



***"Working Together for a Better Dalby"***

## **Minutes Ordinary Meeting of Council**

***Held at Dalby Town Council Chambers***

**ON Tuesday 14 August 2007**

Commencing at 4.05 p.m.

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# Minutes Ordinary Meeting of Council

Tuesday 14 August 2007

## ORDER OF BUSINESS:

Item	Precis	File No	Page
<b>DECLARATION OF MEETING OPENING</b>			<b>5</b>
<b>PRESENT</b>			<b>5</b>
<b>APOLOGIES</b>			<b>5</b>
<b>ORD/1</b>	<b>CONDOLENCES</b>		<b>6</b>
<b>ORD/2</b>	<b>CONGRATULATIONS</b>		<b>6</b>
<b>ORD/3</b>	<b>CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING</b>		<b>6</b>
ORD/3.1	Adopt Minutes Previous Special Budget Meeting Tuesday 31 July 2007	1/2/10	6
ORD/3.2	Adopt Minutes Previous Ordinary Meeting Tuesday 31 July 2007	1/2/10	7
<b>ORD/4</b>	<b>BUSINESS ARISING OUT OF THE MINUTES OF PREVIOUS ORDINARY MEETING</b>		<b>8</b>
<b>ORD/5</b>	<b>ON THE TABLE</b>		<b>8</b>
<b>ORD/6</b>	<b>PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS</b>		<b>8</b>
<b>ORD/7</b>	<b>ADOPTION OF REPORTS OF GENERAL PURPOSES COMMITTEE MEETING/S</b>		<b>8</b>
ORD/7.1	Adopt Report General Purposes Committee Meeting Tuesday 7th August 2007	1/2/10	8
<b>ORD/8</b>	<b>CONSIDERATION OF NOTICES OF BUSINESS</b>		<b>9</b>
<b>ORD/9</b>	<b>CONSIDERATION OF NOTICES OF MOTION</b>		<b>9</b>
<b>ORD/10</b>	<b>QUESTIONS WITHOUT NOTICE</b>		<b>9</b>
<b>ORD/11</b>	<b>RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING</b>		<b>9</b>
<b>ORD/11.1</b>	<b>Cr Warwick Geisel Notice of Motion Name Regional Council</b>	<b>5/3/3</b>	<b>9</b>
<b>KRA 1 - COMMUNITY WELLBEING</b>			<b>10</b>
ORD.CW/1	REPORTS		10
ORD.CW/2	INWARDS CORRESPONDENCE		10
ORD.CW/3	GENERAL BUSINESS		10
<b>KRA 2 - OUR ORGANISATION</b>			<b>11</b>
ORD.ORG/1	REPORTS		11
ORD.ORG/1.1	Financial & Information Services Special Report Re: Establishment of Preferred Suppliers Arrangements 2007-08	1/14/1	11
ORD.ORG/1.2	Financial & Information Services Special Report Re: Sale of Council Property Lot 8 Wallace Street	6/1/10	15
ORD.ORG/2	INWARDS CORRESPONDENCE		16
ORD.ORG/2.1	Auditor General of Queensland Comments Concerns 2005/06 Audits Strategic Management of Infrastructure Assets	10/1/31, Doc. No. 476368	16
ORD.ORG/2.2	Minister Local Government Planning and Sport - Information Local Transition Committees Support Packages Available	5/3/3, Doc. No. 480050	17
ORD.ORG/3	GENERAL BUSINESS		17
<b>KRA 3 - BUILT ENVIRONMENT</b>			<b>18</b>
ORD.BE/1	REPORTS		18

**Minutes Ordinary Meeting of Council Tuesday 14th August 2007 - 14/08/07**

<b>Item</b>	<b>Precis</b>	<b>File No</b>	<b>Page</b>
ORD.BE/2	INWARDS CORRESPONDENCE		18
ORD.BE/2.1	Department Natural Resources and Water Request Review Decision No Objection Permanent Road Closure	12/1/4, Doc. No. 474493	18
ORD.BE/3	GENERAL BUSINESS		19
<b>KRA 4 - UTILITY SERVICES</b>			<b>20</b>
ORD.UTS/1	REPORTS		20
ORD.UTS/1.1	Engineering Services Special Report Re: Workplace Procedure - Issuing of Infringement Notice Offences Under The Water Act	9/1/17 & 1/2/2	20
ORD.UTS/2	INWARDS CORRESPONDENCE		21
ORD.UTS/3	GENERAL BUSINESS		21
<b>KRA 5 - PLANNING AND LIVEABILITY</b>			<b>22</b>
ORD.PAL/1	REPORTS		22
ORD.PAL/1.2	(D413-06/07) Community Services Special Report Re: Material Change of Use to Establish Multiple Occupancy 76 Pratten Street - First Four Investments Pty Ltd	P1451, Doc. No. 413-06/07	22
ORD.PAL/2	INWARDS CORRESPONDENCE		28
ORD.PAL/2.1	Friends Myall Creek Minutes Meeting 27th June 2007	22/2/5, Doc. No. 475277	28
ORD.PAL/3	GENERAL BUSINESS		28
<b>KRA 6 - ECONOMIC PROSPERITY</b>			<b>29</b>
ORD.ECP/1	REPORTS		29
ORD.ECP/2	INWARDS CORRESPONDENCE		29
ORD.ECP/3	GENERAL BUSINESS		29
ORD.ECP/3.1	Cr B T O'Shea Presented Brief Update Condamine Balonne Annual General Meeting	9/1/6	29
<b>MEETING CLOSURE</b>			<b>30</b>



## **DECLARATION OF MEETING OPENING**

The Chairperson declared the meeting open at 4.05 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** T. Bennett, A/CHIEF EXECUTIVE OFFICER  
M. P. Sullivan, DIRECTOR ENGINEERING SERVICES  
B. Patterson, DIRECTOR COMMUNITY SERVICES  
M. Wilson, PLANNING MANAGER  
C.M. Harding, CEO's PERSONAL ASSISTANT  
T. Hohn, TECHNICAL OFFICER MARKETING

**Observers** Nil

**Delegation** Nil

## **APOLOGIES**

Apologies for non-attendance were received from Mr S M Hegedus, CEO and Mr Matthew Wilson, Planning Manager

**ORD/1                      CONDOLENCES**

Nil.

**ORD/2                      CONGRATULATIONS**

Nil.

**ORD/3                      CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING**

**ORD/3.1                  Adopt Minutes Previous Special Budget Meeting Tuesday 31 July 2007**

**To**                              His Worship the Mayor and Councillors

**File No**                      1/2/10

**Date**                         3 August 2007

**Responsible Officer**    Cr W. Geisel, MAYOR

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

**Summary/Purpose**

Minutes of the Special Budget Meeting of Council held on Tuesday, 31 July 2007.

**Officer's Recommendation**

That the minutes of the last Special Budget Meeting held on Tuesday, 31 July 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 Special Budget Meeting held on Tuesday, 31 July 2007 copies of which have been printed and circulated to Members, be taken as read and confirmed.

**CARRIED**

**ORD/3**

**CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING**

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**ORD/3.2**

**Adopt Minutes Previous Ordinary Meeting Tuesday 31 July 2007**

**To** His Worship the Mayor and Councillors

**File No** 1/2/10

**Date** 3 August 2007

**Responsible Officer** Cr W. Geisel, MAYOR

Signed:

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**Summary/Purpose**

Minutes of the Ordinary Meeting of Council held on Tuesday, 31 July 2007.

**Officer's Recommendation**

That the minutes of the last Ordinary Meeting held on Tuesday, 31 July 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, 31 July 2007 copies of which have been printed and circulated to Members, be taken as read and confirmed.

**CARRIED**

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

Nil.

**ORD/5 ON THE TABLE**

Nil.

**ORD/6 PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS**

Nil.

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

**ORD/7.1 Adopt Report General Purposes Committee Meeting Tuesday 7th August 2007**

**To** His Worship the Mayor and Councillors

**File No** 1/2/10

**Date** 8th August 2007

**Responsible Officer** Cr W. Geisel, MAYOR

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

**Summary/Purpose**

Report of the General Purposes Committee Meeting held on Tuesday, 7th August 2007.

**Officer's Recommendation**

That these two (2) Officers Reports be received and the Report of the General Purposes Committee Meeting held on Tuesday, 7th August 2007 be received and adopted.

**COUNCIL RESOLUTION**

MOVED and SECONDED

That these two (2) Officers Reports be received and the Report of the General Purposes Committee Meeting held on Tuesday, 7th August 2007 be received and adopted.

**CARRIED**



**KRA 1 - COMMUNITY WELLBEING**

**ORD.CW/1                      REPORTS**

Nil.

**ORD.CW/2                      INWARDS CORRESPONDENCE**

Nil.

**ORD.CW/3                      GENERAL BUSINESS**

Nil.

## **KRA 2 - OUR ORGANISATION**

**ORD.ORG/1**

**REPORTS**

**ORD.ORG/1.1**

**Financial & Information Services Special Report Re: Establishment of Preferred Suppliers Arrangements 2007-08**

**To**

S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**

1/14/1

**Date**

8 August, 2007

**Prepared by**

D. G. Carvosso, PROCUREMENT SUPERVISOR

**Responsible Officer**

T. Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES

Signed:

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### **Summary/Purpose**

This report has been prepared following the evaluation of fifteen (15) Preferred Supplier Arrangements for goods and services for the period 1 August 2007 to 31 December 2008.

### **Declaration of Material Personal Interest/Conflict of Interest**

Nil

### **Officer's Recommendation**

It is recommended that Council adopt the following Preferred Supplier Arrangements for the period 1 August 2007 to 31 December 2008:

#### **. PS1-07-08 Cast Iron & Associated Watermain Fittings Various Sizes**

- Tyco Water; and
- Iplex Pipelines

#### **PS2-07-08 Watermain, DWV and Poly Pipes – Various Sizes**

- Iplex Pipelines
- Vinidex Pty Ltd
- Dalby Hardware & Plumbing; and
- Tyco Water

#### **PS3-07-08 Water Meters and Associated Fittings – Various Sizes**

- Elster Metering; and
- Allflow Supply Company

#### **PS4-07-08 Gas Meters and Associated Fittings**

- Atlas Measurements

## **KRA 2 - OUR ORGANISATION**

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

#### **ORD.ORG/1.1                      Financial & Information Services Special Report Re: Establishment of Preferred Suppliers Arrangements 2007-08 ...(Cont'd)**

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##### **PS5-07-08 Gas Pipe Poly – Various Sizes and Associated Fittings**

- Vinidex Pty Ltd

##### **PS6-07-08 Brass Valves, Ferrules, Connectors and Associated Fittings**

- Elster Metering; and
- Tyco Water Pty Ltd

##### **PS7-07-08 Bitumen and Asphalt Products**

- Pioneer Road Services

##### **PS8-07-08 Cemetery Lawn Plaques**

- Worsell & Co

##### **PS9-07-08 Street Line Marking**

- Allstate Linemarking Services

##### **PS10-07-08 Town Planning Services**

- Campbell Higginson Town Planning

##### **PS11-07-08 Air Conditioning Services**

- Golding Air Conditioning
- JTM Air Conditioning & Refrigeration

##### **PS12-07-08 Electrical Services**

- Condamine Electric Co

##### **PS13-07-08 Intermittent Hire of Plant Truck with Water Tank**

- Dalby Water Kings
- McInnis Water Cartage

##### **PS14-07-08 Tip Truck Hire and Associated Equipment Services**

- S & D Bobcat & Tipper Hire
- Dalby Bobcat & Trencher Hire

##### **PS15-07-08 Pre-Mix Concrete**

Wagners Concrete

Hanson Construction Materials

Both suppliers to qualify, however Wayners have offered far superior pricing for most classes of concrete.

### **Justification**

Nil

*Cr D S Smiles declared a Material Personal Interest and retired from the Meeting at 4.07 p.m.*

## **KRA 2 - OUR ORGANISATION**

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

**ORD.ORG/1.1                      Financial & Information Services Special Report Re: Establishment of Preferred Suppliers Arrangements 2007-08 ...(Cont'd)**

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

It is recommended that Council adopt the following Preferred Supplier Arrangements for the period 1 August 2007 to 31 December 2008:

#### **. PS1-07-08 Cast Iron & Associated Watermain Fittings Various Sizes**

- Tyco Water; and
- Iplex Pipelines

#### **PS2-07-08 Watermain, DWV and Poly Pipes – Various Sizes**

- Iplex Pipelines
- Vinidex Pty Ltd
- Dalby Hardware & Plumbing; and
- Tyco Water

#### **PS3-07-08 Water Meters and Associated Fittings – Various Sizes**

- Elster Metering; and
- Allflow Supply Company

#### **PS4-07-08 Gas Meters and Associated Fittings**

- Atlas Measurements

#### **PS5-07-08 Gas Pipe Poly – Various Sizes and Associated Fittings**

- Vinidex Pty Ltd

#### **PS6-07-08 Brass Valves, Ferrules, Connectors and Associated Fittings**

- Elster Metering; and
- Tyco Water Pty Ltd

#### **PS7-07-08 Bitumen and Asphalt Products**

- Pioneer Road Services

#### **PS8-07-08 Cemetery Lawn Plaques**

- Worsell & Co

#### **PS9-07-08 Street Line Marking**

- Allstate Linemarking Services

#### **PS10-07-08 Town Planning Services**

- Campbell Higginson Town Planning

## **KRA 2 - OUR ORGANISATION**

**ORD.ORG/1                      REPORTS**

**ORD.ORG/1.1                      Financial & Information Services Special Report Re: Establishment of Preferred Suppliers Arrangements 2007-08 ...(Cont'd)**

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**PS11-07-08 Air Conditioning Services**

- Golding Air Conditioning
- JTM Air Conditioning & Refrigeration

**PS12-07-08 Electrical Services**

- Condamine Electric Co

**PS13-07-08 Intermittent Hire of Plant Truck with Water Tank**

- Dalby Water Kings
- McInnis Water Cartage

**PS14-07-08 Tip Truck Hire and Associated Equipment Services**

- S & D Bobcat & Tipper Hire
- Dalby Bobcat & Trencher Hire

**PS15-07-08 Pre-Mix Concrete**

Wagners Concrete

Hanson Construction Materials

Both suppliers to qualify, however Wayners have offered far superior pricing for most classes of concrete.

**CARRIED**

*Cr D S Smiles re-joined the Meeting and Cr C T Tillman joined the Meeting at 4.10 p.m.*

## **KRA 2 - OUR ORGANISATION**

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

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**ORD.ORG/1.2                      Financial & Information Services Special Report Re: Sale of Council Property Lot 8 Wallace Street**

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

**File No**                                6/1/10

**Date**                                    8 August, 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 to recommend the sale of land located at Lot 8 Wallace Street Dalby.

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

#### **Declaration of Material Personal Interest/Conflict of Interest**

Nil

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

That Council proceed with the sale of land located at Lot 8 Wallace Street, Dalby as at the reserved price set in the report.

#### **Justification**

Nil

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That Council authorised the CEO to commence negotiations with the two adjoining owners to Lot 8 Wallace Street, seeking expressions of interest on entering into a mutual agreement with Council, to either provide or sell a portion of their respective allotments in order for Council to build an access road, to enable Lot 8 Wallace Street to be subdivided and sold.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

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

**ORD.ORG/2.1**                      **Auditor General of Queensland Comments Concerns 2005/06 Audits Strategic Management of Infrastructure Assets**

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

**File No**                                10/1/31, Doc. No. 476368

**Date**                                    9 August 2007

**Responsible Officer**            T. Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES

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

### **Summary/Purpose**

A letter dated 1st August 2007 advising that the issue of the strategic management of the infrastructure assets of a number of Councils has been of concern to audit over the past few years.

In light of the state government's current reform process, Auditor General believes it is timely to provide advice on the expectations in relation to the recording, valuation and depreciation of non-current assets.

### **Declaration of Material Personal Interest/Conflict of Interest**

Nil

### **Officer's Recommendation**

That this letter be received and the contents noted.

### **Justification**

Nil

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this letter be received and the contents noted.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

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

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**ORD.ORG/2.2**                      **Minister Local Government Planning and Sport - Information Local  
Transition Committees Support Packages Available**

**File No**                              5/3/3, Doc. No. 480050

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### **Summary/Purpose**

A letter dated 9th August 2007 detailing information on the Government's \$27.1M support package for affected Councils and Local Transition Committees to implement new local government arrangements across the State.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this letter be received and noted.

**CARRIED**

**ORD.ORG/3**                      **GENERAL BUSINESS**

Nil.

## **KRA 3 - BUILT ENVIRONMENT**

### **ORD.BE/1                      REPORTS**

Nil.

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

#### **ORD.BE/2.1                      Department Natural Resources and Water Request Review Decision No Objection Permanent Road Closure**

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

**File No**                                12/1/4, Doc. No. 474493

**Date**                                    9 August 2007

**Responsible Officer**    M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

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

### **Previous Consideration**

Council at its meeting held on 13th March 2007 received a letter from the Dalby Golf Club lodging their objection to an application for permanent closure of Myall Street reserve beside the Golf Course, as detailed in the Government Gazette, 1 December 2006 and Department Natural Resources advice to Council.

Council advised the Department of Natural Resources and Mines that it had no objection to the proposed permanent road closure (letter dated 20th December 2006 attached).

Council also resolved on the 13th March 2007 not to accede to the request.

### **Summary/Purpose**

A letter dated 26th July 2007 requesting if Council would like to review their comments in relation to the non objection to the closure of the road adjoining the north western boundary of Lot 1 RP157181 considering other developments in the vicinity of the proposed road closure.

### **Officer's Recommendation**

That this letter be received and that Council forward a suitable reply reiterating its previous advice and offer no objection to the road closure.

*Ms Toni Hohn, Technical Officer Marketing joined the Meeting at 4.20 p.m.*

### ***KRA 3 - BUILT ENVIRONMENT***

**ORD.BE/2                      INWARDS CORRESPONDENCE**

**ORD.BE/2.1                      Department Natural Resources and Water Request Review Decision  
No Objection Permanent Road Closure ...(Cont'd)**

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this letter be received and that Council forward a suitable reply reiterating its previous advice and offer no objection to the road closure.

**CARRIED**

**ORD.BE/3                      GENERAL BUSINESS**

Nil.

## **KRA 4 - UTILITY SERVICES**

**ORD.UTS/1**

### **REPORTS**

**ORD.UTS/1.1**

**Engineering Services Special Report Re: Workplace Procedure - Issuing of Infringement Notice Offences Under The Water Act**

**To**

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

**File No**

9/1/17 & 1/2/2

**Date**

8 August 2007

**Prepared by**

T. Hohn, UTILITIES MARKING OFFICER

**Responsible Officer**

M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

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

### **Summary/Purpose**

This report has been developed to inform Council of the recently amended workplace procedure for the handling of breaches of water restrictions.

### **Declaration of Material Personal Interest/Conflict of Interest**

NIL

### **Officer's Recommendation**

That this report be received and noted.

### **Justification**

NIL

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this report be received and noted.

**CARRIED**

*Ms Toni Hohn, Technical Officer Marketing retired from the meeting at 4.35 p.m.*

## ***KRA 4 - UTILITY SERVICES***

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**ORD.UTS/2                      INWARDS CORRESPONDENCE**

Nil.

**ORD.UTS/3                      GENERAL BUSINESS**

Nil.

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

ORD.PAL/1

### **REPORTS**

ORD.PAL/1.2

**(D413-06/07) Community Services Special Report Re: Material Change of Use to Establish Multiple Occupancy 76 Pratten Street - First Four Investments Pty Ltd**

**To**

S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**

P1451, Doc. No. 413-06/07

**Date**

9 August 2007

**Prepared by**

M.D. Wilson, PLANNING MANAGER

**Responsible Officer**

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

<b>Application No:</b>	413-06/07
<b>Applicant:</b>	First Four Investments Pty Ltd
<b>Owner:</b>	First Four Investments Pty Ltd
<b>Site Address:</b>	76 Pratten Street
<b>Real Property Description:</b>	Lots 1 & 2 RP59762
<b>PDLU Designation:</b>	Multiple Occupancy
<b>Zoning:</b>	High Constraint
<b>Proposal:</b>	Material Change of Use to Establish Multiple Occupancy
<b>Area of Land:</b>	1346m <sup>2</sup>
<b>Submissions:</b>	Nil

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

### **Declaration of Material Personal Interest/Conflict of Interest**

NIL

### **Officer's Recommendation**

**RECOMMENDED** that:

- A. the applicant be advised that the application for Development Approval for Material Change of Use to establish a Residential Development Class 2 (Multiple Occupancy comprising 8 units) on land described as Lots 1 and 2 on RP59762, situated at 76 Pratten Street, Dalby, is approved, subject to the following conditions:-

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

ORD.PAL/1

REPORTS

ORD.PAL/1.2

**(D413-06/07) Community Services Special Report Re: Material Change of Use to Establish Multiple Occupancy 76 Pratten Street - First Four Investments Pty Ltd ...(Cont'd)**

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### **Planning**

1. Compliance with the facts and circumstances set out in the application and all Council By-laws being adhered to and generally in accordance with the approved plans (except where varied by conditions of approval).
2. Prior to the commencement of development a revised suite of drawings shall be provided for Council's review and endorsement. The revised drawings shall be generally in accordance with the suite of drawings provided to Council dated 12 April 2007. The revised drawings shall incorporate a minimum 4 metre setback to the outermost projection of the building from the Connelly Street frontage. Once endorsed, the revised drawings shall become the approved drawings.
3. All outstanding rates and charges shall be paid.
4. The use of the premises identified for residential purposes being Residential Development Class 2, shall at all times accord with section 1.4.3 of the Transitional Planning Scheme.
5. A solid screen fence a minimum of 1.8 metres in height shall be provided along the boundaries of the subject land for the full extent of the boundary shared with adjoining properties.
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. The landscaping plan shall be in accordance with Council's Local Planning Policy 3 'Landscaping'.
7. Landscaping shall be undertaken in accordance with the approved landscape plan.
8. Landscape works and associated landscape infrastructure are to be maintained at all times.
9. A minimum of 12 car parking spaces shall be provided on site in accordance with the relevant Australian Standard for Off-Street Car parking.
10. Car parking spaces shall be maintained and kept for the purposes of parking for visitors and residents.
11. The height of buildings shall not exceed 8.5 metres above natural ground level.
12. Internal fencing shall be provided to separate areas of private open space such that each ground floor dwelling unit has a minimum of 35m<sup>2</sup> of open space with a minimum dimension of 4m directly accessible from the dwelling unit.

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

ORD.PAL/1

### **REPORTS**

ORD.PAL/1.2

**(D413-06/07) Community Services Special Report Re: Material Change of Use to Establish Multiple Occupancy 76 Pratten Street - First Four Investments Pty Ltd ...(Cont'd)**

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### **Engineering**

13. A vehicle crossover shall be provided from Connelly Street to the satisfaction of Council and appropriate engineering standards. Existing vehicle crossovers and kerb breaks shall be removed and replaced by kerb and channel to Council's satisfaction where required. Design detail shall be provided with Operational Works drawings.
14. The site shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
15. Each dwelling unit shall be connected to internal water supply system to the satisfaction of Council and to relevant engineering standards.
16. The applicant shall pay to Council a contribution for water supply headworks at the rate applicable at the time the contribution is paid. The 2007/08 fees and charges indicate \$1,125 per additional unit. Calculations indicate that there are 8 additional units.
17. The site shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
18. Each dwelling shall be connected to internal sewerage systems to the satisfaction of Council and to relevant engineering standards.
19. The applicant shall pay to Council a contribution for sewerage headworks at the rate applicable at the time the contribution is paid. The 2006/07 fees and charges indicate \$1,125 per additional unit. Calculations indicate that there are 8 additional units.
20. Each dwelling unit shall be provided with electricity and telecommunications to relevant engineering standards.
21. The applicant shall pay to Council a contribution for transport headworks at the rate applicable at the time the contribution is paid. The 2006/07 fees and charges indicate \$750 per additional unit. Calculations indicate that there are 8 additional units.

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

ORD.PAL/1

### **REPORTS**

ORD.PAL/1.2

**(D413-06/07) Community Services Special Report Re: Material Change of Use to Establish Multiple Occupancy 76 Pratten Street - First Four Investments Pty Ltd ...(Cont'd)**

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22. 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 road network must be constructed in accordance with Council's Planning Scheme, and be maintained in a safe and functional manner in perpetuity by the operator of the facility; and
  - (c) Car parking spaces shall be linemarked and maintained at all times.
23. Stormwater from roof and sealed areas shall be collected inside the subject land and discharged to Council's underground drainage system by way of underground piping. Systems for the effective removal of sediments from any stormwater discharged from the site must be included as part of the stormwater system.
24. Should any services require relocation within the subject land, this shall be undertaken by the applicant at no cost to Council.

### **Environmental Health**

25. 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.

### **General**

26. Prior to the commencement of use, all conditions of this approval must be fully satisfied. All relevant conditions must be met while the development permit remains effective.
- B. The approved plans/drawings for this development approval are listed in the following table:-
- There are no approved drawings.
- C. The following constitutes the concurrence agency response:
- See attached documentation from Department of Main Roads.

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

ORD.PAL/1

REPORTS

ORD.PAL/1.2

**(D413-06/07) Community Services Special Report Re: Material Change of Use to Establish Multiple Occupancy 76 Pratten Street - First Four Investments Pty Ltd ...(Cont'd)**

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D. 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 IPA, the development approval for 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 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 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 IPA and before the development approval lapses under Section 3.5.21 of IPA;

### **Justification**

NIL

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

ORD.PAL/1

### **REPORTS**

ORD.PAL/1.2

**(D413-06/07) Community Services Special Report Re: Material Change of Use to Establish Multiple Occupancy 76 Pratten Street - First Four Investments Pty Ltd ...(Cont'd)**

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

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

2. Prior to the commencement of development a revised suite of drawings shall be provided for Council's review and endorsement. The revised drawings shall be generally in accordance with the suite of drawings provided to Council dated 12 April 2007. The revised drawings shall incorporate:
  - (a) a minimum 4 metre setback to the outermost projection of the building from the Connelly Street frontage; and
  - (b) a minimum 1.5 metre setback to the outermost projection of the building from the shared side boundary with Lot 1 RP210364; and
  - (c) Connelly Street frontage of the building shall be articulated to the satisfaction of the Planning Manager; andonce endorsed, the revised drawings shall become the approved drawings.

**CARRIED**

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

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

**ORD.PAL/2.1**                      **Friends Myall Creek Minutes Meeting 27th June 2007**

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

**File No**                              22/2/5, Doc. No. 475277

**Date**                                      9 August 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 on 27th June 2007.

### **Declaration of Material Personal Interest/Conflict of Interest**

Nil

### **Officer's Recommendation**

That the Minutes be received and noted.

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### **Justification**

Nil

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That the Minutes be received and noted.

**CARRIED**

**ORD.PAL/3**                      **GENERAL BUSINESS**

Nil.

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## **KRA 6 - ECONOMIC PROSPERITY**

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

Nil.

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

Nil.

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

#### **ORD.ECP/3.1                      Cr B T O'Shea Presented Brief Update Condamine Balonne Annual General Meeting**

**File No**                              9/1/6

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#### **Summary/Purpose**

Cr B T O'Shea presented a brief update on his attendance at the Annual General Meeting of the Condamine Balonne Committee held in Chinchilla on Thursday 9th August 2007:-

- Believe work accomplished by Committee has been invaluable
- With present local government reforms Committee is wanting to change constitution of the organisation in order for it to embrace community members and Councils
- Committee will remain in existence with members being reduced from 13 to 6
- Good report presented on pest management.

**MEETING CLOSURE**

The Meeting concluded at 5.15 p.m.

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

Submitted to the Ordinary Meeting of Council held this twenty-first day of August 2007.

Signed:

\_\_\_\_\_  
Cr Geisel  
MAYOR OF DALBY

15th August 2007

**APPENDIX / ATTACHMENTS**

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