

DALBY TOWN COUNCIL



MINUTES OF ORDINARY MEETING OF COUNCIL

Held at Dalby Town Council Chambers

ON Tuesday 26 September 2006

Commencing at 4.05 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 26 September 2006

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DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 4.05 p.m.

PRESENT

Mayor	Cr B T O'Shea (Chairperson)
Councillors	Cr J.M. Hart Cr R.G. Latemore Cr C.P. Milford Cr G.M. Nearhos Cr R.A. Thornton Cr C.T. Tillman
Officers	S.M. Hegedus, CHIEF EXECUTIVE OFFICER B. Patterson, DIRECTOR COMMUNITY SERVICES M. P. Sullivan, DIRECTOR ENGINEERING SERVICES Graeme Preston, SPECIAL PROJECTS ENGINEER C.M. Harding, CEO's PERSONAL ASSISTANT E. Phillips, FINANCE MANAGER
Observers	Nil
Delegation	Mr John Wiggins, Oxford Crest Pty Ltd Melissa Couros, Environmental Resources Management Australia

APOLOGIES

Apologies for non-attendance were received from the Mayor Cr Warwick Geisel, Cr D S Smiles and Mrs Trish Bennett, DFIS.

KRA 5 - PLANNING AND LIVEABILITY

DELEGATIONS

ORD.PAL/D.1 MOTION TO MOVE FOR SUSPENSION OF STANDING ORDERS

File No 1/12/2 & P.811

Summary/Purpose

That Standing Orders be suspended to allow representatives from Oxford Crest Pty Ltd to address the Meeting in relation to the proposed development of a Residential Resort Park on Part of Lot 2 on RP94812 Warrego Highway, Dalby.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council suspend Standing Orders to allow representatives from Oxford Crest Pty Ltd to address the Meeting.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

DELEGATIONS

ORD.PAL/D.2 **OXFORD CREST PTY LTD MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION FOR RESIDENTIAL DEVELOPMENT RESORT PARK**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P.811, Doc. No. 401076 & 401777

Date 21st September 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A letter dated 29th August 2006 thanking Council for meeting with representatives on Thursday 24th August 2006 to discuss the proposed development of a Residential Resort Park by Oxford Crest on Part of Lot 2 on RP94812 Warrego Highway.

Subsequent to the Council meeting, they met with Department of Main Roads who have highlighted a swathe of design additions and refinements, therefore requested additional time to address these conditions prior to presenting proposal to full Council.

Mr John Wiggins, Business Development Manager from Oxford Crest Pty Ltd and Melissa Couros from Environmental Resources Management Australia joined Council at 4.05 p.m. to discuss the proposal.

- Background on Oxford Crest - effectively a development and coordination company to help developers coordinate developments
- Work with town planners, architects and Councils to obtain end result
- Focus on development of new villages from concept to completion with the management of the completed villages being the sole focus
- Manage resort parks under agreement for 99 years
- Oasis Resort is an active adult community targeted at the over 45 generation of Australia
- Lifestyle community popular lifestyle - security of a smaller community
- Oasis Resort offers latest trend known as downsizing - sell family home
- Land leased resort park at an affordable price - less capital outlay - security of tenure over the land as long as you want - no ties can move any time
- 350 sites - variety of different homes available creatively and architecturally designed
- Central clubhouse - to offer residents all the amenities including theatre, bar, restaurant and private function rooms - be a focal point to meet in a social interaction
- Caravan and boat storage, walking tracks and gym
- Offers on site management, little to no maintenance, community setting and live with people of similar interest
- Each unit will have its own carport - 2 and 3 bedroom homes - quality fittings
- Applicants purchase unit/villas \$250,000
- Lease of lot \$100 - \$120 per week;
- Security cameras will be installed around clubhouse and designated lock up area

KRA 5 - PLANNING AND LIVEABILITY

DELEGATIONS

**ORD.PAL/D.2 OXFORD CREST PTY LTD MATERIAL CHANGE OF USE
DEVELOPMENT APPLICATION FOR RESIDENTIAL DEVELOPMENT
RESORT PARK ...(Cont'd)**

Messrs John Wiggins, Melissa Couros and Mr Graeme Preston retired from the Meeting at 4.35 p.m.

Council discussed the proposal as presented and expressed some concerns in relation to the concept design and suggested that the Mayor Cr Warwick Geisel make a personal approach to Calliope and Innisfail Councils to receive feedback on similar projects also managed by Oxford Crest Pty Ltd.

Mr B P Patterson, DCS advised that Council was in receipt of a letter from the developer seeking Council's consideration of reducing the application fees. It was agreed to place the letter on Council's agenda of the meeting scheduled for Tuesday 3rd October 2006.

Officer's Recommendation

Council's direction is required.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council make contact with Calliope and Innisfail Shire Councils and seek feedback in relation to the progress of the similar proposal in their respective areas.

CARRIED

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 19TH
SEPTEMBER 2006**

To His Worship the Mayor and Councillors

File No 1/2/10

Date 21st September 2006

Responsible Officer Cr B T O'Shea, DEPUTY MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 19th September 2006.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 19th September 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, 19th September 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**

Nil.

ORD/8 CONSIDERATION OF NOTICES OF BUSINESS

Nil.

ORD/9 CONSIDERATION OF NOTICES OF MOTION

Nil.

ORD/10 QUESTIONS WITHOUT NOTICE

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

**FINANCIAL & INFORMATION SERVICES SPECIAL REPORT RE:
UNCONFIRMED MINUTES DALBY-WAMBO LIBRARY; AERODROME &
SALEYARDS BOARDS AUGUST 2006**

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

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

Date

14 September, 2006

Prepared by

K.A. Cahill, DFIS's PERSONAL ASSISTANT

Responsible Officer

T. Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES

Signed:

Summary/Purpose

The purpose of this report is to present the unconfirmed minutes of the Dalby-Wambo Library; Aerodrome & Saleyards Boards held during the month of August 2006.

Officer's Recommendation

That the unconfirmed minutes be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the unconfirmed minutes be received and noted.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.2 REPORT SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE MEETING TUESDAY 19TH SEPTEMBER 2006

To S M Hegedus, CHIEF EXECUTIVE OFFICER

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

Date 19th 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 19th September 2006.

Cr C P Milford advised that at the Show Society's Annual General Meeting Mr Phil Sturgess, Gary Briggs and Mark Celledoni were not re-elected to the Committee. Cr Milford confirmed that Council needs to be interfaced with an incorporated body and that Phil Sturgess is investigating the process of setting up an incorporated body.

Cr Milford believes it would be difficult and pose problems for the Showgrounds Management Advisory Sub Committee to not have the three representatives on the Advisory Committee and suggested Council consider dissolving the current Advisory Committee and current partnership with the Show Society and re-elect a new committee.

Mr S M Hegedus, CEO believes this now presents an opportune time for Council to investigate options on how best to manage the facility, especially with the proposed employment of an Events Coordinator.

Mr M P Sullivan, DES advised that Council is in the process of scheduling a site meeting between GHD and Ostwalds on this Friday or Monday to discuss the stormwater design plan and that small amendments had been made to the plan which will not impact on the earthworks.

Mr B P Patterson, DCS advised that he had received a phone call from Stan Wenham seeking confirmation from Council that the 2007 Show can proceed as planned.

Council believes that at this point of time, cannot give a confirmed response, however there is a real possibility that due to the possible construction of the covered arena the showgrounds could be a construction site.

It was agreed for Mr S M Hegedus, CEO and Mr Blaine Patterson, DCS meet with Mr Stan Wenham to discuss the 2007 Dalby Show.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.2

REPORT SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE
MEETING TUESDAY 19TH SEPTEMBER 2006 ...(Cont'd)

Mr S M Hegedus, CEO suggested that a letter be sent to Wambo Shire Council seeking their Council's consideration of increasing their financial contribution towards the covered arena to \$500,000. It was agreed that the CEO should raise this issue at the Joint Committee Meeting scheduled for Monday 9th October, 2006.

Officer's Recommendation

That the minutes be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and noted.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.3 REPORT AQUATIC CENTRE PROJECT COMMITTEE MEETING HELD WEDNESDAY 20TH SEPTEMBER 2006

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/16 & 16/2/1

Date 21st 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 Aquatic Centre Project Committee Meeting held on Wednesday 20th September 2006 commencing at 9.05 a.m.

Officer's Recommendation

That the minutes be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the Aquatic Centre Project Sub Committee be instructed to:-

- (a) act upon Council's resolution that Council adopt the present site as their preferred location for the Aquatic Centre; and
- (b) develop a master design plan for an Aquatic Centre to integrate with the existing 50m pool plus incorporating the prioritise facilities being a 25m indoor heated pool/hydrotherapy, leisure pool: and gym; and
- (c) explore options to include the Bore Baths; and
- (d) to include capital costs, operation costs and any identified limitations; and
- (e) maintain existing 50m pool.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/2 **INWARDS CORRESPONDENCE**

ORD.CW/2.1 **DEPARTMENT OF JUSTICE AND ATTORNEY GENERAL COMMENTS REGARDING ISSUES RAISED CONCERNING CONGREGATION COURT ATTENDEES IN FRONT OF COURTHOUSE**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/13/1 & 5/7/1, Doc. No. 404175

Date 21st September 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A letter dated 12th September 2006 responding to Council's letter dated 15th August 2006 addressing issues raised concerning the congregation of court attendees in front of the Dalby Court House.

It is envisaged that waiting times will be considerably reduced in the future and court clients will not, therefore, be required to remain in the court precincts. Also that sufficient seating is provided for clients in the courtroom and in the foyer of the building. However, the majority of people gathering in front of the Court house are relatives and friends and unfortunately this situation is beyond their control.

Officer's Recommendation

That this letter be received and the contents noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received and the contents noted.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/2 INWARDS CORRESPONDENCE

ORD.CW/2.2 DALBY POLICE COMMUNITY CONSULTATIVE COMMITTEE MINUTES OF MEETING HELD 18TH JULY 2006

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/1/52, Doc. No. 403663

Date 21st September 2006

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A copy of the minutes of the Police Community Consultative Committee Meeting held on 18th July 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/3 GENERAL BUSINESS

Nil.

KRA 2 - OUR ORGANISATION

ORD.ORG/1

REPORTS

ORD.ORG/1.1

CORPORATE SERVICES MONTHLY REPORT - JULY & AUGUST 2006

To

Hon. Worship the Mayor and Councillors

File No

1/2/1

Date

18 September 2006

Prepared by

K. Anderson, CORPORATE SUPPORT MANAGER

Responsible Officer

S M Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Report on projects completed and work in progress by the corporate services team during the months of July and August 2006.

Cr R A Thornton tabled a copy of the Rural Getaway Brochure presently being designed.

Officer's Recommendation

That this Report be received and noted.

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 ADOPT AMENDED POLICY CS 1.13 ENTERTAINMENT EXPENSES

To Hon. Worship the Mayor and Councillors

File No 1/12/3

Date 21 September 2006

Prepared by K.L. Anderson, CORPORATE SUPPORT MANAGER

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Amend Council's existing CS 1.13 Entertainment Expenses Policy with a section that encourages Council's representation at significant community events such as the Australian Cottonweek Dinner and the Chamber's Business Excellence Awards Dinner.

Officer's Recommendation

That this report be received and the amended CS 1.13 Entertainment Expenses Policy as attached be adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and that Council defer any decision pending input from the Mayor Cr Warwick Geisel.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/1 REPORTS

**ORD.ORG/1.3 FINANCIAL & INFORMATION SERVICES SPECIAL REPORT RE:
ADOPTION PLANT & EQUIPMENT POLICY**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 15/1/1; 10/1/31

Date 21 September, 2006

Responsible Officer T Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES

Signed: _____

Summary/Purpose

The purpose of this report is to adopt a policy relating to Major Plant and Equipment.

Officer's Recommendation

That Council adopt the Plant & Equipment Policy, as annexured.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council adopt the Plant and Equipment Policy, as annexured.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 **INWARDS CORRESPONDENCE**

Nil.

ORD.ORG/3 **GENERAL BUSINESS**

ORD.ORG/3.1 **PROPOSED MEETING DATES OCTOBER 2006**

To His Worship the Mayor and Councillors

File No 1/1/1

Date 21st September 2006

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed:

Summary/Purpose

That the proposed list of meeting dates for October 2006 be received.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1 REPORTS

Nil.

ORD.BE/2 INWARDS CORRESPONDENCE

ORD.BE/3 GENERAL BUSINESS

Nil.

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

Nil.

ORD.UTS/2 INWARDS CORRESPONDENCE

ORD.UTS/2.1 CONDAMINE BALONNE WATER COMMITTEE INC MINUTES OF ANNUAL GENERAL MEETING 28TH JULY 2006

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 9/1/6, Doc. No. 403419

Date 21st September 2006

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

A copy of the minutes of the Condamine Balonne Water Committee Inc Annual General Meeting held on 28th July 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.UTS/3 GENERAL BUSINESS

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/2

INWARDS CORRESPONDENCE

ORD.PAL/2.1

(D464-05/06) SUBMISSION FOR DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - AG MARTIN DESIGN & DRAFTING

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

P704 & P738, Doc. No. 464-05/06

Date

21 September 2006

Prepared by

A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

One (1) submission was received from:

- Richard Jeffery, 42 South Gateway, Avondale Heights 3034

Officer's Recommendation

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

COUNCIL RESOLUTION

MOVED and SECONDED

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

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D040-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - HARTLEY

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

P3732.1, Doc. No. 040-06/07

Date

21 September 2006

Prepared by

A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D040-06/07
Applicant:	D Hartley
Owner:	PJ & EM Porter and Alrex Pty Ltd
Site Address:	Louisa Street, Dalby
Real Property Description:	Lot 69 on D94, Parish of Dalby
PDLU Designation:	Rural
Proposal:	Material Change of Use to establish a dwelling house

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(A)" (dwelling house) on land described as Lot 69 on Plan Number D94 in the Parish of Dalby, situated at Louisa 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-D040-06/07.
2. Access may be gained along the easement extension in Matheson Street and is to be constructed to engineering standards as a 3 metre wide seal. The section of Louisa Street to be used as access to the property is to be a 4 metre wide gravel road constructed to engineering standards. This condition requires an Operational Works application to be lodged.
3. One (1) carparking space shall be provided on site.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D040-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
HARTLEY ...(Cont'd)**

4. The subject site shall be provided with flood-free vehicular access to Louisa Street to the satisfaction of Council and in accordance with appropriate engineering standards.
5. All areas on which vehicles park or manoeuvre shall be constructed of suitable material to ensure all-weather operation.
6. The subject site shall be provided with flood-free building platform to the satisfaction of Council and in accordance with appropriate engineering standards.
7. The subject site shall be provided with appropriate on-site and flood-free effluent disposal to the satisfaction of Council and in accordance with appropriate engineering standards.
8. At all times while the use continues, there shall be provided a supply of water of a volume and quality appropriate for dwelling, in accordance with relevant engineering standards and to the satisfaction of Council.
9. The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards.
10. At all times while the use continues, the site shall be kept in a clean and tidy state.
11. 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.
12. The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.
13. Compliance with the above conditions within a period of two (2) years from the date of approval, otherwise the approval will lapse.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D040-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
HARTLEY ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that the recommendations contained therein be adopted with the deletion of condition 4 and the amendment to condition 2 and 6 to read as follows:-

- (2) Access may be gained along the easement extension in Matheson Street and is to be constructed to engineering standards as a 4 metre wide seal. The section of Louisa Street to be used as access to the property is to be a 4 metre wide bitumen road constructed to engineering standards. This condition requires an Operational Works application to be lodged; and
- (6) All allotments shall be elevated/filled in the areas that are likely to include driveways and dwelling houses. The area proposed for the establishment of a dwelling house shall be built up over an area of not less than 30 metres x 30 metres. This built up section shall be provided with imported material fill.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.2 (D065-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION - OPERATIONAL WORKS - CSD
HOLDINGS PTY LTD**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P664, Doc. No. 065-06/07

Date 21 September 2006

Prepared by Graeme Preston, SPECIAL PROJECTS ENGINEER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No: D065-06/07
Applicant: CSD Holdings Pty Ltd
Proposal: Operational Works

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Operational Works relating to development application D065-06/07, is approved, subject to the following conditions:-

- (1) Compliance with the plans and specifications submitted with Development Application Number D065-06/07 and all Council Planning Scheme Policies being adhered to except that:
 - The driveway is to be 175mm thick concrete with F72 minimum re-enforcing fabric, as per drawing EPWEA-R-0052.
- (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) Stormwater be constructed in accordance with the Queensland Urban Drainage Manual.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 (D065-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION - OPERATIONAL WORKS - CSD HOLDINGS PTY LTD ...(Cont'd)

- (6) A Traffic Management 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 to minimise inconvenience and disruption to public, minimise the duration of any road closures during construction and implemented during construction.
- (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) 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 backfilling of stormwater drainage;
 - (b) Prior to pouring of concrete in the driveway in Napier Street;
 - (c) At the point of completion of all works.
- (9) 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.
- (10) 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 nonconforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity. 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 noncomplying works and to protect public safety. In the event that the bond is insufficient to address the noncomplying 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.
- (11) All inspection and test data prepared by the applicant, engineer, principal contractor or by subcontractors 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.
- (12) 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/1.2

**(D065-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION - OPERATIONAL WORKS - CSD
HOLDINGS PTY LTD ...(Cont'd)**

- (13) 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.
- (14) 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.
- (15) 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 and that the applicant be requested to notify why works had commenced prior to the issue of an operational works approval.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.3 (D067-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT
– A & T SURVEYING**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2768, Doc. No. 067-06/07

Date 21 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D067-06/07
Applicant:	A & T Surveying
Owner:	JJ & SL Ireland
Site Address:	150 Hayden Street, Dalby
Real Property Description:	Lot 1 on RP210365, Parish of Dalby
PDLU Designation:	Rural Residential
Proposal:	Reconfiguration of a Lot (3 Lots)

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Reconfiguration of Lots for Three (3) Lots on land described as Lot 1 on Plan Number RP210365 in the Parish of Dalby, situated at 150 Hayden 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-D067-06/07.
2. Hatchet shaped Lots 2 & 3 are approved. The access way to these Lots are to be constructed as follows:-
 - (a) A sealed driveway for:
 - i. Lot 2 from Hayden Street for a distance of 60 metres;
 - ii. Lot 3 from Hayden Street for a distance of 120 metres.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D067-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT
– A & T SURVEYING ...(Cont'd)**

- (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
- 3. Each proposed Lot shall be provided with a properly constructed vehicle crossover to the satisfaction of Council and to relevant engineering standards.
- 4. Each proposed Lot shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
- 5. The applicant shall pay to Dalby Town Council a water supply headworks contribution of \$1200 per additional Lot.
- 6. The applicant shall pay to Dalby Town Council a transport headworks contribution of \$600 per additional Lot.
- 7. The applicant shall demonstrate to Council 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.
- 8. The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards. The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.
- 9. Full engineering drawings and specifications shall be provided for all crossovers, stormwater drainage and water supply works for the approval of Council's engineer, to appropriate engineering standards.
- 10. Each proposed Lot shall be connected to the electricity supply system to the satisfaction of Council and to relevant engineering standards.
- 11. Any telecommunication or other similar lines shall be provided underground.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D067-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT
– A & T SURVEYING ...(Cont'd)**

12. The applicant shall pay to Dalby Town Council park contribution of \$500.00 per additional Lot.
 13. All works necessitated by the conditions of approval for crossovers, stormwater drainage and water supply 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.
 14. The cost of providing services to each proposed Lot shall be at the expense of the applicant.
 15. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.
 16. The applicant shall submit a detailed Plan of Survey, prepared by a licensed surveyor, for the approval of Council.
 17. 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 the applicant provide a contribution to the bitumen sealing of Hayden Street.

THE MOTION WAS LOST

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 (D451-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
GRAY**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P1070.2, Doc. No. 451-05/06

Date 21 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D451-05/06
Applicant:	Alan & Desley Gray
Owner:	Alan & Desley Gray
Site Address:	25 Pratten Street, Dalby
Real Property Description:	Lot 1 on SP184694, Parish of Dalby
PDLU Designation:	Residential
Proposal:	Material Change of Use to establish a naturopathy domestic occupation.

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Material Change of Use - "Commercial Development - Class 5" (naturopathy domestic occupation) on land described as Lot 1 on Plan Number SP184694 in the Parish of Dalby, situated at 25 Pratten 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-D451-05/06.
2. No sign other than a sign not exceeding 0.3 square metres in area and bearing only the name and telephone number of the occupier and occupation shall be displayed on the premises.
3. Operation of the use shall occur only between the hours of 9.00AM and 5.00PM Monday to Friday. No operation shall take place on Saturdays, Sundays or public holidays.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.4

**(D451-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
GRAY ...(Cont'd)**

4. An appropriate vehicle crossover shall be provided from the Pratten Street frontage, to appropriate engineering standards.
5. Vehicle manoeuvring areas shall be provided so that all vehicles can enter and leave the site in a forward direction.
6. A minimum of three (3) car parking spaces shall be provided on site as shown on the site layout plan. A minimum of one (1) car parking space shall remain available at all times for on site customer parking. All parking spaces on site shall be delineated and kept at all times for vehicle parking purposes.
7. 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.
8. Any loading/unloading shall be carried out only within the boundaries of the site and shall not be undertaken external to the site.
9. The subject site shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
10. The subject site shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
11. The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards.
12. 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.
13. A 1.5 m wide landscaping strip shall be provided along the north east and south east boundaries of the subject site.
14. All landscaping areas as shown in the site layout plan and required by condition 14 shall be planted with screening trees, shrubs and ground cover and shall be maintained at all times while the use continues.
15. At all times while the use continues, the site shall be kept in a clean and tidy state.
16. 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.
17. The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.4

(D451-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
GRAY ...(Cont'd)

18. 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 that Council defer any decision pending discussion with the applicant.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.5 (D463-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
ROBINSON**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P3376, Doc. No. 463-05/06

Date 13 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D463-05/06
Applicant:	B & G Robinson
Owner:	B & G Robinson
Site Address:	92 Irvingdale Road, Dalby
Real Property Description:	Lot 1 on RP64314, Parish of Dalby
PDLU Designation:	Rural Residential
Proposal:	Material Change of Use to establish a second dwelling (Impact Assessment)

This development was previously considered at Council's meeting 19 September 2006 and was deferred pending discussions with the applicant.

Council's Director of Community Services will address the meeting on the matter.

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)" (multiple dwellings) on land described as Lot 1 on Plan Number RP64314 in the Parish of Dalby, situated at 92 Irvingdale 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-D463-05/06.
- (2) A sealed vehicle crossover shall be provided from the Irvingdale Road frontage to appropriate engineering standards.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.5

**(D463-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
ROBINSON ...(Cont'd)**

- (3) All internal driveways and areas where vehicles regularly manoeuvre and park shall be constructed of suitable material to ensure all weather operation in accordance with relevant engineering standards and to the satisfaction of Council.
- (4) The site shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
- (5) Each dwelling unit shall be connected to internal water supply system to the satisfaction of Council and to relevant engineering standards.
- (6) The applicant shall pay to Dalby Town Council a water supply headworks contribution of \$900.00 per additional dwelling.
- (7) The applicant shall pay to Dalby Town Council a sewer headworks contribution of \$900.00 per additional dwelling.
- (8) The applicant shall pay to Dalby Town Council a transport headworks contribution of \$600.00 per additional dwelling.
- (9) Provision shall be made for the appropriate on-site disposal of effluent to the satisfaction of Council and to relevant engineering standards.
- (10) Prior to the commencement of construction, the location of the existing effluent disposal system is to be determined on site to ensure any new work does not effect the efficiency of operation.
- (11) Each dwelling unit shall be provided with electricity to relevant engineering standards.
- (12) The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards.
- (13) No construction shall take place until detailed design plans of works have been prepared and approved by Council.
- (14) At the completion of construction, detailed "as constructed" plans of all infrastructure and the location of buildings and structures shall be submitted to Council.
- (15) At all times while the use continues, the site shall be kept in a clean and tidy state.
- (16) 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.
- (17) The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.5

(D463-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
ROBINSON ...(Cont'd)

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 with the deletion of condition 7.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.6 (D464-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
AG MARTIN DESIGN & DRAFTING

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P704 & P738, Doc. No. 464-05/06

Date 21 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D464-05/06
Applicant:	AG Martin Design & Drafting
Owner:	Korte Investments Pty Ltd
Site Address:	2 Connelly & 21 Bunya Streets, Dalby
Real Property Description:	Lots 10 & 25 on RP50067, Parish of Dalby
PDLU Designation:	Multiple Occupancy
Proposal:	Material Change of Use to establish a 22 unit motel and managers residence.

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Material Change of Use - "Residential Development - Class 3b" (22 unit motel and managers residence) on land described as Lots 10 & 25 on Plan Number RP50067 in the Parish of Dalby, situated at 2 Connelly & 21 Bunya Streets, Dalby, is **refused** on the following grounds:

1. The proposal conflicts with the Social and Economic Objectives of the Dalby Town Council Transitional Planning Scheme Strategic Plan in that:
 - the proposed Residential Development will create an overbearing visual and physical appearance on Nicholson Street and within the surrounding area.
2. The proposal conflicts with the Preferred Dominant Land Use (Residential Multiple Occupancy Designation) of the Dalby Town Council Transitional Planning Scheme in that:
 - the nature, scale and intensity of the proposed development are inappropriate at this location.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.6

**(D464-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
AG MARTIN DESIGN & DRAFTING ...(Cont'd)**

3. The proposal conflicts with Section 3.2.4 – Performance Standards (Multiple Occupancy Designation) of the Dalby Town Council Transitional Planning Scheme in that:
 - the nature, scale, appearance and materials of the proposed building would detrimentally impact on the local residential character;
 - the rear boundary setback of 0m on the southern boundary of the site is inappropriate and does not comply with the 1.5m minimum setback as specified in the performance standards;
 - the primary and secondary frontage setbacks are inappropriate and do not meet the 6m minimum frontage setback as specified in the performance standards; and
 - inadequate landscaping is provided along the southern site boundary abutting adjoining Residential uses and does not comply with the 1.5m minimum width of landscaping of 1.5 m to the rear boundary of the site as required by the performance standards.
4. The proposal conflicts with Local Planning Policy 6 – Car Parking Provision of the Dalby Town Council Transitional Planning Scheme in that:
 - the two visitor carparks located next to the Nicholson Street vehicle access point are poorly located and will cause congestion and conflict for vehicles and will diminishing pedestrian safety;
 - inadequate and inappropriate provision has been made for refuse collection; and
 - insufficient car parking has been provided on-site for all proposed components of the use.
5. The proposal conflicts with Local Planning Policy 7 – Residential Design Guidelines of the Dalby Town Council Transitional Planning Scheme in that:
 - the proposed building would compromise the visual amenity of the area and is out of character with existing development in the locality;
 - the proposed service area for the refuse collection is inappropriately located within the site and does not comply with the requirement of the Policy to be within 6 m of alignment of the nearest road; and
 - the building form, in particular the length and visual bulk of the motel building, is not in keeping with the bulk and scale of other development in the locality.
6. The proposal would result in unacceptable impacts on the amenity of adjacent and nearby Residential uses including overlooking, noise, lighting and odour.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.6

(D464-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
AG MARTIN DESIGN & DRAFTING ...(Cont'd)

7. The proposal represents a significant overdevelopment of the site and is contrary to accepted Town Planning principles and practice.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that Council defer any decision pending further discussion with the applicant.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.7 (D493-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT
– FIRST FOUR INVESTMENTS PTY LTD**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P647, Doc. No. 493-05/06

Date 21 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D493-05/06
Applicant:	First Four Investments Pty Ltd
Owner:	TJG Investments Pty Ltd
Site Address:	78 Edward Street, Dalby
Real Property Description:	Lot 19 on RP149422, Parish of Dalby
PDLU Designation:	Open Space
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 Lots for Two (2) Lots on land described as Lot 19 on Plan Number RP149422 in the Parish of Dalby, situated at 78 Edward 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-493-05/06.
2. No access to the rear lane is permitted.
3. Each proposed Lot shall be provided with a properly constructed vehicle crossover to the satisfaction of Council and to relevant engineering standards.
4. Each proposed Lot shall be provided with a properly constructed vehicle crossover to the satisfaction of Council and to relevant engineering standards.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.7

**(D493-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT
– FIRST FOUR INVESTMENTS PTY LTD ...(Cont'd)**

5. Each proposed Lot shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
6. The applicant shall pay to Dalby Town Council a water supply headworks contribution of \$1200 per additional Lot.
7. The applicant shall pay to Dalby Town Council a sewer headworks contribution of \$1200 per additional Lot.
8. The applicant shall pay to Dalby Town Council a transport headworks contribution of \$600 per additional Lot.
9. The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards. The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.
10. Full engineering drawings and specifications shall be provided for all crossovers, stormwater drainage, water supply, and sewerage works for the approval of Council's engineer, to appropriate engineering standards.
11. Full engineering drawings and specifications shall be provided for all crossovers, stormwater drainage and water supply works for the approval of Council's engineer, to appropriate engineering standards.
12. Each proposed Lot shall be connected to the electricity supply system to the satisfaction of Council and to relevant engineering standards.
13. Underground reticulated electricity shall be provided to each proposed Lot.
14. Any telecommunication or other similar lines shall be provided underground.
15. The applicant shall pay to Dalby Town Council park contribution of \$500.00 per additional Lot.
16. All works necessitated by the conditions of approval for crossovers, stormwater drainage, water supply, and sewerage 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.
17. The cost of providing services to each proposed Lot shall be at the expense of the applicant.
18. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.
19. The applicant shall submit a detailed Plan of Survey, prepared by a licensed surveyor, for the approval of Council.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.7

**(D493-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT
– FIRST FOUR INVESTMENTS PTY LTD ...(Cont'd)**

20. Compliance with the above conditions and submission of a certified Plan of Survey of the proposal, for Council's signing and sealing, within a period of two (2) years from the date of approval, otherwise the approval will lapse.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that Council defer any decision pending discussions with the applicant in relation to the site layout.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3 GENERAL BUSINESS

**ORD.PAL/3.1 DARLING DOWNS REGIONAL ORGANISATION COUNCILS MEETING
OF DIRECTORS FRIDAY 29TH SEPTEMBER 2006**

File No 5/3/19

Summary/Purpose

Cr B T O'Shea advised that a DDROC Meeting of Directors was scheduled for Friday 29th September 2006, stating that he will not be able to attend the meeting due to a prior commitment and asked if any other Councillor was available to attend.

With no Councillors available to attend the meeting it was agreed that the CEO submit an apology for Dalby Town Council.

**ORD.PAL/3.2 ARROW ENERGY CONTRACT COAL SEAM GAS WATER SUPPLY
ARRANGEMENTS**

File No 9/2/1

Cr R A Thornton declared a Material Personal Interest and retired from the Meeting at 6.50 p.m.

Summary/Purpose

Council discussed the contract with Arrow Energy in the relation to the coal seam gas water supply arrangements.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.3

COMPLAINTS RECEIVED EXPANSION BUSINESS DALBY COURTESY CABS

File No

P.1997

Summary/Purpose

Mr B P Patterson, DCS advised that Council is in receipt of complaints pertaining to the taxi business operating at 45 Alfred Street, Dalby. In particular these complaints relate to noise, lights and the expansion of the business in recent years.

Council has written to the owner advising that the expansion of business constitutes a Material Change of Use (Impact Assessment) under Council's Transitional Planning Scheme, however no application has been received to date.

Mr Patterson sought Council's consideration of issuing a Show Cause Notice giving the applicant thirty days to respond.

It was agreed to issue the Show Cause Notice.

Cr Thornton re-joined the Meeting at 7.14 p.m.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1 REPORTS

Nil.

ORD.ECP/2 INWARDS CORRESPONDENCE

Nil.

ORD.ECP/3 GENERAL BUSINESS

Nil.

MEETING CLOSURE

The Meeting concluded at 7.15 p.m.

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

Submitted to the Ordinary Meeting Of Council held this third day of October 2006.

Signed:

Cr O'Shea
DEPUTY MAYOR OF DALBY

27th September 2006

APPENDIX / ATTACHMENTS
