



"Working Together for a Better Dalby"

Minutes Ordinary Meeting of Council

Held at Dalby Town Council Chambers

ON Tuesday 11 December 2007

Commencing at 3.07 p.m.

Minutes Ordinary Meeting of Council

Tuesday 11 December 2007

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DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 3.07 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 & INFORMATION SERVICES
Graeme Preston, A/DIRECTOR ENGINEERING SERVICES
B. Patterson, DIRECTOR COMMUNITY SERVICES
M. Wilson, PLANNING MANAGER
K.M. Gillespie, UTILITIES SERVICES ADMINISTRATION OFFICER
T.A. Fagg, UTILITIES MANAGER
R. Hamilton, SOCIAL CULTURAL & SPORTING OFFICER
S Forbes, A/DESIGN MANAGER

Observers Mr Toby Baird, Laing O'Rourke

Delegation Mr Scott Taylor, Terrain Pty Ltd

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 4th December 2007

To His Worship the Mayor and Councillors

File No 1/2/10

Date 4 December 2007

Responsible Officer Cr W. Geisel, MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 4 December 2007.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 4 December 2007 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, 4 December 2007 copies of which have been printed and circulated to Members, be taken as read and confirmed.

CARRIED

Cr G M Nearhos joined the Meeting at 3.10pm

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

Nil.

ORD/5 ON THE TABLE

Nil.

ORD/6 PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS

Nil.

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

Nil.

ORD/8 CONSIDERATION OF NOTICES OF BUSINESS

Nil.

ORD/9 CONSIDERATION OF NOTICES OF MOTION

Nil.

ORD/10 QUESTIONS WITHOUT NOTICE

Nil.

ORD/11 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

Community Services Special Report Re: Minor Grant Requests Outside Funding Round

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

2/4/13 & 5/1/21, Doc. No. 497898

Date

4 December 2007

Prepared by

R. Hamilton, SOCIAL CULTURAL & SPORTING OFFICER

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

The purpose of this report is to notify Council that the Dalby Pensioners and Superannuants League, and the Dalby – Yumborra Scout Group have requested special consideration of their applications to the Minor Grants Assistance Scheme, prior to the next funding round which is not due until February 2008.

Cr D S Smiles joined the Meeting at 3.11pm

Declaration of Material Personal Interest/Conflict of Interest

Cr R G Latemore declared a Conflict of Interest and refrained from voting in this matter.

Officer's Recommendation

1. The funding submission to Council's Minor Grants Assistance Scheme received from the Dalby Pensioners and Superannuants League be approved in the amount of \$600.00 inc GST.
2. The funding submission to Council's Minor Grants Assistance Scheme received from the Dalby-Yumborra Scout Group be approved in the amount of 2,623.50 inc GST.

Justification

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

**ORD.CW/1.1 Community Services Special Report Re: Minor Grant Requests
Outside Funding Round ...(Cont'd)**

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that:-

1. The funding submission to Council's Minor Grants Assistance Scheme received from the Dalby Pensioners and Superannuants League be approved in the amount of \$600.00 inc GST.
2. The funding submission to Council's Minor Grants Assistance Scheme received from the Dalby-Yumborra Scout Group be approved in the amount of 2,623.50 inc GST.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.2 Community Services Special Report Re: Imperial Hotel - Request for Extension to Liquor Licence Permit

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/11/9, Doc. No. 507859

Date 4 December 2007

Prepared by R. Hamilton, SOCIAL CULTURAL & SPORTING OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report is in relation to an application for an extended hours permit by the Imperial Hotel, Dalby to the Licensing Administration Unit, Liquor Licensing Division of the Queensland Government.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

1. That an objection to the proposed extended hours permit be lodged with the Liquor Licensing Division of the Queensland Government prior to 20 December, 2007.

Justification

Nil.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that an objection to the proposed extended hours permit be lodged with the Liquor Licensing Division of the Queensland Government prior to 20 December, 2007.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.3 Community Services Special Report Re: Regional Arts Development Fund

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/1/49

Date 5 December 2007

Prepared by R. Hamilton, SOCIAL CULTURAL & SPORTING OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

The purpose of this report is to table the new Regional Arts Development Fund Guidelines.

Ms Rose Hamilton distributed a copy of the *Regional Arts Development Fund Guidelines - Information for Applicants* for Council's perusal.

Cr Tillman gave a brief overview of the requirements of the new application guidelines.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

That Council adopt the new Regional Arts Development Fund Guidelines.

Justification

Nil.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that Council adopt the new Regional Arts Development Fund Guidelines.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.4 Community Services Special Report Re: Dalby Learning and Education Group

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/1/59 & 5/2/26

Date 4 December 2007

Prepared by R. Hamilton, SOCIAL CULTURAL & SPORTING OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report is to provide Council with an overview of the Dalby Education and Learning Group's proposal for the development of a Learning and Cultural Precinct in Dalby.

Cr O'Shea raised his concern about the proposed siting of the Precinct in Thomas Jack Park. Cr Thornton also expressed his concern stating that Thomas Jack Park should remain a recreational area.

Mr B Patterson, DCS explained that the report had been prepared for Council to seek feedback on the proposed site and to provide a direction to the Dalby Learning and Education Group.

Ms R Hamilton advised that Martin Design have been engaged to progress the concept design which may stall until a site is determined. Ms Hamilton reported that significant stakeholders were now involved, including TAFE and the University of Southern Queensland.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

That this report be received and noted.

Justification

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.4 Community Services Special Report Re: Dalby Learning and Education Group ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

FORESHADOWED MOTION

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

That this Report be received and noted and that Council request that other sites be considered.

The ORIGINAL MOTION was WITHDRAWN

FORESHADOWED MOTION MOVED

MOVED and SECONDED

That this Report be received and noted and that Council request that other sites be considered.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.5 Community Services Special Report Re: Adoption of Draft Dalby-Wambo Local Disaster Management Plan

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2

Date 4 December 2007

Prepared by Graeme Preston, A/DIRECTOR ENGINEERING SERVICES

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

The purpose of this report is for Council to adopt the draft Dalby-Wambo Local Disaster Management Plan. Legislation requires Council to have a Local Disaster Management Plan in accordance with the *Disaster Management Act 2003*.

Declaration of Material Personal Interest/Conflict of Interest

NIL

Officer's Recommendation

That Council adopt the Draft Dalby-Wambo Local Disaster Management Plan.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that Council adopt the Draft Dalby-Wambo Local Disaster Management Plan.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.6 Community Services Special Report Re: Russell Tavern Detached Bottle shop - Request for Extension of Liquor Licence

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/11/9, Doc. No. 513986

Date 5 December 2007

Prepared by RA Hamilton, SOCIAL CULTURAL & SPORTING OFFICER

Responsible Officer BF Patterson, DIRECTOR OF COMMUNITY SERVICES

Signed: _____

Summary/Purpose

The purpose of this report is to inform Council that the Russell Tavern has submitted an application for an extended hours permit for a detached bottleshop, located in the Dalby Shoppingworld shopping centre.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

RECOMMENDED that:

1. That due to the nature of the request, Council not lodge an objection in this instance; and
2. That correspondence be forwarded to the Liquor Licensing Division outlining Council's position on this matter.

Justification

Nil.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.6

Community Services Special Report Re: Russell Tavern Detached
Bottle shop - Request for Extension of Liquor Licence ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that:-

1. Due to the nature of the request, Council not lodge an objection in this instance; and
2. That correspondence be forwarded to the Liquor Licensing Division outlining Council's position on this matter.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.7 Community Services Monthly Report Re: Social, Cultural and Sporting Development - November 2007

To SM Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/13

Date 6 December 2007

Prepared by RA Hamilton, SOCIAL CULTURAL & SPORTING OFFICER

Responsible Officer BF Patterson, DIRECTOR OF COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report details Social, Cultural and Sporting Development activities for the month of November 2007.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

That this report be received and noted.

Justification

Nil.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted and that Council make a contribution of \$500 and offer in kind support for the proposed Sports Star of the Year Award.

CARRIED

Ms Rose Hamilton, SCSO retired from the Meeting at 3.30pm

KRA 1 - COMMUNITY WELLBEING

ORD.CW/2 INWARDS CORRESPONDENCE

Nil.

ORD.CW/3 GENERAL BUSINESS

Nil.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1

REPORTS

ORD.BE/1.1

Engineering Services Special Report Re: Main Street Revitalisation Project Final Design Presentation

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2 & 12/1/18

Date 5 December 2007

Prepared by S Forbes, A/Design Manager

Responsible Officer Graeme Preston, A/DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

Presentation of the final design extents and features of the Main Street Revitalisation Project is due for construction early in the New Year. Scott Taylor of Terrain Landscapes will present his design sketches.

Mr Scott Taylor, Terrain gave a presentation on Stage 3 of the CBD Revitalisation Project, being corner of Cunningham and Archibald Street.

- Original Central Business District master plan done in 2000;
- major changes to original master plan include tree locations, deletion of planter boxes and a minor change in Long's Lane, with paving extending 10 metres;
- development application received for old Allibi building, with developers wanting to work with Council to improve the amenity of the corner with system of elevated awnings which are not connected to existing building;
- value of proposed tenancy includes good exposure and adds commercial value to this end of Cunningham Street;
- considered may be some commercial advantage to applicants;
- decisions to be made as to ownership and maintenance, with anything above-ground to be paid for by developer;
- awning needs to be continued further up Archibald Street to meet requirements of Town Plan;
- may need to introduce levy for permit for footpath dining;
- multipurpose pavilion including in design adjacent to Long's Lane;
- ramped levels from footpath, public seating and introducing steps to dining and pavilion areas to define zones;
- trees in footpath zones with seating wrapping trees;
- total loss of 2 car parks within area and loss of loading zone in Cunningham Street, however businesses can be serviced from Marks Lane;
- road closure application for Longs Lane;
- pedestrian lights at crossings and improved street lighting;
- raised zebra pedestrian crossings;
- 10 new trees on total;

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1 REPORTS

ORD.BE/1.1 Engineering Services Special Report Re: Main Street Revitalisation Project Final Design Presentation ...(Cont'd)

Mr M Wilson, Planning Manager joined the Meeting at 3.50 pm

Mr G Preston, A/DES advised the original budget for the project was prepared in 2005 and as such \$835,000 has been allocated in 2007/08 budget. Revised recent estimate when proposed design was completed has resulted in the extent of paving being reduced. Pavilion footings only have been included in this year's budget, with additional funding for pavilion construction to be included in a future budget.

Following extensive discussion, Council agreed to remove as much of the paving in Longs Lane as possible in order to maximise the reallocation of funds to the paving in Cunningham Street.

Declaration of Material Personal Interest/Conflict of Interest

NIL

Officer's Recommendation

That the landscape design presented by Terrain Landscapes be approved for construction and presentation to the local traders on Wednesday 12 December 2007.

Justification

NIL

COUNCIL RESOLUTION

MOVED and SECONDED

That the landscape design presented by Terrain Landscapes be approved for presentation to the local traders on Wednesday 12 December 2007.

CARRIED

Mr Scott Taylor and Mr S Forbes, A/DM retired from the Meeting at 4.25 p.m.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/2 INWARDS CORRESPONDENCE

Nil.

ORD.BE/3 GENERAL BUSINESS

Nil.

KRA 4 - UTILITY SERVICES

ORD.UTS/1

REPORTS

ORD.UTS/1.1

Engineering Services Report Re: Review of Tenders for the Supply of Pipes

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2

Date 4 December 2007

Prepared by T A Fagg, UTILITIES MANANGER

Responsible Officer Graeme Preston, A/DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

The purpose of this report is to review tenders recently received for the supply of pipes for the construction of mains to service Bore 13 and the bio-refinery projects.

Mr G Preston, A/DES retired from the Meeting at 4.46 p.m.

Declaration of Material Personal Interest/Conflict of Interest

Cr D S Smiles and Cr R G Latemore declared a Material Personal Interest and retired from the Meeting at 4.26 p.m.

Officer's Recommendation

It is recommended that the offer submitted by Vinidex be accepted.

Justification

NIL

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that the offer submitted by Vinidex be accepted.

CARRIED

Cr D S Smiles and Cr R G Latemore re-joined the Meeting at 4.29 p.m.

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.2 Engineering Services Special Report Re: Waterwise Rebate Policy

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2 & 9/1/19

Date 29 November 2007

Prepared by Toni Hohn, TECHNICAL OFFICER MARKETING

Responsible Officer Graeme Preston, A/DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

The purpose of this report is for Council to adopt a WaterWise Rebate Policy.

Mr G Preston, A/DES rejoined the Meeting at 4.30 p.m.

Cr C Milford questioned the need for continuing the shower rose and dual flush toilet rebates as these are the only types available for purchase now.

Declaration of Material Personal Interest/Conflict of Interest

Cr B T O'Shea declared a Material Personal Interest and left the Meeting at 4.31 p.m.

Crs D S Smiles, R G Latemore and R A Thornton declared a Material Personal Interest and retired from the Meeting at 4.32 p.m.

Officer's Recommendation

That Council adopt the WaterWise Rebate Policy, as annexured.

Justification

NIL

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.3 Water Engineering Services Annual Report 2006/07

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2; 9/1/4 & 10/1/19

Date 4 December 2007

Prepared by T A Fagg, UTILITIES MANAGER

Responsible Officer G Preston, A/DIRECTOR ENGINEERING SERVICES

Signed:

Summary/Purpose

This Report details operations of the water supply utility of Council for the year 2006/2007 and provides information relating to Dalby Town Council's Strategic Asset Management Plan (SAMP) and Customer Service Standards (CSS) as required under the *Water Act 2000*.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be adopted.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.4 Wastewater - Engineering Services Annual Report 2006/07

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2; 8/1/1 & 10/1/19

Date 4 December 2007

Prepared by T A Fagg, UTILITIES MANAGER

Responsible Officer G Preston, A/DIRECTOR ENGINEERING SERVICES

Signed:

Summary/Purpose

This Report details operations of the wastewater utility of Council for the year 2006/2007 and provides information relating to Dalby Town Council's Strategic Asset Management Plan (SAMP) and Customer Service Standards (CSS) as required under the *Water Act 2000*.

Cr O'Shea requested actual asset valuation for

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be adopted.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.5 Gas Operations - Engineering Services Monthly Report November 2007

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2 & 1/2/7

Date 5 December 2007

Prepared by N. Riley, CUSTOMER SERVICE OFFICER - REVENUE

Responsible Officer Graeme Preston, A/DIRECTOR ENGINEERING SERVICES

Signed:

Summary/Purpose

This Report details operations of Council's Gas Undertaking for the month of November 2007.

Gas rebate for pensioners. Retrospective to 1 July 2007.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

ORD.UTS/2 INWARDS CORRESPONDENCE

Nil.

ORD.UTS/3 GENERAL BUSINESS

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1 (D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke

To SM Hegedus, CHIEF EXECUTIVE OFFICER

File No P984, Doc. No. 010.2007.0180.001

Date 6 December 2007

Prepared by MD Wilson, PLANNING MANAGER

Responsible Officer BF Patterson, DIRECTOR OF COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	010.2007.0180.001
Applicant:	Laing O'Rourke
Owner:	DT Henning, GM Henning, PW Henning, and L Huber
Site Address:	Warrego Highway, Dalby
Real Property Description:	Lot 262 on AG789
Zone:	Town Zone
Precinct:	Part Light Industrial, part Open Space, and part Residential
Proposal:	Temporary Work Camp
Area of Land:	36.96Ha
Submissions:	2

This report considers the proposed development, provides an assessment of the merits of the proposal and makes a recommendation to decide the development application.

Laing O'Rourke advised that provision had been made for a total of 371 car parks onsite.

Declaration of Material Personal Interest/Conflict of Interest

Crs Smiles and Nearhos declared at Material Personal Interest and left the Meeting at 4.52 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

Officer's Recommendation

RECOMMENDED that:

- A. the applicant be advised that the proposed development is considered to conflict with the planning scheme with respect to the outcomes for development in the residential precinct. Despite this conflict, it is considered that there are sufficient grounds to allow the development. The grounds relied upon in approving the proposed development area:
- (a) It is unlikely that the proposed development will restrict the proper sequence of development in the area due to its temporary nature and the current availability of residential land in the immediate area and the town,
 - (b) The amenity of the area is considered to be adequately protected from the impact of the work camp by the installation of the proposed landscaping incorporating planting, earthworks and fencing, and
 - (c) The traffic impacts of the proposed development are managed in accordance with Department of Main Roads conditions.
- B. the applicant be advised that the application for Development Approval for a Material Change of Use to establish a Temporary Work Camp on land described as Lot 262 on AG789, situated at Warrego Highway, Dalby, is approved, subject to the following conditions:-

MATERIAL CHANGE OF USE

Planning

1. Compliance with the facts and circumstances set out in the application and all Council Local Laws being adhered to and generally in accordance with the approved plans (except where varied by conditions of approval).
2. The proposed development shall be staged generally in accordance with:
 - (i) Stage 1 includes:
 - 16 Units (ie 64 bedrooms),
 - Kitchen/Diner,
 - Toilet,
 - Office,
 - Ice Room, and
 - Construction of car park no. 1, access roads and manoeuvring areas.

All necessary service infrastructure will be provided in Stage 1.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

- (ii) Stage 2 includes 28 units (112 bedrooms) and the remainder of ancillary uses split between Stages 2 and 3,
- (iii) Stage 3 includes 32 units (128 bedrooms) and the remainder of ancillary uses and construction of car park no. 2,
- (iv) Stage 4 includes 32 units (128 bedrooms), and
- (v) Stage 5 includes 30 units (120 bedrooms).

Following the development of Stage 1 and the development of the remainder of ancillary uses mentioned for Stages 2 and 3, development may be staged as the developer requires.

3. All outstanding rates and charges shall be paid.
4. The use of the premises identified as an undefined use (temporary workers camp) is limited to the facilities and staging mentioned under conditions of approval.
5. All mesh screen fencing shall be coated with coloured plastic.
6. A Landscaping Plan including a full planting schedule, prepared by a suitably qualified person, shall be submitted for Council's consideration and approval with the development application for Operational Works.
7. Landscaping shall be undertaken in accordance with the approved landscape plan prior to the commencement of use of Stage 1.
8. Landscape works and associated landscape infrastructure are to be maintained at all times.
9. Car parking spaces shall be maintained and kept for the purposes of parking for visitors and residents.
10. The height of buildings shall not exceed 8.5 metres above natural ground level.
11. Unloading and loading associated with deliveries to the premises shall be restricted to:
 - (a) 6:30am to 6:30pm: Monday to Friday,
 - (b) 8am to 5pm: Saturday, and
 - (c) No unloading or loading on Sunday or Public Holidays.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.1 (D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

12. The use shall cease within 4 years from the date of this approval.
13. Parking and storage areas shall be located behind landscaped areas and shall not be situated between the proposed landscaped earth mounds and the Warrego Highway.

Engineering

14. The premises shall be connected to water, sewer, electricity and telephone. The facilities and units shall be plumbed in accordance with the relevant standards and as agreed with Council to avoid excessive demands on the existing systems.
15. All internal vehicular manoeuvring areas and the entrance/exit to the site shall be constructed and maintained in accordance with Council's Planning Scheme. To this end:
 - (a) Car parking spaces, the entrance to the site and vehicular manoeuvring areas or other surfaces that are traversed by vehicles must be fully sealed surfaces;
 - (b) The access point from the existing road network must be constructed in accordance with Council's Planning Scheme and Department of Main Road requirements, and be maintained in a safe and functional manner in perpetuity by the operator of the facility; and
 - (c) Car parking spaces shall be linemarked, and maintained at all times in accordance with Schedule 3 of the Planning Scheme.
16. Stormwater quality and quantity shall be managed in accordance with the preliminary investigation undertaken by Lambert & Rehbein dated 22 October 2007. All works shall be undertaken prior to the commencement of use of Stage 1.
17. Should any services require relocation within the subject land, this shall be undertaken by the applicant at no cost to Council.
18. Habitable floor heights shall be a minimum of 300mm above the 1 in 100 year ARI flood event.
19. The following external works shall be undertaken:
 - (a) A pressure sewer generally in accordance with WSA07 and to Council's standards shall be constructed and connected to service the site, and
 - (b) A 50mm diameter water service shall be constructed and connected to the front boundary of the site.

Works and infrastructure constructed external to the site will be trunk mains constructed in accordance with the requirements of the planning scheme and shall be owned by Dalby Town Council or its statutory successor.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

Environmental Health

20. The operations and construction work associated with this development are to be carried out to the requirements of Council. In particular, no nuisance is to be caused to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. Where material is spilled or carried onto existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety. Adequate safety precautions are to be maintained where work is taking place on existing roads and any damage deemed by the Environmental Health Officer to be attributable to the progress of works or vehicles associated with the development of the site, shall be repaired to Council's satisfaction.
21. A refuse container storage area shall be provided. This storage area is to be imperviously sealed, screened, provided with a hose cock and drained and sited in accordance with Council's standards.
22. A minimum separation shall be provided between the proposed use and adjoining rural land in accordance with the "Buffer Area Design Criteria" as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – "Separating Agricultural and Residential Land Uses".
23. The location of buildings shall comply with Council's zones of influence Schedule 16 of the Planning Scheme.

Contributions

24. Prior to the commencement of each stage the applicant shall pay to Council a contribution for water supply headworks. The headworks charge shall be calculated on the basis of \$484 per resident or bedroom:
 - (a) Stage 1 with 64 bedrooms attracts a contribution of \$30,976,
 - (b) Stage 2 with 112 bedrooms attracts a contribution of \$54,208,
 - (c) Stage 3 with 128 bedrooms attracts a contribution of \$61,952,
 - (d) Stage 4 with 128 bedrooms attracts a contribution of \$61,952, and
 - (e) Stage 5 with 120 bedrooms attracts a contribution of \$58,080.

If a revised staging arrangement is agreed by Council, contributions may be calculated on the basis of the revised bedroom numbers for the relevant stage.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.1 (D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

25. The applicant shall pay to Council a contribution for sewerage headworks at the rate applicable at the time the contribution is paid. The headworks charge shall be calculated on the basis of \$484 per resident or bedroom:
- (a) Stage 1 with 64 bedrooms attracts a contribution of \$30,976,
 - (b) Stage 2 with 112 bedrooms attracts a contribution of \$54,208,
 - (c) Stage 3 with 128 bedrooms attracts a contribution of \$61,952,
 - (d) Stage 4 with 128 bedrooms attracts a contribution of \$61,952, and
 - (e) Stage 5 with 120 bedrooms attracts a contribution of \$58,080.

If a revised staging arrangement is agreed by Council, contributions may be calculated on the basis of the revised bedroom numbers for the relevant stage.

General

26. Prior to the commencement of use of the relevant stage, and at all times thereafter, all conditions of this approval relevant to that stage must be fully satisfied, unless otherwise stated. To remove doubt prior to commencement of use of the final stage all conditions must be fully satisfied and the development must continue to comply with these conditions while the use remains in operation.
- C. The approved plans/drawings for this development approval are listed in the following table:

Plan/Drawing Number	Plan/Drawing Name	Date
SM17670_002 Issue C	Site Plan	19.10.2007
07/073-LS1 Rev. B	Landscape Intent Plan	23.10.2007
Q4051417_200 Issue B	Floor Plan (W50)	10.09.2007
Q4051417_210 Issue B	Floor Plan (W50)	10.09.2007
Q4051417_205 Issue B	Floor Plan (W50)	10.09.2007
Q4051417_215 Issue B	Floor Plan (W50)	10.09.2007
Q4051417_235 Issue B	Floor Plan	10.09.2007
Q4051417_230 Issue B	Floor Plan (W50)	10.08.2007
Q4051417_220 Issue B	Floor Plan (W50)	10.08.2007
Q4051417_255 Issue A	Floor Plan (W50C)	30.08.2007
Q4051417_250 Issue B	Floor Plan (W50)	10.09.2007
Q4051417_245 Issue B	Floor Plan (W50)	10.09.2007
Q4051417_240 Issue B	Floor Plan (W50)	10.08.2007

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

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

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions;
 - (d) The **relevant period** for the development approval (material change of use) shall be **four (4) years** starting the day the approval is granted or takes effect. In accordance with Section 3.5.21(1) of the IPA, the development approval for a Material Change of Use lapses if the first change of use under the approval does not happen within the abovementioned **relevant period**. However, if there are one or more **related approvals** for the development approval for a Material Change of Use, the **relevant period** is taken to have started on the day the latest related approval takes effect. (Please refer to Section 3.5.21(7) of the IPA for the meaning of **related approval**).

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 3.5.22 of the IPA and before the development approval lapses under Section 3.5.21 of the IPA;
 - (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
 - (f) An applicant has the opportunity to make representations regarding conditions or other matters of the development approval within 20 business days of receiving the Decision Notice in accordance with Section 3.5.17 of the IPA. The applicant's appeal period may also be suspended in accordance with Section 3.5.18 of the IPA, to allow further time for consideration of matters contained in the development approval.
 - (g) An applicant has the opportunity to appeal against Council's decision in accordance with the relevant section of the Integrated Planning Act 1997:

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

4.1.27 Appeals by Applicants,

- (1) An applicant for a development application may appeal to the court against any of the following -
 - (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under Section 3.1.6;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in Section 3.5.21;
 - (e) a deemed refusal.
- (2) An appeal under Subsection (1)(a) to (d) must be started within 20 business days (the **applicant's appeal period**) after the day the decision notice or negotiated decision notice is given to the applicant.
- (3) An appeal under Subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

E. The submitters be advised of the decision, their rights of appeal, and consideration of their submissions in accordance with Section 2.7 of the report.

Justification

Council believes development will impact on transport network and therefore considered that a charged at 50% of expected usage of the transport network

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.1 (D010.2007.0180) Community Services Special Report Re: Temporary Work Camp - Laing O'Rourke ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted with an amendment to condition 11 and an additional condition 26 to read as follows:-

11. Unloading and loading associated with deliveries to the premises shall be restricted to:
 - (a) 6:30am to 6:30pm: Monday to Friday,
 - (b) 8am to 5pm: Saturday, and
 - (c) No unloading or loading on Sunday or Public Holidays,excepting the transport of workers to and from the site and individual workers traffic movements.

26. The applicant shall pay to Council a contribution for transport at the rate applicable at the time the contribution is paid. The headworks charge shall be calculated on the basis of \$242 per resident or bedroom:
 - (a) Stage 1 with 64 bedrooms attracts a contribution of \$15,488,
 - (b) Stage 2 with 112 bedrooms attracts a contribution of \$27,104,
 - (c) Stage 3 with 128 bedrooms attracts a contribution of \$30,976,
 - (d) Stage 4 with 128 bedrooms attracts a contribution of \$30,976, and
 - (e) Stage 5 with 120 bedrooms attracts a contribution of \$29,040.

CARRIED

Representatives from Laing O'Rourke retired at 5.14 p.m.

Crs D S Smiles and G M Nearhos re-joined the Meeting at 5.14 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 Community Services Special Report Re: Priority Infrastructure Plan

To SM Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/1/55 & 6/7/5

Date 5 December 2007

Prepared by MD Wilson, PLANNING MANAGER

Responsible Officer BF Patterson, DIRECTOR OF COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report considers the requirement for preparing a priority infrastructure plan (PIP) for the Town of Dalby.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

RECOMMENDED that:

- A. Council resolve to prepare a Priority Infrastructure Plan in accordance with Schedule 1 of the Integrated Planning Act 1997, and
- B. Council resolve to engage Parsons Brinkerhoff to undertake the necessary scoping work for the preparation of a Priority Infrastructure Plan on the basis of the methodology provided, and prepare a detailed costing proposal.

Justification

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

Community Services Special Report Re: Priority Infrastructure Plan
...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that:-

- A. Council resolve to prepare a Priority Infrastructure Plan in accordance with Schedule 1 of the Integrated Planning Act 1997, and
- B. Council resolve to engage Parsons Brinkerhoff to undertake the necessary scoping work for the preparation of a Priority Infrastructure Plan on the basis of the methodology provided, and prepare a detailed costing proposal.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.3 Community Services Monthly Town Planning Report - November 2007

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/8

Date 6 December 2007

Prepared by M. Wilson, PLANNING MANAGER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This Report details Town Planning activities for the month of November 2007.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

Mr T Fagg, Utilities Manager retired from the Meeting at 5.15pm

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 **REPORTS**

ORD.PAL/1.4 **Community Services Monthly Building Report - November 2007**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/9

Date 4th December 2007

Prepared by S A Cameron, CUSTOMER SERVICE OFFICER

Responsible Officer B Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This Report details building activities for the month of November 2007.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

That this Report be received and noted.

Justification

Nil.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.5 Community Services Monthly Report Re: Health and Environment - November 2007

To SM Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/4

Date 5 December 2007

Prepared by CC Land, ENVIRONMENTAL HEALTH OFFICER

Responsible Officer BF Patterson, DIRECTOR OF COMMUNITY SERVICES

Signed: _____

Summary/Purpose

To present the report on the activities of Council's Health and Environment Program for November 2007.

Declaration of Material Personal Interest/Conflict of Interest

Nil.

Officer's Recommendation

That this report be received and noted.

Justification

Nil.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/2 **INWARDS CORRESPONDENCE**

ORD.PAL/2.1 **Friends Myall Creek Minutes Meeting 31 October 2007**

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 22/2/5, Doc. No. 514962

Date 6 December 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A copy of the minutes of the Meeting of Friends of Myall Creek held 31 October 2007.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That the Minutes be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That the Minutes be received and noted.

CARRIED

ORD.PAL/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 2 - OUR ORGANISATION

ORD.ORG/1

REPORTS

ORD.ORG/1.1

Confidential Chief Executive Officer's Special Report Re: Local Government Reform Impact Dalby Cultural and Administration Centre

To His Worship the Mayor and Councillors

File No 10/1/2 & 26/1/2

Date 5 December 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

This Report discusses the impact of the impending local government amalgamations on the Dalby Cultural and Administration Centre.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that the Dalby Community Radio be advised to relocate by the 11th February 2008 due to Council requiring additional office space as a result of impending amalgamations.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that the Chief Executive Officer be delegated the authority to amend the current rental agreement with Dalby Community Radio to obtain additional office space.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/1 REPORTS

ORD.ORG/1.2 Financial & Information Services Monthly Report - October & November 2007

To His Worship the Mayor and Councillors

File No 1/2/3, 2/4/12

Date 4 December 2007

Prepared by M Gladman, DFIS's PERSONAL ASSISTANT

Responsible Officer T Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES

Signed: _____

Summary/Purpose

The purpose of this report is for Council to receive the Financial and Information Services Report for October and November 2007.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this report be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 **INWARDS CORRESPONDENCE**

ORD.ORG/2.1 **Jardine Lloyd Thompson Pty Ltd Workplace Health and Safety Management Systems Audit Results**

To His Worship the Mayor and Councillors

File No 4/1/16, Doc. No. 512739

Date 4 December 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A letter dated 27th November 2007 thanking Council for allowing them to conduct an audit of Council's workplace health and safety management system and reporting that Council attained a score of 70.1%.

Declaration of Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this letter be received and noted.

Justification

Nil

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received and noted and that Council extend its congratulations to Council's Workplace Health and Safety Officer, Ms Liz Drumm.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.1 Workers Camp Proposal Received Black Street

File No P1065

Summary/Purpose

Mr B Patterson, DCS advised that Council had received enquiries from another proponent to set up a workers camp in Black Street at the Pioneer Caravan Park.

Mr Patterson reported that as part of the development application, Council will be requesting that the applicant lodge a Material Change of Use application for the proposal.

ORD.ORG/3.2 Reminder Meeting Retailers Stage 3 Central Business Revitalisation Project

File No 12/1/18

Summary/Purpose

Mr S M Hegedus, CEO reminded Council that a meeting will be held with relevant CBD Retailers on Wednesday 12 December 2007 commencing at 8.00 a.m., at Carma Coffee to discuss Stage 3 of the CBD Revitalisation Project (Cunningham and Archibald Street upgrade).

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

**ORD.ORG/3.3 Christmas Standby Arrangements During Christmas New Year Period
2007/08**

File No 4/1/3

Summary/Purpose

Mr S M Hegedus, CEO provided copy of memorandum detailing standby arrangements for the Christmas to New Year closedown period for Engineering Services Department.

The main office will close for Christmas break on Friday 21st December 2007 at 4.00 p.m.

ORD.ORG/3.4 Reminder New Election Provisions Local Government Candidates

File No 1/1/1; 1/6/6 & 1/20/1

Summary/Purpose

Mr S M Hegedus, CEO reminded Councillors intending to nominate for the 2008 Election, of the new election provisions made under the *Local Government Act* for Local Government candidates. Advising that a *Code of Conduct for Intending Candidates* is available from the LGAQ website.

Mr S M Hegedus also advised that Dalby Town Council will go into caretaker provision from the day nominations are called for the 2008 Election.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.5 His Worship the Mayor Christmas Wishes

File No 1/1/1

Summary/Purpose

His Worship the Mayor, Cr W Geisel wished Councillors, Staff and their families a safe and happy Christmas, thanking them for their assistance throughout the year, and added that this year had been busy and trying year for Council with the impending local government amalgamations.

MEETING CLOSURE

The Meeting concluded at 5.36 p.m.

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

Submitted to the Ordinary Meeting of Council held this fifteenth day of January 2008.

Signed:

Cr Geisel
MAYOR OF DALBY

12 December 2007

APPENDIX / ATTACHMENTS
