

DALBY TOWN COUNCIL



**MINUTES OF ORDINARY MEETING OF
COUNCIL**

Held at Dalby Town Council Chambers

ON TUESDAY 12TH SEPTEMBER 2006

Commencing at 4.06 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 12th September 2006

ORDER OF BUSINESS:

Item	Precis	File No	Page
DECLARATION OF MEETING OPENING			5
PRESENT			5
APOLOGIES			5
ORD/1	CONDOLENCES		6
ORD/2	CONGRATULATIONS		6
ORD/3	CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING		6
ORD/3.1	ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 22ND AUGUST 2006	1/2/10	6
ORD/4	BUSINESS ARISING OUT OF THE MINUTES OF PREVIOUS ORDINARY MEETING		7
ORD/5	ON THE TABLE		7
ORD/6	PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS		7
ORD/7	ADOPTION OF REPORTS OF GENERAL PURPOSES COMMITTEE MEETING/S		7
ORD/7.1	ADOPT REPORT GENERAL PURPOSES COMMITTEE MEETING TUESDAY 5TH SEPTEMBER 2006	1/2/10	7
ORD/8	CONSIDERATION OF NOTICES OF BUSINESS		8
ORD/9	CONSIDERATION OF NOTICES OF MOTION		8
ORD/10	QUESTIONS WITHOUT NOTICE		8
ORD/11	RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING		8
KRA 6 - ECONOMIC PROSPERITY			9
ORD.ECP/1	REPORTS		9
ORD.ECP/1.1	2007 BOOTS AND BUSH COUNTRY MUSIC FESTIVAL JIMBOUR AMPHITHEATRE	6/9/3, Doc. No. 403007	9
ORD.ECP/1.2	PAUL RENNER AND SIMON DOYLE JOIN COUNCIL DISCUSS DALBY WAMBO CRITERIUM RACE AND DALBY WAMBO TRIATHLON	2/4/13 & 1/13/1	11
ORD.ECP/2	INWARDS CORRESPONDENCE		12
ORD.ECP/2.1	DALBY CHAMBER COMMERCE AND INDUSTRY REQUEST UPDATE STATUS DALBY BORE BATHS PROJECT	6/1/16, Doc. No. 395733	12
ORD.ECP/3	GENERAL BUSINESS		12
KRA 1 - COMMUNITY WELLBEING			13
ORD.CW/1	REPORTS		13
ORD.CW/1.1	DALBY TOWN COUNCIL MINOR GRANTS FUNDING ROUND	2/4/13	13
ORD.CW/1.2	CS ENERGY KOGAN CREEK – COMMUNITY BENEFIT INFRASTRUCTURE FUNDING	6/1/14, 5/1/35 & P1046, Doc. No. 400664	15
ORD.CW/1.3	REPORT SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE MEETING TUESDAY 5TH SEPTEMBER 2006	1/2/16, 5/1/35 & P.1046	16
ORD.CW/2	INWARDS CORRESPONDENCE		16

MINUTES OF ORDINARY MEETING OF COUNCIL TUESDAY 12TH SEPTEMBER 2006 -12/09/2006

Item	Precis	File No	Page
ORD.CW/3	GENERAL BUSINESS		16
KRA 2 - OUR ORGANISATION			17
ORD.ORG/1	REPORTS		17
ORD.ORG/1.1	CHIEF EXECUTIVE OFFICER'S SPECIAL REPORT RE: LGAO ANNUAL CONFERENCE 2006	5/3/3-2	17
ORD.ORG/1.2	CORPORATE SERVICES SPECIAL REPORT RATES REDRAW POLICY	1/12/1 & 4/1/5	19
ORD.ORG/1.3	REPORT SAFETY COMMITTEE MEETING HELD THURSDAY 10TH AUGUST 2006	4/1/16	20
ORD.ORG/2	INWARDS CORRESPONDENCE		21
ORD.ORG/2.1	LOCAL GOVERNMENT ASSOCIATION QUEENSLAND PROPOSED ELECTORAL REFORMS FUTURE COUNCIL ELECTIONS	1/6/6, Doc. No. 398533	21
ORD.ORG/2.2	DARLING DOWNS REGIONAL ORGANISATION OF COUNCILS DARLING DOWNS REGIONAL SUSTAINABILITY PLAN NEWSLETTER	5/3/3, Doc. No. 402231	22
ORD.ORG/3	GENERAL BUSINESS		22
KRA 3 - BUILT ENVIRONMENT			23
ORD.BE/1	REPORTS		23
ORD.BE/1.1	ENGINEERING SERVICES SPECIAL REPORT RE: REVIEW OF PARKING METERS IN DALBY	1/2/2 & 13/1/1	23
ORD.BE/2	INWARDS CORRESPONDENCE		24
ORD.BE/2.1	LANDCARE AND CATCHMENT MANAGEMENT QUEENSLAND REQUEST APPROVAL PERMANENT ROAD CLOSURE PARISH OF DALBY LAW	12/1/4, Doc. No. 400890	24
ORD.BE/3	GENERAL BUSINESS		24
KRA 4 - UTILITY SERVICES			25
ORD.UTS/1	REPORTS		25
ORD.UTS/2	INWARDS CORRESPONDENCE		25
ORD.UTS/3	GENERAL BUSINESS		25
KRA 5 - PLANNING AND LIVEABILITY			26
ORD.PAL/1	REPORTS		26
ORD.PAL/1.1	(D016-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT - JORGENSEN	P2296.6, Doc. No. 016-06/07	26
ORD.PAL/1.2	(D020-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT - A & T SURVEYING (REYNOLDS)	P2923, Doc. No. 020-06/07	29
ORD.PAL/1.3	(D041-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT - MABB	P232, Doc. No. 041-06/07	33
ORD.PAL/1.4	(D372-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - EDWARDS	P999, Doc. No. 372-05/06	35
ORD.PAL/1.5	(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - O'SHEA	P706, Doc. No. 459-05/06	37
ORD.PAL/2	INWARDS CORRESPONDENCE		42
ORD.PAL/2.1	KING AND COMPANY SOLICITORS DALBY BIO REFINERY PROPOSED ETHANOL PLANT LAND SALE AGREEMENT	6/1/17 & P.2306	42
ORD.PAL/3	GENERAL BUSINESS		43
ORD.PAL/3.1	CONFERENCE NATURAL GAS AS A VEHICLE FUEL SEPTEMBER 18TH SHOWGROUNDS CONFERENCE CENTRE	14/1/1 & 1/15/15	43
ORD.PAL/3.2	NOTIFY SUPPORT STATE DEVELOPMENT DEPARTMENT WHITE INDUSTRIES EMPLOYING 8 PHILIPPINE PERSONNEL	1/15/8 & 4/1/22	43

MINUTES OF ORDINARY MEETING OF COUNCIL TUESDAY 12TH SEPTEMBER 2006 -12/09/2006

Item	Precis	File No	Page
ORD.PAL/3.3	CONFIRMATION RECEIVED SELECTED QUEENSLAND ARTS COUNCIL QUEENSLAND 2006/07 REGIONAL BIENNIAL FLAGSHIP EVENT	5/2/9	44
ORD.PAL/3.4	SOUGHT CLARIFICATION WORKMEN USING PARKING METERS CENTRAL BUSINESS DISTRICT	13/1/1	44
MEETING CLOSURE			45

DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 4.06 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 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
D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER
C.M. Harding, CEO's PERSONAL ASSISTANT
M. Brown, HUMAN RESOURCE OFFICER
Graeme Preston, SPECIAL PROJECTS ENGINEER

Observers Ms Donna Ashurst

Delegation Ms Anne Nalder

APOLOGIES

An apology for non attendance was received from Cr D S Smiles.

ORD/1 CONDOLENCES

Nil.

ORD/2 CONGRATULATIONS

Nil.

ORD/3 CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING

ORD/3.1 ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 22ND AUGUST 2006

To His Worship the Mayor and Councillors

File No 1/2/10

Date 1 September 2006

Responsible Officer Cr W. Geisel, MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 22nd August, 2006.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 22nd August 2006 copies of which have been printed and circulated to Members, be taken as read and confirmed.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes of the last Ordinary Meeting held on Tuesday, 22nd August 2006 copies of which have been printed and circulated to Members, be taken as read and confirmed.

CARRIED

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

ORD/7.1 ADOPT REPORT GENERAL PURPOSES COMMITTEE MEETING TUESDAY 5TH SEPTEMBER 2006

To His Worship the Mayor and Councillors

File No 1/2/10

Date 7th September 2006

Responsible Officer Cr W. Geisel, MAYOR

Signed: _____

Summary/Purpose

Report of the General Purposes Committee Meeting held on Tuesday, 5th September 2006.

Officer's Recommendation

That these six (6) Officers Reports be received and the Report of the General Purposes Committee Meeting held on Tuesday, 5th September 2006 be received and adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That these six (6) Officers Reports be received and the Report of the General Purposes Committee Meeting held on Tuesday, 5th September 2006 be received and adopted.

CARRIED

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1

REPORTS

ORD.ECP/1.1

2007 BOOTS AND BUSH COUNTRY MUSIC FESTIVAL JIMBOUR AMPHITHEATRE

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 6/9/3, Doc. No. 403007

Date 7th September 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

Ms Anne Nalder joined the meeting at 4.06 p.m. to present Council with an overview on the options for the proposed 2007 Boots and Bush Country Music Festival to be held at Jimbour from the 9th to 11th February 2007:-

- Into 3rd event for 2007
- History - to continue and be successful you need vision, determination and goal to continue on
- Jimbour amphitheatre - great venue
- Event size risky, no guarantees, event must be run as a business and make money;
- Boots and bush will expand for next year vision ambitious - Jimbour could become a miniature Tamworth - branded as a premium event - provide opportunities for new musicians;
- Program expanded - Friday night - Council to host a street party - Event organisers to supply artists - Bushwakers - Line dancing with Chris Watson and Fireworks
- Saturday program main concert - artists confirmed include Jim Haynes, Bush Poet, Owen Alexander, the Yeehaa Boys, Brendon Walmsley, McClymont Sisters, Sara Storer, Tania Kernaghan, Troy Cassar-Daley, John Williamson
- Sunday Gospel concert - local acts The Wolverines, James Blundell and various other artists - bush poetry to get school children involved run competition at schools
- Support from Council - promote sale of tickets - talk up businesses to boost ticket sales, barricades, involvement from Council with street party - take on cost of security and police presence
- television campaign starts with WIN 1st October 2006, combination advertising with Radio and papers and TV - extensive campaign paper and radio fairly wide spread into regional areas
- 40 camping bookings confirmed
- Event is locked in
- Jimbour will handle bar - community groups will handle the food and not pay a site fee - commercial operations will pay a site fee - camp site fee \$30 a night - planning on 500 non powered sites - will provide toilets and showers on site
- tickets sales through Tebbits and through web site www.scpgoldcoast.com.
- Suggestion to host street party at Rugby Leagues Ground - controllable site, lighted, better security, fenced

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1

REPORTS

ORD.ECP/1.1

2007 BOOTS AND BUSH COUNTRY MUSIC FESTIVAL JIMBOUR AMPHITHEATRE ...(Cont'd)

- Need to involve Chamber of Commerce with street party
- Tickets sold at early bird \$80.00 (buy one and get one free)
- Children under 15 free if accompanied by adult
- Normal price \$60 each - \$40 for concession and pensioners - on day \$70.00

Ms Anne Nalder retired from the Meeting at 4.40 p.m.

- Main event Saturday \$3,000 to \$5,000 - in kind support
- Friday night event - provide audio equipment and lighting - Council to form a small sub committee and come back to Council with ideas - work out costs and make recommendations to Council.

Officer's Recommendation

Council's direction is required

COUNCIL RESOLUTION

MOVED and SECONDED

That Council form a Sub Committee comprising of Crs W Geisel, Ross Thornton, Glen Latemore and Carolyn Tillman with the CEO to appoint relevant Council officers to investigate options and costs of organising the street party and make recommendations to Council.

CARRIED

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1 REPORTS

ORD.ECP/1.2 PAUL RENNER AND SIMON DOYLE JOIN COUNCIL DISCUSS DALBY WAMBO CRITERIUM RACE AND DALBY WAMBO TRIATHLON

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 2/4/13 & 1/13/1

Date 7th September 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

Mr Paul Renner and Mr Simon Doyle will joined Council at 4.50 p.m. to discuss a submission from Dalby Trisports for assistance in staging the 2007-09 Dalby Wambo Criterium Race and Dalby Wambo Triathlon on the weekend of February 24 and 25.

A copy of the submission is attached which outlines the assistance sought from Dalby Town Council over the next three years.

Dalby Trisports are seeking commitment of approximately \$5,000 from each Council for the 2007 events and a commitment to at least this amount for the following two years subject to the successful running of the events the previous year. This commitment could be either in cash or in services.

Ms Michelle Brown joined the meeting at 5.00 p.m.

Mr Paul Renner and Mr Simon Doyle retired from the Meeting at 5.00 p.m.

Officer's Recommendation

That this submission be received and noted and that Council proceed with in kind assistance for 2007, however further commitment be considered during the 2007/08 budget deliberations.

COUNCIL RESOLUTION

MOVED by Cr Milford and seconded by Cr Nearhos

That this submission be received and noted and that Council proceed with in kind assistance for 2007 up to maximum of \$5,000 to cover the hire of barriers and the balance in kind assistance, and for the matter to be further considered during the 2007/08 budget deliberations.

CARRIED

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/2 **INWARDS CORRESPONDENCE**

ORD.ECP/2.1 **DALBY CHAMBER COMMERCE AND INDUSTRY REQUEST UPDATE
STATUS DALBY BORE BATHS PROJECT**

File No 6/1/16, Doc. No. 395733

Date 31 August 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Summary/Purpose

A letter dated 2 August 2006 received from the Dalby Chamber of Commerce and Industry requesting an update on the current status of the Dalby Bore Baths project.

Director Community Services, Mr B. Patterson's response is attached for Council's information.

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

ORD.ECP/3 **GENERAL BUSINESS**

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

DALBY TOWN COUNCIL MINOR GRANTS FUNDING ROUND

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

2/4/13

Date

6 September 2006

Prepared by

D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report is in relation to the applications received for the August 2006 round of the Dalby Town Council Minor Grants Program.

Mr Graeme Preston, Special Projects Engineer joined the Meeting at 5.10 p.m.

Mr Danny Nearhos, SCSO tabled a minor grants application received from Dalby Beck Street Kindergarten applying for rate relief for an amount of \$1,769.35 for Council's consideration.

Cr Greg Nearhos declared a Material Personal Interest and retired from the Meeting at 5.23 p.m.

Officer's Recommendation

That Council approves grant payment to the Dalby Town Council Minor Grants Program applicants as recommended in this report.

COUNCIL RESOLUTION

MOVED and SECONDED

That the Report be received and that Council approves grant payment to the Dalby Town Council Minor Grants Program applicants as recommended in this report.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

DALBY TOWN COUNCIL MINOR GRANTS FUNDING ROUND
...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That the minor grant application for Dalby Beck Street Kindergarten be received and that Council defer any decision pending receipt of additional information.

CARRIED

Cr Nearhos rejoined the Meeting at 5.30 p.m.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

**ORD.CW/1.2 CS ENERGY KOGAN CREEK – COMMUNITY BENEFIT
INFRASTRUCTURE FUNDING**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 6/1/14, 5/1/35 & P1046, Doc. No. 400664

Date 6 September 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

To inform Council of correspondence received from CS Energy indicating that \$100,000 in Infrastructure Funding is still available to Dalby Town Council.

Officer's Recommendation

That Council propose to CS Energy that the remaining \$100,000 Infrastructure Funding be allocated to the Dalby Wambo Covered Arena Project.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council defer any decision pending discussions with O'Keefe and Partners seeking advice on the best way to approach CS Energy in relation to the \$100,000 infrastructure funding and report back to Council.

CARRIED

Mr Danny Nearhos, SCSO retired from the Meeting at 5.35 p.m.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.3 REPORT SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE MEETING TUESDAY 5TH SEPTEMBER 2006

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/16, 5/1/35 & P.1046

Date 6th September 2006

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

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A copy of the minutes of the Showgrounds Management Advisory Committee Meeting held on Tuesday 5th September 2006.

Officer's Recommendation

That the minutes be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and noted.

CARRIED

ORD.CW/2 INWARDS CORRESPONDENCE

Nil.

ORD.CW/3 GENERAL BUSINESS

Nil.

KRA 2 - OUR ORGANISATION

ORD.ORG/1

REPORTS

ORD.ORG/1.1

CHIEF EXECUTIVE OFFICER'S SPECIAL REPORT RE: LGAQ ANNUAL CONFERENCE 2006

To His Worship the Mayor and Councillors

File No 5/3/3-2

Date 1 September 2006

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

This Report is a brief overview of the LGAQ Annual Conference held in Toowoomba from 28 to 31 August 2006.

The Mayor Cr Warwick Geisel presented a brief update on his attendance at the LGAQ Annual Conference:-

- Met with Phil Clark, Department Local Government and Planning in relation to the Ethanol Plant Development Application - would like Minister to make decision;
- Met with Main Roads Department discuss condition Toowoomba Road - highlighted passing lane issue
- Met with representatives from Austlink who are investigating the corridor from Darwin to Brisbane and discussed the condition of the road between Dalby and Toowoomba
- Also since met with Wambo Shire Council and have forwarded a joint submission to Austlink

Cr Carolyn Tillman also presented a brief update on her attendance at the LGAQ Annual Conference:-

- Attend two workshops titled "Getting Service Balance Right" and "Youth Councils Not the only Answer - a workshop aimed at exploring a variety of methods to engage young people in our communities
- Noted concerns that Dalby no longer has a Youth Council
- Suggested to have a link on Council's web site as a Youth Forum to put forward ideas
- Forward a copy of the handout titled Youth Councils and other models of youth engagement to all Councillors.

Officer's Recommendation

That this Report be received and noted.

KRA 2 - OUR ORGANISATION

ORD.ORG/1

REPORTS

ORD.ORG/1.1

CHIEF EXECUTIVE OFFICER'S SPECIAL REPORT RE: LGAQ ANNUAL
CONFERENCE 2006 ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/1 REPORTS

ORD.ORG/1.2 CORPORATE SERVICES SPECIAL REPORT RATES REDRAW POLICY

To Hon. Worship the Mayor and Councillors

File No 1/12/1 & 4/1/5

Date 6 September 2006

Prepared by M. Brown, HUMAN RESOURCE OFFICER

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

To implement a Policy on employee rate redraws.

Officer's Recommendation

That this report be received and adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and adopted.

CARRIED

Ms Michelle Brown, HRO retired from the Meeting at 5.50 p.m.

KRA 2 - OUR ORGANISATION

ORD.ORG/1 REPORTS

ORD.ORG/1.3 REPORT SAFETY COMMITTEE MEETING HELD THURSDAY 10TH AUGUST 2006

To His Worship the Mayor and Councillors

File No 4/1/16

Date 15th August 2006

Prepared by K. M. Gillespie, UTILITIES SERVICES ADMINISTRATION OFFICER

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Report of the Safety Committee Meeting held on Thursday 10th August, 2006 commencing at 1.03 p.m.

Officer's Recommendation

That the Report of the Meeting be received and that the recommendations contained therein be adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the Report of the Meeting be received and that the recommendations contained therein be adopted.

CARRIED

Cr B T O'Shea has requested that Ms Liz Drumm, WHSO check the time frames on tagging if there are RCD's installed on equipment as compared to safety switches.

KRA 2 - OUR ORGANISATION

ORD.ORG/2 **INWARDS CORRESPONDENCE**

ORD.ORG/2.1 **LOCAL GOVERNMENT ASSOCIATION QUEENSLAND PROPOSED
ELECTORAL REFORMS FUTURE COUNCIL ELECTIONS**

File No 1/6/6, Doc. No. 398533

Date 1 September, 2006

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Summary/Purpose

A circular dated 16 August, 2006 from the Local Government Association of Queensland outlining proposed electoral reforms for future Council elections.

Officer's Recommendation

That this circular be received and the contents noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this circular be received and the contents noted.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 INWARDS CORRESPONDENCE

**ORD.ORG/2.2 DARLING DOWNS REGIONAL ORGANISATION OF COUNCILS
DARLING DOWNS REGIONAL SUSTAINABILITY PLAN NEWSLETTER**

To His Worship the Mayor and Councillors

File No 5/3/3, Doc. No. 402231

Date 7th September 2006

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed:

Summary/Purpose

A copy of the first edition of the Darling Downs Regional Sustainability Plan Newsletter is attached.

Officer's Recommendation

That the newsletter be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the newsletter be received and noted.

CARRIED

Mr S M Hegedus, CEO updated Council on the visit by Dr Robin King Cullen, Independent Review Facilitator:-

- Management team met with Dr Robin King Cullen to discuss assessment criteria, score indicators and identification of key issues (vulnerabilities, opportunities and strengths);
- Council had two main areas of vulnerability - levels of service and community interest;
- Also met with Mayor and Deputy Mayor to discuss process;
- Met with staff on SSS project to help minimise uncertainty;
- Initial review phase will continue until the end of 2006, report will then be presented to Council.

ORD.ORG/3 GENERAL BUSINESS

Nil.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1

REPORTS

ORD.BE/1.1

ENGINEERING SERVICES SPECIAL REPORT RE: REVIEW OF PARKING METERS IN DALBY

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2 & 13/1/1

Date 30 August 2006

Prepared by Graeme Preston, SPECIAL PROJECTS ENGINEER

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

To provide Council with a brief overview of parking meters in Dalby and to provide direction for Council to address parking issues in the Central Business District (CBD).

Officer's Recommendation

Council to review parking in the CBD after 6 months operation of the new shopping centre (Dalby Shopping World) to include but not be limited to:

- Public consultation in the form of structured focus groups with representatives of key stakeholder groups, including Chamber of Commerce members, CBD traders and the general shopping community
- Carry out review of parking stock in Dalby CBD.
- Full analysis of cost implication of alternate strategies.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that:-

Council to review parking in the CBD after 6 months operation of the new shopping centre (Dalby Shopping World) to include but not be limited to:

- Public consultation in the form of structured focus groups with representatives of key stakeholder groups, including Chamber of Commerce members, CBD traders and the general shopping community
- Carry out review of parking stock in Dalby CBD.
- Full analysis of cost implication of alternate strategies.

CARRIED

KRA 3 - BUILT ENVIRONMENT

ORD.BE/2 **INWARDS CORRESPONDENCE**

ORD.BE/2.1 **LANDCARE AND CATCHMENT MANAGEMENT QUEENSLAND
REQUEST APPROVAL PERMANENT ROAD CLOSURE PARISH OF
DALBY LAW**

File No 12/1/4, Doc. No. 400890

Date 7th September 2006

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Summary/Purpose

A letter dated 25th August 2006 forwarding a copy of a notice published in the Government Gazette relative to an application by David Walter Law and Rose Maria Law for the permanent closure of road in the Parish of Dalby and providing a copy of the plans.

Requesting Council's views on the application and if an objection is lodged to supply the reason for such objection.

Officer's Recommendation

That the letter be received, the contents noted and that Council offer no objection to the request provided the water main is relocated.

Mr Graeme Preston, Special Projects Engineer retired from the meeting at 6.10 p.m.

COUNCIL RESOLUTION

MOVED and SECONDED

That the letter be received, the contents noted and that Council offer no objection to the request provided the water main is relocated.

CARRIED

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/1

REPORTS

ORD.PAL/1.1

(D016-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT - JORGENSEN

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2296.6, Doc. No. 016-06/07

Date 6 September 2006

Prepared by J. Mager, CUSTOMER SERVICE OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D016-06/07
Applicant:	Celina Jorgensen
Owner:	Benchase Pty Ltd as trustee for Dalby Grains
Site Address:	17545 Warrego Highway
Real Property Description:	Lot 6 on RP160677, Parish of Dalby
PDLU Designation:	Industrial, Open Space & Rural Residential
Proposal:	Reconfiguration of a Lot (25 Lots)

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Reconfiguration of a Lot on land described as Lot 6 on Plan Number RP160677 in the Parish of Dalby, situated at 17545 Warrego Highway, 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-D016-06/07.
2. The applicant is to enter into a Statutory Covenant with Council under sections 97A and 97B of the Land Title Act 1994 to place a 30m wide buffer area along the entire length of the rear boundary of proposed Lot 25.
3. The 30m wide buffer area shall consist of dense planting of indigenous tree species at random spacing averaging 4m in both directions to provide a visual, dust and wind break.
4. The buffer and vegetation therein is to be planted and maintained at all times as a densely vegetated buffering area.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D016-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT -
JORGENSEN ...(Cont'd)**

5. All new roads shall have a minimum reservation width of 20m and shall be dedicated as public road at no cost to Council.
6. All new roads shall be constructed with an 8.5m pavement width with an 8m seal, to the satisfaction of Council and shall be in accordance with relevant engineering standards.
7. The unnamed road 19 shall be constructed to a sealed standard to 8.5m width, from the Dalby/Cecil Plains Road to connect with the proposed road, in accordance with relevant engineering standards and to the satisfaction of Council.
8. (a) "No Through Road" signs and road name signs shall be erected at each intersection in accordance with Council's Transitional Planning Scheme.

(b) The submission of a selection of 3 alternative names for the new road, to be approved prior to lodgement of the Plan of Survey.
9. Each new lot shall have vehicular access to the new road to the satisfaction of Council and in accordance with appropriate engineering standards.
10. Each proposed Lot shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
11. (a) The existing water supply mains shall be extended to facilitate compliance with Condition 10., and its capacity shall be sufficient for the development, to the satisfaction of Council and to relevant engineering standards, including adequate pressure for fire fighting purposes.

(b) Arrangements are to be made with Council for a water supply network analysis to be carried out at the developer's cost.
12. The applicant shall pay to Dalby Town Council a headworks contribution of \$1,800.00 per additional Lot.
13. The applicant shall demonstrate to Council's satisfaction, prior to submission to Council of the Plan of Survey, that each proposed lot can be adequately provided with an on-site sewage treatment system and that effluent can be disposed within the boundaries of each lot.
14. Each proposed Lot shall be adequately drained and all storm water shall be disposed of to the satisfaction of Council and to relevant engineering standards.
15. Each proposed Lot shall be connected to the electricity supply system to the satisfaction of Council and to relevant engineering standards.
16. Any telecommunication or other similar lines shall be provided underground.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D016-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT - JORGENSEN ...(Cont'd)

17. All utility services, located within the road reserve, shall be to the satisfaction of Council and to relevant engineering standards.
 18. Appropriate easements shall be provided in favour of Council to contain infrastructure elements, including water mains.
 19. The cost of providing services to each proposed Lot shall be at the expense of the applicant.
 20. The applicant shall submit a detailed Plan of Survey, prepared by a licensed surveyor, for the approval of Council.
 21. The applicant shall pay to Council, a Parkland Contribution of \$500.00 per additional Lot.
 22. At the completion of construction, detailed "as constructed" plans of all infrastructure shall be submitted to Council.
 23. All works necessitated by the conditions of approval shall be completed prior to the submission to Council of the Plan of Survey, unless such works and payments are bonded to the satisfaction of Council.
 24. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.
 25. The cul-de-sac head must be of sufficient size to be able to contain a 13m radius which caters for a 9m radius road pavement and 4m footpath.
 26. The applicant must comply with all conditions from the Department of Main Roads as stated in their advice dated 31 July 2006, Reference No. P62183.
 27. The staging of the subdivision into a maximum of 4 stages.
 28. 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 two (2) 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 with the amendment to Condition 15 to read as follows:-

- (15) Each proposed Lot shall be connected to the underground reticulated electricity supply system to the satisfaction of Council and to relevant engineering standards.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.2 (D020-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT -
A & T SURVEYING (REYNOLDS)**

To S M Hegedus, CHIEF EXECUTIVE OFFICER
File No P2923, Doc. No. 020-06/07
Date 7 September 2006
Prepared by J. Mager, CUSTOMER SERVICE OFFICER
Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D020-06/07
Applicant:	A & T Surveying
Owner:	DW & NK Reynolds
Site Address:	2 Aerodrome Road
Real Property Description:	Lot 24 on SP172508, Parish of Dalby
PDLU Designation:	Residential
Proposal:	Reconfiguration of a Lot (1 Lot into 4 and new road)

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Reconfiguration of a Lot on land described as Lot 24 on Plan Number RP172508 in the Parish of Dalby, situated at 2 Aerodrome Road, 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-D020-06/07.
2. All new roads shall have a minimum reservation width of 16m and shall be dedicated as public road at no cost to Council, and shall be constructed to the satisfaction of Council and appropriate engineering standards.
3. All new roads shall be constructed:
 - (a) with a 6m pavement width, to relevant engineering standards;
 - (b) to the satisfaction of Council and shall be in accordance with relevant engineering standards; andto include sealed pavement and kerb and channelling.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

**(D020-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT -
A & T SURVEYING (REYNOLDS) ...(Cont'd)**

4. Concrete kerb and channelling shall be provided on both sides of the new road.
5. The new road shall be provided with street trees to the satisfaction of Council.
6. Street lighting shall be provided on the new road to the satisfaction of Council and to relevant engineering standards.
7. Each new lot shall have property constructed vehicular access to the new road, to the satisfaction of Council and in accordance with appropriate engineering standards.
8. The existing water supply main shall be extended within the new road reserve and its capacity shall be sufficient for all stages of the development, to the satisfaction of Council and to relevant engineering standards, including adequate pressure for fire fighting purposes.
9. Each new lot shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
10. Fire hydrants shall be provided within the road reserves to the satisfaction of Council and to relevant engineering standards.
11. The existing sewerage main shall be extended and its capacity shall be sufficient for all stages of the development, to the satisfaction of Council and to relevant engineering standards.
12. Each proposed lot shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
13. Each proposed lot shall be connected to the electricity supply system to the satisfaction of Council and to relevant engineering standards.
14. The applicant shall pay to Dalby Town Council, a headworks contribution of \$3,000.00 per additional Lot.
15. Concept plans and designs shall be provided indicating that the disposal of storm water from proposed Lots 24-26 does not prejudice the drainage of the overall proposed development.
16. The storm water drainage system shall be designed for the 1 in 2 year event. The design should be checked for the 1 in 100 year event to establish flow paths within the overall development. Storm water flows should be contained with the roadway.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D020-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT - A & T SURVEYING (REYNOLDS) ...(Cont'd)

17. Full engineering drawings and specifications shall be provided for all roadworks, crossovers, storm water drainage, water supply, sewerage works and earthworks for the approval of Council's engineer, to appropriate engineering standards.
18. Underground reticulated electricity shall be provided to each proposed lot.
19. Any telecommunication or other similar lines shall be provided underground.
20. All utility services located within the road reserve shall be to the satisfaction of Council and to relevant engineering standards.
21. Where appropriate, easements shall be provided in favour of Council to contain infrastructure elements, including water, sewerage and storm water mains.
22. No construction shall take place unless and until appropriate erosion control and silt collections measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control and silt collection measures shall remain onsite for the remainder of the construction period.
23. No construction shall take place until detailed design plans have been prepared and approved by Council.
24. At the completion of construction, detailed "as constructed" plans of all infrastructure shall be submitted to Council.
25. All works necessitated by the conditions of approval for roadworks, crossovers, stormwater drainage, water supply, sewerage, utilities and earthworks shall be completed prior to the submission to Council of the plan of survey, unless such works and payments are bonded to the satisfaction of Council.
26. The cost of providing services to each proposed lot shall be at the expense of the applicant.
27. The applicant shall submit a detailed Plan of Survey, prepared by a licensed surveyor, for the approval of Council.
28. The applicant shall pay to Council, a Parkland Contribution of \$500.00 per additional Lot.
29. All works necessitated by the conditions of approval shall be completed prior to the submission to Council of the Plan of Survey, unless such works and payments are bonded to the satisfaction of Council.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

**(D020-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT -
A & T SURVEYING (REYNOLDS) ...(Cont'd)**

30. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.
 31. 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 two (2) years from the date of approval, otherwise the approval will lapse.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and defer any decision pending receipt of an Engineering Services special report investigating culverts on Aerodrome Road.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.3 (D041-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT -
MABB**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P232, Doc. No. 041-06/07

Date 6 September 2006

Prepared by J. Mager, CUSTOMER SERVICE OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D041-06/07
Applicant:	Stephen Mabb
Owner:	Stephen John & Julie Ann Mabb
Site Address:	Corner of Curtis & Homebush Streets, Dalby
Real Property Description:	Lot 37 on SP173899, Parish of Dalby
PDLU Designation:	Residential
Proposal:	Reconfiguration of a Lot (2 Lots)

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Reconfiguration of a Lot on land described as Lot 37 on Plan Number SP173899 in the Parish of Dalby, situated at Homebush 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-D041-06/07.
2. Each proposed Lot shall be provided with a properly constructed vehicular access to the satisfaction of Council and in accordance with appropriate engineering standards.
3. Each proposed Lot shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
4. Each proposed Lot shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D041-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT -
MABB ...(Cont'd)**

5. The applicant shall pay to Dalby Town Council a headworks contribution of \$3,000.00 per additional Lot.
 6. Each proposed Lot shall be adequately drained and all storm water shall be disposed of to the satisfaction of Council and to relevant engineering standards.
 7. Each proposed Lot shall be connected to the electricity supply system to the satisfaction of Council and to relevant engineering standards.
 8. The cost of providing services to each proposed Lot shall be at the expense of the applicant.
 9. The applicant shall submit a detailed Plan of Survey, prepared by a licensed surveyor, for the approval of Council.
 10. The applicant shall pay to Council, a Parkland Contribution of \$500.00 per additional Lot.
 11. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.
 12. All works necessitated by the conditions of approval shall be completed prior to the submission to Council of the Plan of Survey, unless such works and payments are bonded to the satisfaction of Council.
 13. 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 two (2) 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

**ORD.PAL/1.4 (D372-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
EDWARDS**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P999, Doc. No. 372-05/06

Date 7 September 2006

Prepared by J. Mager, CUSTOMER SERVICE OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D372-05/06
Applicant:	Judith Edwards
Owner:	RE & JE Edwards
Site Address:	51 Nicholson Street, Dalby
Real Property Description:	Lot 3 on RP73726, Parish of Dalby
PDLU Designation:	Residential
Proposal:	Material Change of Use to establish Domestic Occupation - Massage Therapist

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Material Change of Use - "Domestic Occupation - Massage Therapist" on land described as Lot 3 on Plan Number RP73726 in the Parish of Dalby, situated at 51 Nicholson 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-D372-05/06.
2. Operation of the use shall occur only between the hours of 9.00 a.m. and 5.00 p.m. Tuesday to Friday, and 9.00 a.m. and 12.00 noon on Saturday.
3. The use shall be conducted only by the residents of the dwelling house, and there shall be no other employees.
4. The area used within the dwelling house for the purpose of "Domestic Occupation - Massage Therapist" shall not exceed 9m².

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.4

(D372-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - EDWARDS ...(Cont'd)

5. No sign other than a sign not exceeding 0.3m² in area and bearing only the name and telephone number of the occupier shall be displayed on the premises.
6. One (1) on-site customer car-parking space shall be provided in addition to the existing car-parking space provided for the domestic dwelling, to the satisfaction of Council.
7. All areas on which vehicles park or manoeuvre shall be sealed or constructed of other suitable material, to Council's satisfaction, to ensure all-weather operation.
8. At all times while the use continues, the site shall be kept in a clean and tidy state.
9. The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.

FURTHER RECOMMENDED that the applicant be advised that:-

1. This approval extends only to the Material Change of Use of the site for the purposes of Domestic Occupation - Massage Therapist. A further application will be required for:-
 - (a) Operational works including, but not limited to, construction of physical access to allotments, external and internal roadworks, storm water drainage, water supply and sewerage provision and landscape treatment;
 - (b) Any new construction work, alterations, demolition, or change of class, which must be applied for and obtained under the provisions of the Building Act;
 2. 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.
-

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**

ORD.PAL/1.5 **(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - O'SHEA**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P706, Doc. No. 459-05/06

Date 7 September 2006

Prepared by J. Mager, CUSTOMER SERVICE OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D459-05/06
Applicant:	Barry O'Shea
Owner:	PG O'Shea
Site Address:	5 Vowles Street, Dalby
Real Property Description:	Lot 3 on RP66288, Parish of Dalby
PDLU Designation:	Multiple Occupancy
Proposal:	Material Change of Use to establish Residential Development Class 1(B) 4 Units

Cr B T O'Shea declared a Material Personal Interest and retired from the Meeting at 6.25 p.m.

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Material Change of Use - Residential Development Class 1(B) 4 Units, on land described as Lot 3 on Plan Number RP66288 in the Parish of Dalby, situated at 5 Vowles 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 the following plans:-
 - (a) Plan Number TP-D459-05/06.
 - (b) "Lower Floor Plan", prepared by Creative Drafting & Design Pty Ltd, drawing number 05-0842.01;
 - (c) "Upper Floor Plan", prepared by Creative Drafting & Design Pty Ltd, drawing number 05-0842.02; and
 - (d) "Elevations", prepared by Creative Drafting & Design Pty Ltd, drawing number 05-0842.03.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.5

**(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)**

2. The applicant shall submit an amended site plan and building plans and elevations to, and for the approval of Council, ensuring compliance with the following:
 - (a) the balcony of proposed Unit 12 located and designed so as to ensure the privacy of adjoining premises;
 - (b) a maximum plot ratio of 0.5:1;
 - (c) a maximum site cover of 50%;
 - (d) a minimum of 35% of the site as landscaping;
 - (e) private open space, having a minimum area of 35 sq m and minimum width of 4 m, provided for each dwelling unit;
 - (f) a minimum of 1.5m width of landscaping provided along the entire length of the north- west, north-east and south-east boundaries of the site;
 - (g) a minimum of six (6) car parking spaces, including two (2) visitor carparking spaces, provided on-site with dimensions and layout in accordance with relevant standards; and
 - (h) bin storage area provided on-site.
3. The building shall have a maximum building height of 8.5m above natural ground level.
4. The construction of the units be 3.404m from the front boundary providing the current design and side boundary setbacks are as those detailed on the proposed drawings.
5. A sealed vehicle crossover shall be provided from the Vowles Street frontage, to appropriate engineering standards, as shown on the plan "Site Plan", prepared by Creative Drafting & Design Pty Ltd, drawing number 05-0842.00
6. A minimum of six (6) car parking spaces shall be provided on-site, including a minimum of two (2) car parking spaces which shall remain available at all times for on-site visitor parking. All parking spaces shall be delineated and kept at all times for vehicle parking purposes.
7. The driveway width, car parking spaces and manoeuvring areas shall be such as to ensure safe operation and shall be in accordance with relevant engineering standards and to the satisfaction of Council.
8. All internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed in accordance with relevant engineering standards and to the satisfaction of Council.
9. The site shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.5

**(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)**

10. Each dwelling unit shall be connected to the internal reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
11. The site shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
12. Each dwelling unit shall be connected to the internal reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
13. The subject site shall be adequately drained and all storm water shall be disposed of to the satisfaction of Council and to relevant engineering standards.
14. Full engineering drawings and specifications shall be provided for all crossovers, storm water drainage, water supply, sewerage works and earthworks for the approval of Council's engineer, to appropriate engineering standards.
15. A minimum clearance of 2m is required to any building, including eaves overhang, from the existing sewer.
16. Each dwelling unit shall be provided with electricity to relevant engineering standards.
17. A detailed plan is required showing the proposed location of all services on the site.
18. Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site, to the satisfaction of Council and to relevant engineering standards, and shall remain in place for the duration of construction.
19. A landscaping plan for the overall site, which addresses in particular the privacy screening of adjoining properties from the on-site units and the landscaping as detailed in condition 2, is to be submitted by the applicant to and for the approval of Council prior to the commencement of the use.
20. All landscaping areas shall be planted with screening trees, shrubs and ground cover and shall be in accordance with the approved landscaping plan and maintained at all times while the use continues. Landscaping shall be of a nature and scale that ensures effective visual screening of on-site buildings and materials from Vowles Street.
21. A 1.8m high screen fence shall be erected on all site boundaries, excluding the vehicle crossover on Vowles Street.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.5

(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - O'SHEA ...(Cont'd)

22. Lighting of the site, including security lighting shall be such that the lighting intensity does not exceed 8 lux at a distance of 1.5m from the site at any property boundary. All lighting shall be directed and/or shielded so as to ensure that no glare directly affects residential properties.
23. No construction shall take place unless and until appropriate erosion control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control and silt collection measures shall remain on-site for the remainder of the construction period.
24. No construction shall take place until detailed design plans have been prepared and approved by Council.
25. At the completion of construction, detailed "as constructed" plans of all infrastructure shall be submitted to Council.
26. At all times while the use continues, the site shall be kept in a clean and tidy state.
27. At all times while the use continues, it shall be operated in such a manner as to ensure that no nuisance shall arise as a result of dust, noise, night lighting or any other potentially detrimental impact.
28. The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.

FURTHER RECOMMENDED that the applicant be advised that:-

1. This approval extends only to the Material Change of Use of the site for the purposes of Residential Development Class 1(B) - 4 Units. A further application will be required for:-
 - (a) Operational works including, but not limited to, construction of physical access to allotments, external and internal roadworks, storm water drainage, water supply and sewerage provision and landscape treatment;
 - (b) Any new construction work, alterations, demolition, or change of class, which must be applied for and obtained under the provisions of the Building Act;
2. 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/1.5

(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that Council defer any decision pending further discussions with the applicant and the submission of a modified plan.

CARRIED

Cr B T O'Shea re-joined the meeting at 6.30 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/2

INWARDS CORRESPONDENCE

ORD.PAL/2.1

**KING AND COMPANY SOLICITORS DALBY BIO REFINERY
PROPOSED ETHANOL PLANT LAND SALE AGREEMENT**

To His Worship the Mayor and Councillors

File No 6/1/17 & P.2306

Date 7th September 2006

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A letter dated 4th September 2006 attaching the following documents for Council's consideration and comment:-

1. A further draft of the second Land Sale Agreement (untracked);
2. A further draft of the second Land Sale Agreement (tracked with the tracking showing all amendments since the last version of the agreement; and
3. A draft letter to the Solicitor for Dalby Bio Refinery.

Officer's Recommendation

That these documents be received, the contents noted and Council's direction is required.

COUNCIL RESOLUTION

MOVED and SECONDED

That these documents be received, the contents noted and that Council delegate authority to the Mayor and Chief Executive Officer to execute the land sale contract for property described as Lot 1 RP126296 Jandowae Road, Dalby to be developed as a site for an ethanol plant.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3 GENERAL BUSINESS

**ORD.PAL/3.1 CONFERENCE NATURAL GAS AS A VEHICLE FUEL SEPTEMBER
18TH SHOWGROUNDS CONFERENCE CENTRE**

File No 14/1/1 & 1/15/15

Summary/Purpose

Cr R A Thornton suggested that Council, as it is a major sponsor, should be represented at the natural gas conference scheduled for Monday 18th September 2006 at the Showgrounds Conference Centre. Cr Thornton also suggested that Council should erect a static display.

Cr Greg Nearhos nominated to attend.

**ORD.PAL/3.2 NOTIFY SUPPORT STATE DEVELOPMENT DEPARTMENT WHITE
INDUSTRIES EMPLOYING 8 PHILIPPINE PERSONNEL**

File No 1/15/8 & 4/1/22

Summary/Purpose

The Mayor Cr W Geisel advised that he had sent an email to Mr Jacob Reinders from the State Development Department supporting White Industries initiative in employing 8 Philippine personnel as there is a real need for skilled people in Dalby.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3 GENERAL BUSINESS

**ORD.PAL/3.3 CONFIRMATION RECEIVED SELECTED QUEENSLAND ARTS
COUNCIL QUEENSLAND 2006/07 REGIONAL BIENNIAL FLAGSHIP
EVENT**

File No 5/2/9

Summary/Purpose

Cr C T Tillman advised that Dalby Wambo had been chosen as one the regional areas to be part of the 2007 Regional Biennial Flagship Event "Tales my Mother Told Me". Council had budgeted \$5,000 towards this event.

**ORD.PAL/3.4 SOUGHT CLARIFICATION WORKMEN USING PARKING METERS
CENTRAL BUSINESS DISTRICT**

File No 13/1/1

Summary/Purpose

Cr R G Latemore raised his concerns in relation to workers from a building site using parking meters in the regulated parking area of the central business district, reiterating that Council needs to be consistent in its approach and enforcement of this law:-

- Should apply for hooded meter and pay accordingly
- Parking fine of \$10 is not a deterrent

Mr S M Hegedus, CEO clarified that builders can request a parking hood from Council, however also need approval from the shop owner. Mr Hegedus reiterated that Council is acting as a mediator and trying to work with the developers and existing business operators in the town.

MEETING CLOSURE

The Meeting concluded at 6.55 p.m.

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

Submitted to the Ordinary Meeting Of Council held this nineteenth day of September 2006.

Signed:

Cr Geisel
MAYOR OF DALBY

13th September 2006

APPENDIX / ATTACHMENTS
