



"Working Together for a Better Dalby"

MINUTES ORDINARY MEETING OF COUNCIL

Held at Dalby Town Council Chambers

ON Tuesday 10 July 2007

Commencing at 4.03 p.m.

MINUTES ORDINARY MEETING OF COUNCIL

Tuesday 10 July 2007

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DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 4.03 pm.

PRESENT

Mayor Cr W. Geisel (Chairperson)

Councillors Cr J.M. Hart
Cr R.G. Latemore
Cr C.P. Milford
Cr G.M. Nearhos
Cr B.T. O'Shea
Cr D.S. Smiles
Cr R.A. Thornton
Cr C.T. Tillman

Officers S.M. Hegedus, CHIEF EXECUTIVE OFFICER
T. Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES
M. P. Sullivan, DIRECTOR ENGINEERING SERVICES
B. Patterson, DIRECTOR COMMUNITY SERVICES
K. Anderson, CORPORATE SUPPORT MANAGER
M. Wilson, PLANNING MANAGER
G. Preston, DEPUTY DIRECTOR ENGINEERING SERVICES
K. M. Gillespie, UTILITIES SERVICES ADMINISTRATION OFFICER
B. Zillman, TECHNICAL OFFICER GIS
G. Irwin, DEVELOPMENT OFFICER

Observers Nil

Delegation Nil

APOLOGIES

ORD/1 **CONDOLENCES**

Nil.

**ORD/4 BUSINESS ARISING OUT OF THE MINUTES OF PREVIOUS
ORDINARY MEETING**

Nil.

ORD/5 ON THE TABLE

Nil.

ORD/6 PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS

Nil.

**ORD/7 ADOPTION OF REPORTS OF GENERAL PURPOSES COMMITTEE
MEETING/S**

Nil.

ORD/8 CONSIDERATION OF NOTICES OF BUSINESS

Nil.

ORD/9 CONSIDERATION OF NOTICES OF MOTION

Nil.

ORD/10 QUESTIONS WITHOUT NOTICE

Nil.

ORD/11 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

Engineering Services Special Confidential Report Re: Myall Creek Flood Study

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

1/2/2 & 27/2/1

Date

28 June 2007

Prepared by

Ben Zillman, TECHNICAL OFFICER GIS ASSETS

Responsible Officer

M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed:

Summary/Purpose

The purpose of this report is for Council to give consideration to adopting the recommendations of the 2007 Myall Creek Flood Study undertaken by Sinclair Knight Merz (SKM).

Mr M. Sullivan, DES provided an overview of the 2007 Myall Creek Flood Study seeking direction from Council on how to best to address the use of the report information until such time that a Flood Planning Code is adopted, suggesting an interim policy be drafted to assist Council officers when assessing development applications etc. Mr Sullivan stressed the need for a consistent approach when dealing with developers.

Mr B. Patterson, DCS joined the Meeting at 4.47 p.m.

Mr M. Wilson, Planning Manager advised that Council's Draft Planning Scheme will need to be modified as a result of the Study.

Various developments and scenarios were displayed utilising hazard and flood water depth and velocity maps.

Discussion was held in relation to Council land being considered for sale and the possible affect the new information may have on Council's decision in relation to this matter.

Mr Graeme Preston, DDES reported that the Flood Study will also impact on Council's Disaster Management Plan.

Ms K. Anderson, CSM joined the meeting at 5.01 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.1 Engineering Services Special Confidential Report Re: Myall Creek Flood Study ...(Cont'd)

Officer's Recommendation

It is recommended that:-

1. Council resolve to discuss this matter in Committee;
2. Council adopt SKM's 2007 Flood Study Report;
3. That this report be received and Council appoint Sinclair Knight Merz to develop a Flood Planning Code at the proposed cost of \$26,500 (excluding GST);
4. That Council adopts an interim policy arrangement stating:-
 - o Habitable Floor Levels are to be Average Recurrence Interval (ARI) 100 flood level plus 300mm;
 - o "Table 9-4 Scarm73 Hazard Category Descriptions and Appropriate Land Uses" is used to determine appropriate land use; and

■ **Table 9-4 SCARM73 Hazard Category Descriptions and Appropriate Land Uses**

Hazard Category	Description	Appropriate Land Uses
Low	<ul style="list-style-type: none"> ■ No significant evacuation problems with short evacuation distances. ■ Children and the elderly can wade safely. ■ Evacuation is possible in a small sedan vehicle. ■ There is ample time for flood warning and flood forecasting and evacuation. 	<ul style="list-style-type: none"> ■ All including residential and commercial. ■ Emergency services. ■ Communication facilities.
Medium	<ul style="list-style-type: none"> ■ Fit adults can wade safely but children and adults may have difficulty. ■ Evacuation distances are longer. ■ Maximum flood depth and velocities are higher. ■ Evacuation by small sedan type vehicle is possible in the early stages of flooding after which 4WD vehicles are suitable. 	<ul style="list-style-type: none"> ■ Residential and commercial ■ No emergency services.
High	<ul style="list-style-type: none"> ■ Fit adults can wade with difficulty. ■ Flood depths are up to 1.0m and velocities exceeding 1.5m/s ■ 4WDs and trucks are the only vehicles able to evacuate. ■ Boats and helicopters may be required. ■ Evacuation routes remain trafficable only up to the minimum time. 	<ul style="list-style-type: none"> ■ Open space ■ No residential. ■ Commercial and industrial with acceptance of flood risk as a "business risk" ■ Club houses with appropriate protection.
Extreme	<ul style="list-style-type: none"> ■ Boats and helicopters are required for evacuation. ■ Wading is not an option. ■ Flood depths exceed 1.0m and velocity exceeds 1.5m/s 	<ul style="list-style-type: none"> ■ Open space ■ Club houses with appropriate protection

- o Development shall not worsen flooding impact on surrounding properties.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.1 Engineering Services Special Confidential Report Re: Myall Creek Flood Study ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That:-

1. Council adopt SKM's 2007 Flood Study Report;
2. That this report be received and Council appoint Sinclair Knight Merz to develop a Flood Planning Code at the proposed cost of \$26,500 (excluding GST);
3. That Council adopts an interim policy arrangement stating:-
 - o Habitable Floor Levels are to be Average Recurrence Interval (ARI) 100 flood level plus 300mm;
 - o "Table 9-4 Scarm73 Hazard Category Descriptions and Appropriate Land Uses" is used to determine appropriate land use;
 - **Table 9-4 SCARM73 Hazard Category Descriptions and Appropriate Land Uses**

Hazard Category	Description	Appropriate Land Uses
Low	<ul style="list-style-type: none"> ■ No significant evacuation problems with short evacuation distances. ■ Children and the elderly can wade safely. ■ Evacuation is possible in a small sedan vehicle. ■ There is ample time for flood warning and flood forecasting and evacuation. 	<ul style="list-style-type: none"> ■ All including residential and commercial. ■ Emergency services. ■ Communication facilities.
Medium	<ul style="list-style-type: none"> ■ Fit adults can wade safely but children and adults may have difficulty. ■ Evacuation distances are longer. ■ Maximum flood depth and velocities are higher. ■ Evacuation by small sedan type vehicle is possible in the early stages of flooding after which 4WD vehicles are suitable. 	<ul style="list-style-type: none"> ■ Residential and commercial ■ No emergency services.
High	<ul style="list-style-type: none"> ■ Fit adults can wade with difficulty. ■ Flood depths are up to 1.0m and velocities exceeding 1.5m/s ■ 4WDs and trucks are the only vehicles able to evacuate. ■ Boats and helicopters may be required. ■ Evacuation routes remain trafficable only up to the minimum time. 	<ul style="list-style-type: none"> ■ Open space ■ No residential. ■ Commercial and industrial with acceptance of flood risk as a "business risk" ■ Club houses with appropriate protection.
Extreme	<ul style="list-style-type: none"> ■ Boats and helicopters are required for evacuation. ■ Wading is not an option. ■ Flood depths exceed 1.0m and velocity exceeds 1.5m/s 	<ul style="list-style-type: none"> ■ Open space ■ Club houses with appropriate protection

- o Development shall not worsen flooding impact on surrounding properties.; and
5. that Council issue a press release advising of the adoption of the 2007 Flood Study, detailing the reasons for the study and referring to the potential impact on planning implications.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.1 Engineering Services Special Confidential Report Re: Myall Creek
Flood Study ...(Cont'd)**

Cr D. Smiles requested a division of the vote which is recorded as follows:-

THOSE IN FAVOUR

Cr W Geisel
Cr B O'Shea
Cr J Hart
Cr C Tillman
Cr D Smiles
Cr R Thornton
Cr C Milford
Cr G Nearhos

THOSE AGAINST

Cr G Latemore

Mr G Irwin, Development Officer retired from the Meeting at 5.13 pm

Messers G Preston, DDES and B Zillman, GIS Officer retired from the Meeting at 5.15 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 (D353-06/07) Community Services Special Report Re: Material Change of Use to Establish Residential Development Multiple Occupancy - 73 Patrick Street - Clark

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2934, Doc. No. 353-06/07

Date 5 July 2007

Prepared by M.D. Wilson, PLANNING MANAGER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D353-06/07
Applicant:	C & A Clark
Owner:	C & A Clark
Site Address:	73 Patrick Street, Dalby
Real Property Description:	Lot 4 on RP72634, Parish of Dalby
PDLU Designation:	Residential
Zoning:	High Constraint
Proposal:	Material Change of Use to establish Residential Development Class 1B Multiple Occupancy – 4 dwelling units
Area of Land:	1518m ²
Submissions:	Nil

This report considers the proposed development and provides an assessment of the merits of the proposal. The purpose of the report is to seek a resolution from Council deciding the application.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D353-06/07) Community Services Special Report Re: Material Change of Use to Establish Residential Development Multiple Occupancy - 73 Patrick Street - Clark ...(Cont'd)

Officer's Recommendation

RECOMMENDED that:

- A. *the applicant be advised that the application for Development Approval for Material Change of Use to establish a Multiple Occupancy comprising 3 dwelling units on land described as Lot 4 on RP72634, situated at 73 Patrick Street, Dalby, is approved, subject to the following conditions:-*

Planning

1. Compliance with the facts and circumstances set out in the application and all Council By-laws being adhered to and generally in accordance with the approved plans (except where varied by conditions of approval). Revised drawings shall be provided in accordance with the conditions of approval, for Council's review and endorsement. The revised drawings shall include a site plan, all floor plans, and all elevations. Once endorsed, these plans will become the approved plans.
2. Unit 1 shall be setback a minimum of 6 metres from the front boundary.
3. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.
4. The use of the premises identified for residential purposes being Residential Development Class 1 B, shall at all times accord with section 1.4.3 of the Transitional Planning Scheme.
5. A solid screen fence a minimum of 1.8 metres in height shall be provided along the full extent of the boundaries shared with adjoining properties.
6. A Landscaping Plan including a full planting schedule, prepared by a suitably qualified person, shall be submitted for Council's consideration and approval with the development application for Operational Works. The landscaping plan shall be in accordance with Council's Local Planning Policy 3 'Landscaping'.
7. Landscaping shall be undertaken in accordance with the approved landscape plan.
8. Landscape works and associated landscape infrastructure are to be maintained at all times.
9. A minimum of 6 car parking spaces shall be provided on site in accordance with the relevant Australian Standard for Off-Street Car parking.
10. Car parking spaces shall be maintained and kept for the purposes of parking for visitors and residents.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 (D353-06/07) Community Services Special Report Re: Material Change of Use to Establish Residential Development Multiple Occupancy - 73 Patrick Street - Clark ...(Cont'd)

11. Vehicle bollards or tyre stops shall be used to control vehicle access and protect landscaping or pedestrian areas where appropriate.
12. The carport attached to units 3 & 4 shall incorporate screening on the south-eastern side ensuring privacy and amenity is retained for Lot 2 on RP72634. Acceptable solutions may include horizontal slats with a minimum 50% visibility cover up to the height of boundary fence.

Engineering

13. Each unit shall be connected to Council's reticulated water and sewer mains.
14. The applicant shall pay to Council a contribution for water supply headworks at the rate applicable at the time the contribution is paid. The 2007/08 fees and charges indicate \$1,125 per additional unit. Calculations indicate that there are 4 additional units.
15. The applicant shall pay to Council a contribution for sewerage headworks at the rate applicable at the time the contribution is paid. The 2007/08 fees and charges indicate \$1,125 per additional unit. Calculations indicate that there are 4 additional units.
16. The applicant shall pay to Council a contribution for transport headworks at the rate applicable at the time the contribution is paid. The 2007/08 fees and charges indicate \$750 per additional unit. Calculations indicate that there are 4 additional units.
17. An invert/kerb crossing shall be provided at the point of access to the subject land in accordance with Council's Local Planning Policies on Engineering Works. Existing vehicle crossovers and kerb breaks shall be removed and replaced by kerb and channel to Council's satisfaction.
18. All internal vehicular manoeuvring areas and the entrance/exit to the site shall be constructed and maintained in accordance with Council's Planning Scheme. To this end:
 - (a) Car parking spaces, the entrance to the site and vehicular manoeuvring areas or other surfaces that are traversed by vehicles must be fully sealed surfaces;
 - (b) The access point from the road network must be constructed in accordance with Council's Planning Scheme, and be maintained in a safe and functional manner in perpetuity by the operator of the facility; and
 - (c) Car parking spaces shall be linemarked and maintained at all times.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 (D353-06/07) Community Services Special Report Re: Material Change of Use to Establish Residential Development Multiple Occupancy - 73 Patrick Street - Clark ...(Cont'd)

19. Stormwater from roof and sealed areas shall be collected inside the subject land and discharged to Council's underground drainage system by way of concealed underground piping. Systems for the effective removal of sediments from any stormwater discharged from the site must be included as part of the stormwater system.
20. Should any services require relocation within the subject land, this shall be undertaken by the applicant at no cost to Council.
21. The existing 1.2 metre wide footpath along the Patrick Street frontage of the land shall be retained. Where damage occurs to the footpath due to any work related to the development of the site, variation of ground levels or any other occurrence considered by Council to be related to the development of the site, the footpath must be repaired or reinstated to Council's satisfaction and at the developer's expense.
22. Finished floor levels shall be a minimum of 300mm above the 1 in 100 ARI.

Environmental Health

23. The operations and construction work associated with this development are to be carried out to the requirements of Council. In particular, no nuisance is to be caused to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. Where material is spilled or carried onto existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety. Adequate safety precautions are to be maintained where work is taking place on existing roads and any damage deemed by the Environmental Health Officer to be attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction.

Building

24. The carport attached to units 3 & 4 shall:
 - (a) be setback a minimum of 500mm from the side boundary. Revised drawings shall be provided for Council's review and endorsement; or alternatively
 - (b) provide evidence demonstrating that a setback of 150mm complies in all respects with the Queensland Development Code and Building Code of Australia shall be provided subject to Council's review and endorsement.

General

25. Prior to the commencement of the use and at all times thereafter, all conditions of this approval must be fully satisfied unless otherwise stated.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D353-06/07) Community Services Special Report Re: Material Change of Use to Establish Residential Development Multiple Occupancy - 73 Patrick Street - Clark ...(Cont'd)

B. *The approved plans/drawings for this development approval are listed in the following table:-*

Revised drawings, generally in accordance with the drawings lodged in response to the request for further information, shall be provided for Council's review and endorsement. Upon endorsement, these plans shall become the approved drawings.

C. *The applicant be advised that:-*

- (a) Prior to works commencing on site, separate applications for Development Permit for Operational Works, Building Works, Plumbing or Drainage Works will be required to be approved;
- (b) Prior to commencement of the use, the applicant shall contact Council's Planning Manager, to arrange a Development Compliance Inspection;
- (c) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

- (d) The **relevant period** for the development approval (material change of use) shall be **four (4) years** starting the day the approval is granted or takes effect. In accordance with Section 3.5.21(1) of IPA, the development approval for material change of use lapses if the first change of use under the approval does not happen within the abovementioned **relevant period**. However, if there are one or more **related approvals** for the development approval for material change of use, the **relevant period** is taken to have started on the day the latest related approval takes effect. (Please refer to Section 3.5.21(7) of IPA for the meaning of **related approval**).

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 3.5.22 of IPA and before the development approval lapses under Section 3.5.21 of IPA;

Justification

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D353-06/07) Community Services Special Report Re: Material Change of Use to Establish Residential Development Multiple Occupancy - 73 Patrick Street - Clark ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and the recommendation contained therein be adopted.

FORESHADOWED MOTION

Cr Smiles foreshadowed that if the motion on the floor failed, he would move:-

That Council defer a decision on the matter and hold discussions with the Developer on the basis of the 2007 Flood Study Report being adopted and the drafting of an interim policy arrangement and the potential impact this may have on this development.

The **ORIGINAL MOTION** was then **PUT** and **LOST**

Cr G Latemore requested a division of the vote, which is recorded as follows:-

THOSE IN FAVOUR

Cr G Latemore
Cr J Hart

THOSE AGAINST

Cr W Geisel
Cr B O'Shea
Cr C Tillman
Cr D Smiles
Cr R Thornton
Cr C Milford
Cr G Nearhos

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 (D353-06/07) Community Services Special Report Re: Material Change of Use to Establish Residential Development Multiple Occupancy - 73 Patrick Street - Clark ...(Cont'd)

FORESHADOWED MOTION MOVED

MOVED and SECONDED

That Council defer a decision on the matter and hold discussions with the Developer on the basis on the 2007 Flood Study Report being adopted and the drafting of an interim policy arrangement and the potential impact this may have on this development.

The **MOTION** was **CARRIED**

Cr G Latemore requested a division of the vote, which is recorded as follows:-

THOSE IN FAVOUR

Cr W Geisel
Cr B O'Shea
Cr C Tillman
Cr D Smiles
Cr R Thornton
Cr C Milford
Cr G Nearhos

THOSE AGAINST

Cr G Latemore
Cr J Hart

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.3 Request to Change Development Approval Landscaping 76 Drayton Street Balmer

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P1223, Doc. No. 443644

Date 5 July 2007

Prepared by M. Wilson, PLANNING MANAGER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

Application No:	122-05/06
Applicant:	Steven Balmer
Owner:	Steven Balmer
Site Address:	76 Drayton Street, Dalby
Real Property Description:	Lot 5 RP63422
PDLU Designation:	Comprehensive Development Precinct 2
Zone:	High Constraint
Proposal:	Request to Change or Cancel Conditions and Change Development Approval
Area of Land:	1014m ²

This report considers the request to change or cancel conditions, provides an assessment of the merits of the request and makes a recommendation to decide the matter.

Mr M Wilson, Planning Manager outlined the request to change the conditions of the development approval, outlining the proposal as presented from the applicant.

Mr S Hegedus, CEO advised Council of their three options in relation to this matter, these being:-

1. accede to the request to change the existing approval;
2. refuse the request to change the existing approval; or
3. defer a decision to hold further discussions with applicant and delegate authority to Council officers to negotiate a suitable acceptable outcome.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

Request to Change Development Approval Landscaping 76 Drayton Street Balmer ...(Cont'd)

Officer's Recommendation

That Council resolve to refuse the request to change existing approval and advise the applicant accordingly.

Justification

- It is unreasonable to expect complying landscaping with water restrictions at current levels.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That Council accede to the request to change existing approval and:-

- replace Condition 13 of the Development Approval as follows:-
 13. Landscaping shall be undertaken in accordance with the drawing dated 22 March 2007 lodged with the request to change the existing approval; and
- that Council's landscaping policy be reviewed during the first round of amendments following the adoption of the IPA Planning Scheme.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/2 INWARDS CORRESPONDENCE

Nil.

ORD.PAL/3 GENERAL BUSINESS

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

Myall Youth & Community Network Centre - Coordinator Position

To

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No

4/2/83

Date

5 July 2007

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

To inform Council of correspondence received from the Myall Youth & Community Network Board.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

That Council resolve to continue the process of having the Myall Youth & Community Network Centre Coordinator being an employee of Council and seconded to the Myall Youth & Community Network Centre.

The Myall Youth & Community Network Board be invoiced to reimburse Council the Coordinator's wages and on-costs.

Justification

Nil.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council:-

- a. continue the process of having the Myall Youth & Community Network Centre Coordinator being an employee of Council and seconded to the Myall Youth & Community Network Centre; and
- b. the Myall Youth & Community Network Board be invoiced to reimburse Council the Coordinator's wages and on-costs.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/2 INWARDS CORRESPONDENCE

Nil.

ORD.CW/3 GENERAL BUSINESS

Nil.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1

REPORTS

ORD.BE/1.1

Engineering Services Special Report Re: Main Roads Department Request Consideration Use Bunya Highway Multi-Combination and Higher Mass Limit Vehicles

To

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No

12/1/16, Doc. No. 417269

Date

5 July 2007

Prepared by

W. Berting, DESIGN AND ASSETS MANAGER

Responsible Officer

M.P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed:

Summary/Purpose

A request has been made by the Department of Main Roads concerning the use of Bunya Highway (Condamine Street) from Warrego Highway (Drayton Street) to Rochedale Street as an "as of right" route for Multi-Combination Vehicles (MCV) i.e. B-double and road-trains and thus allowing this route to be used for Higher Mass Limits (HML) vehicles with road friendly suspensions (refer attached letter).

Mr M Sullivan, DES detailed the request received from the Department of Main Roads advising that the Department were changing the heavy vehicle permit system from a prescription type system to an outcomes based approach.

Council expressed safety concerns in relation to any potential increase in heavy vehicle usage in Nicholson Street due to the pedestrian crossing located adjacent to the Dalby State High School.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That the Department of Main Roads be advised:

- That Council does not approve of the use of the Bunya Highway between the Warrego Highway and Rochedale Street as an "as of right" route for Multi-Combination Vehicles and therefore Higher Mass Limit vehicles; and
- That the Department of Main Roads assesses the existing route of Nicholson Street and Rochedale Street between the Warrego Highway and the Bunya Highway for suitability for use by MCV and HML vehicles.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1 REPORTS

ORD.BE/1.1 Engineering Services Special Report Re: Main Roads Department Request Consideration Use Bunya Highway Multi-Combination and Higher Mass Limit Vehicles ...(Cont'd)

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That the Department of Main Roads be advised:-

- That Council does not approve of the use of the Bunya Highway between the Warrego Highway and Rochedale Street as an "as of right" route for Multi-Combination Vehicles and therefore Higher Mass Limit vehicles; and
- That the Department of Main Roads assesses the existing route of Nicholson Street and Rochedale Street between the Warrego Highway and the Bunya Highway for suitability for use by MCV and HML vehicles.

CARRIED

KRA 3 - BUILT ENVIRONMENT

ORD.BE/2 INWARDS CORRESPONDENCE

Nil.

ORD.BE/3 GENERAL BUSINESS

Nil.

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

Nil.

ORD.UTS/2 INWARDS CORRESPONDENCE

ORD.UTS/2.1 Wambo Shire Council and Compass Town Planning - Request Discuss Supply Water Sandalwood Avenue East and Seymours Road

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 9/1/16, Doc. No. 464588 & 466531

Date 5 July 2007

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

A letter received from Wambo Shire Council dated 12th June 2007 in relation to the connection of property owners in Sandalwood Avenue East and Seymours Road to the Dalby water supply network.

This matter was considered by Wambo Shire Council at its Ordinary Meeting held on 7th June 2007 where Council resolved to inform Dalby Town Council that it cannot accept the current proposal that includes a headworks charge of \$3,600 per connection.

Council requests that Dalby Town Council reconsiders the headworks charge to supply water to these properties, due to the inconsistencies applied to the different developments.

Also Council received a letter from Compass Town Planning advising that they are acting on behalf of P & E Ryan and referring to Council's correspondence approving the installation of a pressurized on demand potable water supply to the proposed forty-nine allotment development on land located within Wambo Shire Council and described as Lot 342 and 345 on AG44 and Lot 140 on AG127.

Whilst their clients are pleased with Council's support for the provision of water supply to the development, are confused as to how the headworks contribution of \$3,600 per allotment was derived, and are seeking the opportunity to discuss this matter with Council and the appropriateness of preparing a Section 58 Agreement under the Local Government Act 1993.

Declaration of Material Personal Interest/Conflict of Interest

Nil

KRA 4 - UTILITY SERVICES

ORD.UTS/2 INWARDS CORRESPONDENCE

**ORD.UTS/2.1 Wambo Shire Council and Compass Town Planning - Request
Discuss Supply Water Sandalwood Avenue East and Seymours Road
...(Cont'd)**

Officer's Recommendation

That these two (2) letters be received, the contents noted and that Council review its current Policy 4.1.1 Water Supply Services to Properties Within the Wambo Shire Council Areas in light of the current Local Government Reforms and that the outcome of the review be conveyed to the correspondents.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That these two letters be received, the contents noted and the Council's currently Policy 4.1.1 - *Water Supply Services to Properties Within the Wambo Shire Council Areas* remain unchanged pending the outcome of the local government reforms.

CARRIED

ORD.UTS/3 GENERAL BUSINESS

Nil.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1 REPORTS

Nil.

ORD.ECP/2 INWARDS CORRESPONDENCE

Nil.

ORD.ECP/3 GENERAL BUSINESS

ORD.ECP/3.1 Powerpoint Presentation on Top 30 Expose Photos and Outline Discover Dalby Brochure Developed for Country Week Expo

To His Worship the Mayor and Councillors

File No 1/13/1; 1/13/2 & 6/9/1

Date 28 June 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Ms Kerri Anderson, CSM with the aid of a powerpoint presentation will highlight the top 30 Expose photos, provide an overview of Country Week Expo and a copy of the Discover Dalby Brochure developed for distribution at Country Week Expo.

Ms Kerri Anderson, CSM circulated the new 'Discover Dalby' brochure distributed at the Country Week Expo on 6 to 8 July 2007. Ms Anderson advised that many of the photographs used in the brochure were from the Expose competition.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/3 GENERAL BUSINESS

ORD.ECP/3.1 Powerpoint Presentation on Top 30 Expose Photos and Outline Discover Dalby Brochure Developed for Country Week Expo ... (Cont'd)

Ms Anderson gave a brief overview of the outcomes of the Expose photo competition:-

- extremely successful event, with over 1,100 photographs entered;
- photographs exhibited at the Dalby Show, Dalby Shopping World and in the Dalby Regional Art Gallery;
- proposed to hold the Expose competition again in 2008 with a new theme, more professional and digital categories and at a different time of the year

and the Country Week Expo:-

- many hours of work in preparing for the expo on a limited budget when compared to other exhibitors;
- Dalby stand attracted attention due to vibrancy and diversity of information provided;
- very high patronage;
- Dalby site named 'Best Exhibitor with a population between 10,000 and 30,000 residents';
- collaborative effort between Council and Chamber of Commerce with the following people being involved:-
 - Beth Wood - Skills Formation Strategy;
 - Kerryn Calle - Chamber of Commerce;
 - Kellie Wenning - Chamber of Commerce Management Committee;
 - Mark Celledoni - Industry Representative (Ostwald Bros); and
 - Council representatives, Cr W Geisel, Cr C Milford, Mr S Hegedus, Ms R Hamilton and Ms K Anderson.

Mr Hegedus, CEO added that he was very proud to be involved in the Expo and thanked Ms Anderson and Ms Hamilton for their work in providing such a professional display and brochure.

The Mayor, Cr W Geisel congratulated all those involved in the Expo and provided a brief overview on his experience at the Expo.

Cr Milford expressed his congratulations, reiterating the Mayor and Chief Executive Officers' comments, further advising that the Discover Dalby brochures and @Dalby magazines proved very popular. Cr Milford advised that Dalby's excellent working relationship between Council and the Chamber was now wanting to be emulated by other areas.

KRA 2 - OUR ORGANISATION

ORD.ORG/1

REPORTS

ORD.ORG/1.1

Financial and Information Services Re: Unconfirmed Minutes Dalby Wambo Library, Aerodrome and Saleyards Boards April, May and June 2007

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

25/1/1; 25/2/1; 25/3/1

Date

28 June 2007

Prepared by

M Gladman, DFIS's PERSONAL ASSISTANT

Responsible Officer

T Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES

Signed:

Summary/Purpose

The purpose of this report is to present the unconfirmed minutes of the Dalby-Wambo Library, Aerodrome and Saleyards Board Meetings held during the months of April, May and June 2007.

No discussion on transition

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That the unconfirmed minutes be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That the unconfirmed minutes be received and noted.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2

INWARDS CORRESPONDENCE

ORD.ORG/2.1

Darling Downs Regional Organisation of Councils Unconfirmed Minutes Meeting Held 29th June 2007

To His Worship the Mayor and Councillors

File No 5/3/19, Doc. No. 469413

Date 5 July 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A copy of the unconfirmed minutes of the DDROC Meeting of Directors held on Friday 29th June 2007.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That the minutes be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and noted.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.1 Proposed Change of Meeting Dates July 2007

File No 1/1/1

Summary/Purpose

Mr S Hegedus, CEO requested Council's consideration in changing the Meeting dates as follows:-

- cancel Special Meeting (Budget) on Wednesday 18th July 2007;
- change Ordinary Meeting on Tuesday 24th July 2007 to Special Meeting (Budget) commencing at 3.00 p.m.; and
- Special Meeting (Budget) scheduled for Wednesday 25th July 2007 to commence at 3.00 p.m.

The amended meeting schedule as proposed was received.

KRA 2 - OUR ORGANISATION

ORD.ORG/3

GENERAL BUSINESS

ORD.ORG/3.2

Update Dalby Bio Refinery Land Transfer

File No

6/1/17, A. 2783

Summary/Purpose

Mr S Hegedus, CEO advised Council of a land agreement from 1993 between Council and a farmer for the property situated at Lot 1 on RP126296, reporting that Council at the time had agreed to provide six (6) months notice in the event of the sale of the land.

Council have held discussions with Dalby Bio-Refinery in relation to the matter and although they are under no legal obligation, have advised that they will undertake to minimise any damage to planted crops as a preliminary assessment indicates DBR will not be developing the crop planted areas of the site until after 1st January 2008.

Mr Hegedus further advised that this matter had not been picked up in the land transfer searches and it was not an official lease, but a written agreement between Council and the farmer.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.3 Wambo Shire Council Public Meeting Regarding Local Government Reform Referendum

File No 2/3/3 & 5/5/11

Summary/Purpose

Mr S Hegedus, CEO advised Council that Wambo Shire Council will be holding a public meeting in the coming weeks to gauge community support for conducting a referendum on Saturday 18 August 2007 in relation to local government amalgamations.

ORD.ORG/3.4 Update Council Staff Industrial Relations Issue

To His Worship the Mayor and Councillors

File No 4/1/6

Date 5th July 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Mr S M Hegedus, CEO updated Council on a staff industrial relations issue, advising that as per Council's Policy he was notifying Council that the matter has been investigated and he has been advised that it is not considered productive to continue investigating the matter.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 **GENERAL BUSINESS**

ORD.ORG/3.5 **Confidential KTB Services Pty Ltd Tender Report RE: Dalby Showgrounds Upgrade Covered Arena Project**

File No P1323 & 5/1/35 Doc. No. 470876

Date 10 July 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Summary/Purpose

Mr Blaine Patterson, DCS tabled the report Confidential KTB Services Pty Ltd Tender Report Re: Dalby Showgrounds Upgrade Covered Arena Project.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council accept the tender submitted by KTB Services Pty Ltd with the exclusion of the construction of the car park facilities.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/3

GENERAL BUSINESS

ORD.ORG/3.6

**Confidential Memorandum Re: Breach of Confidentiality
Showgrounds Management Advisory Committee**

File No

5/1/35, Doc. No. 470875

Summary/Purpose

Mr S Hegedus, CEO tabled a confidential memorandum in relation to a breach of confidentiality of the Showgrounds Management Advisory Committee.

COUNCIL RESOLUTION

MOVED and SECONDED

That -

1. Council forward a letter to members of the Showgrounds Management Advisory Committee expressing disappointment at confidential information in relation to the covered arena tenders being released; and
2. that a Code of Conduct be established for community representatives appointed to Council advisory committees.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.7 Possible Water Leak Thomas Jack Park

File No 22/2/3

Summary/Purpose

Cr G Latemore advised of a possible water leak in Thomas Jack Park, noting an amount of water on the Pratten Street side of the park.

ORD.ORG/3.8 Discussion Local Government Association Queensland Advice Hold Referendum Council Amalgamation

File No 5/3/3

Summary/Purpose

Cr D Smiles expressed his concern in relation to the LGAQ advising Councils to hold a referendum on Saturday 18th August 2007 in relation to amalgamations.

Mr Hegedus, CEO reported on correspondence received from the LGAQ in relation to this matter, advising that the correspondence would be placed on the agenda for discussion at the Council Meeting scheduled for Tuesday 17 July 2007.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.9 Request Rubbish Collection Dalby Jandowae Road Prior Opera at Jimbour

File No 7/4/2

Summary/Purpose

Cr C Tillman requested Council staff conduct an inspection of Dalby Jandowae Road adjacent to the Landfill facility to collect any roadside rubbish prior to the Opera at Jimbour on Saturday 14 July 2007.

ORD.ORG/3.10 Update Gas Billing Computer Software Implementation

File No 14/1/23

Summary/Purpose

Mrs T Bennett, DFIS updated Council on the implementation of the new gas billing software advising that gas accounts from the April read will be issued in the coming week, with the June accounts to be issued following the April billing cycle. Mrs Bennett further advised that an explanatory note will be included with the gas accounts for customer information.

MEETING CLOSURE

The Meeting concluded at 7.06 p.m.

I hereby certify that the foregoing is a true record of the Minutes of the Proceedings of the Ordinary Meeting held this tenth day of July 2007.

Submitted to the Ordinary Meeting Of Council held this seventeenth day of July 2007.

Signed:

Cr Geisel
MAYOR OF DALBY

11th July 2007

APPENDIX / ATTACHMENTS
