

DALBY TOWN COUNCIL



**MINUTES OF ORDINARY MEETING OF
COUNCIL**

Held at Dalby Town Council Chambers

ON Tuesday 18 July 2006

Commencing at 4.07 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 18 July 2006

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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
C.M. Harding, CEO's PERSONAL ASSISTANT
E. Phillips, FINANCE MANAGER
D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER

Observers Ms Charlene Hall and Mr Damian Stimson

Delegation Mr Paul Trotter, Fulton Trotter and Associates

APOLOGIES

Nil

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 11TH JULY 2006

To His Worship the Mayor and Councillors

File No 1/2/10

Date 12th July 2006

Responsible Officer Cr W. Geisel, MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 11th July 2006.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 11th July 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, 11th July 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.

Cr C P Milford joined the Meeting at 4.10 p.m.

ORD/5 ON THE TABLE

ORD/5.1 ON THE TABLE TUESDAY 18TH JULY 2006

To His Worship the Mayor and Councillors

File No 1/2/10

Date 13th July 2006

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

- 01.** Books for Councillors and Officers to record their interest in contracts with Council in accordance with the Local Government Act, Section 192(1).
- 02.** Register of Moneys paid to Councillors.
- 03.** Local Laws of the Town of Dalby.
- 04.** Local Government Act 1993.
- 05.** Dalby Chamber of Commerce & Industry - Business Excellence Awards.
- 06.** Queensland Government - State Budget Highlights 2006/07.
- 07.** Queensland Government - State Budget 2006/07.

Officer's Recommendation

That these seven (7) items on the table be received.

COUNCIL RESOLUTION

MOVED and SECONDED

That these seven (7) items on the table be received.

CARRIED

ORD/6 PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS

Nil.

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

Nil.

ORD/8 CONSIDERATION OF NOTICES OF BUSINESS

Nil.

ORD/9 CONSIDERATION OF NOTICES OF MOTION

Nil.

ORD/10 QUESTIONS WITHOUT NOTICE

Nil.

ORD/11 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

Nil.

KRA 2 - OUR ORGANISATION

ORD.ORG/1 REPORTS

Nil.

ORD.ORG/2 INWARDS CORRESPONDENCE

ORD.ORG/2.1 DALBY BECK STREET KINDERGARTEN RATES REMISSION SUBMISSION EMERGENCY ASSISTANCE

File No 2/4/13, Doc. No. 387593

Date 13th July 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Summary/Purpose

A submission received on the 30th June 2006 from Dalby Beck Street Kindergarten applying for rates remission of \$2,170 for two consecutive financial years to allow the kindergarten to recover from the significant financial hardship that the centre has been through in previous years.

Cr G M Nearhos and Cr C T Tillman declared a Material Personal Interest and retired from the Meeting at 4.15 p.m.

Mr Chris Stephens joined the Meeting at 4.15 p.m.

Cr R A Thornton joined the Meeting at 4.15 p.m.

Mr S M Hegedus, CEO provided background information on Council's contributions made under the minor grants scheme for 2004/05 for an amount of \$1,800 and in 2005/06 an amount of \$976.00.

Mr Hegedus further explained that Council cannot continue to fund an open competing commercial operation and reminded Council of its previous resolution to adopt a new methodology in relation to the financial support applied to Kindergartens and Day Care Centres, stating that support would be scaled back each year.

Mr Craig Stephens addressed Council on the trading position of Beck Street Kindergarten highlighting the urgent need to generate funds to keep the Kindergarten viable:-

- Paying Council rates would place an extra financial strain;
- Centre has capacity for 45 children;
- Long term goal is to sell adjacent property - property is held in trust and will need to transfer land through Department of Natural Resources to freehold;
- Unofficial valuation on block of land \$200,000;
- Conducting wings of wheels fundraising event;
- Seeking Council's consideration in being exempt from paying outstanding rates of \$1,193.

KRA 2 - OUR ORGANISATION

ORD.ORG/2 INWARDS CORRESPONDENCE

ORD.ORG/2.1 DALBY BECK STREET KINDERGARTEN RATES REMISSION
SUBMISSION EMERGENCY ASSISTANCE ...(Cont'd)

Mr Chris Stephens retired from the meeting at 4.40p.m.

Officer's Recommendation

That this submission be received and Council's direction is required.

COUNCIL RESOLUTION

MOVED by Cr Thornton and seconded by Cr O'Shea

That this submission be received and that the matter be considered in conjunction with budget discussions.

CARRIED

Crs Greg Nearhos and Carolyn Tillman re-joined the Meeting at 4.40 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1 (D377-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – IMPACT ASSESSMENT - ALAND

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P884, Doc. No. 377-05/06

Date 13 July 2006

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

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D377-05/06
Applicant:	Aland Financial Services
Owner:	Aland Financial Services
Site Address:	13 Drayton Street, Dalby
Real Property Description:	Lot 4 on RP2096, Parish of Dalby
PDLU Designation:	Comprehensive Development precinct 2
Proposal:	Material Change of Use to establish Commercial Development (Impact Assessment)

Mr Blaine Patterson, DCS tabled an alternative recommendation for Council's consideration.

Officer's Recommendation

RECOMMENDED that Council refuse the application for the following reasons:-

1. The development conflicts with the intent of the strategic plan for the Comprehensive Development Precinct 2; and
2. The proliferation of professional offices in the Comprehensive Development Precinct 2 is undesirable.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D377-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – IMPACT ASSESSMENT - ALAND ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

RECOMMENDED that the applicant be advised that the application for a Development Permit for the Material Change of Use (Professional Offices) on land described as Lot 4 on Plan RP2096, Dalby is approved, subject to the following conditions:-

1. Approval is granted for the purpose of “Commercial Development” for office purposes.
2. 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-D377-05/06.
3. The hours of any operation is limited to:

7:00 am to 6:00 pm, Monday to Friday;

8.00 am to 5.00 pm, Saturdays;

No operations on Sundays or Public Holidays.

The hours of any loading or unloading is limited to:

8.00 am to 6.00 pm, Monday to Friday;

8.00 am to 12.00 pm, Saturdays;

No operations on Sundays or Public Holidays.

4. A minimum of eight (8) carparking spaces shall be provided on site. All carparking spaces shall be delineated and kept at all times for carparking purposes only.
5. All vehicles shall enter and leave the site in forward gear and all loading and unloading shall take place on the subject land.
6. All carparking, entrances to the site and vehicular manoeuvring areas or other surfaces that are traversed by vehicles must be fully sealed surfaces to ensure that the movement of any vehicles on the site does not cause any dust nuisances and ensures all-weather operation.
7. A sealed vehicle crossover shall be provided at the point of access to the subject land in accordance with Council’s Local Planning Policies on Engineering Works and the Department of Main Roads requirements.
8. Prior to occupation, any new building must be connected to Council’s sewerage and reticulated water supply systems.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D377-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE –
IMPACT ASSESSMENT - ALAND ...(Cont'd)**

9. Telephone and electricity services shall be provided in accordance with Council's Transitional Planning Scheme.
 10. 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 directly to the stormwater pit.
 11. Any fill placed on the subject land shall not cause any ponding of water on any land.
 12. Full engineering drawings and specifications shall be provided for all crossovers, stormwater drainage, water supply, sewerage works and earthworks for the approval of Council's engineer, to appropriate engineering standards.
 13. Landscaping shall be undertaken as described in the application. To this end, landscape treatment shall include screening trees, shrubs and ground covers. 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.
 14. By mutual agreement of adjoining property owners, screening shall be erected on all shared property boundaries. Such screening shall be maintained at all times.
 15. 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.
 16. 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.
 17. Unless otherwise approved in writing by the Chief Executive Officer, the hours of construction will be limited to:-
 - Monday to Friday - 7.00a.m. to 7.00p.m.
 - Saturday - 7.00a.m. to 12.00p.m.
 - No work on Sundays or Public Holidays
- This will apply to any work creating noise or other inconvenience.
18. At the completion of construction, detailed "as constructed" plans of all infrastructure and the location of buildings and structures shall be submitted to Council.
 19. At all times while the use continues, the site shall be kept in a clean and tidy state.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.1 (D377-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE –
IMPACT ASSESSMENT - ALAND ...(Cont'd)**

20. 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, light emission or any other potentially detrimental impact.
21. The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.
22. 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.
23. Where deemed necessary by Council, the relocation of services within the subject land shall be undertaken by the applicant at no cost to Council.
24. Compliance with the above within the periods limited by the Integrated Planning Act within a period of two (2) 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 For 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;
- (b) 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.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.2 (D393-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR THE RECONFIGURATION OF A
LOT A/C A & T SURVEYING (PRICE)**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P3692, Doc. No. 393-05/06

Date 13 July 2006

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

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D393-05/06
Applicant:	A & T Surveying on behalf of David Price
Owner:	DR & DM Price
Site Address:	Dalby
Real Property Description:	Lots 1 & 2 on RP95516 and Lot 5 on RP72499, Parish of Dalby
PDLU Designation:	Residential
Proposal:	Reconfiguring of a Lot – 4 Lot Subdivision

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for the Reconfiguring of Lots (4 Lot subdivision) on land described as Lots 1 & 2 on RP95516 and Lot 5 on RP72499, 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-D393-05/06.
- (2) Physical access from the roadway to all allotments shall be provided in accordance with Council's transitional Planning Scheme.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 (D393-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR THE RECONFIGURATION OF A LOT A/C A & T SURVEYING (PRICE) ...(Cont'd)

- (3) Hatchet shaped Lot 4 is approved. The accessway to this lot is to be constructed as follows:-
- (a) The maximum longitudinal grade shall be 1 in 6 and the maximum crossfall shall be 1 in 20 except that Council's Director of Engineering Services may allow a longitudinal grade of 1 in 4 for a distance not exceeding 60 metres in total in special circumstances.
 - (b) A drainage system to the satisfaction of the Council's Director of Engineering Services shall be provided so that no part of the driveway shall be inundated in the runoff resulting from a 1 in two-year storm.
 - (c) The driveway construction shall be either:-
 - (i) a 3 metre wide compacted gravel pavement designed to accommodate the passage of 0-15 commercial vehicles per day and not less than 100 millimetres deep and either sealed with 25 millimetres of A.C. or hot sprayed bitumen consisting of a prime and two (2) seal coats or provided with an approved paver surface; or
 - (ii) re-enforced concrete driveway not less than 100 millimetres deep and 3 metres wide; or
 - (iii) reinforced concrete car tracks not less than 100 millimetres deep.
- (4) A parkland contribution shall be paid to Council at a rate of \$200 per additional lot created.
- (5) A total of \$3,000 per new lot is to be paid to Council as a headworks contribution in accordance with Council's Local Planning Policy 20.
- (5) An easement shall be provided as shown on plan no TP-D393-05/06 in favour of Lots 1 and 2 for access purposes, with easements to be provided at the developer's cost.
- (6) Telephone and electricity services shall be provided to all lots.
- (7) 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 applicant's 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.
- (8) 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

(D393-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR THE RECONFIGURATION OF A
LOT A/C A & T SURVEYING (PRICE) ...(Cont'd)

- (9) 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.
- (10) 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**

ORD.PAL/1.3 **(D397-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS A/C TMK PTY LTD**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

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

Date 13 July 2006

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

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No: D397-05/06
Applicant: TMK Pty Ltd
Proposal: Operational Works

Mr Blaine Patterson, DCS tabled a new amended map for Council's consideration.

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Operational Works relating to development application D397-05/06, is approved, subject to the following conditions:-

- (1) Compliance with the amended plans and specifications submitted with Development Application Number D397-05/06 and all Council Planning Scheme Policies being adhered to except that:-
 - (i) This approval extends to engineering works including roadworks, stormwater drainage and the provision of water supply and sewerage;
 - (ii) Roads and any kerb and channel shall be constructed in accordance with the Department of Main Roads Specifications as provided, including the current Manual of Uniform Traffic Control Devices;
 - (iii) Stormwater be constructed in accordance with the Queensland Urban Drainage Manual with any drainage reserves being dedicated to Council or provided as a registered easement;

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.3 (D397-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS A/C TMK PTY LTD ...(Cont'd)

- (iv) An easement (in Council's favour) must be provided on Golf Course land to a width of 4.0 metres as shown on Plan Number TP-D 397-05/06;
 - (v) Water networks be constructed in accordance with the WSAA Standards and Council's minimum construction requirements;
 - (vi) Sewerage system jump-ups, etc are to be constructed in DI not PVC as shown on the plans;
 - (vii) The rising main is to be designed to discharge into the existing sewer network in a location and manner approved by Council in accordance with WSAA Standards;
 - (viii) Sewerage pump station is to be provided by the developer to meet Council requirements;
 - (ix) The developer shall make a contribution of \$17,000 for the relining of the 150mm sewer downstream of the rising main discharge point.
- (2) Council is to be provided with evidence of the appointment of a principal contractor as defined by the Workplace Health and Safety Act.
 - (3) Supervision of the construction must be carried out by a suitably qualified and experienced person.
 - (4) Certification must be given to Council from a suitably qualified engineer that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements.
 - (5) A project plan for any work involving the closing of streets must be prepared to the satisfaction of Council's Director of Engineering Services that details operational procedures and methods that will minimise inconvenience and disruption to public, minimise the duration of any road closures during construction and implemented during construction.
 - (6) All water services must not be interrupted for more than a cumulative total of three hours during the development, and a minimum of five days notice of any interruptions must be provided to Council and any relevant consumers.
 - (7) Temporary signage and traffic control for construction in dedicated road reserves shall be provided in accordance with Part 3 (works on roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Qld Govt - Department of Main Roads.
 - (8) A minimum of 2 working days notice is required to Council's Engineering Services when any temporary stoppage to sewerage flow is expected.
 - (9) Fire hydrants are to be provided in all roads at intervals of not less than 90 metres.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D397-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS A/C TMK
PTY LTD ...(Cont'd)**

- (10) Connection of any proposed works to the existing water supply can only be undertaken by Dalby Town Council at the cost of the applicant.
- (11) Water mains shall be completed, cleaned, tested and accepted prior to connection to existing Council mains.
- (12) Compulsory inspections shall be undertaken by Council, with a minimum of three (3) working days notice required to be given to Council's Engineering Services Section for an inspection of sections of the work at the following stages:-
 - (a) Prior to back filling works, the inspection of each water main;
 - (b) Prior to the connection of any works to the reticulated water supply and systems;
 - (c) At time of super-chlorination works;
 - (d) Following preparation and compaction of road subgrade;
 - (e) Following placement and compaction of each road pavement layer;
 - (f) At the time of any bitumen coating or at the laying of asphalt; and
 - (g) At the point of completion of all works.
- (13) At the commencement of works, inspection fees equivalent to 3% of the project cost as estimated by Council must be paid to Council for the compulsory inspections.
- (14) A maintenance bond of 5% of the cost of the operational works as estimated by Council must be paid to Council upon commencement of construction. For a period of 12 months from the commencement of the 'on maintenance' period, the applicant is to carry out any necessary maintenance or repairs to non conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activities. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake all such works considered by Council as necessary to rectify any non-complying works and to protect public safety. In the event that the bond is insufficient to address the non-complying works, Council reserves the right to seek restitution. Where if, during this period, the maintenance is suitably undertaken by the applicant to Council's satisfaction, the bond will be returned accordingly.
- (15) All inspection and test data prepared for the applicant, engineer, principal contractor or by sub-contractors in relation to the operational works or as described in the application must be provided in its entirety to Council. Should any further inspection, testing or analysis be required due to the failure of work to meet specifications or where the testing previously provided is considered insufficient, this shall be undertaken on behalf of the principal contractor by a NATA accredited entity and provided to Council at no cost.
- (16) From time to time, and at any reasonable time, Council may enter a work site to which this approval relates and undertake any testing or analysis of any part of the construction, and Council is not liable for the rectification or any compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers shall be considered to be a condition of approval and undertaken by the principal contractor.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D397-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS A/C TMK
PTY LTD ...(Cont'd)**

- (17) Within ten (10) working days of completion of the operational works, suitable "As-Constructed Drawings" shall be submitted to the Council. The "As-Constructed Drawings" or data capture methods as required by the Council shall be certified by a Registered Surveyor on every drawing and shall be to an appropriate electronic format and standard as required by the Director of Engineering Services.
- (18) The 'on maintenance' period commences only when Council provides written confirmation that all of the following are completed:-
- (a) The satisfactory completion of all works and conditions of approval;
 - (b) The provision of all necessary test and quality audit requirements;
 - (c) The lodgement with Council, of certification from a suitably qualified engineer that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
 - (d) The lodgement of a maintenance "bond" of 5% of the cost of the Operational Works as estimated by Council.
- (19) Compliance with the above conditions 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 (1) (ii) to read as follows:-

"Roads and any kerb and channel shall be constructed in accordance with the plans and specifications submitted with the exception that the kerb alignment on Branch Creek Road is to be 4.5m from the existing road centre line to invert."

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.4 DDROC WASTE MANAGEMENT STRATEGY – REQUEST FOR PROPOSAL

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/3/19, Doc. No. 389453

Date 13 July 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

To provide information to Council on a DDROC Request for Proposal for the development of a Regional Waste Management Strategy.

Officer's Recommendation

That Council accede to the request.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that Council accede to the request.

CARRIED

ORD.PAL/2 INWARDS CORRESPONDENCE

Nil.

ORD.PAL/3 GENERAL BUSINESS

Nil.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 **GENERAL BUSINESS**

ORD.ORG/3.1 **CONTINUATION BUDGET DISCUSSIONS 2006/07**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 2/1/1-29

Date 13th July 2006

Responsible Officer T. Bennett, DIRECTOR FINANCIAL AND INFORMATION SERVICES

Signed: _____

Summary/Purpose

Council will continue with its budget discussions with Mrs Trish Bennett, DFIS providing a updated summary of detailed estimates of income and expenditure including the changes discussed at Council's meeting held on Tuesday 12th July 2006.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council hold the budget discussion in committee.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

**ORD.ORG/3.2 INTO COMMITTEE OF THE WHOLE CONTINUATION BUDGET
DISCUSSIONS 2006/07**

COMMITTEE OF THE WHOLE

RESOLUTION INTO COMMITTEE OF THE WHOLE

MOVED and SECONDED

That the Meeting resolve into a Committee of the Whole at 5.10 p.m. to discuss the local government budget 2006/07.

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

Budget Discussions 2006/07:-

Direction from Council was to increase:

- Minimum general rate 5%
- Waste 3%
- Wastewater 3%
- Which equates to an overall increase of 3.95%.

Crs G M Nearhos and C T Tillman declared a Material Personal Interest and retired from the Meeting at 5.50 p.m.

Ms Emily Phillips, Finance Manager retired from the Meeting at 5.50 p.m.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

**ORD.ORG/3.2 INTO COMMITTEE OF THE WHOLE CONTINUATION BUDGET
DISCUSSIONS 2006/07 ...(Cont'd)**

Dalby Beck Street Kindergarten Rate Remission Submission Emergency Assistance

That Council advised the applicant:-

- (a) that it agrees to a moratorium on rate payments until the 28th February 2007; and
- (b) must establish a payment plan to pay outstanding rates of \$1,193.00 and future rates which will be exempt from interest;
- (c) Kindergarten is to return the payment of \$976.50 granted under the minor grants scheme;
- (d) Kindergarten to be encouraged to submit a minor grants application under the new scheme for 2006/07; and
- (e) that Council's policy on interest on rate arrears not apply until the 28th February 2007 due to financial hardship and the organisation being community managed.

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

Crs G M Nearhos and C T Tillman re-joined the Meeting at 6.05 p.m.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.3 CR LATEMORE REQUESTS WATER METER READING DOCKET TO CONTINUE

File No 9/1/1 & 9/1/4

Summary/Purpose

Cr Latemore sought confirmation on advice received, that Council no longer issues a card to the property owner recording the current water meter reading.

Mrs Trish Bennett, DFIS responded that in her role she has commenced investigating all business practices within her section, to improve efficiency and that after discussing this practice with the Meter Reader it was agreed that the process was too expensive and inefficient to continue. It was agreed to include a how to read meters guide in with the water account.

COUNCIL RESOLUTION

MOVED Cr Latemore

That Council continue with the business practice of issuing a docket indicating the current water meter reading to the property owner.

The MOTION lapsed for the want of a seconder

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 6 - ECONOMIC PROSPERITY

ORD.ECP/1 REPORTS

Nil.

ORD.ECP/2 INWARDS CORRESPONDENCE

Nil.

ORD.ECP/3 GENERAL BUSINESS

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

AQUATIC CENTRE MASTER PLANS

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 16/2/1

Date 14 July 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

Paul Trotter from Fulton Trotter and Partners Architects joined the Council Meeting at 6.15 p.m. to present three aquatic centre master plans to Council.

Mrs Charlene Hall joined the Meeting at 6.15 p.m.

Cr C T Tillman declared a Material Personal Interest and retired from the Meeting at 6.15 p.m.

At Council's Meeting held on Tuesday 5th April 2006 Council resolved the following:-

COUNCIL RESOLUTION

MOVED and SECONDED

That Council request Leisure Futures to prepare three Master Plan Concepts for Council's consideration:

- (a) One Master Plan concept incorporating Inverell Model on existing pool site; and*
- (b) One Master Plan concept to leave existing 50m not heated pool and accommodate identified facilities on existing pool site; and*
- (c) One Master Plan concept to develop new Aquatic Facility at PCYC and that this concept include a 50m outdoor non-heated pool.*

CARRIED

Option 1 Existing Pool Site - Inverell Model

- New pool enclosure, new amenities
- Advantages - lower initial capital cost, no relocation issues, infrastructure around pool unchanged;
- Disadvantages:-
 - Risk of movement of existing pool
 - Risk associated with circulation contamination of water
 - Later construction of new pool difficult (height of piling)
 - Access to existing filtration pipe work under concourse more difficult
 - Views from grandstand compromised
 - High risk of existing pool failure.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.1 AQUATIC CENTRE MASTER PLANS ...(Cont'd)

Recommendation:

Lower, capital but high risk - good money after bad.

Estimate:

\$1.85M - indicative construction cost estimate only, no advice has been sought from specialist design consultants at this stage, no allowance has been included for work identified in previous reports as required to upgrade and maintain the current 50m pool. Plus \$1M has been identified by previous reports for pool rectification works.

Option 2 - Existing Pool Site - New Heated Complex

- New heated learn to swim 25 x 20m pool, new amenities, new entry, new gym and new café;
- Advantages:-
 - No change to existing infrastructure - grandstand, 50m pool, entry building supervision;
 - Gym/kiosk/café relationship
 - Plant area consolidated
 - Two stages possible
 - Parking utilises flood prone land, maintaining heritage values of site
 - Minimal risk associated with aging infrastructure
 - Future flexibility to use existing 50m pool site
 - Extend life of grandstand
- Disadvantages:-
 - Parking changes location
 - Higher capital cost
 - Revised plant access
 - Higher level of staffing

Recommendation:

Higher capital but easily staged, more flexible and maintains existing facility.

Estimate:

\$4.83M indicative construction cost estimate only, no advice has been sought from specialist design consultants at this stage, no allowance has been included for work identified in previous reports as required to upgrade and maintain the current 50m pool. Plus \$1M has been identified by previous reports for pool rectification works.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.1 AQUATIC CENTRE MASTER PLANS ...(Cont'd)

Option 3 - PCYC site, new heated complex plus 50m Pool

- New heated Learn to swim and 20m pool, new amenities, new entry, new gym, café and new 50m pool
- Advantages:-
 - Support from Sports and Recreation Queensland
 - PCYC/pool synergies - reduced operational costs
 - Increased participation potential
 - Great entry/supervision
 - Two stages possible
 - Minimal risk associated with aging infrastructure
 - Future flexibility
 - Oasis potential
 - Great orientation
- Disadvantages:
 - Higher capital cost

Recommendation:

Creates a central sporting precinct with a good operational model.

Estimate:

\$6.9M indicative construction cost estimate only, no advice has been sought from specialist design consultants at this stage.

Officer's Recommendation

That this report be received and noted in conjunction with the presentation by Paul Trotter of Fulton Trotter and Partners Architects.

That Council provide direction on what plan to continue the master planning and feasibility study with.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council extend an invitation to Mr Tim Russell from Inverell to address Council on the Inverell project.

The MOTION was CARRIED on the casting vote of the Mayor

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.1 AQUATIC CENTRE MASTER PLANS ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That the Dalby Aquatic Centre Sketch Plans detailing the 3 options be released to the public via Council's web site and be displayed in Council's foyer.

CARRIED

ORD.CW/2 INWARDS CORRESPONDENCE

Nil.

ORD.CW/3 GENERAL BUSINESS

Nil.

MEETING CLOSURE

The Meeting concluded at 7.05 p.m.

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

Submitted to the Ordinary Meeting Of Council held this twenty-fifth day of July 2006

Signed: _____
Cr Geisel
MAYOR OF DALBY

19th July 2006

APPENDIX / ATTACHMENTS
