



"Working Together for a Better Dalby"

MINUTES OF ORDINARY MEETING OF COUNCIL

Held at Dalby Town Council Chambers

ON Tuesday 20 March 2007

Commencing at 4.02 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 20 March 2007

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MINUTES OF ORDINARY MEETING OF COUNCIL HELD TUESDAY 20TH MARCH 2007 - 20/03/07

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DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 4.02 pm.

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
B. Patterson, DIRECTOR COMMUNITY SERVICES
G.Preston, A/ DIRECTOR ENGINEERING SERVICES
T.A. Fagg, UTILITIES MANAGER
M. Wilson, PLANNING MANAGER
K.M. Gillespie, UTILITIES SERVICES ADMINISTRATION OFFICER
D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER

Observers Mr Steve Balmer

Delegation Representatives from Department of Sport and Recreation Task Force

APOLOGIES

Apologies for non-attendance were received from Mr M. Sullivan, DES.

ORD/1 CONDOLENCES

Nil.

ORD/2

CONGRATULATIONS

ORD/2.1

CONGRATULATIONS AUSTRALIAN OPEN GARDEN SCHEME
PARTICIPANTS

File No

5/1/22 & 9/1/18

Summary/Purpose

Councillor Latemore requested Council's congratulations be forwarded to the Australian Open Garden Scheme Participants on their successful open garden weekend of 10th and 11th March 2007 advising approximately 450 people both locally and visitors to Dalby inspected the gardens. Cr Latemore further stated that he was in receipt of a letter dated 20 March 2007 from the participants thanking Council for allowing them an exemption to the current water restrictions.

ORD/3 CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING

ORD/3.1 ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 13TH MARCH 2007

To His Worship the Mayor and Councillors

File No 1/2/10

Date 16th March 2007

Responsible Officer Cr W. Geisel, MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 13th March 2007.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 13th March 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, 13th March 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

ORD/4.1 COUNCILLOR SMILES REQUEST INCORPORATE OFF STREET
PARKING IN REGULATED PARKING STUDY

File No 13/1/1

Summary/Purpose

Councillor Smiles proposed that off street parking be included in the report as per Council's resolution in relation to the Engineering Services Special Report Re: Community Consultation CBD Parking Meters - February 2007.

COUNCIL RESOLUTION

MOVED and SECONDED

That off street parking be included in the report to be prepared and presented to Council as Council's resolution of 13th March 2007 in relation to the Engineering Services Special Report Re: Community Consultation CBD Parking Meter - February 2007.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

REPORT SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE MEETING TUESDAY 13TH MARCH 2007

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

1/2/16, 5/1/35 & P1046

Date

14th March 2007

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 13th March 2007.

Officer's Recommendation

That the minutes be received and the recommendations contained therein be adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and the recommendations contained therein be adopted.

CARRIED

KRA 1 - COMMUNITY WELLBEING

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 MONTHLY REPORT RE:
INVESTMENTS FEBRUARY 2007**

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

1/2/3; 2/4/12

Date

8 March, 2007

Prepared by

E. Phillips, FINANCE MANAGER

Responsible Officer

T. Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES

Signed: _____

Summary/Purpose

This report details the cash investments for Dalby Town Council for the month of February 2007.

Officer's Recommendation

That the report on Council's Investments for the month of February 2007 be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the report on Council's Investments for the month of February 2007 be received and noted.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 **INWARDS CORRESPONDENCE**

ORD.ORG/2.1 **CHARTERS TOWERS CITY COUNCIL AUSTRALIAN LOCAL
GOVERNMENT WOMENS STATE CONFERENCE 1 - 3 AUGUST 2007**

To His Worship the Mayor and Councillors

File No 1/15/15, Doc. No. 443446

Date 15th March 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A letter dated 6th March 2007 advising that Charters Towers is hosting this year's Australian Local Government Womens Conference from the 1st to 3rd August 2007.

Officer's Recommendation

That this letter be received and that Council authorise Cr Carolyn Tillman to attend the conference.

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received and that Council authorise Cr Carolyn Tillman to attend the Australian Local Government Womens Conference to be held 1st to 3rd August 2007.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 INWARDS CORRESPONDENCE

**ORD.ORG/2.2 DARLING DOWNS REGIONAL ORGANISATION OF COUNCILS
DIRECTORS TRAINING FRIDAY 4TH MAY 2007**

To His Worship the Mayor and Councillors

File No 1/15/15 & 5/3/3, Doc. No. 443676

Date 15th March 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed:

Summary/Purpose

An email dated 8th March 2007 advising that at the DDROC Meeting of Directors held on the 23rd February 2007 an agreement was reached that Director's training be arranged to be conducted by the Australian Institute of Company Directors.

Council is invited to nominate two (2) trainees to attend.

Mr Hegedus, CEO requested feedback from the Councillors on the training to determine if it would be beneficial to all Councillors.

Officer's Recommendation

That this email be received, the contents noted and that Council nominate Crs W Geisel and B T O'Shea to attend the Director's training.

COUNCIL RESOLUTION

MOVED and SECONDED

That this email be received, the contents noted and that Council nominate Crs W Geisel and B T O'Shea to attend the Director's training.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 **INWARDS CORRESPONDENCE**

ORD.ORG/2.3 **TOOWOOMBA CITY COUNCIL - URBAN LOCAL GOVERNMENT ASSOCIATION 2007 CONFERENCE 16 TO 18 MAY**

To His Worship the Mayor and Councillors

File No 1/15/15 & 5/3/1, Doc. No. 444995

Date 15th March 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A letter dated 9th March 2007 advising that the ULGA 2007 conference will be hosted by Toowoomba City from the 16 to 18 May 2007. The theme this year is "People and Places" Local Government Priorities for the Future.

Officer's Recommendation

That this letter be received, the contents noted and that Council nominate two Councillors and the CEO nominate an officer to attend the conference.

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received, the contents noted and that Council nominate two Councillors and the CEO nominate an officer to attend the conference.

CARRIED

ORD.ORG/3 **GENERAL BUSINESS**

Nil.

DELEGATION

**ORD/D.1 DEPARTMENT OF SPORT AND RECREATION TASK FORCE JOIN
COUNCIL DISCUSS DALBY AQUATIC CENTRE PROJECT**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 16/2/1

Date 15th March 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

Representatives from the Department of Sport and Recreation joined the meeting at 4.12 pm.

The Department have established a Task Force to review the Dalby Aquatic Centre Project and provide independent comments and advice to Council. The group consists of:-

- Brian Downs - Consultant Venue Group
- Mark Shirley - Engineering Consultant
- Don Mackay - Designed and delivers swimming pool plant operation courses
- Jim Grassick - Sport Recreation and Racing Senior Advisor
- Garry Stokes - Facility Manager Highfields Recreation Centre

Mr Hegedus, CEO provided a brief summary of the status of Aquatic Centre Project to date advising that the representatives had met with Aquatic Centre Project Committee earlier today to gain background information on the project. Mr Hegedus introduced members and gave a brief overview of their various particular expertise.

The Mayor, Cr Warwick Geisel welcomed the representatives and invited them to address Council.

Mr Brian Downs, on behalf of the group provided a summary of the representatives observations from today's meeting and site inspections:-

General

- No simple solution with ageing swimming pools.
- The group's role to independently assist Council with decision making.
- First task is to determine what facilities are required ie. size, depth and type of pool/s; covered/uncovered, ancillary elements such as gym, coffee shop, childcare facilities etc. - must first know required facilities in order to determine which site is required.
- Second task is to prepare 20 year outlook for the project - try to determine with Dalby's changing demographics and economic growth what the community will require in the next 20 years and show foresight in planning of the facility.
- Dalby currently has approximately 10,000 people of which 2,500 are school children with 28% being aged between 0 and 14 years which is higher than the Queensland average.

DELEGATION

ORD/D.1 DEPARTMENT OF SPORT AND RECREATION TASK FORCE JOIN COUNCIL DISCUSS DALBY AQUATIC CENTRE PROJECT ...(Cont'd)

General (Cont'd)

- Adopt a planned approach to the facility - staged project in order to maximise available funding for capital costs.
- Investigate alternative funding sources ie. mining industry, as external funding counts towards Council's required 50% contribution.
- Funding not available from Sport and Recreation for maintenance and repairs to existing pools - needs to be for improvements.
- Do not limit facility just as an aquatic centre - look at family leisure facility - kids play areas, learn to swim (good income), gym, martial arts, childcare - one management costs down and better control - investigate which income sources work.
- Existing evidence that stand along aquatic facilities are failing - need to incorporate a family sporting and leisure precinct.
- An indoor facility will mean increased costs.
- No demand during winter - small market when consider costs.
- 25m pool will not be enough water to cater for school groups.

Site

- Group unanimously agree that the existing site is too constrained in it's present form - no other youth activities nearby, restricted parking, Town's power supply through site.
- Minimum of 6000m² is required.
- PCYC site - plenty room for expansion, present building well maintained, extensions well planned and can be expanded further, one management for whole area, PCYC management structure excellent, other existing activities already on site, close to main users (schools), existing roof space for solar heating.
- Old Butter Factory Site - beside major highway, safety issues with children crossing, on outskirts of Town.
- Existing pool - needs major repairs, failing current health standards, approx. \$1.3M to repair pipes.

Ideal Suggested Model

- 50m 8 lane pool uncovered and heated, open 7 months of year (approx. 1.6m to 1.2m depth heating less water less chemicals etc.)
- 20m x 6m 3 lane heated pool for learn to swim, can be used by lap swimmers in cool months, covered in future if market demands.
- Zero depth activities pool;
- Ancillary leisure facilities incorporating gym, numerous small rooms for group fitness etc, crèche, coffee shop, sporting precinct.

DELEGATION

ORD/D.1 DEPARTMENT OF SPORT AND RECREATION TASK FORCE JOIN COUNCIL DISCUSS DALBY AQUATIC CENTRE PROJECT ...(Cont'd)

Summary

- Existing pool does not meeting existing standards - infrastructure requires major repairs and result in difficulty opening pool next season.
- Cost of maintenance work required for existing pool is comparable to building new 50m pool.
- Subsidy better for capital works, no subsidy for maintenance works only "upgrades".
- Business model of a stand alone aquatic centre not successful now or in future.
- Successful business model involves including aquatic/sporting/leisure complex.
- Regional focus Dalby/Wambo and Surat basin development.
- Funding round - Major Facilities Program \$20M budget to be released September/October 2007 closing Dec 2007 (approx) - hard to get. Local Government Program Funding available around December 2007 only up to \$200K.

The Mayor, Cr Warwick Geisel thanked representatives for their attendance, expertise and assistance.

Task force representatives retired from the Meeting at 5.23 p.m.

Mr Steve Balmer joined the Meeting at 5.25 pm.

Cr Smiles expressed his disappointment at Council's inaction to date, expressing his dismay at the fact that the Dalby community may not have use of the swimming pool next season without significant repairs being performed on the existing pool.

Mr T Fagg, UM provided Council will an update on the existing swimming pool's filtration/circulation system.

It was agreed that further discussion in relation to the existing swimming pool and the Aquatic Centre Project be held at Council's Ordinary Meeting to be held Tuesday 27th March, 2007.

Mr D Nearhos, SCSO retired from the Meeting at 5.35 pm

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1 **REPORTS**

ORD.BE/1.1 **BUILT ENVIRONMENT - ENGINEERING SERVICES MONTHLY REPORT FEBRUARY 2007**

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

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

Date 7 March 2007

Prepared by T.J. Dredge, ENGINEERING SUPPORT OFFICER

Responsible Officer Graeme Preston, SPECIAL PROJECTS ENGINEER

Signed: _____

Summary/Purpose

This Report details Built Environment activities for the month of February 2007.

Cr Hart requested clarification on the road train route into Cooper Street from Nicholson Street. Mr Hegedus advised that a report on the road train route would be presented to the next Ordinary Meeting of Council and reported that the route had not be changed however the Dalby Road Safety Group had requested a sign be erected at the intersection of Nicholson and Cooper Streets advising that road trains were not permitted.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

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

REDEVELOPMENT DALBY WATER SUPPLY PROJECT REPORT OF STEERING COMMITTEE MEETING HELD MONDAY 5 MARCH 2007

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2 & 9/2/4

Date 9 March 2007

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

Responsible Officer M.P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

To present to Council the minutes of the Redevelopment of the Dalby Water Supply Project Steering Committee Meeting held on Monday 5 March 2007 (unconfirmed).

Mr Fagg reported that only one tender was submitted for the relining of no. 1 evaporation pond. This submission was deemed inadequate as the tenderer had no apparent previous experience in this type of work and had proposed to subcontract out works. Officers were unable to assess subcontractor's qualifications and the tendered price was significantly above the industry benchmark.

Officer's Recommendation

That the minutes be received and that the Steering Committee recommendations contained therein be adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and that the Steering Committee recommendations contained therein be adopted.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

**ORD.UTS/1.2 ENGINEERING SERVICES SPECIAL REPORT RE: SURVEY OF
PROPERTY OWNERS SANDALWOOD AVENUE EAST AND
SEYMOURS ROAD CONNECTION TO DALBY WATER SUPPLY**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2; 9/1/4 & 9/1/16, Doc. No. 424784

Date 6 March 2007

Prepared by T.A. Fagg, UTILITIES MANAGER

Responsible Officer M.P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

This Report details results of the survey forwarded to Sandalwood Avenue East and Seymours Road property owners in relation to their support for a proposal for connection to Dalby's water supply scheme.

Mr T. Fagg reported on the following:-

- approximately half of Seymours Road properties not currently serviced by Dalby water supply and numerous landholders have approached Council to supply water;
- at the time of original subdivision Council did not accede to supply water;
- surveyed 33 property owners of which 72% returned survey - summary as per report;
- majority in favour of proposal - some questioned costs but after discussion agreed that if originally connected the cost would have been added to cost of land etc;
- also surveyed Mahons re: Millbrook Court subdivision and developer is in favour proposal;
- complex issue as Dalby Town have no power under defined benefit rating scheme and as such cannot recover through rates, therefore only Wambo Shire Council can recover costs from landholders through rating system.

Officer's Recommendation

It is recommended this Report be received, the contents be noted and:-

1. that the survey results be forwarded to Wambo Shire Council;
2. Wambo Shire Council be advised that Dalby agrees to supply the necessary infrastructure along Seymours Road on the condition that Wambo Shire pays Dalby all the necessary costs for infrastructure and network access charges and that Wambo recover the costs from their constituents in a manner they deem appropriate; and
3. that provided Wambo Shire Council offer no objection, Dalby supply water and infrastructure to the subdivision "Millbrook Court" subject to the developer paying to Dalby Town Council all necessary costs and network access charges.

KRA 4 - UTILITY SERVICES

ORD.UTS/1

REPORTS

ORD.UTS/1.2

ENGINEERING SERVICES SPECIAL REPORT RE: SURVEY OF
PROPERTY OWNERS SANDALWOOD AVENUE EAST AND
SEYMOURS ROAD CONNECTION TO DALBY WATER SUPPLY
...(Cont'd)

COUNCIL RESOLUTION

MOVED SECONDED

It is recommended this Report be received, the contents be noted and:-

1. that the survey results be forwarded to Wambo Shire Council;
2. Wambo Shire Council be advised that Dalby agrees to supply the necessary infrastructure along Seymours Road on the condition that Wambo Shire pays Dalby all the necessary costs for infrastructure and network access charges and that Wambo recover the costs from their constituents in a manner they deem appropriate; and
3. that provided Wambo Shire Council offer no objection, Dalby supply water and infrastructure to the subdivision "Millbrook Court" subject to the developer paying to Dalby Town Council all necessary costs and network access charges.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.3 WATER - ENGINEERING SERVICES MONTHLY REPORT FEBRUARY 2007

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2

Date 7 March 2007

Prepared by T.A. Fagg, UTILITIES MANAGER

Responsible Officer Graeme Preston, SPECIAL PROJECTS ENGINEER

Signed: _____

Summary/Purpose

This Report details Water Supply activities for the month of February 2007.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

**ORD.UTS/1.4 WASTEWATER - ENGINEERING SERVICES MONTHLY REPORT
FEBRUARY 2007**

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2

Date 7 March 2007

Prepared by T.A. Fagg, UTILITIES MANAGER

Responsible Officer Graeme Preston, SPECIAL PROJECTS ENGINEER

Signed: _____

Summary/Purpose

This report details Sewerage undertakings for the month of February.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.5 GAS OPERATIONS - ENGINEERING SERVICES MONTHLY REPORT FEBRUARY 2007

To S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/7

Date 13 March 2007

Prepared by N. Martin, CUSTOMER SERVICE OFFICER - REVENUE

Responsible Officer G. Preston, A/DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

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

Cr G Nearhos requested a review of Council's current gas tariff structure be conducted next quarter.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

Mr T Fagg, UM retired from Meeting at 5.57 pm.

ORD.UTS/2 INWARDS CORRESPONDENCE

Nil.

KRA 4 - UTILITY SERVICES

ORD.UTS/3 GENERAL BUSINESS

ORD.UTS/3.1 REQUEST AMEND CURRENT WATER RESTRICTIONS

File No 9/1/17

Summary/Purpose

Councillor Hart proposed that Council give consideration to changing the current allowable water restriction times due to the upcoming change in season.

COUNCIL RESOLUTION

MOVED and SECONDED

That the current watering times be amended to allow hand held hosing and dripper systems only between 5.00 p.m. and 6.00 p.m. on allocated days commencing 1st April 2007.

The **MOTION** was **LOST**

MOVED and SECONDED

That the current watering times be amended to allow hand held hosing and dripper systems only between 5.00 p.m. and 6.00 p.m. on allocated days commencing 1st May 2007.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1 (D342-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION RECONFIGURING A LOT TO CREATE 41 ALLOTMENTS - TURNER

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P3646.7 & P3647, Doc. No. 342-06/07

Date 9 March 2007

Prepared by M.D. Wilson, PLANNING MANAGER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	342-06/07
Applicant:	Kevin Turner
Owner:	KJ & BA Turner
Site Address:	Wyley Street
Real Property Description:	Lot 324 on AG3341, Lot 1 on RP148318 and Lots 62 & 63 on D94
PDLU Designation:	Rural Residential
Zoning:	Medium Constraint and High Constraint adjacent the Myall Creek
Proposal:	Reconfiguring a Lot to create 41 allotments plus park
Area of Land:	24.3 Ha

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

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D342-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION RECONFIGURING A LOT TO CREATE
41 ALLOTMENTS - TURNER ...(Cont'd)

Officer's Recommendation

RECOMMENDED that:

- A. The applicant be advised that the application for a Development Permit for Reconfiguring a Lot (41 Lots plus park) on land described as Lot 324 on AG3341, Lot 1 on RP148318 and Lots 62 & 63 on D94 in the Parish of Dalby, situated at Wyley Street, Dalby, is approved, subject to the following conditions:-

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 plan (except where varied by conditions of approval).
2. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.
3. All conditions relevant to a stage of this approval are to be complied with prior to the endorsement of approval of the relevant Plan of Subdivision, unless otherwise stated.

Engineering

4. The applicant shall provide all necessary stormwater drainage and erosion and sediment control measures (both internal and external to the estate) in accordance with Council's Transitional Planning Scheme.
5. The applicant shall prepare a network analysis for water supply to be undertaken in the area. Should the network analysis reveal any works necessary to provide an adequate water supply to the area, the applicant shall undertake any works or make any necessary monetary contributions to Council in the context of an application for Operational Works as it relates to water supply.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D342-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION RECONFIGURING A LOT TO CREATE 41 ALLOTMENTS - TURNER ...(Cont'd)

6. Reticulated water supply shall be provided separately to each allotment in the subdivision in accordance with the requirements of the Transitional Planning Scheme, including:
- (a) The extension to the water main into the new road;
 - (b) Interconnection with the existing water main in Wyley Street;
 - (c) Provision of hydrants and the provision of connections; and
 - (d) The provision of a ring main configuration at the terminus of the main.

All work shall be constructed in accordance with Council's Transitional Planning Scheme. To this end, prior to the signing and sealing of any Plan of Survey for Reconfiguration of Lots on the site, each new allotment shall be provided with a water service connection up to but excluding a water meter.

7. The applicant shall pay to Council a contribution for water supply headworks at the rate applicable at the time the contribution is paid. The 2006/07 fees and charges indicate \$1200 per additional Lot.
8. 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 \$600 per additional Lot.
9. All new road reserves are to be provided at the applicant's cost at a minimum width of 20m as shown on the approved plan.
10. All new roads are to be constructed with a minimum six (6) metre wide surface and a 1 metre wide sealed shoulder each side, for the full length of all street frontages in accordance with the provisions of Council's Transitional Planning Scheme. To this end, any road construction shall be subject to an application for Operational Works.
11. Wyley Street shall be constructed to a minimum six (6) metre wide bitumen surface with a one (1) metre wide sealed road shoulder provided on each side including a bridge or culvert a minimum 8 metres in width with a 1.2m wide separated pedestrian path on one side connecting the already constructed part of Wyley Street with the new section of road. The developer is responsible for the full cost of connecting the new section of road into the existing road network to relevant engineering standards and the satisfaction of Council.
12. "No Through Road" signs and road name signs shall be erected at each intersection in accordance with Council's Transitional Planning Scheme.
13. The proposed cul-de-sac heads shall be constructed to Council's standards.
14. Street lighting is to be designed to category P5 standard in accordance with EDROC Regional Standards Manual.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D342-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION RECONFIGURING A LOT TO CREATE
41 ALLOTMENTS - TURNER ...(Cont'd)**

15. Bollards shall be installed at the end of cul-de-sac heads restricting vehicular access to the area reserved for park.
16. Prior to the endorsement of the Plan of Survey, the applicant shall submit three choices for the name of each new street to Council for consideration. Council may, at its discretion, accept any of the choices or nominate an alternative name if any are not considered favourable.
17. Where deemed necessary by Council, the relocation of services within the subject land shall be undertaken by the applicant at no cost to Council.
18. Prior to the issue of a Development Approval for a Dwelling House, an approved crossing shall be provided at the point of access to each allotment in accordance with Council's Local Planning Policies on Engineering Works.
19. Submission of a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the subdivision, survey marks, including permanent survey marks, were reinstated where necessary and all survey marks are in their correct position, in accordance with the Plan of Survey.
20. The subject site and all new roads 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.
21. Any filling on-site shall not interfere with the natural drainage of adjoining land or cause unmanageable flows to affect other land. The applicant shall provide drainage easements to Council's standards and at no cost to Council wherever required.
22. On-site filling shall provide a minimum area of 10 metres x 15 metres above known flood levels for allotments 1-5, 12-25 and 35-39. Finished floor levels for houses developed on the remaining allotments shall be determined by the developer above known flood levels.
23. Telephone and electricity services to all allotments shall be provided underground.
24. The applicant shall submit a certificate from the provider agency to indicate provision of a telephone supply to each of the proposed allotments is available.
25. The applicant shall submit a certificate from the provider agency to indicate provision of a power supply to each of the proposed allotments is available.
26. Where appropriate, easements shall be provided in favour of Council to contain infrastructure elements, including water mains.
27. The cost of providing services to each proposed Lot shall be at the expense of the applicant.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D342-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION RECONFIGURING A LOT TO CREATE 41 ALLOTMENTS - TURNER ...(Cont'd)

Environmental Health

28. 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.

B. The approved plan/drawing for this development approval is listed in the following table:-

Drawing No.	Title	Author	Date
067555S	Proposed Subdivision of Lot 324 on AG3341 and Lot 1 on RP148318 and Lots 62 on D94 and Lots 63 on D94	Ring Surveys	04.12.2006

C. The applicant be advised that:-

- (a) The **relevant period** for the development approval (Reconfiguring of a Lot) shall be four (4) years starting the day the approval is granted or takes effect. In accordance with Section 3.5.21(2) of the IPA, the development approval for Reconfiguring a Lot lapses if a plan for the reconfiguration is not given to Council under Section 3.7.2(2) within the abovementioned **relevant period**.

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.

- (b) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (c) A development application is required for Operational Works.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and that Council defer any decision pending receipt of Council's flood study upon which follow up discussions be held with the developer.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.2 COMMUNITY SERVICES MONTHLY TOWN PLANNING REPORT -
FEBRUARY 2007**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/8

Date 15 March 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 February 2007.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 **REPORTS**

ORD.PAL/1.3 **COMMUNITY SERVICES MONTHLY BUILDING REPORT FEBRUARY 2007**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/9

Date 15th March 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 February 2007.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.4 COMMUNITY SERVICES MONTHLY REPORT RE: HEALTH AND ENVIRONMENT - FEBRUARY 2007

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/4

Date 15 March 2007

Prepared by

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

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

Officer's Recommendation

That this report be received and noted.

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 SPECIAL REPORT RE: ERGON ENERGY SUBSTATION

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2391 & P2393

Date 15 March 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

To present a report on the site assessment carried out by GHD for Ergon Energy at their Substation located at the corner of Marble Street and Flinders Lane, Dalby described as Lot 2 on D9142 and the possible contamination of the adjoining site, Lot 1 on D9142, known as the Dalby Arts Centre and owned by Council.

Officer's Recommendation

1. That Council consider the opportunity to remediate and replace the deteriorated timber retaining wall on the Myall Creek boundary of the Dalby Arts Centre at the same time Ergon Energy are carrying out remediation works and replacing the deteriorated timber retaining wall at the Substation site.
 2. That Council notify Ergon Energy that the bore between the old workshop and the Dalby Arts Centre is no longer operational and thus not available for use in dust suppression.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received, the contents be noted and:-

1. that Council consider the opportunity to remediate and replace the deteriorated timber retaining wall on the Myall Creek boundary of the Dalby Arts Centre at the same time Ergon Energy are carrying out remediation works and replacing the deteriorated timber retaining wall at the Substation site.
2. that Council notify Ergon Energy that the bore between the old workshop and the Dalby Arts Centre is no longer operational and thus not available for use in dust suppression.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/2 **INWARDS CORRESPONDENCE**

ORD.PAL/2.1 **STEVE BALMER REQUEST CONSIDER FURTHER COMMENTS
REGARDING LANDSCAPING DEVELOPMENT APPROVAL 76
DRAYTON STREET DALBY**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P.961, Doc. No. 443644

Date 15th March 2007

Prepared by M. Wilson, PLANNING MANAGER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A letter dated 5th March 2007 seeking Council's consideration in changing the type of landscaping to be provided at 76 Drayton Street, Dalby, and attaching a copy of the proposal for Council's reference.

Cr B T O'Shea declared a Material Personal Interest in this matter and retired from the Meeting at 6.19 pm.

The Chairperson invited Mr Steve Balmer to address Council.

Mr Balmer advised the following:-

- 1800 high fence on both sides and back of premises;
- bitumen car park laid with concrete edge;
- his landscaper has advised that the plants as proposed will require minimum of 20 litres/plant/week for over 100 plants;
- requesting to utilise white rocks instead of plants therefore using no water;
- due to height of fence cannot see plants;
- in his opinion, landscaping does not necessary mean foliage but can be rocks, paving etc.; and
- sees aesthetics of the front of development as most important; and
- will object to excess water account as a result of imposed conditions.

Mr S Hegedus, CEO advised that Council's Policy in relation to the minimum requirement for landscaping for developments should be reviewed.

Officer's Recommendation

That this letter be received and that Council resolve to advise Mr Balmer that Council is satisfied that the landscape condition of the development approval are not unreasonable.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/2 INWARDS CORRESPONDENCE

ORD.PAL/2.1 STEVE BALMER REQUEST CONSIDER FURTHER COMMENTS
REGARDING LANDSCAPING DEVELOPMENT APPROVAL 76
DRAYTON STREET DALBY ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received and that Council resolve to invite Mr Balmer to make a formal request to amend conditions of the development approval and that a report be prepared for Council's consideration as to the exact percentage of the landscaping requirement.

CARRIED

Council indicated "in principle" support to Mr Balmer for the relaxation of the landscaping requirement for the area bounded by the fence at the back and eastern side of his development and requested he submit to Council an acceptable solution for the western side of the development.

Cr B T O'Shea returned to the Meeting and Mr Balmer retired from the Meeting at 6.46 pm.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/2

INWARDS CORRESPONDENCE

ORD.PAL/2.2

**CONDAMINE CATCHMENT MANAGEMENT AUSTRALIA DETAILS
REVIEW NATURAL RESOURCE MANAGEMENT PLAN**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 9/1/16, Doc. No. 441794

Date 15th March 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

A letter received 2nd March 2007 advising that Condamine Alliance has commenced reviewing the Natural Resource Management Plan to ensure it reflects current issues and opportunities for the catchment. Concurrently, the DDROC has been scoping the Regional Sustainability Plan of which there is a natural resource management plan component. Together these plans will provide a sound planning platform for the decision making processes both these organisations have to undertake.

A series of community engagement workshops will be conducted across the catchment in mid 2007 and as Council has been identified as a key stakeholder and invitation will be extended to attend the workshops.

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 5 - PLANNING AND LIVEABILITY

ORD.PAL/2

INWARDS CORRESPONDENCE

ORD.PAL/2.3

FRIENDS OF MYALL CREEK MINUTES OF MEETING 31ST JANUARY 2007

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

22/2/5, Doc. No. 443969

Date

15th March 2007

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

A copy of the minutes of the meeting held on 31st January 2007 is attached.

Cr R G Latemore raised the issue of horses grazing on the creek bank on a property in Orpen Street adjacent to the Myall Creek. Cr Latemore requested a list of privately owned land with riparian rights adjacent to the creek bank.

Officer's Recommendation

That the minutes be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and noted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.1

REQUEST CLARIFICATION CONDITIONS DEPARTMENT NATURAL RESOURCES AND WATER APPROVAL REMOVAL WATER MYALL CREEK 56 MYALL STREET

File No

P1495.1 & 22/2/2

Summary/Purpose

Councillor Smiles sought clarification as to whether Council had granted the owner of 56 Myall Street, Mr W. Fitzsimmons an easement over Crown land adjacent to the Myall Creek to run a pipe for taking water from the Myall Creek. The Department of Natural Resources & Water adjacent that one of the conditions of the approval was that an easement be sought from Council for the pipe.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council investigate the terms of the Department of Natural Resources and Water approval for the taking of water from Myall Creek by the owner of 56 Myall Street, Mr W. Fitzsimmons to determine if an easement for the pipe is required and has been granted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.2

QUEENSLAND GOVERNMENT ADVERTISED EXPRESSIONS OF INTEREST STATE EQUESTRIAN CENTRE

File No

P1046 & 5/1/35

Summary/Purpose

Mr S M Hegedus, CEO advised Council that the Queensland Government have recently advertised for expressions of interest from eligible organisations to develop a State Equestrian Centre in South East Queensland or the Darling Downs.

Mr Hegedus reported that Dalby Town Council is not currently listed as an eligible local authority, however it is felt that this development would have significant synergies with the Dalby Wambo Events Centre Project and he had requested that Mr B Patterson, DCS follow up the matter which will result in a considerable amount time being devoted.

Mr Hegedus further suggested that a delegation be sought with the Director General of the Department of Local Government and Planning in order to include Dalby Town Council as an eligible local authority.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.3

**MINISTER FOR POLICE AND CORRECTIVE SERVICES RESPONSE
REQUEST POLICE LIASION OFFICER POSITION DALBY DISTRICT**

File No

5/7/1

Summary/Purpose

Councillor O'Shea advised of correspondence he had received from the Hon. Judy Spence MP, Minister for Police and Corrective Services dated 13 March 2007 in response to the issue of a Police Liaison Officer's position being established in the Dalby region. Cr O'Shea reported that he has previously raised the matter with the Minister at the Regional Community Forum held in Dalby on 13 November 2006.

The Minister advised that the Queensland Police Service is currently conducting a review of the State police staffing model, with the Assistant Commissioner of the Southern Police Region being a member of the panel conducted the review and supports the allocation of a Police Liaison Officer position for the Dalby area. The Minister states that the Assistant Commissioner wishes to assure Council that the allocation of the proposed position for the Dalby area will be considered during deliberations for future staffing allocations.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.4

CR R THORNTON UPDATE MAYORAL BREAKFAST DALBY COTTON WEEK 2007

File No

1/1/1 & 1/13/3

Summary/Purpose

Councillor Thornton updated Council on the proceedings of the Mayoral Breakfast at the Dalby Cotton Week festivities and expressed disappointment that Dalby Town Council was represented by only two delegates at the event.

Mr S M Hegedus, CEO advised that more consideration would be given to Council's representation at next year's event.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.5

CR R G LATEMORE ADVISE UPCOMING DALBY JUNIOR RUGBY UNION CARNIVAL

File No

P6912 & 16/1/2

Summary/Purpose

Councillor Latemore advised Council of an upcoming major Dalby Junior Rugby Union carnival to be held in Dalby which will utilise most of the playing fields at the Dick Aland Sports Reserve.

Councillor Latemore expressed disappointment at the lack of cooperation extended to the Dalby Junior Rugby Union who have been denied permission to use the AFL oval and canteen.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.6

**CR R G LATEMORE EXPRESS DISAPPOINTMENT CONDITION MYALL
REMEMBRANCE PARK**

File No

18/1/1

Summary/Purpose

Councillor Latemore expressed his disappointment at the current state of Myall Remembrance Park due to the lack of adequate watering. Councillor Latemore further requested that consideration be given to the placement of a sign providing direction to the toilets at the Lawn Cemetery and the placement of a rubbish bin at the Old Monumental Cemetery.

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 7.07 p.m.

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

Submitted to the Ordinary Meeting Of Council held this twenty-seventh day of March 2007.

Signed: _____
Cr Geisel
MAYOR OF DALBY

21 March 2007

APPENDIX / ATTACHMENTS
