

DALBY TOWN COUNCIL



**MINUTES OF ORDINARY MEETING OF
COUNCIL**

Held at Dalby Town Council Chambers

ON Tuesday 22 August 2006

Commencing at 4.00 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 22 August 2006

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DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 4.03 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
M. P. Sullivan, DIRECTOR ENGINEERING SERVICES
B. Patterson, DIRECTOR COMMUNITY SERVICES
T.A. Fagg, UTILITIES MANAGER
K. M. Gillespie, UTILITIES SERVICES ADMINISTRATION OFFICER
K. Anderson, CORPORATE SUPPORT MANAGER

Observers Nil

APOLOGIES

Nil.

DELEGATIONS/DEPUTATIONS

ORD.D/1 SIZE SHAPE AND SUSTAINABILITY REGIONAL SUSTAINABILITY PLAN

File No 5/3/3 & 5/3/19
Date 18 August 2006
Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Summary/Purpose

Dr Robin King Cullen, Independent Review Facilitator and Mr John Hasted, Executive Manager of DDROC, will join the meeting at 4.00 p.m.

Dr Robin King Cullen will address Council in relation to Dalby's role in the SSS Regional Sustainability Plan.

Dr Robin King Cullen, Mr John Hasted and Mr Andrew Bullen joined the Meeting at 4.03 p.m.

The Mayor, Cr W. Geisel welcomed Dr King Cullen, Mr Hasted and Mr Bullen to the Meeting and invited them to address Council on the Darling Downs Regional Sustainability Plan.

Cr C. Tillman joined the Meeting at 4.05 p.m.

Mr T. Fagg, Utilities Manager joined the Meeting at 4.06 p.m.

Cr C. Milford joined the Meeting at 4.07 p.m.

Mr John Hasted thanked Council for the opportunity to provide detailed information in relation to the DDRSP Project and introduced Mr Andrew Bullen who gave a powerpoint presentation on the project in two parts:-

Part 1 -

- What is the Regional Sustainability Plan?
 - The DDRSP is the product arising from an integrated process designed to jointly address land use planning, infrastructure planning and governance considerations for the Darling Downs region by March 2008.
 - "Our" vision for the managed and sustainable growth of the Darling Downs region and actions required to achieve same (Regional Plan).
 - What infrastructure and other services will be required to support the region in the future (Regional Strategic Infrastructure Plan).
 - What governance arrangements are most appropriate to facilitate achievements of the desired regional outcome (Size Shape Sustainability).
- Why is the RSP necessary?
- What are the expected benefits of the RSP?
- Support for the RSP
- Project Timelines

DELEGATIONS/DEPUTATIONS

ORD.D/.1 SIZE SHAPE AND SUSTAINABILITY REGIONAL SUSTAINABILITY PLAN ...(Cont'd)

Part 2 -

- Size Shape Sustainability

Dr Robin King Cullen outlined the review process for the SSS component of the project and her role as an Independent Review Facilitator.

Mr Bullen continued, addressing Council on the following elements of the RSP:-

- Regional Plan; and
- Regional Strategic Infrastructure Plan.

Mr Hasted outlined Council's financial contribution to the project, stating that all Councils are required by legislation to complete an Infrastructure Plan by June 2007, with the benefits of aligning in a Regional Strategic Infrastructure Plan including an extension to March 2008 and corresponding cost savings.

The Mayor, Cr W. Geisel thanked Mr Hasted, Dr King Cullen and Mr Bullen for addressing Council, commenting that the project would bring challenging and interesting days ahead.

Mr Hasted, Dr King Cullen and Mr Bullen retired from the Meeting at 5.04 p.m.

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 HELD TUESDAY
15TH AUGUST 2006**

To His Worship the Mayor and Councillors

File No 1/2/10

Date 18 August, 2006

Responsible Officer Cr W. Geisel, MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 15th August, 2006.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 15th August, 2006 copies of which have been printed and circulated to Members, be taken as read and confirmed.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes as amended of the last Ordinary Meeting held on Tuesday, 15th August, 2006 copies of which have been printed and circulated to Members, be taken as read and confirmed.

CARRIED

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

Nil.

ORD/5 ON THE TABLE

Nil.

ORD/6 PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS

Nil.

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

Nil.

ORD/8 CONSIDERATION OF NOTICES OF BUSINESS

Nil.

ORD/9 CONSIDERATION OF NOTICES OF MOTION

Nil.

ORD/10 QUESTIONS WITHOUT NOTICE

Nil.

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 MONTHLY REPORT RE: SOCIAL, CULTURAL AND SPORTING DEVELOPMENT JULY 2006

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

1/2/13, Doc. No.

Date

17 August 2006

Prepared by

D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report details Social, Cultural and Sporting Development activities for the month of July 2006.

Officer's Recommendation

That this report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

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

Nil.

ORD.ORG/2 INWARDS CORRESPONDENCE

Nil.

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.1 UPDATE LAND SALE AGREEMENT DALBY BIO REFINERY LIMITED

To His Worship the Mayor & Councillors

File No 6/1/17 & P2306

Date 18 August 2006

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Mr S.M. Hegedus, CEO will provide an update on the land sale agreement with Dalby Bio Refinery Limited.

Cr Carolyn Tillman tabled a letter dated 14 August 2006 from Hon. Desley Boyle MP, Minister for Environment, Local Government and Planning and Women. His Worship the Mayor, Cr Warwick Giesel received the letter. Mr S.M. Hegedus, CEO read contents to Council, advising the Minister has stated that upon Council advising the Department of a new sunset date for the proposed ethanol plant, a review of the application can be completed.

Mr S.M. Hegedus, CEO clarified the main clauses in the draft land sale agreement contract.

Officer's Recommendation

It is recommended that Council delegate authority to the Chief Executive Officer to negotiate the proposed land sale contract for property described as Lot 1 RP126296 Jandowae Road, Dalby to be developed as a site for an ethanol plant.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

**ORD.ORG/3.1 UPDATE LAND SALE AGREEMENT DALBY BIO REFINERY LIMITED
 ... (Cont'd)**

COUNCIL RESOLUTION

MOVED and SECONDED

That Council, as an indication of relief, require full settlement of land described as Lot 1 RP126296 Jandowae Road, Dalby upon operational works approval being granted for the development of the Ethanol Plant.

LOST

COUNCIL RESOLUTION

MOVED and SECONDED

That Council, as a question of commercial reality, require full settlement at the time of acquisition of property described as Lot 1 RP126296 Jandowae Road, Dalby as per legal advice.

CARRIED

COUNCIL RESOLUTION

MOVED and SECONDED

That Council delegate authority to the Chief Executive Officer to negotiate the proposed land sale contract for property described as Lot 1 RP126296 Jandowae Road, Dalby to be developed as a site for an ethanol plant.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/3

GENERAL BUSINESS

ORD.ORG/3.2

PROPOSED MEETING DATES SEPTEMBER 2006

To

His Worship the Mayor and Councillors

File No

1/1/1

Date

18th August 2006

Responsible Officer

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed:

Summary/Purpose

A proposed list of meeting dates for September 2006.

COUNCIL RESOLUTION

MOVED and SECONDED

That the proposed list of meeting dates for September 2006 as presented be accepted.

CARRIED

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1 REPORTS

Nil.

ORD.BE/2 INWARDS CORRESPONDENCE

Nil.

ORD.BE/3 GENERAL BUSINESS

Nil.

KRA 4 - UTILITY SERVICES

ORD.UTS/1

REPORTS

ORD.UTS/1.1

ENGINEERING SERVICES SPECIAL REPORT - EXTENSION OF WATER SUPPLY INTO WAMBO SHIRE

To S M Hegedus, CHIEF EXECUTIVE OFFICER

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

Date 16 August 2006

Prepared by T. Fagg, UTILITIES MANAGER

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

The purpose of this report is to present Council a methodology for processing applications for water extension into Wambo Shire and the establishment of a policy for this.

Officer's Recommendation

It is recommended to Council that this report be accepted and that the Policy for the extension of the water network into Wambo Shire be adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received, the contents be noted and a decision be deferred pending clarification of Council's previous resolution and receipt of further information.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

**ORD.UTS/1.2 ENGINEERING SERVICES SPECIAL REPORT RE: SUPPLY OF GAS -
TMK DEVELOPMENT BRANCH CREEK ROAD AND HERITAGE
GARDENS ESTATE WATT ST**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/2 & 14/1/1

Date 17 August 2006

Prepared by T. Fagg, UTILITIES MANAGER

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

At the General Purposes Committee Meeting held 4 April 2006, Council resolved to supply reticulated gas to the Heritage Gardens Estate on Watt Street. Similarly the TMK development adjoining Branch Creek Road has been planned on the basis of having gas installed by the developer as part of the construction process. The purpose of this Report is to bring to Council's attention some issues which have arisen as a result of the proposed supply.

Officer's Recommendation

It is recommended that Council proceed with the necessary works to develop the network into TMK and Heritage Gardens Developments, with the works to be funded by transferring \$74,674 from the depreciation reserve to a new Gas Network Capital Works item and that upon doing so, Council readopts its budget.

It is also recommended that further amounts be transferred following a review of income after the quarterly budget review.

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.2 ENGINEERING SERVICES SPECIAL REPORT RE: SUPPLY OF GAS -
TMK DEVELOPMENT BRANCH CREEK ROAD AND HERITAGE
GARDENS ESTATE WATT ST ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received, the contents be noted and that Council:-

1. proceed with the necessary works to develop the network into TMK and Heritage Gardens Developments, with the works to be funded by transferring \$74,674 from the depreciation reserve to a new Gas Network Capital Works item and upon doing so, Council readopts its budget; and
2. that further amounts be transferred following a review of income after the quarterly budget review.

CARRIED

COUNCIL RESOLUTION

MOVED and SECONDED

That a policy be developed on the length of service connection provided free to gas customers.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/2

INWARDS CORRESPONDENCE

ORD.UTS/2.1

**MURRAY DARLING ASSOCIATION INC REQUEST CONSIDERATION
FINANCIAL MEMBERSHIP**

File No

9/1/5 & 9/1/6, Doc. No. 397394

Date

18 August 2006

Responsible Officer

M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Summary/Purpose

A letter dated 8th August 2006 to His Worship the Mayor requesting Council's consideration in becoming a financial member of the Murray Darling Association Inc at an introductory first year cost (50% reduction) of \$156.51 (plus GST) for 2006/07.

Officer's Recommendation

That this letter be received, the contents be noted and Council advise it is unable to accede to the request.

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received, the contents be noted and Council advise it is unable to accede to the request.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/3

GENERAL BUSINESS

ORD.UTS/3.1

UPDATE PROGRESS AGREEMENT ARROW ENERGY SUPPLY COAL SEAM METHANE WATER

File No

9/2/1

Date

17 August 2006

Responsible Officer

M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Summary/Purpose

Mr T.A. Fagg, Utilities Manager will update Council on progress in developing a suitable supply agreement for coal seam methane water with Arrow Energy. Reference is made to the confidential memorandum dated 15th August 2006, previously distributed to Councillors.

Cr R. Thornton declared a Material Personal Interest in the matter and retired from the Meeting at 6.07 p.m.

Mr T.A. Fagg, Utilities Manager detailed the following:-

- Local Government Infrastructure Services recommended that Arrow Energy be advised of Council's minimum requirements for the project to proceed;
- Council have forwarded correspondence dated 15th August 2006 in this regard to Arrow Energy;
- the key elements include continuity and quantity of supply, quality of supply, term of supply and environmental management; and
- Utilities Manager and Director Engineering Services to meet with representative from Arrow Energy on Friday, 25 August, 2006 to progress the matter.

Cr R. Thornton rejoined Meeting at 6.23 p.m.

Mr T Fagg, Utilities Manager retired from the Meeting at 6.24 pm.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D408-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - BROSNAN

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

P899, Doc. No. 408-05/06

Date

17 August 2006

Prepared by

A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D408-05/06
Applicant:	W Brosnan
Owner:	Faircheck Pty Ltd
Site Address:	85 Drayton Street, Dalby
Real Property Description	Lot 15 & 16 on RP62931 Parish of Dalby
PDLU Designation	Comprehensive Development Precinct 2
Proposal:	Material Change of Use to establish Industrial Development Class 8 (car wash and dog wash)

Cr Carl Milford declared a Material Personal Interest and abstained from voting in the matter.

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Impact Assessment for Industrial Development (Class 8) on land described as Lots 15 & 16 on Plan Number RP62931 in the Parish of Dalby situated at 85 Drayton Street Dalby is **refused** on the following grounds:

1. Is contrary to the Intent and Objectives of the Comprehensive Development Preferred Dominant Land Use of the Dalby Town Transitional Planning Scheme in that the proposed use: is not a retail, professional, commercial, entertainment and community infrastructure purpose; and does not adequately contribute to the streetscape, form and landscape amenity of the town.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D408-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE -
BROSNAN ...(Cont'd)**

2. Is contrary to the intended development of Precinct 2 of the Comprehensive Development Preferred Dominant Land Use of the Dalby Town Transitional Planning Scheme in that the proposed use: is not consistent with *'tourist accommodation and service needs such as restaurants'*.
 3. Is contrary to subsections 3.2.1.1 (e) and (f) of the Dalby Town Transitional Planning Scheme in that the proposal provides significantly less than: the minimum 15 % of the site as landscaping; and the minimum 3.0 m wide landscaping strip on site boundaries shared with adjoining residential use (north west, north east and south east boundaries).
 4. May produce undesirable adverse impacts on the surrounding area, particularly in terms of noise and visual amenity.
 5. In particular may result in a detrimental impact on the amenity of adjoining residential uses in terms of noise, visual amenity and lighting.
 6. May prejudice the visual amenity of Drayton Street as an integral entrance and exit from the town of Dalby.
 7. Would not be able to be adequately conditioned in order to mitigate the potential adverse affects of the development on the surrounding locality.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.2 (D447-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS -
REPRESENTATIONS BY GAGE**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2684.5, Doc. No. 447-05/06

Date 17 August 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

Greg & Leanne Gage have made representations with respect to Condition 2 of Development Application D447-05/06.

Officer's Recommendation

That Council agree with the representations made and change Condition 2 as follows:

2. Hatchet shaped Lot 13 is approved. Before any Development Application for building works be approved, the access way to this Lot is to be constructed as follows:-
 - (a) The maximum longitudinal grade shall be 1 in 6 and the maximum crossfall shall be 1 in 20 except that Council's Director of Engineering Services may allow a longitudinal grade of 1 in 4 for a distance not exceeding 60 metres in total in special circumstances.
 - (b) A drainage system to the satisfaction of the Council's Director of Engineering Services shall be provided so that no part of the driveway shall be inundated in the runoff resulting from a 1 in two-year storm.
 - (c) The 83 metre long driveway construction shall be either:-
 - i. A 3 metre wide compacted gravel pavement designed to accommodate the passage of 0-15 commercial vehicles per day and not less than 100 millimetres deep and either sealed with 25 millimetres of A.C. or hot sprayed bitumen consisting of a prime and two (2) seal coats or provided with an approved paver surface; or
 - ii. Re-enforced concrete driveway not less than 100 millimetres deep and 3 metres wide; or
 - iii. Re-enforced concrete car tracks not less than 100 millimetres deep.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D447-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS -
REPRESENTATIONS BY GAGE ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That Council agree with the representations made and change Condition 2 as follows:

3. Hatchet shaped Lot 13 is approved. Before any Development Application for building works be approved, the access way to this Lot is to be constructed as follows:-
 - (a) The maximum longitudinal grade shall be 1 in 6 and the maximum crossfall shall be 1 in 20 except that Council's Director of Engineering Services may allow a longitudinal grade of 1 in 4 for a distance not exceeding 60 metres in total in special circumstances.
 - (b) A drainage system to the satisfaction of the Council's Director of Engineering Services shall be provided so that no part of the driveway shall be inundated in the runoff resulting from a 1 in two-year storm.
 - (c) The 83 metre long driveway construction shall be either:-
 - iv. A 3 metre wide compacted gravel pavement designed to accommodate the passage of 0-15 commercial vehicles per day and not less than 100 millimetres deep and either sealed with 25 millimetres of A.C. or hot sprayed bitumen consisting of a prime and two (2) seal coats or provided with an approved paver surface; or
 - v. Re-enforced concrete driveway not less than 100 millimetres deep and 3 metres wide; or
 - vi. Re-enforced concrete car tracks not less than 100 millimetres deep.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.3 (D461-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS –
PORTER & ALREX PTY LTD**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2887.7, Doc. No. 461-05/06

Date 17 August 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D461-05/06
Applicant:	P & E Porter & Alrex Pty Ltd
Owner:	P & E Porter & Alrex Pty Ltd
Site Address:	Cooper Street, Dalby
Real Property Description	Lot 182 on SP157060 Parish of Dalby
PDLU Designation	Rural Residential & Open Space
Proposal:	Reconfiguration of Lots (3 Lots)

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Reconfiguration of Lots on land described as Lot 182 on Plan Number SP157060 in the Parish of Dalby situated at Cooper Street Dalby is approved, subject to the following conditions:-

1. Compliance with the facts and circumstances set out in the application and all Council By-laws being adhered to and generally in accordance with Plan Number TP-D461-05/06.
2. Hatchet shaped Lot 3 is approved. The access way to this Lot is to be constructed as follows:-
 - (a) The maximum longitudinal grade shall be 1 in 6 and the maximum crossfall shall be 1 in 20 except that Council's Director of Engineering Services may allow a longitudinal grade of 1 in 4 for a distance not exceeding 60 metres in total in special circumstances.
 - (b) A drainage system to the satisfaction of the Council's Director of Engineering Services shall be provided so that no part of the driveway shall be inundated in the runoff resulting from a 1 in two-year storm.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D461-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS –
PORTER & ALREX PTY LTD ...(Cont'd)**

- (c) The 51 metre long driveway construction shall be either:-
- i. A 3 metre wide compacted gravel pavement designed to accommodate the passage of 0-15 commercial vehicles per day and not less than 100 millimetres deep and either sealed with 25 millimetres of A.C. or hot sprayed bitumen consisting of a prime and two (2) seal coats or provided with an approved paver surface; or
 - ii. Re-enforced concrete driveway not less than 100 millimetres deep and 3 metres wide; or
 - iii. Re-enforced concrete car tracks not less than 100 millimetres deep.
3. Each proposed Lot shall have vehicular access to Cooper Street to the satisfaction of Council and in accordance with appropriate engineering standards.
 4. Each proposed Lot shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
 5. Each proposed Lot shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
 6. The applicant shall pay to Dalby Town Council a headworks contribution of \$1800.00 per additional Lot.
 7. Each proposed Lot shall have adequate on-site provision of effluent disposal to the satisfaction of Council and to relevant engineering standards.
 8. Each proposed Lot shall be connected to the electricity supply system to the satisfaction of Council and to relevant engineering standards.
 9. Each proposed Lot shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards.
 10. The cost of providing services to each proposed Lot shall be at the expense of the applicant.
 11. The applicant shall submit a detailed Plan of Survey, prepared by a licensed surveyor, for the approval of Council.
 12. The applicant shall pay to Council a Parkland Contribution \$500.00 per additional Lot.
 13. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D461-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS –
PORTER & ALREX PTY LTD ...(Cont'd)**

14. All works necessitated by the conditions of approval shall be completed prior to the submission to Council of the plan of survey, unless such works and payments are bonded to the satisfaction of Council.
 15. Compliance with the above conditions and submission of a certified Plan of Survey of the proposal, for Council's signing and sealing, within a period of two (2) years from the date of approval, otherwise the approval will lapse.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received, the contents be noted and that the application be refused on the grounds that the proposed lot sizes are significantly less than the minimum and average lot size requirement as prescribed in Council's current Town Planning Scheme.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 **REPORTS**

ORD.PAL/1.4 **COMMUNITY SERVICES MONTHLY TOWN PLANNING REPORT - JULY 2006**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/8

Date 17 August 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This Report details Town Planning activities for the month of July 2006.

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 MONTHLY BUILDING REPORT - JULY 2006**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/9

Date 11th August 2006

Prepared by L D Henning, CUSTOMER SERVICE OFFICER

Responsible Officer B Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This Report details building activities for the month of July, 2006.

Officer's Recommendation

That this Report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and noted.

CARRIED

The Mayor, Cr W. Geisel retired from the Meeting at 6.40 p.m. and Cr B. O'Shea assumed the Chair.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.6 COMMUNITY SERVICES MONTHLY REPORT RE: HEALTH AND ENVIRONMENT - JULY 2006

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/4, Doc. No.

Date 16 August 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report is tendered for the activities of Council's Health and Environment Program for the month of July 2006.

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/2 INWARDS CORRESPONDENCE

Nil.

ORD.PAL/3 GENERAL BUSINESS

Nil.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1

REPORTS

ORD.ECP/1.1

**COMMUNITY SERVICES CONFIDENTIAL SPECIAL REPORT RE:
O'KEEFE & PARTNERS SERVICE AGREEMENT**

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

6/1/10, Doc. No. 392763

Date

17 August 2006

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

To provide Council with a draft copy of the service agreement to be signed with O'Keefe & Partners to carry out the Community & Business Partnership Program.

Mr B. Patterson, DCS presented the draft service agreement, advising the agreement establishes milestones for set payments to carry out the Community & Business Partnership Program.

Officer's Recommendation

That this report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

CARRIED

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/2 INWARDS CORRESPONDENCE

Nil.

ORD.ECP/3 GENERAL BUSINESS

**ORD.ECP/3.1 CR D. SMILES REQUEST UPDATE REPORT PARKING METER
REVIEW**

File No 13/1/1

Summary/Purpose

Cr D. Smiles requested an update on the progress of the parking meter review.

Mr S.M. Hegedus, CEO advised that Mr G. Preston was in the process of finalising the report, which is scheduled to be tabled at Council's General Purposes Committee Meeting to be held on Tuesday, 5 September 2006.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/3

GENERAL BUSINESS

ORD.ECP/3.2

**CR D. SMILES REQUEST INFORMATION ASSESSMENT CRITERIA
CONSTRUCTION AND MAINTENANCE BIKEWAYS AND FOOTPATHS**

File No

12/1/13

Summary/Purpose

Cr D. Smiles requested information on the assessment criteria used by Council when programming bikeway and footpath construction and maintenance.

Cr S.M. Hegedus, CEO advised that the bikeway network plan is influenced by funding, with preference given to areas near schools and highways. The bikeway and footpath maintenance programme was assessed on an "as needs" basis and from suggestions from Councillors and the general public.

Cr Smiles requested that the issue be discussed at a Future Directions Meeting so that a 5 year plan might be implemented for construction and maintenance of the bikeway and footpath network.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/3 GENERAL BUSINESS

ORD.ECP/3.3 DISCUSSION LEAK EDWARD STREET RESERVOIR

File No 9/1/11

Summary/Purpose

Discussion was held in relation to a small leak in a water reservoir at Edward Street. Mr M. Sullivan, DES is to investigation options for reclamation of leaking water.

MEETING CLOSURE

The Meeting concluded at 6.54 p.m.

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

Submitted to the Ordinary Meeting Of Council held this twelfth day of September 2006.

Signed:

Cr Geisel
MAYOR OF DALBY

23 August 2006

APPENDIX / ATTACHMENTS
