging to Ferny Gully.</p> <p>The stormwater quality objectives in Somerset Regional Council's Services, Works and Infrastructure Code Table 8.3.5.3.C must be achieved for the development.</p>	Prior to the request for approval of the Plan of Subdivision.
22.5	Provide allotment drainage in accordance with Somerset Regional Council's Standard Details of Allotment Grading and Drainage, Drawing No SRC-STM-001 ver. C and Section SC6.5.27 Earthworks Construction and Testing Standards of Council's Planning Scheme.	Prior to the request for approval of the Plan of Subdivision.
22.6	<p>Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and Council's Planning Scheme Policy 4 – Design Standards and Council's Standard Drawing SRC-STM-011 – rev C.</p> <p>The applicant shall have a suitably qualified and experienced Registered Professional Engineer Queensland (RPEQ) review the stormwater drainage regime and:-</p> <ul style="list-style-type: none"> a) Determine the locations and form of any infrastructure required; 	Prior to the request for approval of the Plan of Subdivision.

	<ul style="list-style-type: none"> b) Confirm the locations, form and extent of any easements required; c) Certify that the design and construction of the inter-allotment stormwater is in accordance with the requirements of Council's planning scheme requirements and good engineering practice. 	
22.7	Ensure all stormwater drainage is delivered to a lawful point of discharge.	At all times.
22.8	Convey stormwater flows through the development from the upstream catchment.	At all times.
22.9	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of Annual Exceedance Probabilities (AEP)'s up to the defined flood event.	At all times.
22.10	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
22.11	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
22.12	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	At all times.
22.13	<p>Containments or contaminated water must not be directly or indirectly released from the premises to surface water or groundwater at or outside the premises except for:</p> <ul style="list-style-type: none"> a) uncontaminated overland stormwater flow; or b) uncontaminated stormwater to the stormwater system. 	At all times.
23	Erosion and Sediment Control	
23.1	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ).	As part of the Operational Works application.

23.2	<p>Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved Erosion and Sediment Control Plan as part of the operational works application.</p> <p>All sediment control devices and sediment are to be removed as necessary and the devices are to be maintained responsibly during the construction and maintenance period of the development works.</p>	At all times until completion of the development.
23.3	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction.</p> <p>Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will be:</p> <ul style="list-style-type: none"> a) required to install additional measures; b) responsible for the restoration work; c) responsible for all costs associated with meeting compliance requirements. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times until completion of the development.
23.4	Implement measures to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
24	Vegetation removal	
24.1	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> a) Milling; b) Chipping and/or mulching c) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times.
25	Waste	
25.1	All waste is to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed	At all times.

	of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	
SCHEDULE 3—ADVICE Assessment Manager		
No.	Note	
26	When approval takes effect	
26.1	This approval takes effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.	
27	General	
27.1	<p>The Applicant has the Right of Appeal to the Planning & Environment Court regarding the conditions of this approval.</p> <p>Should the Applicant notify Council in writing that the conditions of approval are accepted without dispute and that the right of appeal to the Court will not be exercised, the Decision Notice may be taken to be the development permit.</p>	
27.2	Separate development approval is required for Operational Works.	
27.3	The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.	
28	Property access	
28.1	<p>Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.</p> <p>The application form for a property access approval may be downloaded from Council's website at somerset.qld.gov.au/our-services/roads.</p> <p>The landowner must have the property access approval in place prior to commencing works on the crossover.</p>	
29	Fisheries	
29.1	<p>Any works within or adjacent to waterways may require approval by the Department of Agriculture and Fisheries as per the <i>Fisheries Act 1994</i>.</p> <p>The Applicant should review their obligations and submit to the department any further Development Applications that may be required. https://www.business.qld.gov.au/industries/farms-fishing-forestry/fisheries/development/waterways/barriers</p>	
30	Aboriginal Cultural Heritage Act	
30.1	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p>	

	<p>Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.</p> <p>Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.</p> <p>Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current <i>Aboriginal Cultural Heritage Act</i>.</p> <p>Information about the cultural heritage duty of care is available at qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care</p>
31	Fire ants
31.1	<p>Parts of the Somerset Region are within Fire Ant Biosecurity Zones.</p> <p>If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (<i>Biosecurity Regulation 2016</i>).</p> <p>If you are unable to do so, you must apply for a biosecurity instrument permit.</p> <p>Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants</p>
32	Infrastructure charges
32.1	<p>An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.</p> <p>From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.</p> <p>Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or mail@somerset.qld.gov.au.</p>

Attachments for the Decision Notice include:

- Proposed Reconfiguration, Reference: BRSS5059-OOB-58-2, Sheet 1 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)
- Proposed Reconfiguration, Reference: BRSS5059-OOB-58-2, Sheet 2 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)
- Proposed Road Hierarchy, Reference: BRSS5059-OOB-60-2, Sheet 1 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)
- Proposed Road Hierarchy, Reference: BRSS5059-OOB-60-2, Sheet 2 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)
- Stormwater Management Plan, Reference: 21-0255SMP01-V1, prepared by Colliers, dated 27 February 2025
- Catchment Management Analysis Report, Reference: 21-0255TM01-V1, prepared by Colliers, dated 27 February 2025

This completes the report for Development Application No. 25536.

Resolution

Moved – Cr Jess

Seconded – Cr Bishop

“THAT Council:

1. approve Development Application No. 25536 for a Development Permit for Reconfiguring a Lot by Subdivision (one into 47 lots, one balance lots, open space, local park and new road with temporary turnaround easements) on land situated at Muckerts Lane, Fernvale, formally described as Lot 31 SP152273, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.
2. publish the officer’s report for this application to Council’s website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

SCHEDULE 1—GENERAL CONDITIONS

Assessment Manager

No.	Condition	Timing
GENERAL		
1.0	Approved Plans and Documents	
1.1	Carry out the development generally in accordance with the plans and documents listed below (including where amended by Council in red), except where amended by these development conditions.	At all times.
	1. Proposed Reconfiguration, Reference: BRSS5059-OOB-58-2, Sheet 1 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	2. Proposed Reconfiguration, Reference: BRSS5059-OOB-58-2, Sheet 2 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	3. Proposed Road Hierarchy, Reference: BRSS5059-OOB-60-2, Sheet 1 of 2,	

	prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	4. Proposed Road Hierarchy, Reference: BRSS5059-OOB-60-2, Sheet 2 of 2, prepared by LandPartners Surveyors and Planners, dated 11 October 2024 (as amended in red)	
	5. Stormwater Management Plan, Reference: 21-0255SMP01-V1, prepared by Colliers, dated 27 February 2025	
	6. Catchment Management Analysis Report, Reference: 21-0255TM01-V1, prepared by Colliers, dated 27 February 2025	
2.0	Comply with planning scheme and local laws	
2.1	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2), Planning Scheme Policies and Local Laws.	At all times.
3.0	Availability of Development Approval	
3.1	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection by site workers and Council officers.	During construction works.
4.0	No cost to Council	
4.1	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in these development conditions.	At all times.
5.0	Survey marks	
5.1	A Registered Cadastral Surveyor must install new Survey Marks in their correct positions in accordance with the Plan of Subdivision.	Prior to the request for approval of the Plan of Subdivision.
5.2	Provide certification to Council from a Registered Cadastral Surveyor that Condition 5.1 has been complied with.	As part of the request for approval of the Plan of Subdivision.
5.3	Provide certification from a Registered Cadastral Surveyor that all services (for example, water, wastewater, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to the request for approval of the Plan of Subdivision.
6	Pay outstanding rates and charges	

6.1	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council, including any charges that are levied but not fully paid over the subject land.	Prior to the request for approval of the Plan of Subdivision.
7.0	Valuation	
7.1	Pay to Council the applicable amount, at the time of request for plan of subdivision approval, for the issue of new valuations by the Department of Resources. Advice Note - Currently, the amount is set at \$47 per allotment.	Prior to the request for approval of the Plan of Subdivision.
8.0	No provision for staging	
8.1	The development is to occur in one stage.	As indicated.
9.0	Period to complete development	
9.1	Complete the reconfiguration in accordance with approved plan BRSS5059-OOB-58-2, dated 11/10/2024, by 31 May 2029. Advice Note: This is a development condition under sections 65(2)(d) and 88(1) of the <i>Planning Act 2016</i> . The Development Approval will lapse if the development is not completed within the period identified in this development condition. This timeframe is separate to the currency period.	By 31 May 2029.
SCHEDULE 2—ENGINEERING		
Assessment Manager		
10.0	General	
10.1	All works are to be designed and constructed in accordance with the Somerset Region Planning Scheme, Planning Scheme Policy 4 – Design Standards and Council's <i>Standard Drawings</i> .	Prior to the request for approval of the Plan of Subdivision.
10.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to the request for approval of the Plan of Subdivision.
10.3	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: (a) Plans and specifications must be prepared and certified with the Operational Work application;	Prior to the request for approval of the Plan of Subdivision.

	(b) Certification that the works have been undertaken in accordance with the approved plans, specifications and Council's requirements.	
11.0	Landscaping	
11.1	<p>Submit a Landscape Plan to Council, for approval, for all landscaping associated with the development. This includes landscaping of open space, footpaths, road reserves within the development site, the Muckerts Lane frontage and any entry statements.</p> <p>The Landscape Plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction.</p> <p>The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> (a) Comply with the Planning Scheme Policy 4 – Design Standards; (b) To enhance the appearance of the development internally and externally; (c) To make a positive contribution to the streetscape; (d) To screen unsightly objects from public view; (e) To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; (f) To ensure common areas are useable; (g) To provide long term erosion protection; (h) To integrate with existing vegetation and other natural features of the site and adjoining lands; and (i) To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> (a) The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; (b) The number and size of plants; (c) The typical planting detail including preparation, backfill, staking and mulching. 	Prior to the request for approval of the Plan of Subdivision.

11.2	Landscape the site in accordance with the Landscape Plan approved by Council under Condition 11.1.	Prior to the request for approval of the Plan of Subdivision.
11.3	<p>All declared weeds and pests are to be removed from the subject land and the subject land kept clear of such nuisance varieties during the course of operations.</p> <p>Advice Note: The General Biodiversity Obligation under the <i>Biosecurity Act 2014</i> applies to the control of weed species.</p>	At all times.
11.4	Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	At all times.
11.5	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.
12.0	Street Trees	
12.1	<p>Plant at least one street tree per 15m on both sides of each new road identified on approved plan BRSS5059-OOB-58-2, dated 11/10/2024.</p> <p>Advice Note: it is recommended the trees are located in a staggered arrangement along the street, so they are not directly opposite one another, and in a manner that does not interfere with reasonable driveway access to residential lots.</p>	Prior to the request for approval of the Plan of Subdivision and to be maintained for 12 months after approval of the Plan of Subdivision.
13.0	Local Park and Open Space	
13.1	<p>Prepare and lodge, for Council approval, a Local Park Plan that provides for dedication to Council of 0.5ha of land as local park and demonstrates the park:</p> <ul style="list-style-type: none"> (a) meets the criteria in SC6.5.12.3.1 General, and the criteria for a Local Park in Table SC6.5.12.3.1.1 – Table General Criteria by Park Type, in Planning Scheme Policy 4 – Design Standards, Somerset Region Planning Scheme (Version 4.2); (b) includes bollards to prevent vehicle access; (c) includes ornamental plantings, shade species and turf; 	Prior to the request for approval of the Plan of Subdivision.

	<p>(d) includes a connection to water services; and includes a locked gate to allow vehicle access.</p> <p>Advice Note: any footpath kerbing and entry to the park should allow for access by people with mobility challenges.</p>	
13.2	<p>Carry out the works to deliver the embellishments for the local park, in accordance with the Local Park Plan approved under Condition 13.1, and any relevant operational works approval.</p> <p>Advice Note – This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p>	Prior to the request for approval of the Plan of Subdivision.
13.3	<p>Dedicate to Council 0.5ha of land including embellishments, as local park, as identified in the Local Park Plan approved by Council under condition 13.1.</p> <p>The land is to be dedicated to Council on a single lot in fee simple on trust, in accordance with Council's on maintenance and bond requirements.</p> <p>The proponent shall prepare all relevant documentation in a form satisfactory to Council.</p> <p>Advice Note – This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p>	As part of the registration of the Plan of Subdivision.
13.4	<p>Dedicate all land shown as open space, local park, and drainage / linear park (except for the area of local park to be dedicated to Council under condition 13.3) on the approved plan BRSS5059-OOB-58-2, dated 11/10/2024, to Council in accordance with Council's on maintenance and bond requirements.</p> <p>The land is to be transferred in fee simple.</p> <p>The land is to be dedicated at no cost to Council.</p> <p>The proponent shall prepare all relevant documentation in a form satisfactory to Council.</p> <p>Advice Note: - This condition is imposed under section 145 of the <i>Planning Act 2016</i>.</p>	As part of the registration of the Plan of Subdivision.
14.0	General Services	

14.1	Connect each lot to the reticulated drinking water and wastewater networks in accordance with the standards and requirements of the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities.	Prior to the request for approval of the Plan of Subdivision.
14.2	Provide written evidence (e.g. connection certificate) from Urban Utilities that the connection to the reticulated drinking water and wastewater networks are available and that all requirements of Urban Utilities have been satisfied.	Prior to the request for approval of the Plan of Subdivision.
14.3	Connect each lot to the underground reticulated electricity and telecommunications networks to the standards of the relevant service provider.	Prior to the request for approval of the Plan of Subdivision.
14.4	Provide written evidence (e.g. certificate of supply or agreement) from the relevant service provider that each lot has been connected to the reticulated electricity and telecommunications networks, connection is available at a standard connection, or has a current supply agreement.	Prior to the request for approval of the Plan of Subdivision.
14.5	Provide written evidence from a Registered Professional Engineer Queensland (RPEQ) that electricity/ telecommunication/ water supply drawings have been coordinated with the civil engineering design details, to ensure there are no service clashes.	Prior to the request for approval of the Plan of Subdivision.
14.6	Install hydrant and valve location indicators and place brass markers in the kerb line at each service crossing (water, wastewater, electricity and telecommunications).	Prior to the request for approval of the Plan of Subdivision.
15.0	Earthworks	
15.1	Retaining walls do not exceed 1m in height. All retaining walls must be contained wholly within residential lots and not within the road reserve or other land to be dedicated to Council.	At all times.
15.2	All earthworks are to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.

15.3	<p>Rehabilitate any dams on the site, including through appropriate methods of construction, management and supervision, to ensure that the site will be suitable for the proposed use.</p> <p>Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).</p>	Prior to the request for approval of the Plan of Subdivision.
15.4	Remove any dam that is across a proposed lot boundary.	Prior to the request for approval of the Plan of Subdivision.
15.5	<p>Contaminated material must not be used as fill on the site.</p> <p>Any filling must be undertaken using inert materials only.</p>	At all times.
15.6	<p>Any fill, cut and other stored material must be contained within properties comprising the subject land currently comprising Lot 31 on SP152273.</p> <p>Fill cannot be placed on adjacent properties without:-</p> <ul style="list-style-type: none"> (a) providing Council with written permission from the respective property owners(s); (b) Council approval. 	At all times.
15.7	Any filling below the 1% Average Exceedance Probability (AEP) or Q100 flood event must be in accordance with an approved flood study.	At all times.
15.8	Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than twelve (12) months from the commencement of works.	At all times.
15.9	<p>Transportation of fill or spoil to and from the site must not occur within:</p> <ul style="list-style-type: none"> a) peak traffic times; or b) before 7am or after 6pm Monday to Friday; or c) before 7 am or after 1pm Saturdays; or d) on Sundays or Public Holidays. 	At all times.
15.10	Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.	At all times.

15.11	Vehicular access to the site for construction is from Muckerts Lane only, unless otherwise agreed in writing by Council.	At all times.
16.0	Roadworks	
16.1	Design and construct a 10m wide Collector Road (20m reserve width), including 1.5m footpaths on each side of the road, internal to the development as indicated on approved plan BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red) (where the proposed Trunk Collector Road is replaced with a Collector Road). Advice Note: - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
16.2	Design and construct the intersection of the new internal Collector Road, and Muckerts Lane, to facilitate all movements access in accordance with Planning Scheme Policy 4 – Design Standards. Advice Note: - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
16.3	Design and construct frontage works, along the full frontage of the development to Muckerts Lane, as necessary to integrate the development appropriately with Muckerts Lane in accordance with Planning Scheme Policy 4 – Design Standards. Advice Note: - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
16.4	Design, construct and dedicate all new roads as illustrated on the approved plan BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red) with concrete kerb and channel (including drainage and associated works) in accordance with Planning Scheme Policy 4 – Design Standards and Council's <i>Standard Drawings</i> . Advice Note: - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
16.5	Road reserve and carriageway widths are to be in accordance with BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red), and Planning Scheme Policy 4 – Design Standards and Council's <i>Standard Drawings</i> .	Prior to the request for approval of the Plan of Subdivision.

16.6	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i> .	Prior to the request for approval of the Plan of Subdivision.
16.7	<p>All works on or adjacent to roadways must be adequately signed in accordance with the "Austroads Guide to Temporary Traffic Management".</p> <p>Any road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.</p>	Prior to commencement of, and during construction of, works
16.8	<p>Provide 6m x 3 chord truncations on property boundaries at all road intersections.</p> <p>Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.</p>	Prior to the request for approval of the Plan of Subdivision.
16.9	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of terminating roads, generally in accordance with the areas marked 'Temporary Turnaround Easement' on approved plan BRSS5059-OOB-58-2, dated 11/10/2024.	Prior to the request for approval of the Plan of Subdivision.
16.10	Provide verge and access in accordance with BRSS5059-OOB-58-2, dated 11/10/2024 and Planning Scheme Policy 4 – Design Standards and Council's <i>Standard Drawings</i> .	Prior to the request for approval of the Plan of Subdivision.
17.0	Street Names	
17.1	<p>Submit a list of names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council.</p> <p>The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.</p>	Prior to the request for approval of the Plan of Subdivision.
18.0	Footpaths	
18.1	Design and construct 1.5m concrete footpaths on both sides of the internal Collector Road, and on at least one side of each other internal road, identified on approved plan BRSS5059-OOB-60-2, dated 11/10/2024, in accordance with Planning Scheme Policy 4 – Design Standards.	Prior to the request for approval of the Plan of Subdivision.

	Advice Note: - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	
18.2	Design and construct a 2.5m wide concrete footpath within the verge of the northern side of Muckerts Lane, for the full frontage of the development site, as illustrated on approved plan BRSS5059-OOB-60-2, dated 11/10/2024 (as amended in red). Advice Note: - This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to the request for approval of the Plan of Subdivision.
19.0	Street Lighting	
19.1	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows: a) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 b) Collector Roads – Lighting Category P4. Install all street lighting on the same side as footpaths, where applicable. Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).	Prior to the request for approval of the Plan of Subdivision.
20.0	Vehicle Access	
20.1	All new lots shall be developed to ensure safe and convenient access and egress from the site can be constructed in accordance with Planning Scheme Policy 4 – Design Standards and Council's <i>Standard Drawings</i> .	Prior to the request for approval of the Plan of Subdivision.
20.2	Lots do not have direct vehicular access to Muckerts Lane.	At all times.
20.3	All construction vehicles shall enter and leave the site in forward gear.	At all times.
21.0	Easements	
21.1	Provide an easement over any inter-allotment stormwater drainage located within private property. The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private	Prior to the request for approval of the Plan of Subdivision.

	<p>property and are to be in accordance with Queensland Urban Drainage Manual (QUDM).</p> <p>The easement is to be dedicated at no cost to Council.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council.</p>	
21.2	<p>Register road access easements over the land identified as 'Temporary Turnaround Easement' on approved plan BRSS5059-OOB-58-2, dated 11/10/2024.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council.</p>	Prior to the request for approval of the Plan of Subdivision.
22.0	Stormwater	
22.1	<p>Stormwater Drainage shall be constructed generally in accordance with the approved Stormwater management plan, dated 27 February 2025.</p>	Prior to the request for approval of the Plan of Subdivision.
22.2	<p>Submit a Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the approved development plans and <i>Somerset Region Planning Scheme</i>.</p> <p>The SBSMP should include the following:</p> <ul style="list-style-type: none"> a) Quantity and quality of stormwater to be released from the development; b) All sources of potential contamination (including but not limited to the actual and potential release of all contaminants; c) The potential impact of these sources; d) Impact of the release of stormwater from the development on the quality and integrity of the receiving environment; e) Measures to be implemented to prevent the likelihood of stormwater contamination; and f) Maintenance schedule. 	As part of the lodgement of the Operational Works application.
22.3	<p>Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage</p>	As part of Operational Works.

	Manual (QUDM) and the <i>Somerset Region Planning Scheme</i> .	
22.4	<p>All Stormwater runoff from the development is to be treated by Stormwater Quality Improvement Devices (SQIDs) prior to discharging to Ferny Gully.</p> <p>The stormwater quality objectives in Somerset Regional Council's Services, Works and Infrastructure Code Table 8.3.5.3.C must be achieved for the development.</p>	Prior to the request for approval of the Plan of Subdivision.
22.5	<p>Provide allotment drainage in accordance with Somerset Regional Council's Standard Details of Allotment Grading and Drainage, Drawing No SRC-STM-001 ver. C and Section SC6.5.27 Earthworks Construction and Testing Standards of Council's Planning Scheme.</p>	Prior to the request for approval of the Plan of Subdivision.
22.6	<p>Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and Council's Planning Scheme Policy 4 – Design Standards and Council's Standard Drawing SRC-STM-011 – rev C.</p> <p>The applicant shall have a suitably qualified and experienced Registered Professional Engineer Queensland (RPEQ) review the stormwater drainage regime and:-</p> <ol style="list-style-type: none"> Determine the locations and form of any infrastructure required; Confirm the locations, form and extent of any easements required; Certify that the design and construction of the inter-allotment stormwater is in accordance with the requirements of Council's planning scheme requirements and good engineering practice. 	Prior to the request for approval of the Plan of Subdivision.
22.7	Ensure all stormwater drainage is delivered to a lawful point of discharge.	At all times.
22.8	Convey stormwater flows through the development from the upstream catchment.	At all times.
22.9	Stormwater drainage and flows are to have no increase in peak discharge immediately	At all times.

	downstream of this development for a selected range of storm durations, and a selected range of Annual Exceedance Probabilities (AEP)'s up to the defined flood event.	
22.10	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
22.11	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.	At all times.
22.12	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	At all times.
22.13	<p>Containments or contaminated water must not be directly or indirectly released from the premises to surface water or groundwater at or outside the premises except for:</p> <ul style="list-style-type: none"> a) uncontaminated overland stormwater flow; or b) uncontaminated stormwater to the stormwater system. 	At all times.
23.0	Erosion and Sediment Control	
23.1	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ).	As part of the Operational Works application.
23.2	<p>Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved Erosion and Sediment Control Plan as part of the operational works application.</p> <p>All sediment control devices and sediment are to be removed as necessary and the devices are to be maintained responsibly during the construction and maintenance period of the development works.</p>	At all times until completion of the development.
23.3	Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction. Should Council determine that proposed controls are ineffective or a downstream	At all times until completion of the development.

	<p>drainage system has become silted, the developer will be:</p> <ul style="list-style-type: none"> a) required to install additional measures; b) responsible for the restoration work; c) responsible for all costs associated with meeting compliance requirements. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	
23.4	Implement measures to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
24.0	Vegetation removal	
24.1	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> a) Milling; b) Chipping and/or mulching c) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times.
25.0	Waste	
25.1	All waste is to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
SCHEDULE 3—ADVICE		
Assessment Manager		
No.	Note	
26.0	When approval takes effect	
26.1	This approval takes effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.	
27.0	General	
27.1	<p>The Applicant has the Right of Appeal to the Planning & Environment Court regarding the conditions of this approval.</p> <p>Should the Applicant notify Council in writing that the conditions of approval are accepted without dispute and that the right of appeal to the Court will not</p>	

	be exercised, the Decision Notice may be taken to be the development permit.
27.2	Separate development approval is required for Operational Works.
27.3	The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.
28.0	Property access
28.1	<p>Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.</p> <p>The application form for a property access approval may be downloaded from Council's website at someset.qld.gov.au/our-services/roads.</p> <p>The landowner must have the property access approval in place prior to commencing works on the crossover.</p>
29.0	Fisheries
29.1	<p>Any works within or adjacent to waterways may require approval by the Department of Agriculture and Fisheries as per the <i>Fisheries Act 1994</i>.</p> <p>The Applicant should review their obligations and submit to the department any further Development Applications that may be required. https://www.business.qld.gov.au/industries/farms-fishing-forestry/fisheries/development/waterways/barriers</p>
30.0	Aboriginal Cultural Heritage Act
30.1	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.</p> <p>Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.</p> <p>Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current <i>Aboriginal Cultural Heritage Act</i>.</p> <p>Information about the cultural heritage duty of care is available at qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care</p>
31.0	Fire ants
31.1	Parts of the Somerset Region are within Fire Ant Biosecurity Zones.

	<p>If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (<i>Biosecurity Regulation 2016</i>).</p> <p>If you are unable to do so, you must apply for a biosecurity instrument permit.</p> <p>Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants</p>
32.0	Infrastructure charges
32.1	<p>An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.</p> <p>From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.</p> <p>Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or mail@somerset.qld.gov.au."</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>

Subject:	Application for Temporary Entertainment Event – Grassroots Enduro Australia
File:	Environmental Management/Reports/Environmental Health Reports
Action Officer:	EHO-BW

Background/Summary

Council has received a temporary entertainment event application from Grassroots Enduro Australia to conduct an off-road motorcycling event at lots 8 RP145124 and 17 RP145128, Glen Esk Road North, Glen Esk (Ref: 1734880).

Enduro racing is a motorcycle sport that involves extended cross-country, off-road courses where riders are required to navigate a variety of natural obstacles. The course design for

the proposed event has been designed for riders of three skill levels, with elite riders tackling more complex obstacles. In total there is 16km of track across all three riding categories.

As part of the application material, the applicant has provided an Event Management Plan which has been attached to this report. The applicant has also provided letters of support from neighbouring properties.

The racing component of the event is proposed to occur on Saturday 14 and Sunday 15 June 2025. Racing would be permitted between the hours of 7.30am and 3.00pm. Onsite camping would be provided for participants from 12.00 noon on Friday 13 June. The applicant expects that most participants would depart on Sunday afternoon, with the remaining participants departing Monday 16 June 2025.

The applicant has advised that 180-200 competitors are expected. Total attendance at the event is estimated to be 400-500 persons, which would include competitors, support crew, event staff and medics. The event is not open to the public or to spectators.

Council regulates this activity through *Local Law No.1 (Administration) 2011*, and *Subordinate Local Law 1.12 (Operation of Temporary Entertainment Events) 2011*.

Assessment of Application

Under section 9 of *Local Law No. 1 (Administration) 2011*, Council may grant an approval for a temporary entertainment event only if it is satisfied that:

Criteria – LL, section 9(1)(a)	If the prescribed activity requires a separate approval under an Act, a law of the Commonwealth or the local government's planning scheme - the separate approval has been granted; and
Officer Comment	Council's planning department have advised that there are no planning requirements for this site provided that the use does not occur for more than 7 days in the calendar year.
Criteria – LL, section 9(1)(b)	The proposed operation and management of the prescribed activity is adequate to protect public health, safety and amenity and prevent environmental harm; and
Officer Comment	<p><i>Referral to Queensland Ambulance Service</i></p> <p>Council requested comment from the Queensland Ambulance Service (QAS) about the proposed event. QAS requested that the applicant provide an event notification to emergency services advising the following:</p> <ul style="list-style-type: none"> • Date and timings of event. • Event description • Exact location and best access points for emergency services • Number of patrons expected. • First aid and medical services engaged. • Land Zone coordinates for helicopter retrieval if available. <p>This information has subsequently been provided to the applicant.</p> <p>If approved, a condition would also be imposed requiring the applicant to advise emergency services of the above details.</p>

	<p><i>Referral to Queensland Police Service</i> Council requested comment from the Queensland Police Service (QPS) in relation to the event. QPS did not have any issues with the proposed event.</p> <p><i>Post Event Report</i> A condition of approval will require the approval holder to submit to Council, within 14 days after the event, a Post Event Report detailing:</p> <ul style="list-style-type: none"> • Total number of attendees; • Any incidents during the event relating to public health and safety and the outcomes of those incidents; • Any incidents during or associated with the event where the Queensland Police Service, Queensland Ambulance Service or Queensland Fire and Emergency Services assistance was required, and the outcomes of those incidents.
Criteria – LL, section 9(1)(c)	If the prescribed activity is the commercial use of a local government controlled area or road - the grant of the approval is consistent with the objective of the local government of restriction of the commercial use of local government controlled areas and roads, where such activities are permitted, in recognition of the fact that the activities may otherwise enjoy an unfair commercial advantage over competitive activities conducted from fixed premises in the local government area for which rates and other charges are paid, and to which planning and other regulatory legislation applies;
Officer Comment	Not applicable.
Criteria – LL, section 9(1)(d)	The proposed operation and management of the prescribed activity would be consistent with any additional criteria prescribed for the activity under a subordinate local law for this paragraph; and
Officer Comment	<i>Subordinate Local Law 1.12 (Operation of Temporary Entertainment Events) 2011</i> prescribes criteria for the proposed activity. An assessment against that criterion is provided below.
Criteria – LL, section 9(1)(e)	The grant of the approval would be consistent with the purpose of any relevant local law; and
Officer Comment	The approval would be generally consistent with Council's Local Laws.
Criteria – LL, section 9(1)(f)	If the application relates to trust land - the grant of the approval would be consistent with the terms and conditions of the trust; and
Officer Comment	The subject land is not trust land.
Criteria – LL, section 9(1)(g)	If the application relates to a prescribed activity mentioned in section 5(b) - the grant of the approval would be consistent with any requirements or criteria specified in the relevant <i>Local Government Act</i> in relation to the approval.
Officer Comment	Not applicable.
Criteria – SLL, Section 4(1)	The design and construction of the place of the temporary entertainment event must be safe and appropriate to the nature of the entertainment

	proposed and the number of people expected to attend the place.
Officer Comment	<p>The expected maximum attendance for the event is 500 people. Apart from the competitors and some officials, the remainder of the attendees will remain at the start/finish area and will not enter the course.</p> <p>The design of the course has been undertaken by experienced personnel. The applicant has over six years' experience in course design and construction and has run other similar events at various locations throughout Australia.</p> <p>The applicant has advised that the design of the course takes place under the affiliation of the Australian Motorcyclist Association, Motorcycling Australia and the Australian Motorcycling Competition Association.</p> <p>The applicant has advised the following matters were considered when designing the course for the proposed event:</p> <p><i>Safety:</i></p> <ul style="list-style-type: none"> • Ease of access & egress for medics. • Ease of access for official sweeps (also trained in first aid). • Medical air rescue. • Being fit for purpose for the type of event (navigable for the competitors). <p><i>Environmental:</i></p> <p>The course is set with erosion minimisation in mind, including:</p> <ul style="list-style-type: none"> • Avoiding the use of soft earth & terrain. • Setting the track over hard terrain, such as rocky areas. • Minimising the use of steep gradients, traversing across rather than directly up. • Installing erosion control barriers post event, such as water diversion & Geotextile material. • According to the applicant, erosion is not expected for this event due to the slow speeds and rocky terrain.
Criteria – SLL, section 4(2)	Entertainment provided at the place must not unreasonably detract from the amenity of the area in which the entertainment is, or is proposed to be, situated.
Officer Comment	It is not anticipated that the amenity of the surrounding area will be adversely impacted. Further assessment regarding potential dust, light and noise nuisance impacts has been provided below.
Criteria – SLL,	Entertainment provided at the place must not generate significant noise,

section 4(3)	dust or light pollution or other significantly adverse effects on the surrounding neighbourhood.
Officer Comment	<p><i>Noise</i></p> <p>The proposed event will involve riding off-road motorcycles around a 16km course on natural terrain. The applicant's Event Management Plan has a section dedicated to noise and has identified the nearest sensitive receptors that have the potential to be impacted during the event.</p> <p>If approved, conditions of approval would require the approval holder to comply with the default noise standards for Section 440X Open-air events, in the <i>Environmental Protection Act 1994</i>. This condition would require the following:</p> <p><i>Noise associated with the event must not exceed the following levels at a sensitive receptor:</i></p> <p><i>(a) before 7am, if the use causes audible noise; or</i></p> <p><i>(b) from 7am to 10pm, if the use causes noise of more than 70dB(A); or</i></p> <p><i>(c) from 10pm to midnight, if the use causes noise of more than the lesser of the following—</i></p> <p><i>(i) 50dB(A);</i></p> <p><i>(ii) 10dB(A) above the background level</i></p> <p>The racing component of the event will only occur during the daytime period, between 7.30am and 3.00pm.</p> <p>The applicant has advised that all bikes are required to meet a 112dB maximum rating, which is the sound level measured 2 metres behind the motorcycle exhaust. The EMP has provided details for how these measurements are recorded prior to, during and after an event. These testing methods are based on standards set by FIM (Fédération Internationale de Motocyclisme) which is the world governing body for this type of motorsport.</p> <p>The applicant has advised that the nearest neighbouring property is located approximately 1.14km from the event start/finish area. The applicant has also noted that, in their experience, the bikes are not heard beyond 400 metres at maximum revs, which only occurs during race start, and which lasts for approximately 60 seconds.</p> <p>The applicant has also provided letters of support from neighbouring properties.</p> <p>Council officers have conducted a basic desktop calculation using a sound attenuation calculator to assess the likely attenuation of a 112dB noise source over a distance of 1.14km. The calculation suggests an attenuated sound level of 56.9dB at 1.14km, which is below the 70dB noise limit.</p> <p>It should be noted that this calculation does not account for changes in topography, terrain and vegetation which would potentially provide further shielding and attenuation at various stages throughout the course.</p> <p><i>Dust and Light</i></p>

	Dust and light nuisance are not expected for this event due to the distance between the event and the nearest receptors.
Criteria – SLL, section 4(4)	There must be enough toilets and sanitary conveniences provided for the event.
Officer Comment	The applicant has advised that the total number of toilets and showers will be provided based on final attendance numbers. The ratio for toilets and showers is provided in the EMP and is in line with the ratios generally required by Council for multi-day events where camping is provided.
Criteria – SLL, section 4(5)	Adequate provision must exist for the disposal of waste generated by the use of the place for the temporary entertainment event.
Officer Comment	The applicant has advised that waste contractors will be engaged to supply sufficient bins to accept any waste generated by attendees.
Criteria – SLL, Section 4(6)	Adequate provision must exist for people and (if relevant) vehicles to enter and leave the place of the temporary entertainment event.
Officer Comment	All event activities will be undertaken on the property, including all camping and parking associated with the event. Council's Operations Department have reviewed the application and have requested a condition requiring event signage to be erected to warn traffic that an event is in the area.

Attachments

1. Event Management Plan

Recommendation

THAT Council approve the application subject to the conditions listed below:

No.	CONDITION															
1.0	ENVIRONMENTAL/ LOCAL LAW															
1.1	The approved temporary entertainment event must be carried out generally in accordance with the application material provided to Council, except where varied by the conditions of this approval.															
1.2	The approval holder must: <ul style="list-style-type: none">• Display the approval in the manner, and at the locations, specified by the local government; and• Produce the approval for inspection by an authorised person on demand.															
1.3	The operation of the temporary entertainment event must not unreasonably detract from the amenity of the area in which the place is located.															
1.4	The temporary entertainment event is limited to the operation of an off-road motorcycling event at lots 8 RP145124 and 17 RP145128, Glen Esk Road North, Glen Esk, from Friday 13 June 2025 to Monday 16 June 2025.															
1.5	The approval holder must provide and maintain toilets, sanitary conveniences and showers for the event at the following ratios: <table><tr><th>Sex</th><th>WC</th><th>Urinal</th><th>Hand Basin</th><th>Showers</th></tr><tr><td>Male</td><td>1 per 50*</td><td>1 per 100*</td><td>1 per 75*</td><td>1 per 100</td></tr><tr><td>Female</td><td>1 per 25*</td><td>N/A</td><td>1 per 75*</td><td>1 per 100</td></tr></table>	Sex	WC	Urinal	Hand Basin	Showers	Male	1 per 50*	1 per 100*	1 per 75*	1 per 100	Female	1 per 25*	N/A	1 per 75*	1 per 100
Sex	WC	Urinal	Hand Basin	Showers												
Male	1 per 50*	1 per 100*	1 per 75*	1 per 100												
Female	1 per 25*	N/A	1 per 75*	1 per 100												

	(* units expressed as per person, i.e. 1 WC per 50 persons)
1.6	The approval holder must provide an appropriate number of waste bins that are to be serviced by an appropriately licensed waste contractor. The number of waste bins provided must be sufficient to accept all waste generated by the event, including waste from attendees, event staff, and food vendors.
1.7	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 million dollars. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event.
1.8	<p>The approval 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>
1.9	The temporary entertainment event must not cause an environmental nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.10	<p>Noise associated with the event must not exceed the following levels at a sensitive receptor:</p> <p>(a) before 7am, if the use causes audible noise; or</p> <p>(b) from 7am to 10pm, if the use causes noise of more than 70dB(A); or</p> <p>(c) from 10pm to midnight, if the use causes noise of more than the lesser of the following—</p> <p>(i) 50dB(A);</p> <p>(ii) 10dB(A) above the background level.</p>
1.11	The operation of the temporary entertainment event 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.
1.12	<p>All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times:</p> <ul style="list-style-type: none"> • In good working order. • In good state of repair. • In a clean and sanitary condition.
1.13	The approval holder must ensure that a food licence issued under the <i>Food Act 2006</i> is obtained (to the extent that it is required) by any entities selling food at the event.
1.14	The approval holder must ensure that the temporary entertainment event is run in accordance with the approved Event Management Plan.
1.15	The approval holder must ensure that all electrical installations or distributions to be utilised for the event are installed and signed off by a licenced electrician.
1.16	<p>The approval holder must provide an event notification to emergency services via the Queensland Ambulance Service, advising the following:</p> <ul style="list-style-type: none"> • Date and timings of event. • Event description

	<ul style="list-style-type: none"> Exact location and best access points for emergency services Number of patrons expected. First aid and medical services engaged. Land Zone coordinates for helicopter retrieval if available. <p>The event notification must be made before 9 June 2025.</p>
1.17	<p>The approval holder must submit to Council, within 14 days after the event, a Post Event Report detailing:</p> <ul style="list-style-type: none"> Total number of attendees; Any incidents during the event relating to public health and safety and the outcomes of those incidents; Any incidents during or associated with the event where the Queensland Police Service, Queensland Ambulance Service or Queensland Fire Emergency Services assistance was required and the outcomes of those incidents; The complaints received as per the complaints management process.
2.0	OPERATIONS
2.1	Event signage is to be erected to warn traffic that an event is in the area. Signage must not be erected sooner than the morning of the event and must be taken down the night after the event is finished.
2.2	Any signs placed on State-controlled roads will require relevant State Government approval/s.

Resolution

Moved – Cr Brieschke

Seconded – Cr Bishop

“THAT Council approve the application subject to the conditions listed below:

Below:

No.	CONDITION															
1.0	ENVIRONMENTAL/ LOCAL LAW															
1.1	The approved temporary entertainment event must be carried out generally in accordance with the application material provided to Council, except where varied by the conditions of this approval.															
1.2	The approval holder must: <ul style="list-style-type: none">• Display the approval in the manner, and at the locations, specified by the local government; and• Produce the approval for inspection by an authorised person on demand.															
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Sex	WC	Urinal	Hand Basin	Showers												
Male	1 per 50*	1 per 100*	1 per 75*	1 per 100*												
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1.6	The approval holder must provide an appropriate number of waste bins that are to be serviced by an appropriately licensed waste contractor. The number of waste bins provided must be sufficient to accept all waste generated by the event, including waste from attendees, event staff, and food vendors.
1.7	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 million dollars. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event.
1.8	<p>The approval 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>
1.9	The temporary entertainment event must not cause an environmental nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.10	<p>Noise associated with the event must not exceed the following levels at a sensitive receptor:</p> <p>(a) before 7am, if the use causes audible noise; or</p> <p>(b) from 7am to 10pm, if the use causes noise of more than 70dB(A); or</p> <p>(c) from 10pm to midnight, if the use causes noise of more than the lesser of the following—</p> <p>(i) 50dB(A);</p> <p>(ii) 10dB(A) above the background level.</p>
1.11	The operation of the temporary entertainment event 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.
1.12	<p>All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times:</p> <ul style="list-style-type: none"> • In good working order. • In good state of repair. • In a clean and sanitary condition.
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1.15	The approval holder must ensure that all electrical installations or distributions to be utilised for the event are installed and signed off by a licenced electrician.
1.16	<p>The approval holder must provide an event notification to emergency services via the Queensland Ambulance Service, advising the following:</p> <ul style="list-style-type: none"> • Date and timings of event. • Event description • Exact location and best access points for emergency services • Number of patrons expected.

	<ul style="list-style-type: none"> • First aid and medical services engaged. • Land Zone coordinates for helicopter retrieval if available. <p>The event notification must be made before 9 June 2025.</p>
1.17	<p>The approval holder must submit to Council, within 14 days after the event, a Post Event Report detailing:</p> <ul style="list-style-type: none"> • Total number of attendees; • Any incidents during the event relating to public health and safety and the outcomes of those incidents; • Any incidents during or associated with the event where the Queensland Police Service, Queensland Ambulance Service or Queensland Fire Emergency Services assistance was required and the outcomes of those incidents; • The complaints received as per the complaints management process.
2.0	OPERATIONS
2.1	<p>Event signage is to be erected to warn traffic that an event is in the area. Signage must not be erected sooner than the morning of the event and must be taken down the night after the event is finished.</p>
2.2	<p>Any signs placed on State-controlled roads will require relevant State Government approval/s.”</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>

Subject:	State Government land valuation consultation
File Ref:	Shire Valuation Doc Id
Action Officer:	CFO

Background / Summary

In accordance with the *Land Valuation Act 2010*, the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the Department) has written to Council seeking opinion on whether a valuation of the Somerset local government area should be undertaken effective 30 June 2026. A response is required by 30 May 2025.

The *Land Valuation Act 2010* requires the Valuer-General to undertake an annual statutory valuation of all rateable land in Queensland except in unusual circumstances or after consideration of:

- a market survey report for the local government area which review sales and land and the probable impact of the sales on the value of land since the last valuation; and
- the results of consultation with the local government for the area and appropriate local and industry groups.

The last annual valuation of the Somerset local government area is effective from 30 June 2024.

The Valuer-General has advised:

“The State Valuation Service (SVS) is currently considering a range of factors, including the timing of the last valuation, any extreme weather events that occurred over the last year and market movements.”

Annual valuations would ensure the valuations used for rating purposes are as up to date as possible and minimise the risk and impact of substantial increases occurring.

It should be noted that while Council can request a valuation be undertaken, the Department determines whether a new valuation is undertaken or not. Further, the Department will charge Council each year, regardless of whether a new valuation is undertaken or not. The cost for 2024/25 is approximately \$148,000.

Section 94 of the *Local Government Act 2009* states that Councils must levy general rates on all rateable land within the local government area.

In addition, the *Local Government Regulation 2012* requires Council to calculate the rates by using the rateable value of the property assessed in accordance with the *Land Valuation Act 2010*.

Attachments

Correspondence from Valuer General

Recommendation

THAT Council

1. request the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to undertake a valuation of the Somerset local government area effective 30 June 2026.
2. note the valuation fee of approximately \$148,000 for the provision of valuation services by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development will be charged to Council regardless of whether a new valuation is undertaken or not.

Resolution

Moved – Cr Hurley

Seconded – Cr Isidro

“THAT Council

1. request the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to undertake a valuation of the Somerset local government area effective 30 June 2026.
2. note the valuation fee of approximately \$148,000 for the provision of valuation services by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development will be charged to Council regardless of whether a new valuation is undertaken or not.”

Vote - Unanimous

Carried

Subject: Monthly Finance Report
File Ref: Monthly reporting - finance

Action Officer:	CFO
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Background / Summary

The purpose of this report is to present the Financial Reporting Package for the year-to-date period ending 29 April 2025. In accordance with Part 9, Section 204 of the *Local Government Regulation 2012*, a financial report is required to be presented to Council on a monthly basis.

The Financial Reporting Package for the month ending 29 April 2025 is contained within the attached supporting information to this report.

Council's financial position continues to be sound.

It should be noted that the format of the monthly financial report has been amended with a view to be more user-friendly with:

- like information grouped together with major variances more easily identifiable;
- explanations of major movements; and
- the use of tables, charts and graphs.

The Financial Reporting Package contains financial information and major variance explanations broken down into the following:

- Overview
- Revenue – Operating and Capital
- Operating Expenses
- Capital Expenditure Progress
- Balance Sheet and Cash Flow
- Investments

On 24 July 2024 Council approved the inclusion of the following statement outlining the basis of accounting on all future monthly financial reports:

“Monthly financial report - Basis of accounting

The accompanying financial report is prepared pursuant to section 204 of the Local Government Regulation 2012.

Section 204 does not require the adoption of Australian Accounting Standards. Council aims to meet legal requirements in the preparation of monthly financial reports to enable an assessment of the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month.

In doing so, because Council carries out annual assessments of certain accounts, the monthly balances of these accounts are based on known information only that is cost-effective to collect, assess and/or calculate at the time of preparation of the monthly financial report.

These annual assessments are reflected in Council's trial balance and other financial records only at the time of their calculation.

Council does not consider that the benefits of calculating the balances of these accounts on a monthly basis would exceed the costs of obtaining relevant data and making these calculations.

Council further does not consider that estimating the balances of these accounts on a monthly basis would necessarily provide useful information to readers. Audited annual financial statements are available on Council's website at <https://www.somerset.qld.gov.au/your-council/annual-reports>.

The accounts where these annual assessments are made, include, but are not limited to:

- *Long service leave provision*
- *Provisions for land restoration*
- *Accruals*
- *Prepayments*
- *Leases*
- *Contract balances*
- *Equity accounted investments*
- *Depreciation and amortisation*
- *Property, plant and equipment capitalisation and valuations"*

Consistent with the intent to improve the usability of the monthly reports, it is proposed that the *Basis of Accounting* wording adopted be amended to be more concise. The proposed wording is included on the cover of the new report.

Attachments

Monthly Financial Report – April 2025

Recommendation

THAT Council

1. receive the Monthly Financial Report for the year-to-date period ending 29 April 2025.
2. approve the basis of accounting statement to be included in the monthly financial reports be amended to:

"The accompanying financial report is prepared pursuant to section 204 of the Local Government Regulation 2012. Section 204 of the Local Government Regulation sets no requirements for basis of accounting for the monthly financial report or the content or format of council monthly financial reports. These reports are intended to be interim in nature and are prepared to enable an assessment of the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month. Annual assessments of some accounts are only undertaken at the time of their calculation."

Resolution

Moved – Cr Bishop

Seconded – Cr Brieschke

"THAT Council

1. receive the Monthly Financial Report for the year-to-date period ending 29 April 2025.
2. approve the basis of accounting statement to be included in the monthly financial reports be amended to:

"The accompanying financial report is prepared pursuant to section 204 of the Local Government Regulation 2012. Section 204 of the Local Government Regulation sets no requirements for basis of accounting for the monthly financial report or the content or format of council monthly financial reports. These reports are intended to be

interim in nature and are prepared to enable an assessment of the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month. Annual assessments of some accounts are only undertaken at the time of their calculation."

Carried

Vote - Unanimous

Subject:	2025 Somerset Garden Competition – Nomination of Judges
File Ref:	Tourism – Events – 2025 Somerset Garden Competition
Action Officer:	TO

Background/Summary

Planning for the 2025 Somerset Garden Competition is currently underway.

Key Dates:

- 14 July 2025: Entries open
- 11 September 2025: Entries close
- 15-18 September 2024: Judging
- 23 September 2025: Awards Presentation
- 27-28 September 2025: Open Garden Weekend

Sponsorship:

Searles Garden Products (Searles) have been confirmed as sponsors of the 2025 Somerset Garden Competition. Searles will be providing the entrant packs and prize packs for the major category winners.

Advertising:

A targeted advertising campaign will be developed by the Communications Team to maximise exposure through print and social media, within the existing budget. There will be no media sponsor in 2025.

Categories:

As per the Council Resolution from the 27 November 2024 Ordinary meeting, the Major Categories for the 2025 Competition include:

- Best Urban Garden
- Best Rural Garden
- Best Tiny Garden (new category to replace the Business/Community Group Garden category)
- Best First Time Entrant

There have been no changes to the Bonus Categories for the 2025 Competition and include:

- Best Sustainable Garden
- Best Habitat Garden
- Best Floral Garden
- Best Repurposed/Upcycled Garden

Judges:

The judging panel will comprise of the following:

- Two (2) x Councillors from Somerset Regional Council

- One (1) x external judge with an interest/background in gardening/horticulture and/or landscape architecture/design

The judges will need to be available the week commencing Monday 15 September 2025 to attend the gardens for judging and on Tuesday 23 September 2025 for the awards presentation at the Somerset Civic Centre.

Ms Carol Blacklock was endorsed by the Valley of the Lakes Garden Club for the external judge position in 2024 as a regular entrant into the Somerset Garden Competition and previous runner up in the 2023 Best Rural Garden Category. Carol was a well-received judge in the 2024 competition by all entrants and has expressed interest in being a judge again in 2025.

Attachments

Nil.

Recommendation

THAT Council:

1. Appoint Cr and Cr to participate as the primary judges in the 2025 Somerset Garden Competition.
2. Appoint Cr as a replacement judge for the 2025 Garden Competition, in the instance that one of the primary judges is not available.
3. Appoint Ms Carol Blacklock as the external judge for the 2025 Somerset Garden Competition.

Resolution

Moved – Cr Brieschke

Seconded – Cr Isidro

“THAT Council:

1. Appoint Cr Jess and Cr Bishop to participate as the primary judges in the 2025 Somerset Garden Competition.
2. Appoint Cr Hurley as a replacement judge for the 2025 Garden Competition, in the instance that one of the primary judges is not available.
3. Appoint Ms Carol Blacklock as the external judge for the 2025 Somerset Garden Competition.”

Carried

Vote - Unanimous

Subject:	Somerset Arts, Culture and Heritage Advisory Committee – Special Meeting 14 April 2025
File Ref:	2024 – 2028 – Somerset Arts Culture and Heritage Advisory Committee

Action Officer: ESO – RK

Background/Summary

A special meeting of the Somerset Arts, Culture and Heritage Advisory Committee was held on Monday 14 April 2025 to provide an update on the progression of the SEQ City Deal Public Art Initiative and evaluate artists for the project following the conclusion of an Expression of Interest process.

Attachments

Meeting Report Somerset Arts, Culture and Heritage Advisory Committee 14 April 2025.

Recommendation

THAT Council receive the meeting report for the quarterly meeting of the Somerset Arts, Culture and Heritage Advisory Committee 14 April 2025 and the contents be noted.

Resolution

Moved – Cr Hurley

Seconded – Cr Brieschke

“THAT Council receive the meeting report for the quarterly meeting of the Somerset Arts, Culture and Heritage Advisory Committee 14 April 2025 and the contents be noted.”

Carried

Vote - Unanimous

Subject: Road Dedication for Historical Works – Wivenhoe-Somerset
Road Dundas – Lot 81 on SL5294
File Ref: SRC – Land Use and Planning – Surveying Doc ID1733292
Action Officer: CAO

Background/Summary

Council received a request from the Department of Transport and Main Roads (TMR) on 14 April 2025, seeking consent for TMR to facilitate the dedication of part of Lot 81 on SL5294, located adjacent to Wivenhoe Somerset Road in Dundas, as a road (refer to attachments for further reference).

The lot is a reserve for camping and water purposes. Council is the trustee of the reserve.

The request to dedicate part of the reserve to a road resolves a historical issue of Wivenhoe Somerset Road encroaching onto the reserve.

Should part of the lot be dedicated to road, TMR would become fully responsible for this area as the road owner.

Attachments

1. Appendix A: Survey Plan SP328844
2. Location Map Lot 81 on SL5294

Recommendation

THAT Council consent to the dedication of part of Lot 81 on SL5294, as shown in Appendix A, on the understanding that Department of Transport and Main Roads are responsible for all costs associated with the road dedication and authorise the Chief Executive Officer to complete all documentation.

Resolution

Moved – Cr Brieschke

Seconded – Cr Bishop

“THAT Council consent to the dedication of part of Lot 81 on SL5294, as shown in Appendix A, on the understanding that Department of Transport and Main Roads are responsible for all costs associated with the road dedication and authorise the Chief Executive Officer to complete all documentation.”

Carried

Vote - Unanimous

Subject:	Somerset Regional Council, Open Space Strategy
File Ref:	Parks and Reserves - Planning - Parks
Action Officer:	EngSM

Background/Summary

Council Officers engaged an external Consultant to undertake a review and planning strategy for all of Councils parks and open spaces within the region.

This strategy review was to focus on the status of the parks network across the region and set the strategic direction as well as guiding upgrades and regional development to ensure the community's needs are met.

Attachments

Somerset Regional Council, Open Space Strategy

Recommendation

THAT Council adopt the “*Somerset Regional Council, Open Space Strategy*” (Appendix B).

Resolution

Moved – Cr Bishop

Seconded – Cr Freese

“THAT Council adopt the “*Somerset Regional Council, Open Space Strategy*” (Appendix B).”

Carried

Vote - Unanimous

Subject:	Operations Report for April 2025
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	CSSA

Background/Summary

Details of the Operations report for the month of April 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 including the following:

- Minden State School Drop-off, Minden; and
- Toogoolawah State School Bus Bay, Toogoolawah.
- Lowood Minden Road, Road widening
- Kleinhans Court, Lowood;
- Forest Hill Fernvale Road shared path;
- Clarendon Road, Lowood - road widening; and
- Toogoolawah Biarra Road - road widening.

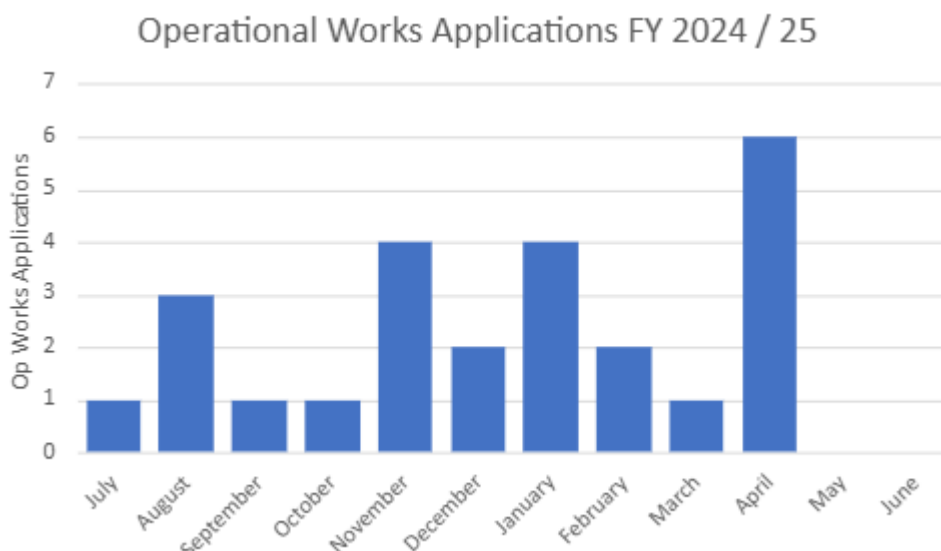
Engineering Development Assessment

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 – On Maintenance

So far for financial year 2024/2025 Council have received 25 properly made applications for Operational Works, making it another huge year for Operational Works applications.



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 April include:

- Construction of shelters at Lakeview Park and Minden Park have been completed.
- 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 and Minden) continue to be busy.
- The Cemetery crew are also busy undertaking the maintenance of cemeteries across the region whilst also assisting mowing crews in the maintenance of several parks within the region.

Facilities

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

- The team has commenced adding Council facilities onto the Council Asset Management System.
- Facilities continued to receive and action requests for maintenance - CSR's.
- Air Conditioning Maintenance contract was awarded for all SRC assets for 12 months.
- CCTV audit and repairs are ongoing throughout region.

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	Apr-25	Apr-24	% Increase
Land Access Permit	51	39	31%
Property Access Applications	21	23	-8.7%
National Heavy Vehicle Regulator Permits Processed	7	5	40%

Asset Management

The Engineering Services Asset Management Team continues to update Council's Asset Management System and mapping systems to ensure that all information within these systems is accurate and up to date.





The team has worked with provider of the Council Asset Management System and has now activated a building module.

The Transport Asset Class Comprehensive Valuation for 24/25 is currently being prepared. This report and valuation is due to be completed by the middle of May 2025.

April also saw the completion of a RACAS run of all the unsealed roads within Somerset Regional Council to establish the total damage caused by TC Alfred. This information will be used to apply for funding through the Queensland Recovery Authorisation, if required.

Works Team

Capital Projects underway:

Project Name and Description	%Complete on the ground	Estimated Completion date	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 regarding a change of scope to reduce conflicts with underground services. A response form UU is expected June 2025		
CN1375 Toogoolawah Biarra Road, Biarra - Rehabilitate and widen to 7m from Golinski Lane to Rosentreter's Crossing. <i>Delays due to wet weather 400m final seal remaining</i>	98%	16-May-25	
Sea Eagle Drive to Lowood Minden Road – Shared path. Contractor: A&M Civil.	30%	30-Jun-25	
Clarendon Road, Lowood, widen road to 9m from Reinbotts Rd to Poinciana Ave, plus culvert works	10%	30-Jun-25	
Main Street - Bunney Rd, Coominya. Amenities block, K&C, footpath <i>On Hold Pending Design amendment to gain TMR Permit</i>	5%	30-Jun-25	

Refer to attachment 1 for photographs of abovementioned projects.

Department of Transport and Main Roads (TMR) Works

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

- Pavement repairs through Kilcoy Township;

REPA Works Remaining from 2022 flood event

- REPA CN 1323 Glamorgan Vale Culvert Ch 270; expected completion in May 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.

The Council crews have completed grading of many of the roads impacted by the 2024 December storm event, and the work is still ongoing for the remaining of gravel road network. This activity is likely to be completed in May 2025.

Investigations of landslip sites and drainage structures is progressing.

Disaster Management

The following activities were conducted in April 2025:

Weather Outlook:

The long-range forecast for May to July shows:

- rainfall is likely to be below average.
- warmer than average days are very likely across most of Australia.
- warmer than average nights are very likely across most of Australia.

For current outlooks, visit the Bureau of Meteorology site at

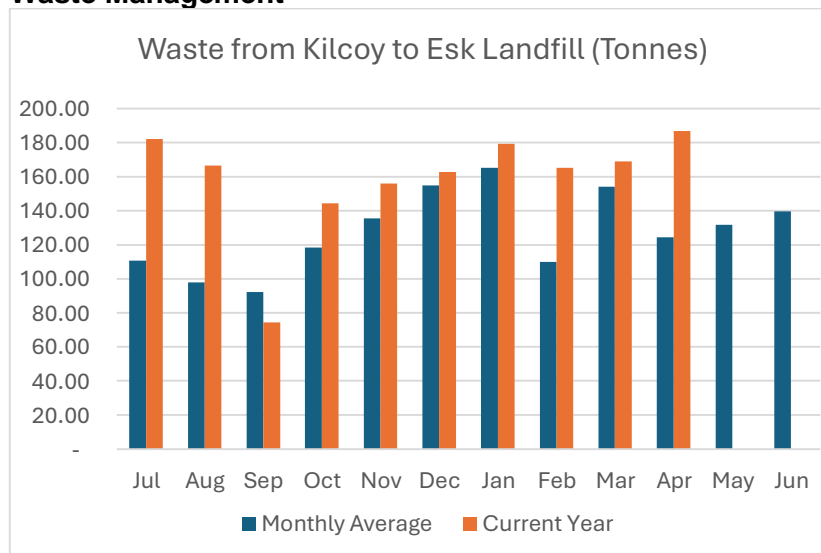
<http://www.bom.gov.au/climate/outlooks>

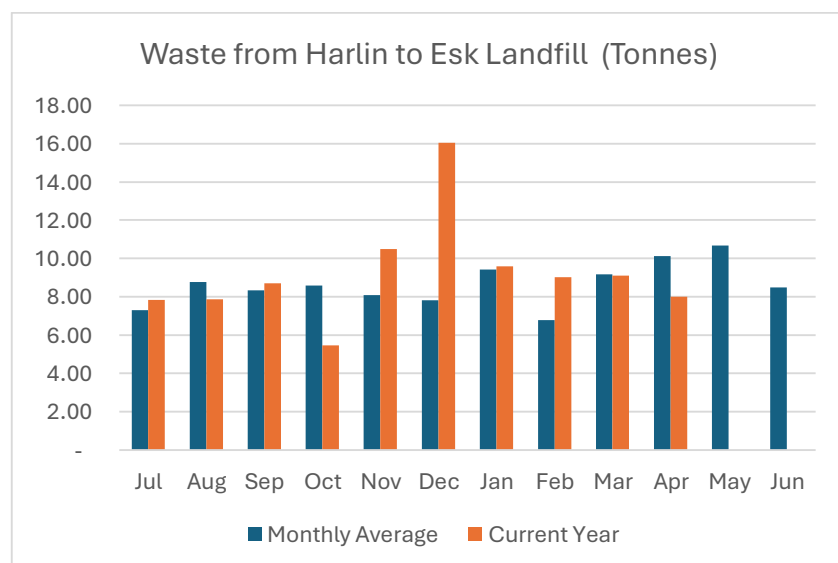
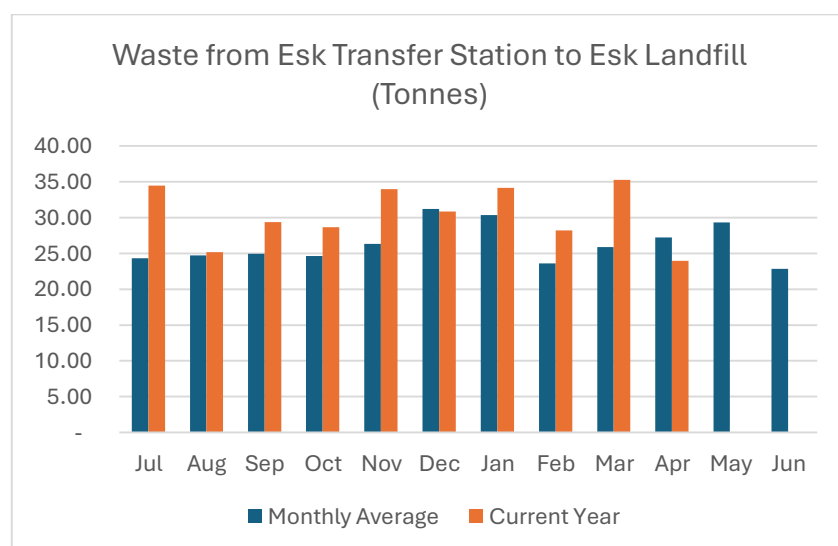
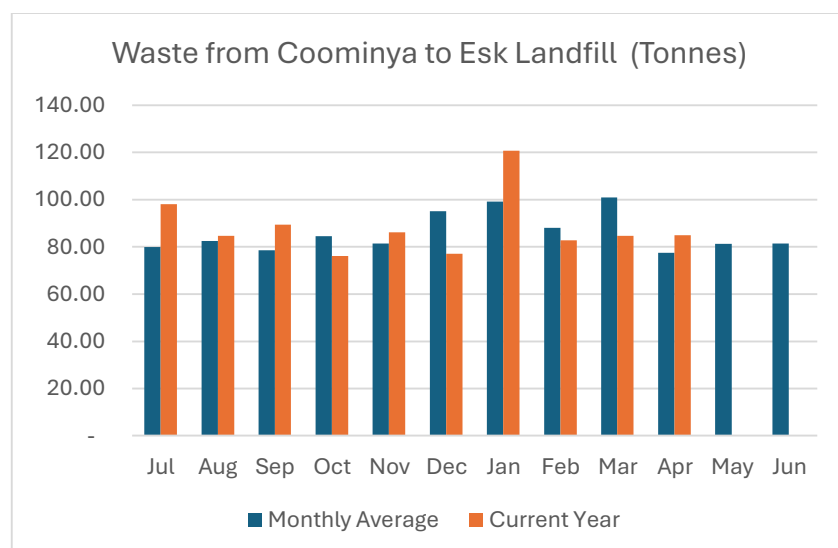
Disaster Management:

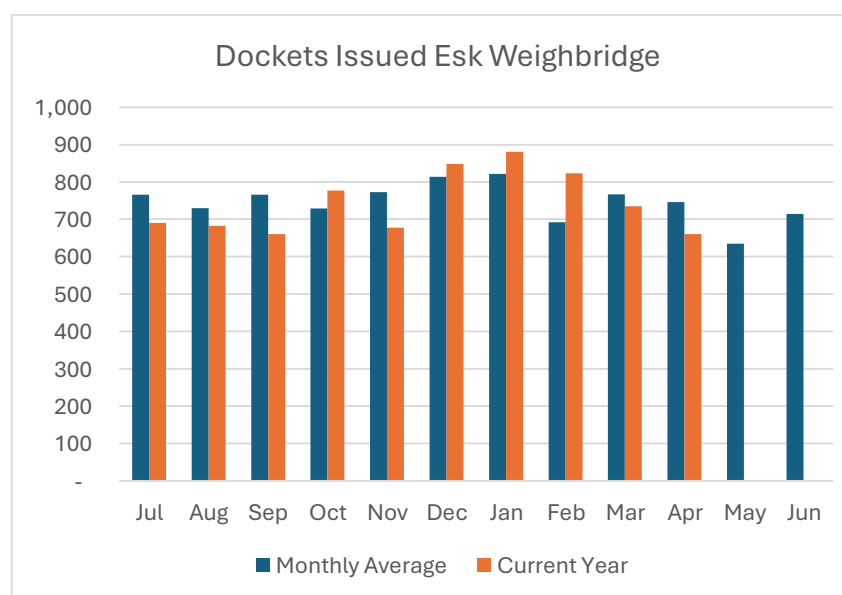
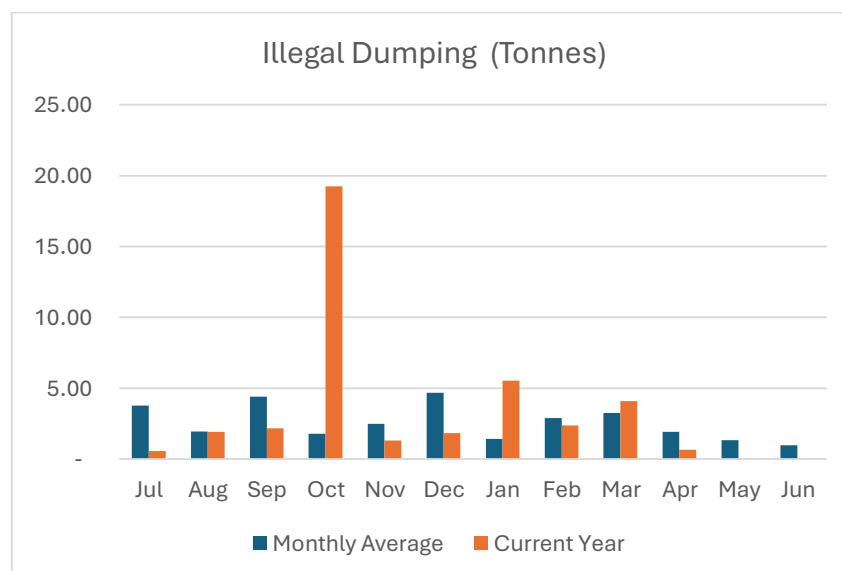
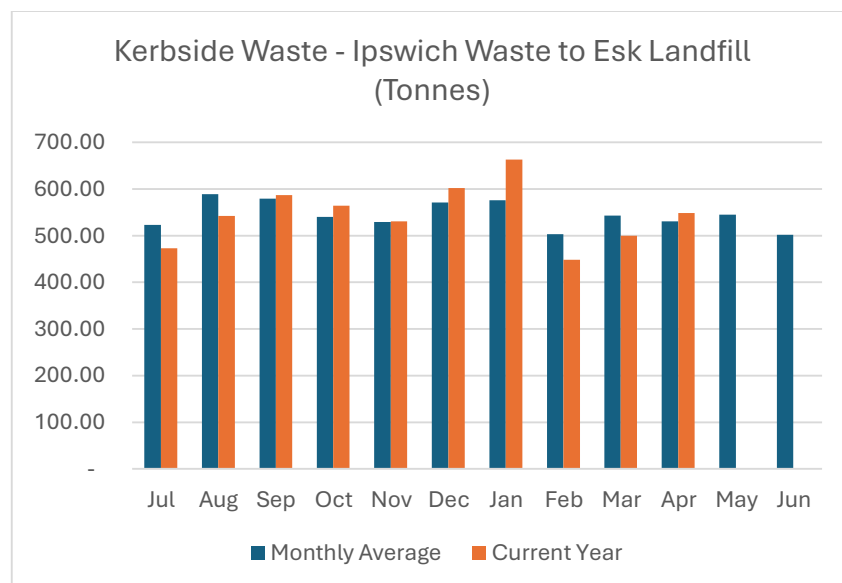
The following activities were conducted in April 2025:

- Evacuation Trailers have been retrofitted with new canopies to ensure they are weatherproof. One of the trailers had an issue where the seal allowed moisture into the trailer causing some damage to the equipment stored in there.
- Debrief for TC Alfred was held for staff and agencies operating out of the Local Disaster Coordination centre during the event.
- Dam releases occurred several times over the period, inundating Twin Bridges and Savages Crossing early in the month and later on in the last week of April.
- Review of Splyard Dam communications protocol completed, and feedback given to CleanCo.
- Updates completed for the Somerset Local Resilience Action Plan (for QRA).
- Flood Warning Infrastructure Network gauge installations are progressing. An extension of time has been granted for this project until 30 September 2025. We are on track to complete most projects by 30 June.
- Discussions held with Qld Rural Fire regarding Neighbourhood Safer Places within the region.
- Shelving purchased and installed in Lowood Evacuation Equipment shipping container.

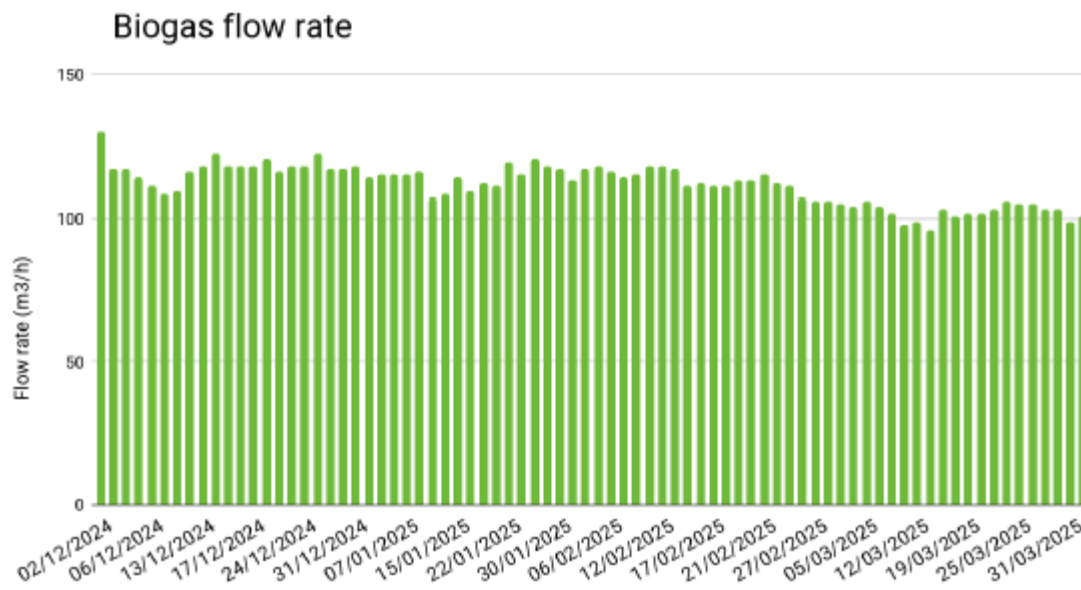
Waste Management







Biogas Monthly Report – Esk Landfill



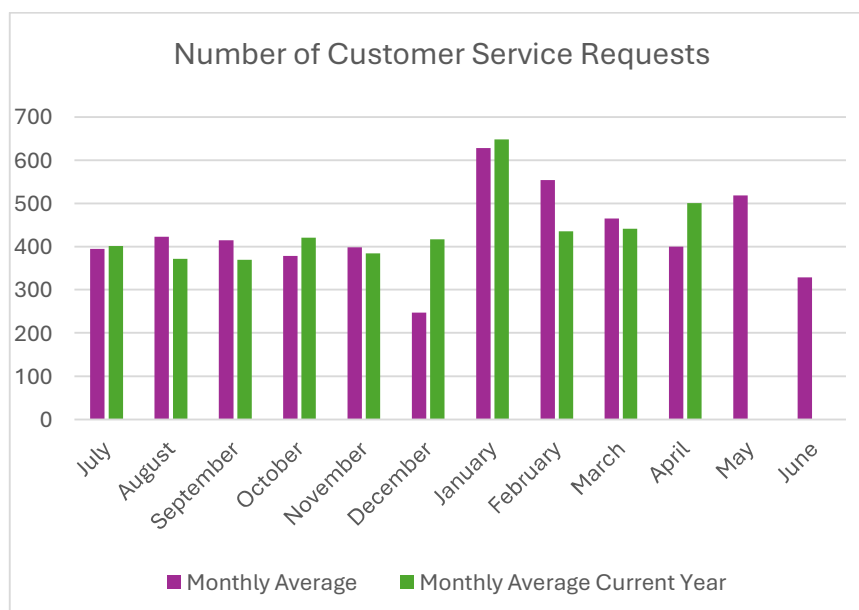
Approved Park/Community Events

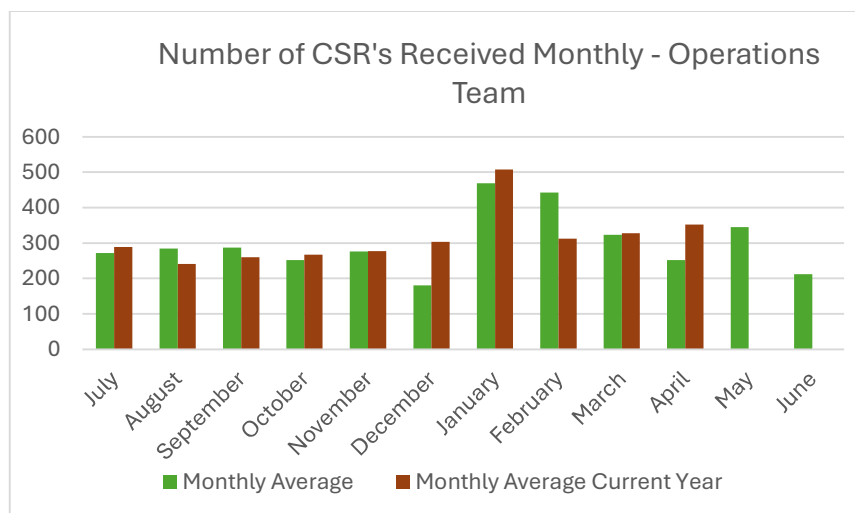
The following community events were held in April –

- Mad Hatters Community Event – Clock Park, Lowood – Tuesday, 8 April;
- Australian Trail Horse Riders Association – Rail Trail Event – Friday, 18 April to Saturday, 19 April;
- Anzac Services – various parks – Friday, 25 April.

Customer Service Requests

Council received 501 customer service requests for the month of April 2025.





Attachments

Works photographs

Recommendation

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

Resolution

Moved – Cr Bishop

Seconded – Cr Freese

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

Carried

Vote - Unanimous

Subject:	Operational Plan Third Quarter Review 2024-2025
File Ref:	Corporate Management – Operational Plan
Action Officer:	DCORP

Background/Summary

The Operational Plan for Somerset Regional Council requires reviewing at each quarter to determine progress of the items within the Plan. The 2024 – 25 Operational Plan was developed at the same time as the Budget and has a close alignment with the 2024 – 25 Budget and Corporate Plan 2021 – 2026.

Council's progress of the action items within the 2024 – 25 Operational Plan is measured by the number of items that are completed or achieved for the year. Officers tasked with responsibility for ongoing operational items are managing and progressing those items as expected.

There are no actions within the current operational plan that are reported as a red traffic light rating (i.e. issue identified and no plan in place to address issue). This means that there are no external factors, budget or resourcing issues that will at this stage of the year hinder the achievement of any of the operational plan actions.

Attachments

Operational Plan 2024-2025 Third Quarter Review

Recommendation

THAT Council receive the Operational Plan 2024-2025 Third Quarter review and note the progress of the action items within the plan.

Resolution

Moved – Cr Bishop

Seconded – Cr Hurley

“THAT Council receive the Operational Plan 2024-2025 Third Quarter review and note the progress of the action items within the plan.”

Vote - Unanimous

Carried

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Cr Brieschke – Councillor Report

April

- 09 Council Ordinary meeting
Council Workshop meeting
- 14 Arts, Culture & Heritage Advisory Committee, Special meeting, Esk
- 16 Chat to a Councillor, Bottle Tree Hotel, Glamorgan Vale.
- 22 Meeting with Mayor, CEO and CFO, Esk
- 23 Council Ordinary meeting
Council Workshop meeting
- 24 Toogoolawah State High School Anzac Day Ceremony

- 25 Esk RSL Dawn Service, Esk Cenotaph
Toogoolawah RSL March & Service, Toogoolawah Cenotaph

- 29 Funeral of the late J Smith
- 30 Chat to a Councillor, Somerset Dam Store

May

- 03 Opening of ‘Cubomancy, Omnishambles & Scripted Permanence’ Exhibition at The Condensery, Somerset Regional Art Gallery
- 06 Pest Management Working Group meeting, Esk
- 13 Somerset Social Plan Advisory committee meeting, Esk
Esk Recreation Grounds Advisory committee meeting, Esk

Cr Bishop – Councillor Report

Apart from attending the country markets at Linville, Kilcoy, Moore, Esk and Fernvale I have been representing the council at meetings of the

April

- 25 Kilcoy ANZAC Dawn Service
- 25 Linville ANZAC March and Service

- 25 Kilcoy March and Service
 May
 03 Coominya State School Tunes on the Rail
 08 Brisbane Valley Interagency Meeting
 12 Kilcoy Progress and Development Alliance
 13 Lowood Action Group

Cr Hurley – Councillor Report

April

- 23 Somerset Business Chamber Executive Meeting via TEAMS
 24 Toogoolawah State High School ANZAC Day Service
 25 Toogoolawah Dawn Service

May

- 13 Young Councillor Cohort Mentoring Session
 14 Council meeting, Esk

Cr Freese – Councillor Report

April

- 24 Glamorgan Vale State School ANZAC Day service
 25 Lowood ANZAC Day Dawn Service
 Fernvale ANZAC Day Service
 Watts Bridge Historical Airfield ANZAC Day Service
 29 Lowood Recreation Complex AGM - Tue 29th April
 30 Come and Have a Chat at Somerset Dam Village

May

- 07 Fernvale Sports Advisory Meeting
 10 Esk Show Girl and Rural Ambassador Dinner
 13 Esk Recreation Ground Advisory Committee

Cr Jess – Councillor Report

April

- 24 Toogoolawah State High School ANZAC Day Ceremony
 25 ANZAC Day Service, Coominya and Esk
 30 Councillor Community Chat, Somerset Dam

May

- 03 Exhibition Opening, The Condensery
 Esk Campdraft
 08 May - Let's Make Art Workshop, Open Door Gallery Lowood

My deepest sympathy to the Coates family on the passing of Tony Coates. Tony was a valued and respected member of the community. His presence will be deeply missed by all who had the privilege of knowing him.

Cr Wendt – Councillor Report

Resolution

Moved – Cr Wendt

Seconded – Cr Bishop

“THAT Council write to the honourable Shayne Neumann MP congratulating him on his successful election as the federal representative for Blair.”

Carried

Vote - Unanimous

Resolution

Moved – Cr Hurley

Seconded – Cr Isidro

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

Carried

Vote - Unanimous

Receipt of Petition**Resolution**

Moved – Cr Brieschke

Seconded – Cr Bishop

“THAT Council receive the petition from Lorna Peters titled removal/dispersal of Flying Fox Colony – Sandy Creek South Creek Crossing Esk. ”.

Carried

Vote - Unanimous

Consideration of notified motions

Nil

Reception of notices of motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting**Summary**

There being no further business, the Mayor, Cr Jason Wendt closed the meeting at 10.04 am.

APPENDIX A

SURVEY PLAN

Sheet 1 of 11

CREEK POINTS

BEARING	DISTANCE
A 45°22'35" Orig.	20.117 Orig.
4°52'35" Orig.	122.914 Orig.
36°22'35" Orig.	82.479 Orig.
22°22'35" Orig.	93.462 Calc. B

Creek Points A-B compiled from S311266.

Creek Point B at intersection of right line boundary.

See Sheet 3 for Reference Mark and Permanent Mark Tabulations.

See Sheets 5-11 for Reinstatement Report.

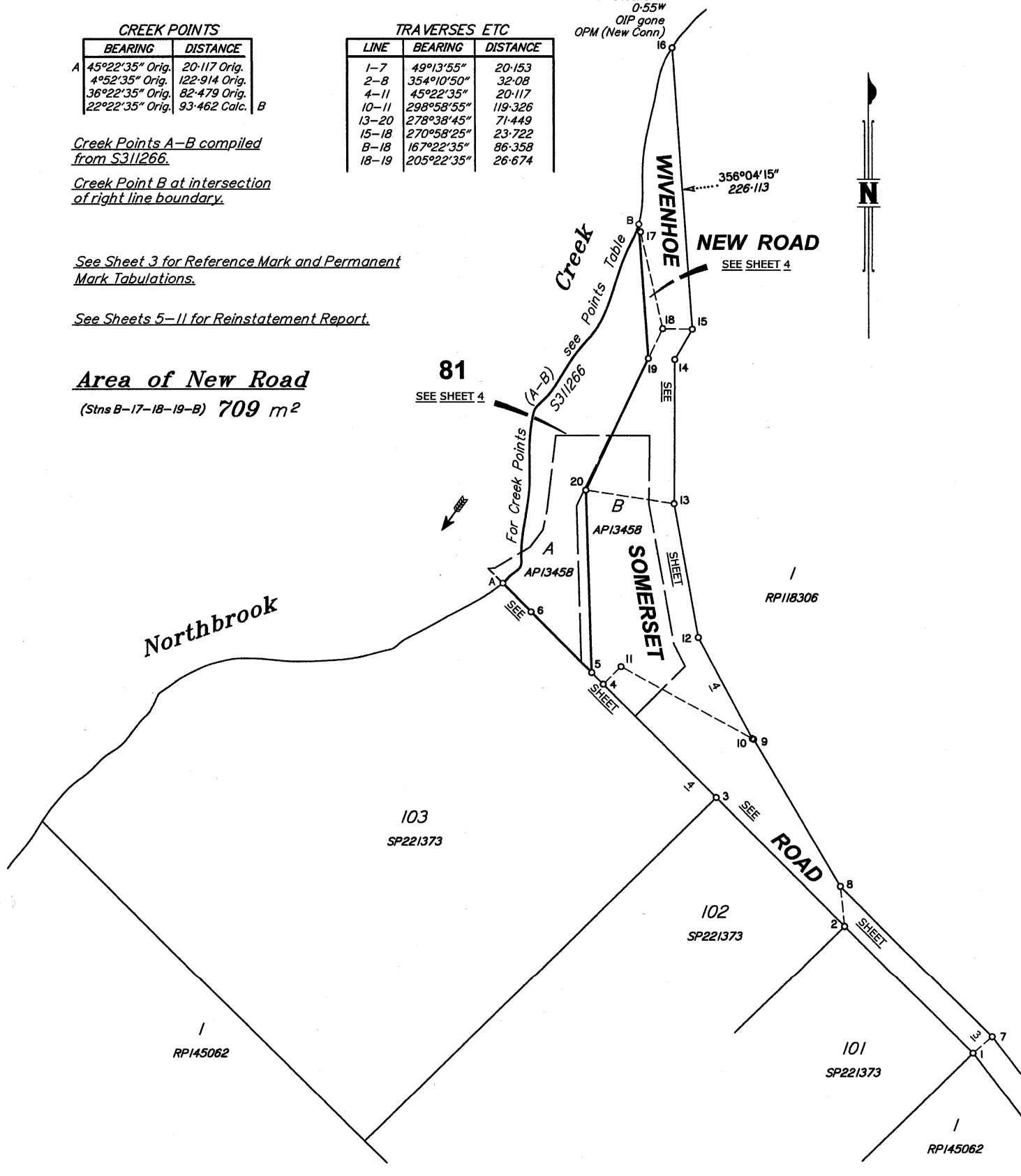
Area of New Road

(Stns B-17-18-19-B) 709 m²

TRAVERSES ETC

LINE	BEARING	DISTANCE
1-7	49°13'55"	20.153
2-8	354°10'50"	32.08
4-11	45°22'35"	20.117
10-11	298°58'55"	119.326
13-20	278°38'45"	71.449
15-18	270°58'25"	23.722
B-18	167°22'35"	86.358
18-19	205°22'35"	26.674

No O.Mk
Cen Steel SFP
0.55w
OIP gone
OPM (New Conn)



81

SEE SHEET 4

Northbrook

Creek

WIVENHOE

NEW ROAD

SEE SHEET 4

SOMERSET

103
SP221373

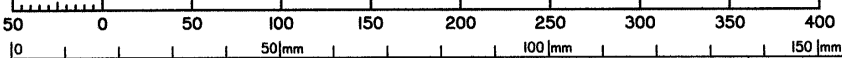
102
SP221373

101
SP221373

RP145062

RP145062

Scale 1:3000 - Lengths are in metres.



State copyright reserved.

I, Gregory Thomas GRUNDY, hereby certify that the land comprised in this plan was surveyed by me personally and by Harry Milton RAWSON, Surveying Associate for whose I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 04-06-2024.

Greg Grundy

Cadastral Surveyor

8-7-2024
Date

Plan of Lot 81

Cancelling Lot 81 on SL5294

LOCAL GOVERNMENT: SOMERSET REGIONAL COUNCIL

LOCALITY: DUNDAS

Meridian:

Survey Records: No

Scale: 1:3000

Format: STANDARD



SP328844

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
49001130	Lot 81 on SL5294	81	New Rd	

DEALING ALLOCATIONS

Dealing Number	Lots to be Encumbered
707862713 (STATE PERMIT)	Lot 81

6. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road,
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number
SP328844

2. Orig Grant Allocation :

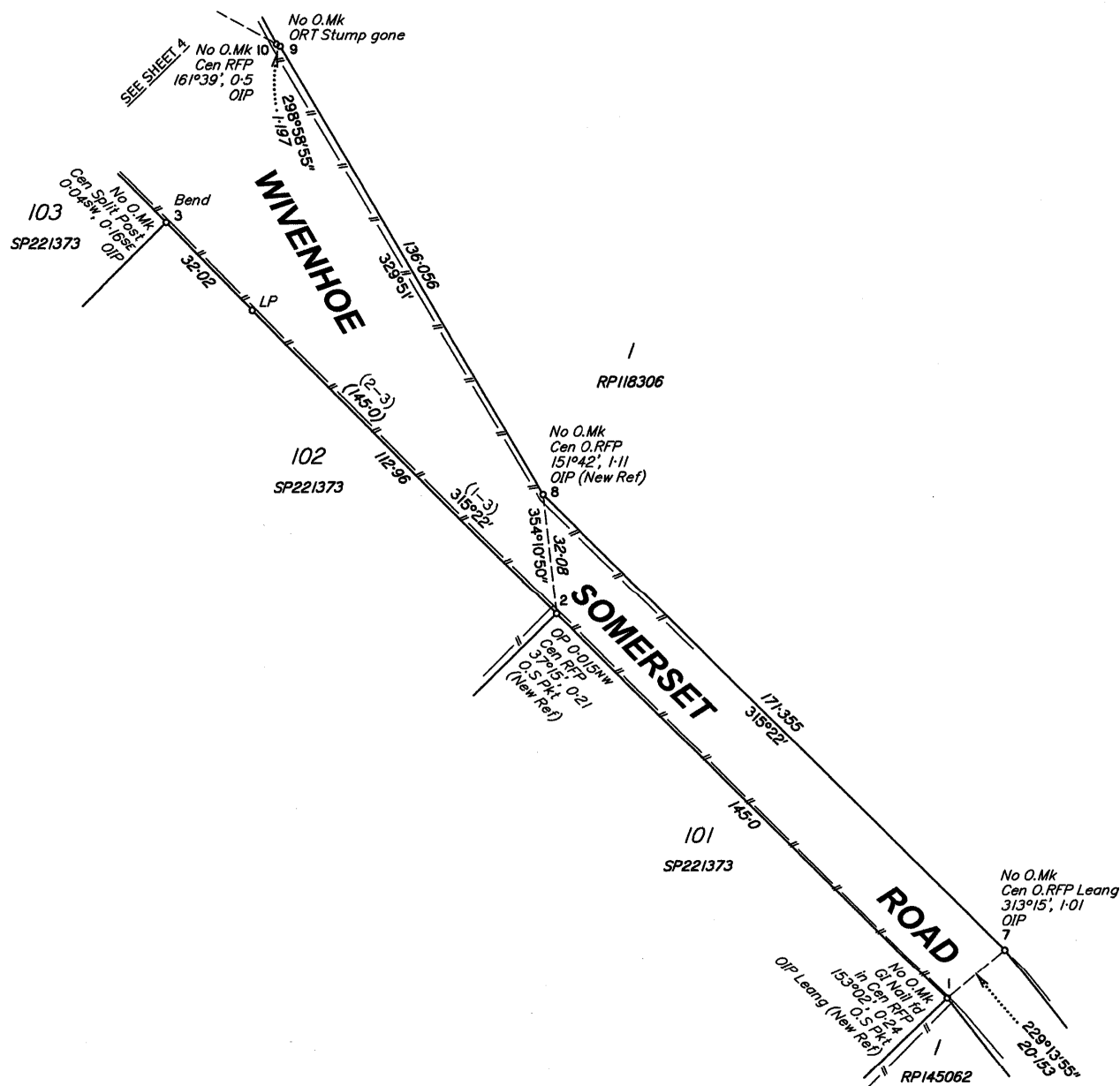
3. References :

Dept File :
Local Govt :
Surveyor : 24-0235S
(Survey Advice: 2024-1040)

5. Passed & Endorsed :

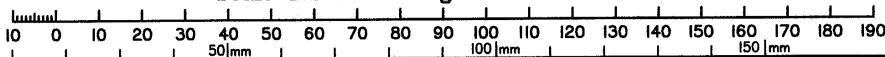
By :
Date :
Signed :
Designation :

PERMANENT MARKS					
PM	ORIGIN	BEARING	DIST	NO	TYPE
A-OPM	11/SP221373	15°55'05"	460-25	36685	Standard in Bridge
16-OPM (New Conn)	8/RP118306	320°25'35"	15-908	36685	Standard in Bridge
17-OPM (New Conn)	11/SP221373	6°05'55"	155-874	36685	Standard in Bridge

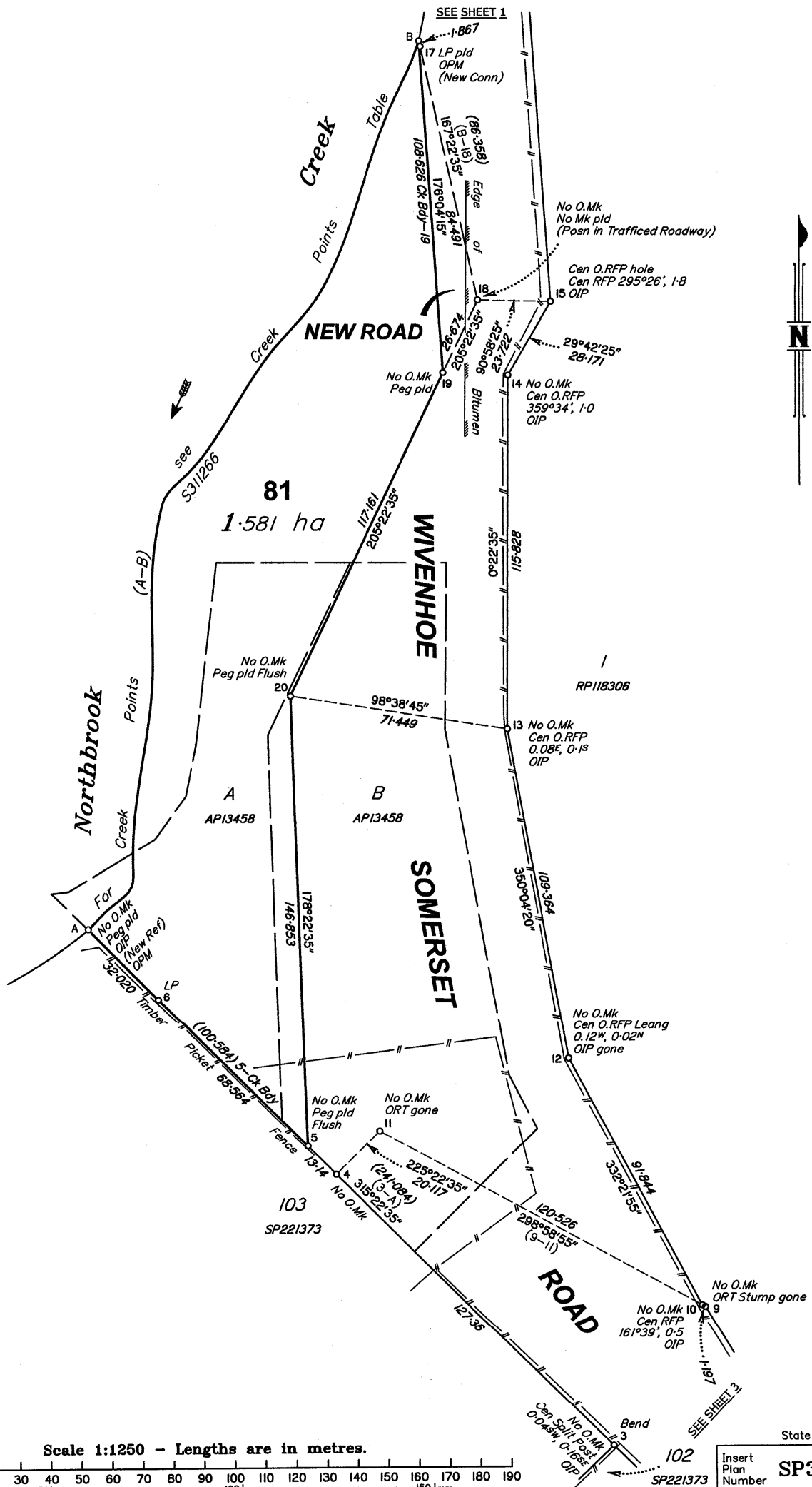


State copyright reserved.

Scale 1:1250 - Lengths are in metres.



Insert
Plan
Number **SP328844**



SP328844 REINSTATEMENT REPORT

Notes

- In this Reinstatement Report ' Survey = ' shows -:
BEARINGS to the nearest 01" as surveyed; not converted to local cadastral plan meridian and not rounded to the nearest 05".
Similarly, angles referred to, are to the nearest 01", as surveyed.
DISTANCES in metres (unless stated otherwise).
- 'OIP(10/SP221373)', for example, means the original iron pin placed or re-referenced on survey plan SP221373 and reference to Corner 10 on RP95112.
- Corner / Station numbers are identified by their designated number on SP328844, unless indicated otherwise.
- Plans Searched -: AP13458, RP108750, RP118306, RP145062, S31850, S311266, S311267, S31268, SL5294, SP221372, SP221373, SP233213 and SP328836.
- Plans relevant to the reinstatement -: RP118306, S311266, SL5294 and SP221373.

Purpose of Survey - :

The purpose of this survey was to open New Road to correct a construction mistake whereby part of a bitumen road has been built through, Lot 81 on SL5294, a Camping and Water Reserve, between Wivenhoe Somerset Road and Northbrook Creek, at Dundas.
This survey is part of the TMR Transport Corridor Governance Project.

1.0 Alignment of Part of the South-Western side of Wivenhoe Somerset Road : Corners 1 - 2 - 3

The distance from *O.Star Pkt(8/SP221373)* to *OIP(10/SP221373)* measured the same as the distance that can be calculated from both SP221373 [2008] -:

<u><i>O.Star Pkt(8/SP221373) to OIP(10/SP221373)</i></u>			
SP221373 [2008]	=	315° 30' 47"	309.646
Survey [2024]	=	315° 30' 32"	309.646
		- 0° 00' 15"	±0.000

Accordingly the boundaries connecting *O.Star Pkt(8/SP221373)* to *OIP(10/SP221373)* to have been reinstated by subtracting 15" from the bearing of 315° 22' shown on SP221373 and using the same distances shown on Plan SP221373-:

Boundary / Ref Conn	Bearing	Distance
<i>O.Star Pkt(8/SP221373)</i> to Corner 1	57° 27' 45"	0.715
Corner 1 to Corner 2	315° 21' 45"	145.000
Corner 2 to Corner 3	315° 21' 45"	145.000
Corner 3 to <i>O.Star Pkt(10/SP221373)</i>	237° 27' 45"	19.345
(Zero Misclose).		

1.1 Original Corner Marks

Corner 1 - No O Mk

Corner 2 - OP 0.001^{NE} 0.015^{NW}

Corner 3 - No O Mk

1.2 Corner 1 : OIP(8/SP221373) Re-referenced (leaning)

OIP(8/SP221373) is leaning - probably because it is in a funnel point of water flow This leaning reference mark did not agree with the reinstated position of Corner 1-:

Corner 1 to OIP(8/SP221373)

SP221373 minus 15" = 48° 40' 45" 20.085

Survey = 48° 48' 12" 20.067

Difference by Closure = 341° 13' 03" 0.047

Accordingly OIP(8/SP221373) has been re-referenced on SP328844.

1.3 Corner 2 : O.StarPkt(9/SP221373) Re-referenced

O.StarPkt(9/SP221373) did not agree with the reinstated position of Corner 2 -:

Corner 2 to O.StarPkt(9/SP221373)

SP221373 minus 15" = 237° 27' 45" 0.715

Survey = 239° 55' 20" 0.711

Difference by Closure = 156° 08' 11" 0.031

Accordingly O.StarPkt(9/SP221373) has been re-referenced on SP328844.

2.0 Alignment of Part of the South-Western side of Wivenhoe Somerset Road**: Corners 3 - 4 - 5 - A****2.1 Bend at Corner 3**

The distance from Corner 3 to OIP(11/SP221373) measured -0.011 shorter than the distance that can be calculated from SP221373 [2008] -:

Corner 3 to OIP(11/SP221373)

SP221373 [2008] = 315° 33' 10" 251.273

Survey [2024] = 315° 33' 28" 251.262

+ 0° 00' 18" - 0.011

This result would yield bearing of 315° 22' 18" from Corner 3 to Corner A, creating a 33" bend at Corner 3.

Alternatively reinstating Corner A at deed distance, 241.084 (Ck BAL ,on SP221373), would avoid creating a bend at Corner 3 but would result in significant disagreement with OIP(11/SP221373) -:

Corner A reinstated at deed, from Corner 3 to OIP(11/SP221373)

SP221373 minus 15" = 319° 56' 45" 10.220

Survey = 320° 10' 28" 10.213

Difference by Closure = 59° 48' 14" 0.041

The option of reinstating Corner A at deed distance, 241.084 (Ck BAL ,on SP221373) from Corner 3 would also result in poor agreement with OPM#366859 (11/SP221373) in the bridge over Northbrook Creek -:

CornerA reinstated at deed, from Corner 3 to OPM#36685 OIP(11/SP221373)

SP221373 minus 15" = 15° 54' 15" 460.250

Survey = 15° 54' 57" 460.284

Difference by Closure = 85° 58' 13" 0.100

Further options for establishing the boundary alignment from Corner 3 to Corner A were explored.

2.2 Corner A Reinstated by OPM#36685

The distance from Corner 3 to OPM#36685 (11/SP221373) measured the same as the distance that can be calculated from both SP221373 [2008] :-

Corner 3 to OPM#36685 (11/SP221373)

SP221373 [2008] = 355° 58' 28" 615.702

Survey [2024] = 355° 58' 46" 615.702

+ 0° 00' 18" ±0.000

This result is encouraging because :-

- (a) It independently validated the positioning of Corner 3 in Section 1.
- (b) It lends further support to the option of a 33" bend at Corner 10.
- (c) It gives better agreement with OIP(11/SP221373) than would be obtained if Corner A was positioned at deed bearing (315° 21' 45") and deed distance, 241.084 (Ck BAL, on SP221373) from Corner 3 (0.041) :-

Corner A to OIP(11/SP221373)

SP221373 = 319° 56' 45" 10.220

Corner A reinstated by Corner 5 to OPM result = 319° 10' 28" 10.213

Difference by Closure = 127° 07' 07" 0.010

Accordingly Corner A has been reinstated by means of the Corner 5 to OPM# 36685 result, (+18" ; ±0.000) as follows :-

Boundary / Ref Conn	Bearing	Distance
Corner 3 to Corner A	315° 22' 18" [+18"]	241.084 (Deed)
Corner A to OPM# 36685	15° 54' 46"	260.250
(Zero Misclose).		

This inevitably resulted in slight re-referencing of OIP(11/SP221373) by 0.010.

3.0 Alignment of Part of the North-Eastern side of Wivenhoe Somerset Road : Corners 7 - 8 - 9 - 10 and Station 11

Further justification for 33" Bend at Corner 3 was obtained by survey of the north eastern side of Wivenhoe Somerset Road from Corner 7 to Corner 10 and positioning of Station 11.

3.1 Station 11

Station 11 has been positioned with reference to SP221373 (22-23) on a bearing of 45° 22' 18" (square to the Corner 3 to Corner A alignment) at a distance of 20.117 from Corner 3.

3.2 Corners 7 - 8 - 9 - 10

The distance from OIP(3/RP118306) to OIP(15/RP118306) measured -0.009 shorter than the distance that can be calculated from SP221373 [2008] :-

<u>OIP(3/RP118306) to OIP(15/RP118306)</u>			
RP118306 [1968]	=	321° 37' 06"	306.400
SP221373 [2008]	=	321° 36' 38"	306.428
Survey [2024]	=	321° 36' 23"	306.419
		- 0° 00' 15"	-0.009

The bearing difference of -15" is the same as the bearing difference on the south western side of the road from Corner 1 to Corner 3 (Section 1.0).

In accordance with the above result (-15"; - 0.009), Corners 7 - 8 - 9 - 10 have been reinstated by subtracting 15" from the bearings shown on SP221373 and applying a scale factor of $[306.419 / 306.428] = 0.9997062932$ to the distances shown on SP221373 as follows :-

Boundary / Ref Conn	Bearing	Distance	
OIP(3/RP118306) to Corner 7	135° 21' 45"	0.604	(±0.000)
Corner 7 to Corner 8	315° 21' 45"	171.355	(-0.005)
Corner 8 to Corner 9	329° 50' 45"	136.056	(-0.004)
Corner 9 to Corner 10	298° 57' 45"	1.197	(±0.000)
Corner 10 to OIP(15/RP118306)	298° 57' 45"	1.006	(±0.000)

(Zero Misclose).

3.3 Corner 7

There was no original corner mark.

3.4 Corner 8

There was no original corner mark.

OIP(4/RP11830) did not agree with the positioning of Corner 8 :-

<u>Corner 8 to OIP(4/RP11830)</u>			
SP221373 minus 15"	=	149° 51' 45"	0.604
Survey	=	152° 21' 00"	0.572
Difference by Closure	=	112° 31' 14"	0.041

Accordingly OIP(4/RP11830) has been re-referenced on SP328844.

3.5 Corner 9

There was no original corner mark.at Corner 9.

O.Stump(M33431) is gone.

3.6 At Corner 10

There was no original corner mark.

The ORFP is gone.

3.7 Corners 9 & 10 Collinear with Station 11

Corners 9 & 10 collinear are with Station 11, which agrees with both RP118306 and SP221373. Given the positioning methods used, the chances of two Corners (9 & 10) only 1.197 apart, lining up with a Station 119.326 away are very remote.

This state of collinearity would not have occurred without the 33" bend at Corner 3. This lends further support to the decision to make a bend at Corner 3.

4.0 Alignment of Part of the Western side of Wivenhoe Somerset Road : Corners 10 - 12 - 13 - 14 - 15 and 16

Other than its attachment to part of the south western alignment of Wivenhoe Somerset Road, at Corners 5 & A, Lot 81 has no other connections to the cadastre. In the interest of providing some connections, part of the eastern side of Wivenhoe Somerset Road was surveyed.

4.1 Corner 13 to Corner 14

The distance from OIP(13/RP118306) to OIP(12/RP118306) measured - 0.045 shorter than the distance that can be calculated from RP118306 [1968] :-

<u>OIP(13/RP118306) to OIP(12/RP118306)</u>			
RP118306 [1968]	=	0° 23' 10"	113.861
Survey [2024]	=	0° 22' 21"	113.816
		- 0° 00' 49"	-0.045

Accordingly Corner 13 has been positioned at 180° 22' 21" ; 1.006 from OIP(13/RP118306) and Corner 14 has been positioned at 0° 22' 21" ; 1.006 from OIP(12/RP118306). This has made boundary line 13 - 14 0° 22' 21" ; 115.828, which is 0.045 shorter than the deed distance of 115.873 (576 links on RP118306).

4.2 Corner 12

OIP(14/RP118306) could not be used to reinstate Corner 12, because it is gone.

So instead Corner 12 was positioned relative to the previously reinstated positions of Corners 10 & 13.

The distance from Corner 10 to Corner 13 measured +0.127 longer than the distance that can be calculated from RP118306 [1968] :-

<u>Corner 10 to Corner 13</u>			
RP118306 [1968]	=	342° 02' 23"	198.702
Survey [2024]	=	341° 59' 30"	198.829
		- 0° 02' 53"	+ 0.127

Accordingly, the two boundaries between Corner 10 and Corner 13 have been reinstated by adding + 0° 02' 53" to the bearings shown on RP118306 and applying a scale factor of $[198.829 / 198.702] = 1.00063914807$ to the distances shown on RP118306 as follows :-

Boundary	Bearing	Distance
Corner 10 to Corner 12	332° 21' 37"	91.844 (+0.059)
Corner 12 to Corner 13	350° 04' 07"	109.364 (+0.070)

Corner 12 is coincident with the top of an RFP [Cen.O.RFP 0.121^W 0.023^N], but the O.Nail in Cen RFP ,that used to mark that corner ,is gone. The fence between Corners 12 & 13 is coincident with the reinstated boundary.

4.3 Corner 15

The distance from reinstated Corner 14 to *OIP(9/RP118306)* measured -0.017 shorter than the distance that can be calculated from RP118306 [1968] :-

Corner 10 to Corner 13

RP118306 [1968]	=	28° 36' 41"	29.031
Survey [2024]	=	28° 36' 13"	29.014
		- 0° 00' 28"	-0.017

Accordingly, Corner 15 was been positioned by subtracting 28" from the bearing of boundary line 12 - 9 on RP118306 and multiplying the distance on that same boundary line by $0.201168 \times (29.014/29.031)$, which makes boundary line 14 - 15, 29° 42' 12" ; 28.171.

Boundary / Ref Conn	Bearing	Distance
Corner 14 to Corner 15	29° 42' 12"	28.171 (-0.017)
Corner 10 to <i>OIP(9/RP118306)</i>	356° 04' 02"	1.006 (±0.000)

(Zero Misclose).

4.4 Corner 16

The Butt of the OSP shown at Corner 8a on RP118306 was dug for to a depth of one metre but was not found and is considered gone. *OIP(8a/RP118306)* is also gone.

So Corner 16 has been reinstated on bearing 356° 04' 02" (through *OIP(9/RP118306)*) at deed distance (1124 links x 0.201168 = 226.113) from Corner 15.

Curiously the relatively new square galvanised nearby is offset 0.551 at exact deed distance 226.113, though this may be purely a coincidence.

5.0 Three Eastern Boundaries of Subject Lot 81 on SL5294 : Corner B to Station 18 to Corner 19 to Corner 20 to Corner 5

The eastern boundaries of the subject Lot have been reinstated with direct reference to the deed plan SL5294. The bearings of these boundaries preserve the deed angles, relative to the alignment of boundary line 3 - 4 - 5 - A (315° 22' 18").

The distances on these boundaries are the 'abt' distances, shown on SL5294, converted to metres.

5.1 Corner 19

Corner 19 has been positioned at the intersection of, a bearing of 176° 04' 02" (parallel with the opposite road boundary Corner 16 to Corner 15) from Corner 17a and traverse/boundary line Station 18 to Corner 20.

5.2 Eastern Boundaries of Subject Allotment

Boundary / Traverse Line	Bearing	Distance
Corner 5 to Corner 20	358° 22' 18"	146.853 (Deed)
Corner 20 to Corner 19	25° 22' 18"	117.161
Corner 19 to Station 18	25° 22' 18"	+26.674 143.835 (Deed)
Station 18 to Corner 17	347° 22' 18"	84.491 (Deed)
Corner 17 to Corner B (= Ck)	347° 22' 18" Calc	1.867 Calc

6.0 Non-Tidal Watercourse Boundary (Northbrook Creek) of Subject Lot 81 on SL5294

The ambulatory boundary of the Camping & Water Reserve shown on the deed plan SL5294 was compiled from 149 year old survey plan S311266 [1875].

A copy of the original field notes for S311266 was purchase.

These field notes show the creek traverse but there were no offsets to the creek.

Advice was sought from the Department of Resources.

The reply and direction is shown in Section 6.1.

6.1 Survey Advice: 2024-1040

' Hello Greg,

Further to your enquiry about the watercourse boundary of Lot 81 on SL5294, the following comments are provided: -

Original deed 10383228 over Portion 29 on S311266 describes lines 19-1 and 21-10 as being to the "left bank of North Brook".

As the field notes along the creek are consistent with stations 1 & 10 for all other traverse points, and in the absence of any contrary evidence, it appears reasonable to consider that the traverse stations are in effect original creek points of the natural feature boundary.

The depiction of both traverse right lines and an adjacent curvilinear line along the creek may just have been to indicate the boundary is the natural feature but practically coincident with the traverse. The creek distances on the deed indicate there was no practical separation.

On this basis, it seems appropriate to treat the creek boundary as having had original creek points as per the traverse on S311566.

If using a reserved plan exemption (SMIA 2003 Section 65), compilation of the creek boundary could be from the original creek points (= traverse points in this instance). If not using a reserved plan exemption, then normal location at law and ambulatory boundary principles would apply.

Should you require additional information, please contact me. The reference "Survey Advice: 2024-1040" is to be quoted in correspondence. If a survey plan is being prepared using this information, the reference is to be noted in the Surveyor reference section of sheet two, along with your reference (if any). This is in addition to any departmental file references, such as ELVAS or TMR references, which are to be noted in the Dept File reference section.'

Regards,

David Mallet
Principal Surveyor
Surveying Services | Land and Surveying Services
Department of Resources

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A: 203 Tor Street | PO BOX 318 Toowoomba QLD 4350
W: www.resources.qld.gov.au

6.2 Plotted Original Creek boundary

In accordance with Survey Advice: 2024-1040, the watercourse boundary shown on SP328844 has been plotted, as a curvilinear line, relative to the alignment of boundary line 3 - 4 - 5 - 6 (315° 22' 18"), from the creek traverse in the original filed notes for S311266.

Orig Creek Traverse		
= Orig Creek Boundary	Bearing	Distance
Corner A to Stn 15 S311266	45° 22' 18"	20.117
Stn 15 S311266 to Stn 14 S311266	4° 52' 18"	122.914
Stn 14 S311266 to Stn 13 S311266	36° 22' 18"	82.479
Stn 13 S311266 to Station 17	22° 22' 18"	93.462
Station 17 to Corner B	22° 22' 18"	94.582

6.3 Corner B Creek

The position of Corner B shown on SP328844, has been calculated by intersecting the original creek traverse line Station 12 to Station 13, on S311266, with traverse line 18 - B, on SP328844.

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Insert Plan Number	SP328844
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APPENDIX B

Somerset Regional Council Open Space Strategy

November 2024



Acknowledgement of Country

I'd like to begin by acknowledging the Traditional Custodians of the country on which we meet today. Further, we embrace and promote the Somerset Region's heritage to incorporate all cultures, their beliefs and aspirations.



Contents

Acknowledgement of Country	2
1.0 Purpose	4
1.1 Vision.....	4
1.2 Strategic context	4
1.3 Planning principles	4
2.0 Somerset Region	5
2.1 Industry snapshot.....	5
2.2 Population and growth.....	5
3.0 Parks network	7
3.1 Park class	7
3.2 Park hierarchy	8
3.3 Park settings	11
3.4 Desired standards of service	11
3.5 Park embellishments.....	13
4.0 Somerset parks.....	14
5.0 Future directions	16
5.1 Framework for strategic actions.....	16
5.2 Asset management	17
5.3 Capital works program	17
5.4 LGIP	17
5.5 Collaborations	18
Appendix A – Somerset Region park list	18



1.0 Purpose

Parks, including recreation, sport, amenity and trails, form one part of the broader open space network which also incorporates national parks, state forests, conservation land and environmental spaces. The purpose of the Somerset Open Space Strategy (the Strategy or OSS) is to provide a status of the parks network across the region and set the strategic direction, guiding upgrades, and development to ensure the community's needs are met.

1.1 Vision

Council's vision for the parks network is:

"A diverse parks network that provides an opportunity for a healthy lifestyle, connecting people with nature, and spaces to meet, connect, play and rest."

1.2 Strategic context

The rich natural environment assets are acknowledged by the *Somerset Region Planning Scheme (Version 4)* with the inclusion of a Recreation and open space zone code and inclusion of the public parks network in the Local Government Infrastructure Plan (LGIP).

The strategic outcomes for infrastructure incorporate the provision of a diverse "open space, sport and recreation facilities network across the region" which "responds to community need and is maintained so that places for people to gather, meet and socially interact are accessible, comfortable and safe and promote active and healthy communities" (*Somerset Region Planning Scheme*, page 42).

1.3 Planning principles

Planning for the parks network, within the strategic context of the planning scheme, has adopted several principles to guide the future directions, being connection, diversity, function and health.

Connecting people to nature: provide opportunities for people to experience nature while protecting the natural assets of the region and acknowledging its rich heritage.

Function: provide for multiple open space functions across the network including sport, recreation and environmental areas.

Diversity: provide a range of parks to meet the needs of all users (all ages and all abilities) with a range of experiences (from natural settings to highly urbanised).

Health: provide an open space network which encourages a healthy lifestyle, provides for economic activities (such as markets and events), and protects the natural environment.



2.0 Somerset Region

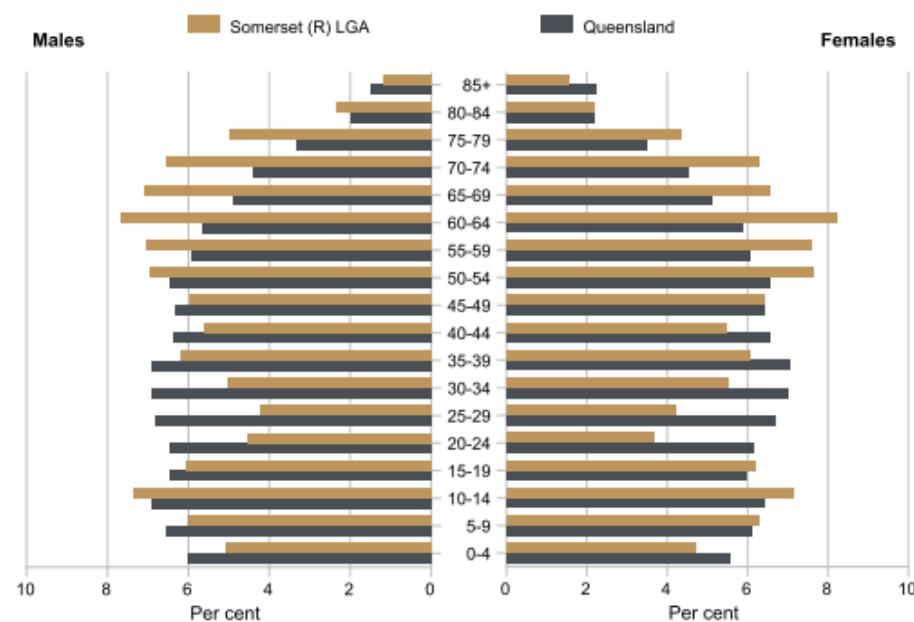
The Somerset Region is one-hour west of Brisbane and covers a large land area (5,382 km²) neighbouring the local government areas of Brisbane, Moreton Bay, Sunshine Coast, Gympie, South Burnett, Toowoomba, Lockyer Valley and Ipswich.

2.1 Industry snapshot

The region has strong agricultural, environmental, heritage and tourism values, and the economy is dominated by food manufacturing and agriculture industries.

2.2 Population and growth

The region is home to 25,713 people (June 2022) and is forecast by the State Government's Statisticians Office (QGSO) to grow to almost 35,000 by 2046. Somerset has a higher proportion of those aged more than 50 years when compared with the average age profile for Queensland (see Figure 1). This age profile is likely to continue through to 2046, with an increase in those aged over 80 (see Figure 2).



Source: ABS, Regional population by age and sex, 2022

Figure 1: Somerset Region age and sex profile (QGSO, 2022)

Age group	2021	QGSO forecast population 2046
0-19	6,274	7,857
20-39	5,134	6,507
40-59	6,714	8,350
60-79	6,385	8,814
>80	884	3,307
Total population	25,391	34,836

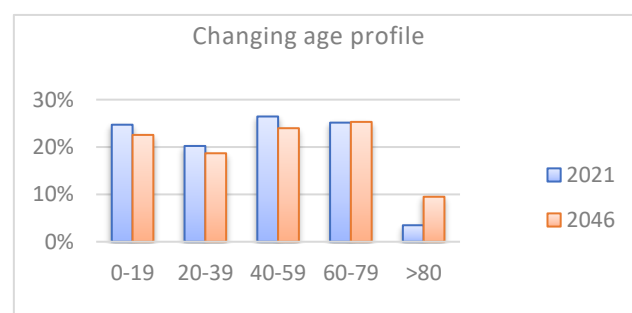


Figure 2: Somerset Region changing age profile (QGSO, 2023)

ShapingSEQ (2023) forecasts a higher growth, with a forecast 42,200 people living in the region by 2046, in an additional 5,700 dwellings. The regional plan anticipates growth in existing townships as well as new communities in the Somerset Region, with a potential future growth area in Glamorgan Vale. The plan also notes a likely increase in the proportion of those aged over 65 years and those living in lone person households.

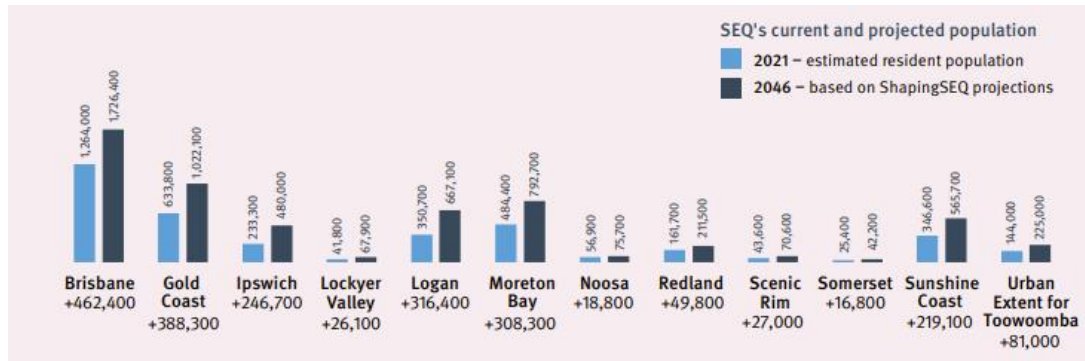


Figure 3: Summary of population growth 2021-46 for South-east Queensland Councils (*ShapingSEQ*, 2023)

3.0 Parks network

Parks are a key element of the landscape for the region, providing the opportunity for active and passive recreation, social connections, and scenic amenity for residents and visitors. The Strategy plans for a variety of functions within the network, ensuring diversity and variety across the parks with different parks serving different functions.

Table 1: Park functions

Park function	Description of function
Passive recreation	Parks are a place for people to sit, rest and be. It is an important role, particularly with the busyness of life. A park may provide a space for relaxation, yoga or meditation.
Active recreation	<p>Parks provide the opportunity for exercise and active play through kick and throw spaces, walking paths, playgrounds, exercise equipment, skate bowls and swimming.</p> <p>Walking is the number one exercise for many Australians and widely accessible. Paths and trails provide for a safe exercise activity and a safe environment for prams, riding and those using mobility devices.</p>
Formal sport	Organised team sports such as cricket, football, netball and tennis provide important social and exercise interactions.
Socialising	Parks provide shelters, seats and open spaces for people to gather for celebrations, rest and recreate. Community gatherings and events provide opportunities for people to share and meet new people.
Scenic amenity	<p>A natural setting provides the opportunity for people to access nature. Green relief from the urban form has a positive effect on mental health and is important for biodiversity and fauna movements.</p>

3.1 Park class

This open space strategy identifies four park classes:

1. Recreation, which incorporates opportunities to enjoy nature and green spaces or informal activities such as a picnic, bike riding, kick a ball.
2. Sports parks are planned for formal sporting activities which are specific to the sport type such as football, cricket, netball, tennis
3. Trails and reserves - the region provides an extensive trail network providing opportunities for active recreation, and amenity reserves which green the urban environment
4. Other – Open space that does not satisfy the classification above.

There are other areas of open space in the region managed by others including National Parks, State Forests, showgrounds, rest stops (often provided by the Department of Transport and main roads) and land owned by SEQ Water. *(While the contribution of this category of parks to the open space network is acknowledged, this park type is not discussed further in this document, with a focus on the Council-managed assets.)*

3.2 Park hierarchy

Council delivers a range of recreation and sport facilities to respond to the community's open space needs. The Plan focusses on the parks managed by Council but acknowledges the significant contribution to the region made by National parks and State Government forests or reserves.

The Plan outlines a hierarchy classification which uses a combination of catchment hierarchy (being the general population catchment serviced) and functional classification (being the primary purpose of the park) to guide the planning of the network. There are five categories managed by Council:

1. Regional recreation
2. District recreation
3. Local recreation
4. Sports parks
5. Trails and amenity reserves.



1. Regional Recreation parks are larger parks for family celebrations, sports events, market gatherings and community events. They serve regional interests and provide a variety of large-scale facilities for the region. These parks are generally located within the region's larger towns and are also important tourist destinations for people visiting the region.

Regional Recreation parks typically have large, developed areas as well as links to extensive natural areas. They provide various opportunities for passive and active recreation uses to a wide range of users for longer stays. Regional Recreation parks will typically attract individual or groups for a period of up to a day and may attract large numbers of participants. Significant community gatherings and large scheduled activities are also common. As such, amenities support a full day visit, with embellishments such as larger picnic tables and shelters, BBQ's, lighting, toilets, play equipment, kick and throw space, facilities for people with disabilities and extensive shade.

These parks generally provide for diverse activities include community and sporting facilities and can also include unique facilities found in only one location within the region. Visitor information centres are also a common feature within regional parks.

Regional Recreation parks may be co-located with sensitive environmental areas and features of cultural resource protection or historic significance to the town which need to be managed appropriately.



2. District Recreation Parks are designed to serve a town's community and are pedestrian oriented to provide visual enhancement to the town. The park will typically be located close to its CBD, on a major thoroughfare, and provides the town with a sense of identity, a place for social interaction, enjoyment of the outdoors and a place to hold community activities District Recreation Parks also provide a range of opportunities for passive and active recreation including informal sports, trail usage, swimming, horticulture and community events.

The District Recreation Parks provide embellishment nodes along the Brisbane Valley Rail Trail and other trails. Areas of these parks may be allocated to natural or cultural resource protection.

These parks have embellishments which are of greater scale than in Local Recreation parks, to support more intense active and passive recreation, community activities and gathering places for longer visitation times, such as sheltered picnic nodes with barbeque facilities, lighting, toilets, landscaped areas, play spaces and kick and throw space.



3. Local Recreation parks are easily accessible to most people to provide open space close to homes and centres, generally within walking distance. Local parks offer a variety of active or passive recreational opportunities and are generally a place for casual recreation activities and social gathering.

Typical features include playgrounds, open play areas, kickabout spaces, courts, picnic facilities, shade trees and footpath connections.

4. Sports parks are designed and constructed for formal sports and activities for sports teams, providing sporting infrastructure (goal posts, lighting, scoreboards), clubhouses and amenities, spectator facilities (seating and amenities), car parking, storage, paths, and ancillary facilities. These parks may have a range of fields, courts and surfaces and are often some of the most well used parks in the region.

Sports parks also serve as a venue for public entertainment and recreation by the presentation of sporting events, or other events and exhibitions.

5. The Somerset Region is home to an extensive trail network including the Brisbane Valley Rail Trail, Mount Glen Rock, and Woodford-Kilcoy. The trails provide active recreation (walking and riding) for residents and are an important attractor for visitors. The trails are supported by embellishments such as water stations, signage and car parking.

Trails are long in shape which facilitate connectivity between destination nodes, residential catchments and the open space network. They may also incorporate small areas for play equipment, fitness nodes, seating, and shade trees.

Amenity Reserves are small areas of open space within the urban fabric. In some instances, they may be co-located with urban infrastructure or form part of floodplain management or environmental land.



3.3 Park settings

Parks can be delivered in a number of environments or settings such as natural bushland, semi natural or developed in rural and urban settings, with appropriate embellishments to support the setting. The park network is planned to provide diversity with each park responding to its surrounding natural environment, the variety of the community's needs, and gaps in the current network. Table 2 describes the most common park settings.



Table 2: park settings

Park setting	Description of setting
Natural	Natural landscape (native or exotic) where there are no built structures and limited recreation access. Usually located some distance from urban areas, includes conservation and ecological reserves. Seeks to protect the natural habitat of the land.
Semi-natural (or bushland)	Park includes the natural landscape but incorporates non-invasive activities such as trails/walking paths (with signage) and an area of embellishment (such as a picnic table and shelter) within a semi-natural setting. Bushland recreation parks provide passive recreation opportunities for users and some include provision for mountain biking or horse riding.
Developed	A landscape consisting of built structures for recreational and social activity (such as playgrounds, shelters, skate bowl, hard stand areas), with natural assets such as turf (cleared kick and throw areas), trees, and gardens.
Urban	A park within a township, near to a centre or residential areas
Rural	A park occurring in the countryside with sparsely developed built form or rest stop along a trail.

3.4 Desired standards of service

In planning the network, Council considers some general parameters such as size, access, frontage and flood immunity to ensure the land provides for the park functions. Table 3 summarises these planning standards.

Table 3: Desired standards of service

Desired standard of service	Regional recreation park	District recreation park	Local recreation park	Sports parks	Trails and amenity reserves
Planned provision rate	1 park in the region	1.0 ha / 1000 people	1.0 ha / 1000 people	1.3 ha / 1000 people	As needed
Minimum size (Ha)	> 2.0	> 2.0	0.5	> 5.0	n/a
Service access	Up to 1 hour drive	10-20 min drive	Within 500-1500m of general residential zone 2-5 min drive	10-20 min drive	n/a
Road frontage	25%	50%	50%	50%	Key viewpoints are identified
Minimum useable area (Ha)	Varies	2.0	0.3	3.0	Varies
Slope and topography	1:20 for main use area	1:20 for main use area 1:50 for kick and throw area	1:20 for main use area 1:6 elsewhere	1:50 for all playing surfaces	Varies
Flooding and other hazards	Main use area above 10% AEP. Generally free of hazards	At least 10% of total area above 2% AEP, with main use area above 10% AEP. Generally free of flooding hazards	At least 10% of total area above 2% AEP, with main use area above 10% AEP. Generally free of flooding hazards.	Built infrastructure above 1% AEP. Fields and courts above 2% AEP.	Free of hazards
Paths and access	Off-street parking with road access	Links to walking and cycle tracks. On site car parking.	Safe walking access and pathway links to park. Car access to boundary and parking available	Strong active transport links to walking and cycling network. Internal road and car parking.	Off-street parking. Road access.
Other	Provided based on opportunities to develop a significant natural feature	District recreation parks can also provide local park opportunities and Youth Activity Nodes.	Good visibility from surrounding residences. Generally rectangular in shape	Preferred approach is to co-locate with recreation parks	Provide clear visibility from both ends for casual surveillance.

3.5 Park embellishments

It is the council's intention to provide a level of flexibility that allows for a design response that reflects park setting. With the changing (aging) demographics noted in Section 2.0 above, consideration of additional seating and shelters may be considered in some park areas. The trail network is an important economic attractor and is to be expanded and enhanced.

Additionally, planning for the potential growth area in Glamorgan Vale is to include additional park spaces appropriately embellished for the forecast demand.

Table 4 shows a list of embellishments which are typical for each park type, as well as embellishments that are discouraged. It is emphasised that not all parks will include all of the listed embellished and a balanced approach is required in the planning.



Table 4: Typical embellishments

Embellishments	Recreation parks			Sports grounds		Trails and amenity reserve *
	Regional	District	Local	Regional	Other *	
Animals						
Artificial fauna habitat (nest boxes, bat box etc.)	S					
Dog off leash area	S	S				S
Horse infrastructure				S	✓	
Barriers						
Bollards	✓	✓	✓	✓	✓	
Fences and gates	✓	✓		✓	✓	✓
Retaining walls	✓	✓		✓	✓	
Furniture						
Barbecues	S	S				
Bicycle racks and rails	✓	✓		✓	✓	✓
Bins	✓	✓		✓	✓	✓
Drinking fountains / taps	✓	✓		✓	✓	✓
Seats, picnic tables and benches	✓	✓	✓	✓	✓	✓
Pedestrian infrastructure						
Boardwalks and viewing platforms	S					
Sealed paths, trails and tracks	✓	✓	✓	✓	✓	✓
Unsealed trails and tracks						✓
Pedestrian bridges	S	S				✓
Planting						
Garden edging	✓	✓	✓	✓	✓	
Community gardens	S	S				
Landscaping	✓	✓	✓	✓	✓	
Shade trees	✓	✓	✓	✓	✓	✓
Signs, art, displays and memorials						
Artwork *	S	S		S		S
Interpretive trails and displays	✓			✓		✓
Memorials and plaques	✓	✓	✓	✓		
Signage (park name, interpretation, trail head, directional and regulatory)	✓	✓		✓	✓	✓
Play, sports and activities						
Flat well drained play area for kick and throw	✓	✓	✓	✓	✓	
Play spaces	✓	✓	✓	✓		
Exercise equipment	✓	✓		✓		

Embellishments	Recreation parks			Sports grounds		Trails and amenity reserve *
	Regional	District	Local	Regional	Other *	
Nature based camping						S
Adventure based sports						S
Multi-use space (sports and games)	✓	✓		✓		
Multi-purpose fields				✓	✓	
Multi-purpose courts	✓			✓	✓	
Spectator seating				✓	✓	
Event space	✓	S				
Skate parks	S	S		S		
Structures and parking						
Shade sails	✓	✓			✓	
Shelters	✓	✓		✓	✓	
Toilets	✓	✓		✓	✓	
Clubhouses/change rooms/showers *				✓	✓	
Storage sheds	✓			✓	✓	
Vehicle access (emergency/maintenance)	✓	✓		✓	✓	✓
Kiosk/café *	✓			✓	✓	
Parking (on-site)	✓	✓		✓	✓	
Bus set down	✓	✓		✓	✓	
Wi-Fi facilities	✓			✓		✓
Interpretive / tourist / information office	✓			✓		✓
Site preparation and utilities						
Earthworks (grading, levelling and grassing)	✓	✓		✓	✓	
Serviced site – water, sewerage, electricity	✓	✓		✓	✓	
Irrigation (garden beds and turf)	✓	✓		✓		
Irrigation (sports fields)				✓	✓	
Lighting/security lighting	✓	✓		✓	✓	
Field lighting	S			S	S	
Water access, facilities and treatment						
Water access – ramp/jetty/pontoon	S	S				
Fishing facilities	S					
Landscape drainage	✓	✓		✓	✓	
Rainwater tanks	✓	✓		✓	✓	

Table Legend

- ✓ May be a suitable park embellishment
S Item is sometimes a suitable park embellishment
* Not included in the definition of trunk infrastructure

4.0 Somerset parks

The region has a wealth of open space, with 209 hectares of Council-managed land available for the community. Each town has a green space and access to District and Regional facilities for larger gatherings and events (Table 5 includes a summary of the land area of each of the park types).

In planning the district facilities, two broad district catchments have been used, generally based on geography of North and South, including the following towns:

- North: Kilcoy, Moore, Linville, Colinton, Harlin, Jimna, Toogoolawah (19.67 ha DR)
- South: Esk, Coominya, Lowood, Fernvale, Minden, Glamorgan Vale, Borallon, Ottaba, Somerset village, Wivenhoe Pocket (19.36 ha DR)



Table 5: Area of each park type

Park type	Land area (ha)	Provision rate (ha / 1,000 people)	
		2021 (population: 25,391)	2046 (population: 42,200)
Regional recreation park (RR)	0	0.00	0.00
District recreation park (DR)	39.0	1.54	0.92
Local recreation park (LR)	55.0	2.17	1.30
Sport parks (SP)	47.4	1.88	1.12
Trails (T) and amenity reserves (AR)	25.0	n/a	n/a
Total park area	166.8 hectares	5.6 ha/1,000	3.3 ha /1,000

With this area of park for each type (excluding the trails and amenity reserves), Council is currently providing approximately 5.6 hectares for every 1,000 people in the region. With the population growth forecast by ShapingSEQ to 2046, this number is likely to fall to 3.3 hectares per 1,000 assuming no further land is not added to the network.

The provision rate is a measure used in the Desired Standards of Service to plan adequate land for open space for communities. By way of comparison, the planned land provision rates published by some of the neighbouring Councils is provided in Table 6.

Table 6: Benchmarking of provision rates

Park type	Provision rate (ha / 1,000 people)			
	Toowoomba Regional Council	Sunshine Coast Regional Council	South Burnett Regional Council	Lockyer Valley Regional Council
Regional recreation park (RR)	0.1	0.7	0.6	0.6
District recreation park (DR)	1.0-1.2	1.3	1.2 (Town park)	0.7
Local recreation park (LR)	0.7	1.0	0.5	0.3
Regional sport park (RS)	0.5	0.5	n/a	1.0
Other sport park (OS)	1.3	1.5	1.2	0.7
Trails (T) and amenity reserves (AR)	n/a	n/a	n/a	n/a
Total park area	3.6-3.8	5	3.5	3.3

Note: The source documents for this table are:

- Toowoomba Regional Council – Open Space Strategy 2016 (page 49)
- Sunshine Coast Council – Environment and Liveability Strategy 2017 (Part C, page 80)
- South Burnett Regional Council Planning Scheme, Part 4 Local Government Infrastructure Plan (2017, page 40)
- Lockyer Valley Draft Planning Scheme Part 4 Local Government Infrastructure Plan (2023, Section 4.4)

The provision rates compare well with surrounding areas, with the current rate of provision at the upper end of the spectrum. However, as the region grows, and on the assumption that no further land is added to the network, this rate of provision falls, but is still placed above the average of the benchmarked Councils.

A gap analysis has also been undertaken to ensure there is diversity in the land provided, with a variety of park types and embellishments across the region, as well as a distribution of park types geographically around the region.

The gap analysis has identified only one current shortfall in the network, being Regional Recreation Parks. The current gap is approximately 15ha for Council owned Regional Recreational Facilities, based on a provisional rate of 0.6ha per 1000 people which is consistent with neighbouring Councils. While there are no council-managed parks functioning as a Regional Recreation Park in the region, the SEQWater land contributes an important function to the network for the community.

The planning for future projects in the capital works program will focus on upgrading the embellishments in the higher order facilities to improve the level of service. A full list of the Council-managed parks names and the relevant land area is included in Appendix A.

Planning for new Greenfield areas will be based on the Desired Standards of Service, including the provision rates, shown in Table 3 and the typical embellishments in Table 4.



5.0 Future directions

Planning for the parks network responds to user needs for capital investment and acknowledges the maintenance and renewals requirements for the network.

5.1 Framework for strategic actions

The Parks Master Plan forms a framework for strategic direction moving forward. The parks network is managed through multiple mechanisms including collaborations, capital works program, asset management and the planning in the Local Government Infrastructure Plan (LGIP).

Funding for capital investment in parks is limited with rising construction costs. Therefore, investment is focussed in areas where park usage is high and user needs demonstrate investment is warranted. Safety concerns remain the primary focus for renewals and maintenance.

5.2 Asset management

Council's asset management is a comprehensive process to ensure services and infrastructure are delivered in a financially sustainable manner. A level of service is stipulated for the maintenance and renewal of all infrastructure and services and asset management monitors the condition of assets, collecting information to ensure renewal occurs at an optimal time to maximise the performance of the asset and minimise the whole of life costs.

The Plan works in partnership with the asset management of the network to ensure embellishments are optimised in locations to maximise network performance, matching user needs with delivery of appropriate infrastructure.



5.3 Capital works program

Council's capital works program delivers funding for development of parks and plans for the renewal or replacement of existing park infrastructure. The funding and scheduling of these programs should align with the priorities outlined in this strategy and other endorsed documents.

5.4 LGIP

The Local Government Infrastructure Plan (LGIP) forms part of the Planning Scheme and summarises the planning for the trunk infrastructure elements of the parks network. The Schedule of Works will outline a program of forward works (10-15 years) for upgrades and improvements to the trunk network of parks. Developer contributions through infrastructure charges can contribute to the investment in the trunk infrastructure in the parks network.

5.5 Collaborations

Collaborations with the State and Federal Governments remain important given the shared ownership of elements of the parks network with the management of National Parks, the Department of Main Roads investing in Roadside rest areas, and the State also managing environmental areas and forests.

Appendix A – Somerset Region Park list

This appendix outlines the parks within the Somerset Region and the relevant park hierarchy, being:

- Recreation
 - Regional Recreation Park (RR)
 - District Recreation Park (DR)
 - Local Recreation Park (LR)
- Sports Park
 - Regional Sport (RS)
 - District Sport (DS)
 - Local Sport (LS)
- Trails (T)
- Amenity Reserve (AR)
- Other (O)

Park Name	Location	Township	Area (ha)	Hierarchy
Anzac Park	446CG4241	Kilcoy	2.47	O
Aston Park	447CG4241	Kilcoy	0.67	LR
Barbour Memorial Park	195CP899620	Esk	0.38	LR
Bellbird Park	7CP882123	Jimna	4.95	LR
Bill Sharpe Park	512CC3606	Fernvale	4.09	AR
BVH Reserve	Brisbane Valley Highway	Toogoolawah	0.3284	O
Chaille Corner			0.23	AR
Childrens Park / Wilf Dargusch Park	45RP7722	Toogoolawah	0.29	LR
Condamine Reserve	801SP291486,	Fernvale	11.46	LR
Coominya Memorial Park	50RP227997	Coominya	0.09	LR
Coominya Railway Community Park	55SP122401	Coominya	10.82	DR
Eagle Rise Park	900SP254157	Lowood	1.55	LR
Esk Lions Park		Esk	0.27	DR
Esk Memorial Park	217CSH2144	Esk	0.16	LR
Esk Showground Reserve	17SP161919	Esk		o
Esk Sport & Recreation Reserve	195CP899620	Esk	6.32	DS
Fernvale BVH Rest Area [eastern side]	Brisbane Valley Highway	Fernvale	2.45	O
Fernvale Camp Draft & Recreation Reserve	7RP214853	Fernvale	8.11	O
Fernvale Memorial Park	84SP122386	Fernvale	3.21	DR

Park Name	Location	Township	Area (ha)	Hierarchy
Fielding Road Koala Plantation	27RP138054	Wivenhoe Pocket	3.55	O
Good Family Park	2RP165529	Glamorgan Vale	0.14	LR
Gravel Pit Park		Lowood	0.87	O
Haslingden Park	131SP201579	Lowood	0.31	LR
Haslingden Park North	60SP201571	Lowood	0.26	LR
Hedley Park	911SP231462	Kilcoy	0.03	LR
Hedley Park		Kilcoy	3.36	LR
Hertrich Place	178CSH1471	Esk	3.34	LR
Hills Crossing Reserve	676CC3498	Borallon	4.6	O
Honeywood Park	900SP240665	Fernvale	0.65	LR
Jean Bray Place/Lowood Clock Park	10RP215724	Lowood	0.17	DR
Jensen Swamp Reserve	77CC3132	Lowood	4.74	O
Jesse Wickman Park	735CC3115	Minden	3.56	AR
Bicentennial Gardens	289CG3882	Kilcoy	0.9395	AR
Kennedy Park	2RP884961	Kilcoy	0.3	LR
Kilcoy Showgrounds	59SP299664	Kilcoy	19.94	O
Kilcoy Showgrounds		Kilcoy	0.94	O
Kilcoy Showgrounds	901SP210636	Kilcoy	0.97	O
Kilcoy Walking Track	81405-00000-000	Kilcoy	10.07	T
Lakeview Park	16SP224105	Esk	0.76	DR
Langton Park		Toogoolawah	0.51	O
Lars Andersen Place		Esk	0.09	O
Len Haynes Park	112CSH3	Linville	4.26	LR
Lions Park	4E17217	Esk	1.11	O
Linville Railway Park/Ditchman Park		Linville	2.65	DR
Lowood Recreation Reserve	59RP854663	Lowood	6.25	DS
Lowood Reservoir Park	101CC3011	Lowood	1.92	LR
Lowood Skate Park	15SP133023	Lowood	2.45	LR
McConnel Park	1RP167506	Toogoolawah	2.75	LS
Mill End Park	3RP20862	Esk	0.06	AR
Minden Park	128CC3085	Minden	1.98	LR
Minden Village Park	983RP902307	Minden	4.8	LR
Fernvale Memorial Park	45CC3186	Fernvale	0.2796	DR
Moore Pony and Hack Club	150M56212	Moore	2.56	LR
Moore Rest Reserve	133M56210	Moore	0.51	O
Nerremman Reserve	22RP144072	Lowood	4.06	AR
Northbrook Creek Rest Area		Wivenhoe	0.38	O
Old Kilcoy Swimming Pool Garden Park	289CG3882	Kilcoy	0.94	LR
Parlow Park	500SP179272	Fernvale	0.52	LR
Perkins Place		Kilcoy	0.23	AR
Persimmon Tree Park	7CP882123	Jimna	1.84	AR
Pipeliners Park	134SP122408	Esk	7.34	DR
Plumb Park	1S89611	Somerset Village	0.07	LR

Park Name	Location	Township	Area (ha)	Hierarchy
Poll Crandell Park		Toogoolawah	3.21	O
Savages Crossing	Banks Creek Rd	Fernvale	1.88	O
Stanley Gate Park	133M56210	Moore	0.7588	DR
Silky Oak Park	447CG4241	Kilcoy	1.16	LR
Simeon Lord Park	163CSH358	Harlin	0.62	LR
Somerset Dam Tennis Court	70CG2240	Somerset Village	0.17	LS
Stumer Park	900RP844992	Fernvale	4.16	LR
Syd Lynde Oval/ Coominya Recreation Reserve	68CSH2364	Coominya	13.94	LS
Toogoolawah Lions Park	155CSH2252	Toogoolawah	1.631	LR
Toogoolawah Railway Station	12SP132927	Toogoolawah	0.15	DR
Toogoolawah Skate Park	155CSH2252	Toogoolawah	0.77	LS
Hopetoun Sports Fields	Hope St	Kilcoy	11.5	DS
Twin Bridges River Reserve		Fernvale	2.45	O
Wells Park	98RP15017	Linville	1.58	O
Fernvale Sports and recreation Reserve	Brouff Rd	Fernvale	6	RS
William Street Median Reserves [western end]			0.49	O
Yowie Park	10SP162934	Kilcoy	11.61	DR
Yowie Park	Hope St	Kilcoy	1.01	DR
Total area (ha) (excluding Other)			166.8 ha	
Total area (ha) (including Other)			228 ha	