

## DALBY TOWN COUNCIL



# MINUTES OF ORDINARY MEETING OF COUNCIL

*Held at Dalby Town Council Chambers*

**ON Tuesday 11 July 2006**

Commencing at 4.07 p.m.

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# MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 11 July 2006

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**MINUTES OF ORDINARY MEETING OF COUNCIL TUESDAY 11TH JULY 2006 - 11/07/06**

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## DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 4.07 p.m.

## 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 AND INFORMATION SERVICES  
B. Patterson, DIRECTOR COMMUNITY SERVICES  
M. P. Sullivan, DIRECTOR ENGINEERING SERVICES  
T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER  
C.M. Harding, CEO's PERSONAL ASSISTANT

**Observers** Representatives from the Dalby Yumborra Scout Group

**Delegation** Nil

## APOLOGIES

Nil

**ORD/1                      CONDOLENCES**

Nil.

**ORD/2                      CONGRATULATIONS**

**ORD/2.1                    DIRECTOR ENGINEERING SERVICES MR MATTHEW SULLIVAN  
PRESENTED BRIEF OVERVIEW OF HIS CAREER TO DATE**

**File No                      4/4/373 & 4/2/61**

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**Summary/Purpose**

The Mayor Cr Warwick Geisel officially welcomed Mr Matthew Sullivan, DES to the meeting and requested he present a brief overview of his career to date:-

- Bachelor of Engineering (Civil) University of Newcastle;
- Master of Business Administration - Deakin University;
- 14 years professional experience;
- several years experience in Local Government - 3 years as Director of Engineering Services for Goondiwindi Town Council and five years with Warwick Shire Council;
- strong background in civil construction as well as water and wastewater.



**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**

**ORD/6.1 CR TILLMAN TABLED PETITION SEEKING COUNCIL'S  
RECONSIDERATION FINANCIALLY SUPPORTING THE BI ANNUAL  
OPERA AT JIMBOUR**

**File No** 6/9/3

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**Summary/Purpose**

Cr C T Tillman tabled a petition received from a group of Dalby Citizens seeking Council's reconsideration of financially supporting the bi-annual Opera at Jimbour.

**COUNCIL RESOLUTION**

MOVED and SECONDED

That the petition be received, the contents noted and that Council consider the matter at a future Council meeting.

**CARRIED**





**ORD/7A**                      **BUSINESS ARISING OUT OF THE MINUTES OF PREVIOUS GENERAL PURPOSE COMMITTEE MEETING**

**ORD/7A.1**                    **CR THORNTON SOUGHT CLARIFICATION FULL DAY MEETING AUTHORISED BY COUNCIL RESOLUTION**

**File No**                      1/12/2 & 1/1/3

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**Summary/Purpose**

Cr Thornton sought clarification on the remuneration schedule, in particular the full day meetings to be authorised by Council resolution and whether that included his attendance at the Rural Get A Way meetings and if he had to seek approval for each meeting he attended.

Mr S M Hegedus, CEO responded by advising that once Council granted approval for a Councillor to attend meetings held quarterly or monthly, then that approval covered the whole year.





**ORD/10                      QUESTIONS WITHOUT NOTICE**

Nil.

**ORD/11                      RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING**

Nil.

***KRA 1 - COMMUNITY WELLBEING***

**ORD.CW/1                      REPORTS**

Nil.

**ORD.CW/2                      INWARDS CORRESPONDENCE**

Nil.

**ORD.CW/3                      GENERAL BUSINESS**

Nil.

## **KRA 2 - OUR ORGANISATION**

**ORD.ORG/1**

**REPORTS**

**ORD.ORG/1.1**

**ANNUAL REVIEW CORPORATE PLAN 2005 - 2009 (JULY 06 REVISION)**

**To**

His Worship the Mayor and Councillors

**File No**

1/2/1, 1/12/3

**Date**

6 July 2006

**Prepared by**

K. Anderson, MANAGER ORGANISATIONAL SUPPORT

**Responsible Officer**

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: \_\_\_\_\_

### **Summary/Purpose**

At Council meetings held Tuesday 23rd and 30th May, 2006 Councillors conducted an annual review of the 2005 - 2009 Corporate Plan.

On Friday 2nd June 2006 the proposed amendments to Council's Corporate Plan were advertised for public comment for a period of thirty days.

The community consultation period ended Monday 3 July 2006 and despite several requests for copies of the revised plan no submissions were received.

### **Officer's Recommendation**

- a. That the Corporate Plan 2005-2009 (July 06 Revision) as attached be adopted;
- b. That the adopted Corporate Plan 2005-2009 (July 06 Revision) be distributed to Councillors and staff, and made available to the public on Council's website.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

- a. That the Corporate Plan 2005-2009 (July 06 Revision) as attached be adopted;
- b. That the adopted Corporate Plan 2005-2009 (July 06 Revision) be distributed to Councillors and staff, and made available to the public on Council's website.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

### **ORD.ORG/1                      REPORTS**

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#### **ORD.ORG/1.2                      NEW FORMAT OUTSTANDING MEETING ACTIONS REPORT TO 20TH JUNE 2006**

**To**                                      His Worship the Mayor and Councillors

**File No**                                1/12/2

**Date**                                    6th July 2006

**Prepared by**                        C.M. Harding, CEO's PERSONAL ASSISTANT

**Responsible Officer**            S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: \_\_\_\_\_

#### **Summary/Purpose**

An internal review of Council's organisational correspondence management system has been carried out and it has revealed that some improvements can be implemented. One of the improvements is a new format for the outstanding meeting actions.

It is planned to produce and distribute a copy of this report each month to Councillors.

Councillors feedback on the format would be appreciated.

## **KRA 2 - OUR ORGANISATION**

### **ORD.ORG/1                      REPORTS**

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#### **ORD.ORG/1.3                      REPORT SAFETY COMMITTEE MEETING HELD WEDNESDAY 29TH JUNE 2006**

**To**                                      His Worship the Mayor and Councillors

**File No**                                4/1/16

**Date**                                    5th July 2006

**Prepared by**                        C.M. Harding, CEO's PERSONAL ASSISTANT

**Responsible Officer**            S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: \_\_\_\_\_

#### **Summary/Purpose**

Report of the Safety Committee Meeting held on Thursday 29th June 2006 commencing at 1.12 p.m.

#### **Officer's Recommendation**

That the Report of the Meeting be received and that:-

- (a) the recommendations contained therein be adopted; and
- (b) that Council adopt the Safety Policy as presented.

#### **COUNCIL RESOLUTION**

MOVED and SECONDED

That the Report of the Meeting be received and that:-

- (a) the recommendations contained therein be adopted; and
- (b) that Council adopt the Safety Policy as presented.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

### **ORD.ORG/1                      REPORTS**

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#### **ORD.ORG/1.4                      LOCAL GOVERNMENT WORKCARE WORKPLACE REHABILITATION POLICY AND PROCEDURES**

**To**                                      His Worship the Mayor and Councillors

**File No**                                4/1/16

**Date**                                    5th July 2006

**Responsible Officer**    S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: \_\_\_\_\_

#### **Summary/Purpose**

Local Government Workcare has recently re-accredited their Workplace Rehabilitation Policy and Procedures. As a Scheme member of Local Government Workcare, Dalby Town Council must adopt these documents. As these documents have been accredited by Q-Comp, we are not required to alter these documents, while the LGW logo must remain.

#### **Officer's Recommendation**

That Council adopt the Local Government Workcare Corporate Rehabilitation Policy and procedures.

#### **COUNCIL RESOLUTION**

MOVED and SECONDED

That Council adopt the Local Government Workcare Corporate Rehabilitation Policy and procedures.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

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**ORD.ORG/2**                      **INWARDS CORRESPONDENCE**

**ORD.ORG/2.1**                      **NINTH INTERNATIONAL RIVER SYMPOSIUM CONFERENCE HELD IN  
BRISBANE 4 - 7 SEPTEMBER 2006**

**File No**                              1/15/15

**Date**                                 6th July 2006

**Responsible Officer**      S.M. Hegedus, CHIEF EXECUTIVE OFFICER

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### **Summary/Purpose**

Cr B T O'Shea has requested Council's consideration and approval for him to attend the River Symposium to be held in Brisbane from the 4th - 7th September 2006. The registration costs of \$900.00 is to be paid by Condamine Balonne Water Committee and Council would pay for the accommodation costs.

### **Officer's Recommendation**

That Council authorise Cr B T O'Shea to attend the River Symposium with the Condamine Balonne Water Committee to pay for the registration costs.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That Council authorise Cr B T O'Shea to attend the River Symposium with the Condamine Balonne Water Committee to pay for the registration costs.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

**ORD.ORG/2**                      **INWARDS CORRESPONDENCE**

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**ORD.ORG/2.2**                      **LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND INC SIZE  
SHAPE AND SUSTAINABILITY APPOINTMENT OF INDEPENDENT  
REVIEW FACILITATOR**

**File No**                              5/3/3, Doc. No. 385458

**Date**                                 6th July 2006

**Responsible Officer**      S.M. Hegedus, CHIEF EXECUTIVE OFFICER

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### **Summary/Purpose**

A letter dated 21st June 2006 advising that the appointment of an independent review facilitator to undertake a SSS review for the Councils of the Darling Downs Regional Organisation of Councils was discussed at a recent meeting and that the position of LGAQ in relation to this appointment was the subject of some criticism.

The letter clarifies LGAQ position in relation to the matter.

### **Officer's Recommendation**

That this letter be received and the contents noted.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this letter be received and the contents noted.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

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**ORD.ORG/3**

**GENERAL BUSINESS**

**ORD.ORG/3.1**

**EASTERN DOWNS REGIONAL PLANNING ADVISORY COMMITTEE  
MINUTES MEETING 27TH JUNE 2006**

**File No**

5/3/19, Doc. No. 386905

**Date**

6th July 2006

**Responsible Officer**

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

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### **Summary/Purpose**

A copy of the minutes of the meeting held on Tuesday 27th June 2006.

### **Officer's Recommendation**

That the minutes be received and the contents noted.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That the minutes be received and the contents noted.

**CARRIED**

***KRA 3 - BUILT ENVIRONMENT***

**ORD.BE/1                      REPORTS**

Nil.

**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**

Nil.

**ORD.UTS/3                      GENERAL BUSINESS**

Nil.

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/2**                      **INWARDS CORRESPONDENCE**

**ORD.PAL/2.1**                      **(D279-05/06) SUBMISSIONS FOR DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - BARNETT**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                              P11, Doc. No. 279-05/06

**Date**                                      5 July 2006

**Prepared by**                      T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**      B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: \_\_\_\_\_

### **Summary/Purpose**

Eight (8) submissions were received from:

- B & K Griffiths, 137 Nicholson Street Dalby
- T & M Crank, 135 Nicholson Street Dalby
- G & R Suhr, 1 Tipuana Court Dalby
- T & K Fagg, 14 Ena Street Dalby
- J & J Dean, 31 Weale Street Dalby
- B, J, S & M Caffery, 13 Ena Street Dalby
- J & J Harth, 129 Nicholson Street Dalby
- G & H Slade, 30 Weale Street Dalby

### **Officer's Recommendation**

That these submissions be received, the contents be noted and be considered in conjunction with the Community Services Special Report on the matter.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That these submissions be received, the contents be noted and be considered in conjunction with the Community Services Special Report on the matter.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/2**

**INWARDS CORRESPONDENCE**

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**ORD.PAL/2.2**

**(D327-05/06) SUBMISSIONS FOR DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - VAN DYK**

**To** S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No** P1002, Doc. No. 327-05/06

**Date** 5 July 2006

**Prepared by** T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer** B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

One (1) submission was received from:

- J Harris, 55 Nicholson Street Dalby

Co-signed by:

PL & KL Marshall, 12 Geisel Street Dalby

D & M Jeffery, 10 Geisel Street Dalby

SC Klein, 53 Nicholson Street Dalby

FL Klein, 53 Nicholson Street Dalby

RT Schmidt, 59 Nicholson Street Dalby

One other illegible, 12 Geisel Street Dalby

### **Officer's Recommendation**

That this submission be received, the contents noted and be considered in conjunction with the Community Services Special Report on the matter.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this submission be received, the contents noted and be considered in conjunction with the Community Services Special Report on the matter.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/2**

**INWARDS CORRESPONDENCE**

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**ORD.PAL/2.3**

**DALBY BIO REFINERY LTD - REQUEST REDUCTION CAR PARKING SPACE REQUIREMENTS JANDOWAE ROAD DALBY BIO REFINERY LIMITED**

**File No**

6/1/17 & P.2306, Doc. No. 388550

**Date**

6th July 2006

**Responsible Officer**

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

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### **Summary/Purpose**

A letter dated 5th July 2006 requesting Council's consideration in reducing the car parking space requirement as detailed in Annexure A, Council's Condition (4):-

- (c) *The provision one (1) car parking space for every three (3) employees and (1) car parking space for every 50 square metres of gross floor area for any commercial/recreation development on the subject land in accordance with Council's Planning Scheme; and*
- (d) *the requirements may be relaxed by the Director of Engineering Services in certain circumstances.*

Further, seeking Council's consideration that the car parking space requirement of the Council condition 4(c) be relaxed to reflect a requirement for 46 car parking spaces which is in accordance with the development application.

### **Officer's Recommendation**

That this letter be received, the contents noted and that Council accede to the request.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this letter be received, the contents noted and that Council accede to the request.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/2                      INWARDS CORRESPONDENCE**

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**ORD.PAL/2.4                      DALBY BIO REFINERY LTD SUBMIT DEVELOPMENT APPLICATION  
CHANGE EXISTING APPROVAL RELAXATION HEIGHT ETHANOL  
PLANT PROJECT**

**File No                              6/1/17 & P.2306**

**Date                                 6th July 2006**

**Responsible Officer      S.M. Hegedus, CHIEF EXECUTIVE OFFICER**

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### **Summary/Purpose**

A letter dated 6th July 2006 submitting an application to change the development approval on relaxation of height of buildings for the Ethanol Plant, Jandowae Road, Dalby.

### **Officer's Recommendation**

That this letter be received, the contents noted and that Campbell Higginson, Town Planners be requested to prepare a special report on the assessment of the development application for Council's consideration.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this letter be received, the contents noted and that Campbell Higginson, Town Planners be requested to prepare a special report on the assessment of the development application for Council's consideration.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

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**ORD.PAL/1**

**REPORTS**

**ORD.PAL/1.1**

**(D279-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - BARNETT**

**To**

S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**

P11, Doc. No. 279-05/06

**Date**

5 July 2006

**Prepared by**

T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

<b>Application No:</b>	D279-05/06
<b>Applicant:</b>	B Barnett
<b>Owner:</b>	B & G Barnett
<b>Site Address:</b>	10 Ena Street, Dalby
<b>Real Property Description:</b>	Lot 1 on D938, Parish of Dalby
<b>PDLU Designation:</b>	Rural Residential
<b>Proposal:</b>	Material Change of Use to establish a Home Occupation -

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for Impact Assessment for Home Occupation on land described as Lot 1 on Plan Number D938 in the Parish of Dalby situated at 10 Ena Street Dalby is refused, for the following reasons:-

- (1) The development conflicts with the intent of the Strategic Plan;
- (2) The storage of hazardous materials in a Rural Residential area is considered unfavourable and contributes to a safety risk for the area; and
- (3) The hours of operation, traffic generation and potential after hours operation of the proposed development will impact negatively on the amenity of the area.

***KRA 5 - PLANNING AND LIVEABILITY***

ORD.PAL/1                      REPORTS

ORD.PAL/1.1                (D279-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
BARNETT ...(Cont'd)

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**COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that Council refuse the application.

**CARRIED**



## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1**

### **REPORTS**

**ORD.PAL/1.2**

**(D327-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - VAN DYK(D327-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - VAN DYK ...(Cont'd)**

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- (ii) Any car parking spaces provided for each unit shall be fully enclosed rather than open carports.
- (2) Prior to the occupation of any new dwelling, the applicant shall pay to Council a contribution of \$2,400.00 per additional unit for headworks in accordance with Council's Policy.
- (3) A total of two (2) visitor car parking space shall be provided for the development.
- (4) Private open space shall be provided to each dwelling unit (including existing dwelling), and the private open space for each unit shall:
  - (i) Have a minimum area of 80 m<sup>2</sup> per unit;
  - (ii) For each unit, a minimum of 40 m<sup>2</sup> of this private open space is to have a minimum width of 2.5 metres;
  - (iii) Be provided with 1.80 metre high solid screen fencing and a landscaping strip no less than 0.5 metres wide around the perimeter of the private open space area.
- (5) Physical access to the site from the existing street network, car parking and vehicle manoeuvring areas within the subject land shall be provided in accordance with Council's Planning Scheme and maintained in perpetuity by the property owner.
- (6) All vehicular manoeuvring or parking areas shall be constructed, paved, drained, sealed and maintained in accordance with Council's Planning Scheme, and shall be free of any loose gravel or stone.
- (7) (a) The site is to be drained in accordance with Council's Planning Scheme.  
(b) To this end, stormwater from roof and sealed areas shall be collected inside the subject land and discharged by way of sealed underground pipe to the street.
- (8) Any damage which is incurred to footpaths abutting the subject land as a result of the proposed development shall be repaired immediately upon completion of works associated with the development, prior to the issue of a certificate of classification.
- (9) Where deemed necessary by Council, the relocation of services within the subject land shall be undertaken by the applicant at no cost to Council.

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1**

**REPORTS**

**ORD.PAL/1.2**

**(D327-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - VAN DYK(D327-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - VAN DYK ...(Cont'd)**

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- (10) (a) Landscaping shall be undertaken as shown in green on Plan Number TP-D327-05/06 in accordance with Council's Planning Scheme
- (b) To this end, landscape treatment shall include:-
- Planting beds a minimum of 600mm wide along Nicholson Street frontage of the subject land and adjacent to the internal driveways as shown in green on Plan Number TP-D327-05/06; planted with suitable shrubs that grow to a height of 1.2 metres within twelve months of establishment at a density of one plant per 600 mm (measured by length of the planting bed).
  - A solid fence to achieve a screen wall at least 1.80m high along adjoining properties, with the total cost of this new fencing to be met by the applicant.
- (c) Such landscaping shall be executed to the Chief Executive Officer's satisfaction and shall thereafter be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.
- (d) A security bond of \$1000 per dwelling unit shall be paid to Council following the completion of the landscaping and prior to the occupation of the dwellings. Upon application, Council shall return this security bond after twelve months following the satisfactory maintenance of landscaping and compliance with relevant landscaping conditions, otherwise this bond will be forfeited to Council.
- (11) (i) Provision of one (1) 240 litre wheeled refuse container per dwelling unit on the subject land;
- (ii) The container storage area is to be suitably screened from all roads and adjoining dwellings and provided with impervious paving.
- (12) Unless otherwise approved in writing by the Chief Executive Officer, the hours of construction will be limited to :-
- Monday to Saturday - 7.00a.m. to 7.00p.m.  
No work on Sundays or Public Holidays
- This will apply to any work creating noise or other inconvenience.
- (13) Any lighting device is to be so positioned and shielded so as not to cause any glare or lighting nuisance to any nearby residential occupation or passing vehicle.
- (14) Any new dwellings shall not be occupied until such time as the requirements of the conditions have been completed to the satisfaction of the Chief Executive Officer.

## **KRA 5 - PLANNING AND LIVEABILITY**

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D327-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
VAN DYK(D327-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
VAN DYK ...(Cont'd)

- 
- (15) Compliance with the above conditions within a period of four (4) years from the date of approval, otherwise the approval will lapse

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that Council refuse the application.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.3                      (D375-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
PAYNE**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                                P214, Doc. No. 375-05/06

**Date**                                    6 July 2006

**Prepared by**                        T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

<b>Application No:</b>	D375-05/06
<b>Applicant:</b>	R Payne
<b>Owner:</b>	R Payne
<b>Site Address:</b>	Curtis Street, Dalby
<b>Real Property Description</b>	Lot 32 on RP64030, Parish of Dalby
<b>PDLU Designation</b>	Residential
<b>Proposal:</b>	Material Change of Use to establish Residential Development (Impact Assessment)

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for Impact Assessment for Residential Development (2 Dwellings) on land described as Lot 32 on Plan Number RP64030 in the Parish of Dalby situated at Curtis Street Dalby is approved, subject to the following conditions:-

- (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 Plan Number TP-D375-05/06.
- (2) Prior to the occupation of any new dwelling, the applicant shall pay to Council a contribution of \$2,400.00 per additional unit for headworks in accordance with Council's Policy.
- (3) Car parking spaces shall be provided as shown in the original application.

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1**

**REPORTS**

**ORD.PAL/1.3**

**(D375-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
PAYNE ...(Cont'd)**

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- (4) Private open space shall be provided to each dwelling unit (including existing dwelling), and the private open space for each unit shall:
- (i) Have a minimum area of 80m<sup>2</sup> per unit;
  - (ii) For each unit, a minimum of 40m<sup>2</sup> of this private open space is to have a minimum width of 2.5 metres;
  - (iii) Be provided with 1.80 metre high solid screen fencing and a landscaping strip no less than 0.5 metres wide around the perimeter of the private open space area.
- (5) Physical access to the site from the existing street network, car parking and vehicle manoeuvring areas within the subject land shall be provided in accordance with Council's Planning Scheme and maintained in perpetuity by the property owner.
- (6) All vehicular manoeuvring or parking areas shall be constructed, paved, drained, sealed and maintained in accordance with Council's Planning Scheme, and shall be free of any loose gravel or stone.
- (7) (a) The site is to be drained in accordance with Council's Planning Scheme.
- (b) To this end, stormwater from roof and sealed areas shall be collected inside the subject land and discharged by way of sealed underground pipe to the street.
- (8) Any damage which is incurred to footpaths abutting the subject land as a result of the proposed development shall be repaired immediately upon completion of works associated with the development, prior to the issue of a certificate of classification.
- (9) Where deemed necessary by Council, the relocation of services within the subject land shall be undertaken by the applicant at no cost to Council.
- (10) (a) Landscaping shall be undertaken as shown in green on Plan Number TP-D375-05/06 in accordance with Council's Planning Scheme
- (b) To this end, landscape treatment shall include:-
- Planting beds a minimum of 600mm wide along Curtis Street frontage of the subject land and adjacent to the internal driveways as shown in green on Plan Number TP-D375-05/06; planted with suitable shrubs that grow to a height of 1.2 metres within twelve months of establishment at a density of one plant per 600 mm (measured by length of the planting bed).
  - A solid fence to achieve a screen wall at least 1.80m high along adjoining properties, with the total cost of this new fencing to be met by the applicant.

## **KRA 5 - PLANNING AND LIVEABILITY**

ORD.PAL/1

### **REPORTS**

ORD.PAL/1.3

**(D375-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
PAYNE ...(Cont'd)**

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- (c) Such landscaping shall be executed to the Chief Executive Officer's satisfaction and shall thereafter be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.
  - (d) A security bond of \$1000 per dwelling unit shall be paid to Council following the completion of the landscaping and prior to the occupation of the dwellings. Upon application, Council shall return this security bond after twelve months following the satisfactory maintenance of landscaping and compliance with relevant landscaping conditions, otherwise this bond will be forfeited to Council.
- (11) (i) Provision of one (1) 240 litre wheeled refuse container per dwelling unit on the subject land;
- (ii) The container storage area is to be suitably screened from all roads and adjoining dwellings and provided with impervious paving.
- (12) Unless otherwise approved in writing by the Chief Executive Officer, the hours of construction will be limited to :-
- Monday to Saturday - 7.00a.m. to 7.00p.m.  
No work on Sundays or Public Holidays
- This will apply to any work creating noise or other inconvenience.
- (13) Any lighting device is to be so positioned and shielded so as not to cause any glare or lighting nuisance to any nearby Residential occupation or passing vehicle.
- (14) Any new dwellings shall not be occupied until such time as the requirements of the conditions have been completed to the satisfaction of the Chief Executive Officer.
- (15) Compliance with the above conditions within a period of four (4) years from the date of approval, otherwise the approval will lapse.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

### **ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.4                      (397-05/06) ROWEN MEYER & ASSOCIATES REQUEST STREET NAME APPROVAL – BRANCH CREEK ROAD – TMK PTY LTD**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                                P2196, Doc. No. 397-05/06

**Date**                                    6 July 2006

**Prepared by**                        T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**            B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: \_\_\_\_\_

### **Summary/Purpose**

An e-mail dated 21 June 2006 seeks Council's approval for the following suggested road names for the subdivision at Branch Creek Road:-

Road one      Glen Eagles Drive (Preferred)  
                    Trentwood Drive  
                    Montclair Drive

Road two      Trentwood Parade (Preferred)  
                    Montclair Parade  
                    Turnberry Parade

Road three    Montclair Close (Preferred)  
                    Troon Close  
                    Turnberry Close

Road four     Turnberry Way (Preferred)  
                    Carnoustie Way  
                    St Andrews Way

Road five     St Andrews Chase (Preferred)  
                    Muirfield Chase  
                    Norman Chase

### **Officer's Recommendation**

Recommended that Council advise the applicant that "Glen Eagles Drive, Trentwood Parade, Montclair Close, Turnberry Way & St Andrews Chase" are approved for the naming of the new streets.

## ***KRA 5 - PLANNING AND LIVEABILITY***

ORD.PAL/1

REPORTS

ORD.PAL/1.4

(397-05/06) ROWEN MEYER & ASSOCIATES REQUEST STREET  
NAME APPROVAL – BRANCH CREEK ROAD – TMK PTY LTD  
...(Cont'd)

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that Council advise the applicant that "Glen Eagles Drive, Trentwood Parade, Montclair Close, Turnberry Way & St Andrews Chase" are approved for the naming of the new streets.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.5                      (D409-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR THE RECONFIGURATION OF A  
LOT - A & T SURVEYING**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                                P1026 & 1026.1    Doc. No. 409-05/06

**Date**                                    6 July 2006

**Prepared by**                        T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

<b>Application No:</b>	D409-05/06
<b>Applicant:</b>	A & T Surveying
<b>Owner:</b>	AE Campbell
<b>Site Address:</b>	Pratten Street Dalby
<b>Real Property Description</b>	Lot 14 & 15 on SP172040, Parish of Dalby
<b>PDLU Designation</b>	Residential
<b>Proposal:</b>	Reconfiguring of a Lot – 10 Lot Subdivision

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for the Reconfiguring of Lots (10 Lot subdivision) on land described as Lot 14 & 15 on SP172040 in the Parish of Dalby is approved, subject to the following conditions:-

- (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 Plan Number TP-D409-05/06.
- (2) The staging of the subdivision into a maximum of three (3) stages.
- (3) A stormwater drainage master plan must be prepared and propose a stormwater drainage system that is able to effectively discharge stormwater from the site. To this end, this stormwater drainage master plan must be prepared by a registered professional engineer of Queensland and as a minimum must be able to effectively discharge stormwater from all Residential Lots in a minimum 1:2 ARI storm event, and checked for flows in a 1:100 ARI event.

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1**

**REPORTS**

**ORD.PAL/1.5**

**(D409-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR THE RECONFIGURATION OF A LOT - A & T SURVEYING ...(Cont'd)**

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- (4) All new roads as shown on Plan TPD409-05/06 are to be provided at the applicant's cost.
- (5) All new roads are to be constructed with bitumen surfacing with kerb and channel.
- (6) Physical access from the roadway to all allotments shall be provided in accordance with Council's Transitional Planning Scheme.
- (7) All street corners shall be truncated in accordance with Council's Transitional Planning Scheme.
- (8) The method of street numbers for each allotment to be affixed on the kerb shall be demonstrated at the time of approving Engineering Drawings in accordance with Council's Transitional Planning Scheme.
- (9) A parkland contribution shall be paid to Council at a rate of \$200 per additional Lot created.
- (10) A total of \$3000 per new Lot is to be paid to Council as a headworks contribution in accordance with Council's Local Planning Policy 20.
- (11) The applicant shall provide all necessary stormwater drainage and erosion and sediment control measures (both internal and external to the estate) in accordance with Council's Transitional Planning Scheme.
- (12) All footpaths fronting new allotments to be filled, graded, regulated and sown with seed, and left in a mowable condition, in accordance with Council's Transitional Planning Scheme.
- (13) An easement shall be provided as shown on plan number TPD409-05/06 for the provision of water mains or stormwater easement; with easements to be provided at the developer's cost.
- (14) Telephone and underground electricity services shall be provided to all lots in accordance with Council's Transitional Planning Scheme.
- (15) Reticulated water supply and sewerage services shall be provided to each allotment in the subdivision, including the provision of connections. Where necessary, the sewer system (including the provision of pumping stations) and water mains shall be extended at the applicants expense in the development and the applicant shall ensure capacity shall be sufficient for the development, to the satisfaction of Council and to relevant engineering standards, including adequate water pressure for fire fighting purposes. All work shall be constructed in accordance with Council's Transitional Planning Scheme. To this end, prior to the signing and sealing of any Plan of Survey for Reconfiguration of Lots on the site, each new allotment shall be provided with a water service connection up to but excluding the water meter. Any new water main shall be linked to an existing mains in both Pratten Street and Wallace Street.
- (16) Where deemed necessary by Council, the relocation of services within the subject land shall be undertaken by the applicant at no cost to Council.

## **KRA 5 - PLANNING AND LIVEABILITY**

ORD.PAL/1

REPORTS

ORD.PAL/1.5

(D409-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR THE RECONFIGURATION OF A  
LOT - A & T SURVEYING ...(Cont'd)

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- (17) "No Through Road" signs and road name signs shall be erected at each intersection in accordance with Council's Transitional Planning Scheme.
- (18) Street lighting is to be installed and designed in accordance with the principles outlined in AS1158.1, AS1158.2 and AS1158.4 except that for AMCORD street categories Access Place and Access Street, the M80 mercury lights or suitable approved alternatives are to be fitted at each intersection, at the end of cul-de-sacs and dead ends at 120m intervals in accordance with Council's Transitional Planning Scheme.
- (19) Submission of a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the subdivision, survey marks, including permanent survey marks, were reinstated where necessary and all survey marks are in their correct position, in accordance with the Plan of Survey.
- (20) Compliance with the above conditions and submission of a certified Plan of Survey of the proposal, for Council's signing and sealing, within a period of four (4) years from the date of approval, otherwise the approval will lapse.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.6                      (D441-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
CODE ASSESSMENT – FITZSIMMONS**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                                P2548, Doc. No. 441-05/06

**Date**                                    6 July 2006

**Prepared by**                        T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

<b>Application No:</b>	D441-05/06
<b>Applicant:</b>	A Fitzsimmons
<b>Owner:</b>	WJ, MR & AEJ Fitzsimmons
<b>Site Address:</b>	26 Roche Street, Dalby
<b>Real Property Description</b>	Lot 28 on D93, Parish of Dalby
<b>PDLU Designation</b>	Comprehensive Development Precinct 1
<b>Proposal:</b>	Material Change of Use to establish Commercial Development (Code Assessment)

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for Code Assessment (Commercial Development) on land described as Lot 28 on Plan Number D93 in the Parish of Dalby is approved, subject to the following conditions:-

- (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 Plan Number TP-D441-05/06.
- (2) A total of thirty five (35) bitumen sealed car parking spaces be provided on the subject site and a contribution of \$4000 shall be paid to Council for car parking spaces unable to be provided on site.
- (3) Physical access to the site shall be provided as set out in the original application.
- (4) All vehicular manoeuvring areas shall be constructed, paved, drained, bitumen sealed and maintained in accordance with Council's Planning Scheme, and shall be free of any loose gravel or stone.

## **KRA 5 - PLANNING AND LIVEABILITY**

ORD.PAL/1

### **REPORTS**

ORD.PAL/1.6

**(D441-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - CODE ASSESSMENT – FITZSIMMONS ...(Cont'd)**

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- (5) The site is to be drained in accordance with Council's Planning Scheme. To this end, stormwater from roof and sealed areas shall be collected inside the subject land and discharged by way of sealed underground pipe to the road.
- (6) Where deemed necessary by Council, the relocation of services within the subject land shall be undertaken by the applicant at no cost to Council.
- (7) Landscaping shall be undertaken as shown in green on Plan Number TP-D441-05/06. To this end, landscape treatment shall not reduce the visibility of any motorist on or off the property. Such landscaping shall be executed to the Chief Executive Officer's satisfaction and shall thereafter be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.
- (8) Unless otherwise approved in writing by the Chief Executive Officer, the hours of construction will be limited to :-  

Monday to Saturday - 7.00a.m. to 7.00p.m.  
No work on Sundays or Public Holidays

This will apply to any work creating noise or other inconvenience.
- (9) Any lighting device is to be so positioned and shielded so as not to cause any glare or lighting nuisance to any nearby residential occupation or passing vehicle.
- (10) Compliance with the above conditions within a period of four (4) years from the date of approval, otherwise the approval will lapse.

### **Concurrence Agency conditions:**

Refer to Attachment A

**FURTHER RECOMMENDED** that the applicant be advised that:-

- (a) This approval extends only to the Material Change of Use of the site for the purposes of Residential Development. A further application will be required for:-
  - (i) Operational works including but not limited to construction of physical access to allotments, external and internal roadworks, stormwater drainage, water supply and sewerage provision and landscape treatment;
  - (ii) Any new construction work, alterations, demolition, or change of class, which must be applied for and obtained under the provisions of the Building Act;
- (b) Workplace amenities shall be provided in compliance with the Workplace Health and Safety Act and the Workplace Health and Safety Regulations as administered by the Department of Training and Industrial Relations.

## **KRA 5 - PLANNING AND LIVEABILITY**

ORD.PAL/1

REPORTS

ORD.PAL/1.6

(D441-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -  
CODE ASSESSMENT – FITZSIMMONS ...(Cont'd)

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted with the amendment to Condition 7 to read as follows:-

- (7) Landscaping shall be undertaken as shown in green on Plan Number TP-D441-05/06. This landscaping shall include a screening fence along the Condamine Street frontage, this screening fence shall be constructed to effectively shield any headlight glare onto any passing vehicle. Furthermore, landscape treatment shall not reduce the visibility of any motorist on or off the property. Such landscaping shall be executed to the Chief Executive Officer's satisfaction and shall thereafter be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.7                      (D442-05/06) COMMUNITY SERVICES SPECIAL REPORT RE DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – WILLIAMS**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                                P858 Doc No. D442-05/06

**Date**                                    6 July 2006

**Prepared by**                        T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

**Application No:**                      D442-05/06  
**Applicant:**                              S Williams  
**Owners:**                                S Williams  
**Site Address:**                        42 Yumborra Road, Dalby  
**Real Property Description:**        L13 & 14 RP98731 & L16 & 17 RP91153,  
    Parish of Dalby  
**PDLU Designation:**                Industrial  
**Proposal:**                                Material Change of Use – expand Industrial  
    development (Class 7b) (Code Assessment)

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for the Material Change of Use (Industrial Development - Class 8) on land described as L13 & 14 RP98731 & L16 & 17 RP91153, Dalby is approved, subject to the following conditions:-

- (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 Plan Number TP-D442-05/06.
- (2) This approval is limited to a shop, business office associated with and ancillary to industrial activities with a floor area less than twenty-five per cent (25%) of the total floor area.
- (3) The applicant shall pay to Council an amount of \$3888 for headworks as per Council's Transitional Planning Scheme Policy. This amount shall be paid prior to the occupation of any new building on site.

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1**

**REPORTS**

**ORD.PAL/1.7**

**(D442-05/06) COMMUNITY SERVICES SPECIAL REPORT RE DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – WILLIAMS ...(Cont'd)**

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- (4) A landscaping strip of not less than 0.5 m wide shall be provided along the Yumborra Road frontage of the subject land.
- (5) Prior to the issue of a Development Approval for any industrial use, an approved 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.
- (6) All vehicles shall enter and leave the site in forward gear and all loading and unloading shall take place on the subject land.
- (7) All internal vehicular manoeuvring areas and entrances/exits to the site shall be constructed and maintained in accordance with Council's Planning Scheme. To this end:
  - a. All surfaces that are traversed by vehicles must be treated by suitable methods (either the regular application of water to the gravelled surface or provision of fully sealed surfaces) to ensure that the movement of any vehicles on the site does not cause any dust nuisances;
  - b. Any carparking spaces, entrances to the site and vehicular manoeuvring areas or other surfaces that are traversed by vehicles must be fully sealed surfaces;
  - c. Any access points 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.
- (8) Stormwater from roof and sealed areas shall be collected inside the subject land and discharged to Yumborra Road by way of effective channels.
- (9) Should any services require relocation within the subject land, this shall be undertaken by the applicant at no cost to Council.
- (10) All trade materials, products and plant to be kept within the confines of the building and/or approved storage areas to the away from street frontages at all times.

**KRA 5 - PLANNING AND LIVEABILITY**

ORD.PAL/1

REPORTS

ORD.PAL/1.7

(D442-05/06) COMMUNITY SERVICES SPECIAL REPORT RE DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – WILLIAMS ...(Cont'd)

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- (11) In the event of a reasonable complaint about noise that the administering authority considers, then the noise from the activity measured at a noise sensitive place must not result in levels greater than those specified in Table 1:

**Table 1**

<b>Time Period</b>	<b>Noise Limits on affected premises (measured using L<sub>AMAXT</sub> dB (A))</b>
Monday to Friday 7:00am to 7:00pm Saturday 8:00am to 5:00pm Sunday 9:00am to 5:00pm	Background noise Level plus 10
All other times	Background noise Level

- (12) Any lighting device is to be so positioned and shielded so as not to cause any glare or lighting nuisance to any nearby residential occupation or passing vehicle.
- (13) Compliance with the above within the periods limited by the Integrated Planning Act or, where no period is specified, within a period of two (2) years from the date of approval, otherwise the approval will lapse.

**FURTHER RECOMMENDED** that the applicant be advised that:-

- (a) This approval extends only to the Material Change of Use. A further application will be required for:-
- (i) Operational works including but not limited to construction of physical access to allotments, stormwater drainage, water and sewerage provision and landscape treatment;
  - (ii) Any new construction work, alterations, demolition, or change of class, which must be applied for and obtained under the provisions of the Building Act;

All refuse storage, removal and disposal are to be in accordance with the Environmental Protection (Interim Waste) Regulations and Council's Policies, and to the satisfaction of the Environmental Health Officer.

**COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.8                      COMMUNITY SERVICES SPECIAL REPORT RE: UPDATE OF NEW TOWN PLAN PROGRESS**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                                6/1/3, Doc. No.

**Date**                                    6 July 2006

**Prepared by**                        T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**            B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: \_\_\_\_\_

### **Summary/Purpose**

Discussion of the results of the further discussions with State agencies following the first state interest test for the New Town Plan.

Furthermore, this report will outline the other tasks to be completed prior to the gazetting of this Scheme.

### **Officer's Recommendation**

It is recommended that Council consider this report, and resolve to forward a new draft of the New Town Plan to the State Government that indicates the following changes:

- (a) A new performance criteria in the Reconfiguring of Lots code be established to promote the use of local roads rather than state controlled roads where dual frontages are provided;
- (b) Council to change the designation of all land to the east of an alignment of Oakwood Street North through to Baker Street that currently shown as Rural to rural Residential, and amend the draft scheme to include the minimum Lot size for Rural properties as 40 ha; and
- (c) The inclusion of a Parkland Contributions Policy to require a parkland contribution equivalent to 5% of the development area or as a cash contribution (in accordance with the adopted fees and charges) for each Lot where parkland is not provided by the developer.

## **KRA 5 - PLANNING AND LIVEABILITY**

ORD.PAL/1

REPORTS

ORD.PAL/1.8

COMMUNITY SERVICES SPECIAL REPORT RE: UPDATE OF NEW TOWN PLAN PROGRESS ...(Cont'd)

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received, and that Council resolve to forward a new draft of the New Town Plan to the State Government that indicates the following changes:

- (d) A new performance criteria in the Reconfiguring of Lots code be established to promote the use of local roads rather than state controlled roads where dual frontages are provided;
- (e) Council to change the designation of all land to the east of boundary line (Kelly's western boundary) north through to Baker Street that currently shown as Rural to Rural Residential, and amend the draft scheme to include the minimum Lot size for Rural properties as 40 ha; and
- (f) The inclusion of a Parkland Contributions Policy to require a parkland contribution equivalent to 5% of the development area or as a cash contribution (in accordance with the adopted fees and charges) for each Lot where parkland is not provided by the developer.

**CARRIED**

## **KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.9                      COMMUNITY SERVICES SPECIAL REPORT RE: INCOMING  
CORRESPONDENCE - LAW**

**To**                                      S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**                                P2140, Doc. No. 385450

**Date**                                    6 July 2006

**Prepared by**                        T.A. Summerville, PLANNING AND ENVIRONMENT MANAGER

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: \_\_\_\_\_

### **Summary/Purpose**

A letter dated 22 June 2006 from Shannon Donaldson was received by Council seeking to acquire crown land on Moreton Street for their client David Law.

### **Officer's Recommendation**

That Council accede to the request subject to conditions.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this letter be received and that Council accede to the request subject to the water main being relocated where required at the applicant's expense.

**CARRIED**

## ***KRA 5 - PLANNING AND LIVEABILITY***

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**ORD.PAL/3                      GENERAL BUSINESS**

**ORD.PAL/3.1                      REQUEST FEEDBACK NEW FORMAT REPORT TEMPLATE**

**File No                              1/12/2**

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### **Summary/Purpose**

Mr S M Hegedus, CEO sought feedback from Council on the new format of the reports which have been modified, highlighting the significant changes:-

- Officer's recommendation is relocated directly under the summary/purpose to create a form of executive summary;
- Link to Corporate Plan; and
- Conclusion which will repeat the officer's recommendation, however may include more details. It will allow the Council Officer to include information that should not be in the public minutes e.g. set reserve prices and actual successful tender amounts.

**KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/3                      GENERAL BUSINESS**

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**ORD.PAL/3.2                      CHIEF EXECUTIVE OFFICER SOUGHT DIRECTION COUNCIL  
POTENTIAL USE OF RESTAURANT**

**File No                              10/1/2-2**

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**Summary/Purpose**

Mr S M Hegedus, CEO advised of an approach made by Eagle Boys Pizza to enter into discussions with Council on the potential option of leasing the restaurant for their business, and sought direction from Council on whether to engage discussions on this matter.

Council agreed for the CEO to hold preliminary discussions with the owner, however to make no commitment and report back to Council.

**ORD.PAL/3.3                      CHIEF EXECUTIVE OFFICER REQUESTED SPARE LAP TOPS BE  
RETURNED TO COUNCIL**

**File No                              1/10/1**

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**Summary/Purpose**

Mr S M Hegedus, CEO requested that since broadband had been connected, Councilors with their own computers would consider returning the lap top computer to Corporate Services to be used within Council.

**KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/3                      GENERAL BUSINESS**

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**ORD.PAL/3.4                      CR TILLMAN EXTENDED APPRECIATION TO ANN SHEPHERD AND JOHN HOPE SUPPORT RADF CELEBRATIONS**

**File No                              5/1/49**

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**Summary/Purpose**

Cr Tillman requested that a letter of appreciation be forwarded to Mrs Ann Shepherd and Mr John Hope for their support in assisting with the organisation of the RADF 15th anniversary celebrations held at the Council on Thursday 13th July 2006.

Cr Tillman rated the night as a huge success.

**ORD.PAL/3.5                      MAYOR    EXTEND    COUNCIL'S    APPRECIATION    TO    TODD SUMMERVILLE**

**File No                              4/4/375 & 4/2/23**

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**Summary/Purpose**

The Mayor extended Council's appreciation and thanks to Mr Todd Summerville, Planning and Environment Manager on his diligent approach to work and support during his seven years with Council, acknowledging the increased town planning approvals in the last two years.

Mr Summerville resigns from Council effective Friday 14th July 2006 and the Mayor wished him well for the future.

**KRA 5 - PLANNING AND LIVEABILITY**

**ORD.PAL/3                      GENERAL BUSINESS**

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**ORD.PAL/3.6                      QUEENSLAND ARTS COUNCIL SEEK PARTICIPATION PLAYING FOR  
QUEENSLAND 2006/07 REGIONAL BIENNIAL FLAGSHIP EVENT**

**File No                              5/2/9**

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**Summary/Purpose**

Cr C T Tillman tabled a letter at Council's Meeting held on Tuesday 27th June 2006 seeking Council's consideration of financial support of \$5,000 to stage a regional biennial flagship event. Council resolved to consider the matter in the 2006/07 budget deliberations.

Cr Tillman confirmed that Wambo Shire Council have committed to contributing \$5,000 towards this event.

## ***KRA 5 - PLANNING AND LIVEABILITY***

**ORD.PAL/3**

**GENERAL BUSINESS**

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**ORD.PAL/3.7**

**RESOLVE INTO COMMITTEE OF THE WHOLE DISCUSS PROPOSED WATER TARIFF**

***COMMITTEE OF THE WHOLE***

**RESOLUTION INTO COMMITTEE OF THE WHOLE**

MOVED and SECONDED

That the Meeting resolve into a Committee of the Whole at 6.25 p.m. to discuss matters relating to the local government's budget.

**CARRIED**

**RESUMPTION OF COUNCIL MEETING**

MOVED and SECONDED

That the Committee of the Whole resume into open Council.

**CARRIED**

**PROCEEDINGS OF THE COMMITTEE OF THE WHOLE**

MOVED and SECONDED

That Council give consideration to implementing Water Tariff 1 in preference to Tariff 2 during the budget deliberations 2006/07.

**CARRIED**

**ADOPTION OF COMMITTEE OF THE WHOLE REPORT**

MOVED and SECONDED

That the Report of the Committee of the Whole be received and adopted.

**CARRIED**

## ***KRA 6 - ECONOMIC PROSPERITY***

### **ORD.ECP/1                REPORTS**

Nil.

### **ORD.ECP/2                INWARDS CORRESPONDENCE**

Nil.

### **ORD.ECP/3                GENERAL BUSINESS**

Nil.

**MEETING CLOSURE**

The Meeting concluded at 6.45 p.m.

I hereby certify that the foregoing is a true record of the Minutes of the Proceedings of the Ordinary Meeting held this eleventh day of July 2006.

Submitted to the Ordinary Meeting Of Council held this eighteenth day of July 2006.

Signed: \_\_\_\_\_  
Cr Geisel  
MAYOR OF DALBY

12th July 2006

**APPENDIX / ATTACHMENTS**

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