

## DALBY TOWN COUNCIL



# MINUTES OF ORDINARY MEETING OF COUNCIL

*Held at Dalby Town Council Chambers*

ON Tuesday 24 October 2006

Commencing at 4.05 p.m.

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# MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 24 October 2006

## 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>
ORD/2.1	CONGRATULATIONS AWARDS PRESENTED BUSINESS EXCELLENCE AWARD DINNER FRIDAY 20TH OCTOBER 2006 CR CARL MILFORD AND KELVIN WOODS	5/1/18; 5/1/6 & 4/4/3120	6
<b>ORD/3 CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING</b>			<b>7</b>
ORD/3.1	ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 17TH OCTOBER 2006	1/2/10	7
<b>ORD/4 BUSINESS ARISING OUT OF THE MINUTES OF PREVIOUS ORDINARY MEETING</b>			<b>8</b>
ORD/4.1	CR TILLMAN RESIGNED CULTURAL TOURISM JOINT ADVISORY COMMITTEE	6/9/3	8
<b>ORD/5</b>	<b>ON THE TABLE</b>		<b>9</b>
<b>ORD/6</b>	<b>PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS</b>		<b>9</b>
<b>ORD/7</b>	<b>ADOPTION OF REPORTS OF GENERAL PURPOSES COMMITTEE MEETING/S</b>		<b>9</b>
<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>KRA 1 - COMMUNITY WELLBEING</b>			<b>10</b>
ORD.CW/1	REPORTS		10
ORD.CW/1.1	COMMUNITY SERVICES MONTHLY REPORT RE: SOCIAL, CULTURAL AND SPORTING DEVELOPMENT SEPTEMBER 2006	1/2/13, Doc. No.	10
ORD.CW/2	INWARDS CORRESPONDENCE		11
ORD.CW/2.1	DALBY CRICKET ASSOCIATION INFORMATION FIELD NUMBER ONE AND COPY MINUTES JOINT MEETING HELD 11TH OCTOBER 2005	P.1620.5, P.1620.4 & P.1621, Doc. No. 409925	11
ORD.CW/2.2	MINUTES MEETING DALBY CRICKET ASSOCIATION AND DALBY AUSTRALIAN FOOTBALL CLUB MONDAY 9TH OCTOBER 2006	P.1621, Doc. No. 410614	12
ORD.CW/3	GENERAL BUSINESS		12
<b>KRA 2 - OUR ORGANISATION</b>			<b>13</b>
ORD.ORG/1	REPORTS		13
ORD.ORG/1.1	CHIEF EXECUTIVE OFFICER'S SPECIAL CONFIDENTIAL REPORT REVIEW AND UPDATE OF DELEGATION REGISTER	1/12/5	13
ORD.ORG/1.2	FINANCIAL & INFORMATION SERVICES SPECIAL CONFIDENTIAL REPORT RE: RATE DISCOUNT PROPERTY NO: 2756.02	P2756.02, Doc. No. 406283	14

**MINUTES OF ORDINARY MEETING OF COUNCIL TUESDAY 24TH OCTOBER 2006 - 24/10/06**

<b>Item</b>	<b>Precis</b>	<b>File No</b>	<b>Page</b>
ORD.ORG/1.3	FINANCIAL & INFORMATION SERVICES MONTHLY REPORT RE: INVESTMENTS SEPTEMBER 2006	1/2/3; 2/4/12	15
ORD.ORG/1.4	FINANCIAL & INFORMATION SERVICES REPORT RE: INVESTMENT POLICY	2/4/12	16
ORD.ORG/2	INWARDS CORRESPONDENCE		16
ORD.ORG/3	GENERAL BUSINESS		16
<b>KRA 3 - BUILT ENVIRONMENT</b>			<b>17</b>
ORD.BE/1	REPORTS		17
ORD.BE/1.1	ENGINEERING SERVICES SPECIAL REPORT RE: - IMPROVING THE AMENITY OF AND PARKED VEHICLE SAFETY IN ROCHE STREET	1/2/2	17
ORD.BE/1.2	BUILT ENVIRONMENT - ENGINEERING SERVICES MONTHLY REPORT SEPTEMBER 2006	1/2/2 & 10/2/2	18
ORD.BE/2	INWARDS CORRESPONDENCE		18
ORD.BE/3	GENERAL BUSINESS		18
<b>KRA 4 - UTILITY SERVICES</b>			<b>19</b>
ORD.UTS/1	REPORTS		19
ORD.UTS/1.1	ENGINEERING SERVICES SPECIAL CONFIDENTIAL REPORT RE: REVIEW OF CONSULTANCY PROPOSAL FOR THE PREPARATION OF ENVIRONMENTAL MANAGEMENT PLAN EVAPORATION POND FACILITY	1/2/2; 9/1/22 & 9/2/4	19
ORD.UTS/1.2	WATER ENGINEERING SERVICES MONTHLY REPORT SEPTEMBER 2006	1/2/2	20
ORD.UTS/1.3	WASTEWATER - ENGINEERING SERVICES MONTHLY REPORT SEPTEMBER 2006	1/2/2	21
ORD.UTS/1.4	GAS OPERATIONS - ENGINEERING SERVICES MONTHLY REPORT SEPTEMBER 2006	1/2/7 & 1/2/2	22
ORD.UTS/2	INWARDS CORRESPONDENCE		22
ORD.UTS/3	GENERAL BUSINESS		22
<b>KRA 5 - PLANNING AND LIVEABILITY</b>			<b>23</b>
ORD.PAL/1	REPORTS		23
ORD.PAL/1.1	(D075-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS – GEISEL	P2767, Doc. No. 075-05/06	23
ORD.PAL/1.2	(D083-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: REQUEST TO CHANGE AN EXISTING APPROVAL - BRIGGS	P916.2, Doc. No. 083-05/06	27
ORD.PAL/1.3	(D178-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS - DALBY BIO REFINERY LIMITED	P2306, Doc. No. 178-06/07	29
ORD.PAL/1.4	(D182-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS - TFA PROJECT GROUP	P2306, Doc. No. 182-06/07	32
ORD.PAL/1.5	(D464-05/06) COMMUNITY SERVICES SUPPLEMENTARY SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - AG MARTIN DESIGN & DRAFTING	P704 & P738, Doc. No. 464- 05/06	34
ORD.PAL/1.6	COMMUNITY SERVICES SPECIAL REPORT RE: SIGN APPLICATION - DALBY SHOPPINGWORLD PTY LTD	P903 & P904, Doc. No.	36
ORD.PAL/1.7	COMMUNITY SERVICES SPECIAL REPORT RE: SNAKES ON PRIVATE PROPERTY	1/12/1 & 7/8/4	37
ORD.PAL/1.8	COMMUNITY SERVICES MONTHLY TOWN PLANNING REPORT - SEPTEMBER 2006	1/2/8	38
ORD.PAL/1.9	COMMUNITY SERVICES MONTHLY BUILDING REPORT - SEPTEMBER 2006	1/2/9	39
ORD.PAL/1.10	COMMUNITY SERVICES MONTHLY REPORT RE: HEALTH AND ENVIRONMENT - SEPTEMBER 2006	1/2/4, Doc. No.	40

**MINUTES OF ORDINARY MEETING OF COUNCIL TUESDAY 24TH OCTOBER 2006 - 24/10/06**

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<b>Item</b>	<b>Precis</b>	<b>File No</b>	<b>Page</b>
ORD.PAL/2	INWARDS CORRESPONDENCE		41
ORD.PAL/2.1	(D119-06/07) LETTER RE: DEVELOPMENT APPLICATION REPRESENTATIONS – SID LAND HOLDINGS PTY LTD	P2668.5, Doc. No. 119-06/07	41
ORD.PAL/3	GENERAL BUSINESS		42
<b>DELEGATIONS</b>			<b>43</b>
ORD.D/.1	DELEGATION FROM BIO REFINERY PTY LTD JOIN COUNCIL AT 5.30 P.M. DISCUSS ETHANOL PLANT PROJECT	6/1/17 & P2306	43
<b>KRA 6 - ECONOMIC PROSPERITY</b>			<b>44</b>
ORD.ECP/1	REPORTS		44
ORD.ECP/2	INWARDS CORRESPONDENCE		44
ORD.ECP/3	GENERAL BUSINESS		44
ORD.ECP/3.1	MANAGEMENT COMMITTEE REPRESENTATIVES DALBY CHAMBER OF COMMERCE JOIN COUNCIL AT 6.00 P.M. INFORMAL MEET AND GREET	5/1/6,	44
MEETING CLOSURE			45

**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** S.M. Hegedus, CHIEF EXECUTIVE OFFICER  
M. P. Sullivan, DIRECTOR ENGINEERING SERVICES  
T. Bennett, DIRECTOR FINANCIAL & INFORMATION SERVICES  
E. Phillips, FINANCE MANAGER  
M. Wilson, PLANNING MANAGER  
C.M. Harding, CEO's PERSONAL ASSISTANT  
D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER  
T.A. Fagg, UTILITIES MANAGER

**Observers** Nil

**Delegation** Ross Harrison, Chris Schombergk and Deana Nolan -  
Representatives from Dalby Bio Refinery Pty Ltd  
Management Committee Dalby Chamber of Commerce

**APOLOGIES**

An apology for non-attendance was received from Mr Blaine Patterson, DCS.

**ORD/1                      CONDOLENCES**

Nil

**ORD/2                      CONGRATULATIONS**

**ORD/2.1                      CONGRATULATIONS      AWARDS      PRESENTED      BUSINESS  
EXCELLENCE AWARD DINNER FRIDAY 20TH OCTOBER 2006 CR  
CARL MILFORD AND KELVIN WOODS**

**File No**                      5/1/18; 5/1/6 & 4/4/3120

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**Summary/Purpose**

The Mayor Cr Warwick Geisel extended Council's congratulations to Cr Carl Milford on being awarded with life membership to the Chamber of Commerce at the Business Excellence Awards Dinner held at the showgrounds on Friday 20th October 2006.

Also congratulations were extended to Mr Kelvin Woods, Environment Treatment Supervisor on winning the Rotary Employee of the Year Award as part of the Business Excellence Awards Presentation Dinner.

Other Council employees Mrs Amanda MacRae and Mr Brenton McMillan were also nominated for the award.

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

**ORD/3.1 ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 17TH OCTOBER 2006**

**To** His Worship the Mayor and Councillors

**File No** 1/2/10

**Date** 19th October 2006

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

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

### **Summary/Purpose**

Minutes of the Ordinary Meeting of Council held on Tuesday, 17th October 2006.

### **Officer's Recommendation**

That the minutes of the last Ordinary Meeting held on Tuesday, 17th October 2006 copies of which have been printed and circulated to Members, be taken as read and confirmed.

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That the minutes of the last Ordinary Meeting held on Tuesday, 17th October 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**

**ORD/4.1 CR TILLMAN RESIGNED CULTURAL TOURISM JOINT ADVISORY COMMITTEE**

**File No** 6/9/3

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**Summary/Purpose**

Cr C T Tillman tabled her resignation from the Cultural and Tourism Joint Advisory Committee, recently formed to oversee the coordination and allocation of funding for significant cultural and tourism events within the region, sighting her reasons as the Committee was not autonomous and Council's resolution not to fund the opera.

The Mayor Cr Warwick Geisel called for nominations and Cr Milford volunteered to be part of the Committee.

**COUNCIL RESOLUTION**

MOVED and SECONDED

That Council nominate Cr C P Milford to be part of the Cultural and Tourism Joint Advisory Committee.

**CARRIED**

**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 SEPTEMBER 2006**

**To**

S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**

1/2/13, Doc. No.

**Date**

10 October 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 September 2006.

### **Officer's Recommendation**

That this report be received and noted.

*Mr Matthew Wilson, Planning Manager joined the Meeting at 4.20 p.m.*

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this report be received and noted.

**CARRIED**

## **KRA 1 - COMMUNITY WELLBEING**

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**ORD.CW/2**                      **INWARDS CORRESPONDENCE**

**ORD.CW/2.1**                      **DALBY CRICKET ASSOCIATION INFORMATION FIELD NUMBER ONE  
AND COPY MINUTES JOINT MEETING HELD 11TH OCTOBER 2005**

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

**File No**                                P.1620.5, P.1620.4 & P.1621, Doc. No. 409925

**Date**                                    19th October 2006

**Responsible Officer**            B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

A letter dated 6th October 2006 providing a comprehensive history of the usage of the field to ensure that all meeting participants have factual knowledge of the issues to be discussed at the meeting held on Monday 9th October 2006 between Council and representatives of Dalby Australian Football Club and the Dalby Cricket Association.

### **Officer's Recommendation**

That the letter be received and noted.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That the letter be received and noted.

**CARRIED**

## **KRA 1 - COMMUNITY WELLBEING**

**ORD.CW/2**                      **INWARDS CORRESPONDENCE**

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**ORD.CW/2.2**                      **MINUTES MEETING DALBY CRICKET ASSOCIATION AND DALBY AUSTRALIAN FOOTBALL CLUB MONDAY 9TH OCTOBER 2006**

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

**File No**                                P.1621, Doc. No. 410614

**Date**                                    19th October 2006

**Responsible Officer**    B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

A copy of the minutes of the meeting held on Monday 9th October 2006 between Dalby Cricket Association and Dalby Australian Football Club is attached.

### **Officer's Recommendation**

That the minutes be received and noted.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That the minutes be received and noted.

**CARRIED**

### **COUNCIL RESOLUTION**

MOVED and SECONDED

That Council investigate the formulation of an agreement for joint arrangement for the shared usage and maintenance of the oval.

**CARRIED**

**ORD.CW/3**                      **GENERAL BUSINESS**

*Mr Danny Nearhos, Social Cultural and Sporting Officer retired from the Meeting at 4.40 p.m.*

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## **KRA 2 - OUR ORGANISATION**

**ORD.ORG/1**

**REPORTS**

**ORD.ORG/1.1**

**CHIEF EXECUTIVE OFFICER'S SPECIAL CONFIDENTIAL REPORT REVIEW AND UPDATE OF DELEGATION REGISTER**

**To** His Worship the Mayor and Councillors

**File No** 1/12/5

**Date** 19th October 2006

**Responsible Officer** S.M. Hegedus, CHIEF EXECUTIVE OFFICER

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

### **Previous Consideration**

This item was previously discussed at an Ordinary Meeting of Council held on Tuesday 17th October 2006 where it was resolved that this Report be received and that Council amend KRA 5 item 5.1 and the matter be deferred to the Ordinary Meeting of Council to be held on Tuesday 24th October 2006 for adoption.

### **Summary/Purpose**

This Report reviews Council's current Delegation Register and provides recommendations on updating current delegation practices.

### **Officer's Recommendation**

That this Report be received and that Council in accordance with Section 472 of the Local Government Act delegate to the Chief Executive Officer, all powers detailed in the delegation register.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that Council in accordance with Section 472 of the Local Government Act delegate to the Chief Executive Officer, all powers detailed in the delegation register.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

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

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**ORD.ORG/1.2                      FINANCIAL & INFORMATION SERVICES SPECIAL CONFIDENTIAL  
REPORT RE: RATE DISCOUNT PROPERTY NO: 2756.02**

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

**File No**                                P2756.02, Doc. No. 406283

**Date**                                    10 October, 2006

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

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

### **Summary/Purpose**

The purpose of this report is for Council to consider the application of the rate discount on property number 2756.02.

### **Officer's Recommendation**

That the discount of 10%, \$62.60, be applied to property number 2756.02 relating to the rates and charges levy on 31 July, 2006.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and the discount of 10%, \$62.60, be applied to property number 2756.02 relating to the rates and charges levy on 31 July, 2006.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

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

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**ORD.ORG/1.3                      FINANCIAL & INFORMATION SERVICES MONTHLY REPORT RE:  
INVESTMENTS SEPTEMBER 2006**

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

**File No**                                1/2/3; 2/4/12

**Date**                                    19 October, 2006

**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 September 2006.

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

That the report on Council's Investments for the month of September 2006 be received and noted.

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#### **COUNCIL RESOLUTION**

MOVED and SECONDED

That the report on Council's Investments for the month of September 2006 be received and noted.

**CARRIED**

## **KRA 2 - OUR ORGANISATION**

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

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#### **ORD.ORG/1.4                      FINANCIAL & INFORMATION SERVICES REPORT RE: INVESTMENT POLICY**

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

**File No**                                        2/4/12

**Date**    11 October, 2006

**Prepared by**                                E. Phillips, FINANCE MANAGER

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

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

#### **Summary/Purpose**

The purpose of this report is for Council to reconsider the policy direction relating to the investment of surplus funds.

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

That Council revoke policy AF6.1 Money Market Investments and adopt the Investment Policy, as annexured, as sound accounting practice.

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#### **COUNCIL RESOLUTION**

MOVED and SECONDED

That Council revoke policy AF6.1 Money Market Investments and adopt the Investment Policy, as annexured, as sound accounting practice.

**CARRIED**

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

Nil.

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

Nil.

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

**ORD.BE/1**

**REPORTS**

**ORD.BE/1.1**

**ENGINEERING SERVICES SPECIAL REPORT RE: - IMPROVING THE AMENITY OF AND PARKED VEHICLE SAFETY IN ROCHE STREET**

**To**

S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**

1/2/2

**Date**

6 October 2006

**Prepared by**

M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

**Responsible Officer**

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

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

#### **Summary/Purpose**

The purpose of this report is to discuss options for improving the amenity of and parked vehicle safety in Roche Street.

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

That this report be received and Council direction be provided.

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#### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this report be received and that Council defer the matter until Council's Meeting scheduled for Tuesday 31st October 2006 pending discussions with the Director Engineering Services.

**CARRIED**

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

**ORD.BE/1                      REPORTS**

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**ORD.BE/1.2                      BUILT ENVIRONMENT - ENGINEERING SERVICES MONTHLY  
REPORT SEPTEMBER 2006**

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

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

**Date**                                    **19 October 2006**

**Prepared by**                        T.J. Dredge, ENGINEERING SUPPORT OFFICER

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

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

#### **Summary/Purpose**

This Report details Built Environment activities for the month of September 2006.

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

That this Report be received and noted.

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#### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and noted.

**CARRIED**

**ORD.BE/2                      INWARDS CORRESPONDENCE**

Nil.

**ORD.BE/3                      GENERAL BUSINESS**

Nil.

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## **KRA 4 - UTILITY SERVICES**

**ORD.UTS/1**

### **REPORTS**

**ORD.UTS/1.1**

**ENGINEERING SERVICES SPECIAL CONFIDENTIAL REPORT RE:  
REVIEW OF CONSULTANCY PROPOSAL FOR THE PREPARATION OF  
ENVIRONMENTAL MANAGEMENT PLAN EVAPORATION POND  
FACILITY**

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

**File No** 1/2/2; 9/1/22 & 9/2/4

**Date** 10 October 2006

**Prepared by** T.A. Fagg, UTILITIES MANAGER

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

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

### **Summary/Purpose**

This report has been prepared to provide the details of the consultancy proposals submitted for Contract No. 4.1/1/06-07 - Revision of the Environmental Management Plan for the Evaporation Pond Facility associated with the Dalby Desalination Plant.

### **Officer's Recommendation**

It is recommended that this Report be received, the contents be noted and that Council's direction is required.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that the consultancy proposal for Contract No. 4.1/1/06-07 for the Preparation of an Environmental Management Plan for the Evaporation Pond Facility as submitted by Parsons Brinckerhoff be accepted at a total cost to Council of \$37,708 (GST inclusive).

**CARRIED**

## **KRA 4 - UTILITY SERVICES**

**ORD.UTS/1                      REPORTS**

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**ORD.UTS/1.2                      WATER ENGINEERING SERVICES MONTHLY REPORT SEPTEMBER 2006**

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

**File No**                                1/2/2

**Date**                                    17 October 2006

**Prepared by**                        T.A. Fagg, UTILITIES MANAGER

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

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

### **Summary/Purpose**

This Report details Water Supply activities for the month of September 2006.

### **Officer's Recommendation**

That this Report be received and noted.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and noted.

**CARRIED**

Cr B T O'Shea requested that a better reconciliation of domestic water consumption be reported in the Monthly Report.

Also Cr D S Smiles requested that additional information be reported on replacement of meters including figures such as annual target, monthly and year to date.

## **KRA 4 - UTILITY SERVICES**

**ORD.UTS/1                      REPORTS**

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**ORD.UTS/1.3                      WASTEWATER - ENGINEERING SERVICES MONTHLY REPORT  
SEPTEMBER 2006**

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

**File No**                                1/2/2

**Date**                                    12 October 2006

**Prepared by**                        T.A. Fagg, UTILITIES MANAGER

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

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

### **Summary/Purpose**

This report details Sewerage undertakings for the month of September 2006.

### **Officer's Recommendation**

That this Report be received and noted.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and noted.

**CARRIED**

## **KRA 4 - UTILITY SERVICES**

### **ORD.UTS/1                      REPORTS**

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#### **ORD.UTS/1.4                      GAS OPERATIONS - ENGINEERING SERVICES MONTHLY REPORT SEPTEMBER 2006**

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

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

**Date**                                    18 October 2006

**Prepared by**                        N. Martin, Customer Service Officer - Revenue

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

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

#### **Summary/Purpose**

This Report details operations of Council's Gas Undertaking for the month of September 2006.

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

That this Report be received and noted.

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#### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and noted.

**CARRIED**

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

Nil.

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

Nil

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

**ORD.PAL/1**

**REPORTS**

**ORD.PAL/1.1**

**(D075-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS – GEISEL**

**To**

S M Hegedus, CHIEF EXECUTIVE OFFICER

**File No**

P2767, Doc. No. 075-05/06

**Date**

19 October 2006

**Prepared by**

Graeme Preston, SPECIAL PROJECTS ENGINEER

**Responsible Officer**

B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

**Application No:**

D075-05/06

**Applicant:**

W Geisel

**Proposal:**

Operational Works

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for Operational Works relating to development application D075-05/06, is approved, subject to the following conditions:-

1. Compliance with the plans and specifications submitted with Development Application Number D075-05/06 and all Council Planning Scheme Policies being adhered to.
2. Council is to be provided with evidence of the appointment of a principal contractor as defined by the Workplace Health and Safety Act.
3. Supervision of the construction must be carried out by a suitably qualified and experienced person.
4. Certification must be given to Council from a suitably qualified engineer that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements.
5. Roads shall be constructed in accordance with the Department of Main Roads' Specifications as provided, including the current Manual of Uniform Traffic Control Devices;
6. Stormwater be constructed in accordance with the Queensland Urban Drainage Manual;

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

### **ORD.PAL/1                      REPORTS**

#### **ORD.PAL/1.1                      (D075-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS – GEISEL ...(Cont'd)**

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7. Water networks be constructed in accordance with the Water Act 2000 and the WSAA Code 2006 and Council's Minimum Specifications
8. A Traffic Management Plan for any work involving the closing of streets must be prepared to the satisfaction of Council's Director of Engineering Services that details operational procedures and methods to minimise inconvenience and disruption to public, minimise the duration of any road closures during construction and implemented during construction.
9. All water services must not be interrupted for more than a cumulative total of three hours during the development, and a minimum of five (5) days notice of any interruptions must be provided to Council and any relevant consumers.
10. Fire hydrants are to be provided in all roads at intervals of not less than 90 metres.
11. Connection of any proposed works to the existing water supply can only be undertaken by Dalby Town Council at the cost of the applicant.
12. Water mains shall be completed, cleaned, tested and accepted prior to connection to existing Council mains.
13. Temporary signage and traffic control for construction in dedicated road reserves shall be provided in accordance with Part 3 (works on roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Qld Govt - Department of Main Roads.
14. Compulsory inspections shall be undertaken by Council, with a minimum of three (3) working days notice required to be given to Council's Engineering Services Section for an inspection of sections of the work at the following stages:-
  - (a) Prior to back filling works, the inspection of each water main;
  - (b) Prior to the connection of any works to the reticulated water supply and systems;
  - (c) At time of super-chlorination works;
  - (d) Following preparation and compaction of road subgrade;
  - (e) Following placement and compaction of each road pavement layer;
  - (f) At the time of any bitumen coating or at the laying of asphalt; and
  - (g) At the point of completion of all works.
15. At the commencement of works, inspection fees equivalent to 3% of the project cost as estimated by Council must be paid to Council for the compulsory inspections.

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

**ORD.PAL/1**

**REPORTS**

**ORD.PAL/1.1**

**(D075-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS –  
GEISEL ...(Cont'd)**

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16. A maintenance bond of 5% of the cost of the operational works as estimated by Council must be paid to Council upon commencement of construction. For a period of 12 months from the commencement of the 'on maintenance' period, the applicant is to carry out any necessary maintenance or repairs to nonconforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake all such works considered by Council as necessary to rectify any noncomplying works and to protect public safety. In the event that the bond is insufficient to address the noncomplying works, Council reserves the right to seek restitution. Where if, during this period, the maintenance is suitably undertaken by the applicant to Council's satisfaction, the bond will be returned accordingly.
17. All inspection and test data prepared by the applicant, engineer, principal contractor or by subcontractors in relation to the operational works or as described in the application must be provided in its entirety to Council. Should any further inspection, testing or analysis be required due to the failure of work to meet specifications or where the testing previously provided is considered insufficient, this shall be undertaken on behalf of the principal contractor by a NATA accredited entity and provided to Council at no cost.
18. From time to time, and at any reasonable time, Council may enter a work site to which this approval relates and undertake any testing or analysis of any part of the construction, and Council is not liable for the rectification or any compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers shall be considered to be a condition of approval and undertaken by the principal contractor.
19. Within ten (10) working days of completion of the operational works, suitable "As-Constructed Drawings" shall be submitted to the Council. The "As-Constructed Drawings" or data capture methods as required by the Council shall be certified by a Registered Surveyor on every drawing and shall be to an appropriate electronic format and standard as required by the Director of Engineering Services.
20. The 'on maintenance' period commences only when Council provides written confirmation that all of the following are completed:-
  - (a) The satisfactory completion of all works and conditions of approval;
  - (b) The provision of all necessary test and quality audit requirements;
  - (c) The lodgement with Council, of certification from a suitably qualified engineer that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
  - (d) The lodgement of a maintenance "bond" of 5% of the cost of the operational works as estimated by Council.

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

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D075-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS –  
GEISEL ...(Cont'd)

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**FURTHER RECOMMENDED** that the applicant be advised that the relevant period for this Development Permit is two (2) years from the date of approval.

*Cr Warwick Geisel declared a Material Personal Interest and retired from the Meeting at 5.10 p.m. and Cr B T O'Shea resumed the Chair.*

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

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

**CARRIED**

*Cr Geisel re-joined the Meeting and Ms Emily Phillips, Finance Manager retired from the Meeting at 5.12 p.m.*

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

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.2                      (D083-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
REQUEST TO CHANGE AN EXISTING APPROVAL - BRIGGS**

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

**File No**                                P916.2, Doc. No. 083-05/06

**Date**                                    19 October 2006

**Prepared by**                        M. Wilson, PLANNING MANAGER

**Responsible Officer**            B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

<b>Application No:</b>	D083-05/06
<b>Applicant:</b>	M Briggs
<b>Owner:</b>	M Briggs
<b>Site Address:</b>	Drayton Street, Dalby
<b>Real Property Description:</b>	Lot 2 on SP138167, Parish of Dalby
<b>PDLU Designation:</b>	Industrial
<b>Proposal:</b>	Change an Existing Approval (D083-05/06)

The proposed development was originally considered at Council's Meeting 15 November 2005. The applicant has sought to have conditions originally attached to his development approval, changed or deleted.

There was some confusion regarding the land to which the development application expressed at Council's Meeting 17 October 2006.

It should be noted that the approval and the request to change conditions of that approval relate only to Lot 2 on SP138167. Lots 3 and 4 to the west of the subject land are not part of the development application, but are part of Mr Briggs intended sale of land.

The recommendation before Council has not changed.

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

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D083-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:  
REQUEST TO CHANGE AN EXISTING APPROVAL - BRIGGS  
...(Cont'd)

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### **Officer's Recommendation**

The applicant be advised that the Request to Change an Existing Approval relating to a Development Permit for Reconfiguration of Lots (D073-06/07) is approved to the extent detailed below:

Condition 2 remains as previously approved;

Condition 3 remains as previously approved;

Condition 4 remains as previously approved;

Condition 5 amended to read:

5. The subject site shall be adequately drained and all stormwater shall be disposed of to a lawful point of discharge, to the satisfaction of Council and to relevant engineering standards.

Condition 6 remains as previously approved;

Condition 7 remains as previously approved;

Condition 8 remains as previously approved.

*Mr Matt Sullivan, DES and Mrs Trish Bennett, DFIS joined the Meeting at 5.20 p.m.*

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

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

**CARRIED**

Mr M Wilson, Planning Manager is to contact the applicant to discuss the matter of submitting a boundary realignment application.

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

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.3                      (D178-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS - DALBY  
BIO REFINERY LIMITED**

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

**File No**                                P2306, Doc. No. 178-06/07

**Date**                                    19 October 2006

**Prepared by**                        Graeme Preston, SPECIAL PROJECTS ENGINEER

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

**Application No:**                      D178-06/07  
**Applicant:**                              Dalby Bio Refinery Limited  
**Proposal:**                                Operational Works

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for Operational Works relating to development application D178-06/07, is approved, subject to the following conditions:-

1. Compliance with the plans and specifications submitted with Development Application Number D178-06/07 and all Council Planning Scheme Policies being adhered to.
2. Council is to be provided with evidence of the appointment of a principal contractor as defined by the Workplace Health and Safety Act.
3. Supervision of the construction must be carried out by a suitably qualified and experienced person.
4. Certification must be given to Council from a suitably qualified engineer that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements.
5. A Traffic Management Plan for any work involving the closing of streets must be prepared to the satisfaction of Council's Director of Engineering Services that details operational procedures and methods to minimise inconvenience and disruption to public, minimise the duration of any road closures during construction and implemented during construction.

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

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D178-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS - DALBY BIO REFINERY LIMITED ...(Cont'd)**

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6. Roads shall be constructed in accordance with the Department of Main Roads' Specifications as provided, including the current Manual of Uniform Traffic Control Devices;
7. Temporary signage and traffic control for construction in dedicated road reserves shall be provided in accordance with Part 3 (works on roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Qld Govt - Department of Main Roads.

### **Conditions 8 – 16 apply to works only within the Dalby-Jandowae Road reserve.**

8. Compulsory inspections shall be undertaken by Council, with a minimum of three (3) working days notice required to be given to Council's Engineering Services Section for an inspection of sections of the work at the following stages:-
  - (a) Following preparation and compaction of road subgrade;
  - (b) Following placement and compaction of each road pavement layer;
  - (c) At the time of any bitumen coating or at the laying of asphalt; and
  - (d) At the point of completion of all works.
9. At the commencement of works, inspection fees equivalent to 3% of the project cost as estimated by Council must be paid to Council for the compulsory inspections.
10. A maintenance bond of 5% of the cost of the operational works as estimated by Council must be paid to Council upon commencement of construction. For a period of 12 months from the commencement of the 'on maintenance' period, the applicant is to carry out any necessary maintenance or repairs to nonconforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake all such works considered by Council as necessary to rectify any noncomplying works and to protect public safety. In the event that the bond is insufficient to address the non-complying works, Council reserves the right to seek restitution. Where if, during this period, the maintenance is suitably undertaken by the applicant to Council's satisfaction, the bond will be returned accordingly.
11. All inspection and test data prepared by the applicant, engineer, principal contractor or by subcontractors in relation to the operational works or as described in the application must be provided in its entirety to Council. Should any further inspection, testing or analysis be required due to the failure of work to meet specifications or where the testing previously provided is considered insufficient, this shall be undertaken on behalf of the principal contractor by a NATA accredited entity and provided to Council at no cost.

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

ORD.PAL/1

### **REPORTS**

ORD.PAL/1.3

**(D178-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS - DALBY BIO REFINERY LIMITED ...(Cont'd)**

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12. From time to time, and at any reasonable time, Council may enter a work site to which this approval relates and undertake any testing or analysis of any part of the construction, and Council is not liable for the rectification or any compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers shall be considered to be a condition of approval and undertaken by the principal contractor.
13. Within ten (10) working days of completion of the operational works, suitable "As-Constructed Drawings" shall be submitted to the Council. The "As-Constructed Drawings" or data capture methods as required by the Council shall be certified by a Registered Surveyor on every drawing and shall be to an appropriate electronic format and standard as required by the Director of Engineering Services.
14. The 'on maintenance' period commences only when Council provides written confirmation that all of the following are completed:-
  - (a) The satisfactory completion of all works and conditions of approval;
  - (b) The provision of all necessary test and quality audit requirements;
  - (c) The lodgement with Council, of certification from a suitably qualified engineer that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
  - (d) The lodgement of a maintenance "bond" of 5% of the cost of the operational works as estimated by Council.
15. Compliance with Department of Main Roads requirements as detailed in the attached Statement of Reasons issued by the Department.
16. Compliance with Queensland Transport's requirements for the new rail crossing.

**FURTHER RECOMMENDED** that the applicant be advised that the relevant period for this Development Permit is two (2) years from the date of approval.

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### **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**

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**ORD.PAL/1.4                      (D182-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS - TFA  
PROJECT GROUP**

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

**File No**                                P2306, Doc. No. 182-06/07

**Date**                                    19 October 2006

**Prepared by**                        Graeme Preston, SPECIAL PROJECTS ENGINEER

**Responsible Officer**            B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

**Application No:**                      D182-06/07  
**Applicant:**                                TFA Project Group  
**Proposal:**                                 Operational Works

### **Officer's Recommendation**

**RECOMMENDED** that the applicant be advised that the application for a Development Permit for Operational Works relating to development application D182-06/07, is approved, subject to the following conditions:-

1. Compliance with the plans and specifications submitted with Development Application Number D182-06/07 and all Council Planning Scheme Policies being adhered to.
2. No construction shall take place unless and until appropriate erosion control and silt collections measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control and silt collection measures shall remain onsite for the remainder of the construction period.

**FURTHER RECOMMENDED** that the applicant be advised that the relevant period for this Development Permit is two (2) years from the date of approval.

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

ORD.PAL/1

REPORTS

ORD.PAL/1.4

(D182-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:  
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS - TFA  
PROJECT GROUP ...(Cont'd)

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**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**

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**ORD.PAL/1.5                      (D464-05/06) COMMUNITY SERVICES SUPPLEMENTARY SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - AG MARTIN DESIGN & DRAFTING**

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

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

**Date**                                    19 October 2006

**Prepared by**                        M. Wilson, Planning Manager

**Responsible Officer**            B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

#### **DEVELOPMENT APPLICATION**

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

The purpose of this report is to update Council on the progress of negotiations between the applicant and Council Officers regarding design revisions to the proposed development.

The revisions include (**see attachment 3**):

- The entire footprint of the development has been shifted 900mm toward the Nicholson Street frontage – creating a 900mm setback for car parks and a 900mm setback for the units originally proposed to be built to boundary.
- Relocation of the refuse collection area to the Bunya Street frontage of the property.

### **Officer's Recommendation**

1. That the revised plans submitted by AG Martin Design & Drafting be received and noted;
  2. That Council's position on the progress of negotiations to date be determined.
-

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

ORD.PAL/1

REPORTS

ORD.PAL/1.5

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

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that:-

- (a) the revised plans submitted by AG Martin Design and Drafting be received and noted; and
- (b) the proposed changes are acceptable to Council.

**CARRIED**

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

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.6                      COMMUNITY SERVICES SPECIAL REPORT RE: SIGN APPLICATION - DALBY SHOPPINGWORLD PTY LTD**

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

**File No**                                P903 & P904, Doc. No.

**Date**                                    19 October 2006

**Prepared by**                        Vince Stephens, ENVIRONMENTAL HEALTH OFFICER

**Responsible Officer**            B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

This report addresses the application for a non-permitted advertisement under Local Law No. 11 (Control of Advertisements) by Dalby Shoppingworld Pty Ltd.

### **Officer's Recommendation**

That Council approve the alternative sign proposal being 8.655 metres high & 4.375 metres wide and a signage area of 37.86 square metres.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that Council approve the alternative sign proposal being 8.655 metres high & 4.375 metres wide and a signage area of 37.86 square metres.

**CARRIED**

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

**ORD.PAL/1**                      **REPORTS**

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**ORD.PAL/1.7**                      **COMMUNITY SERVICES SPECIAL REPORT RE: SNAKES ON PRIVATE PROPERTY**

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

**File No**                              1/12/1 & 7/8/4

**Date**                                      19 October 2006

**Responsible Officer**      B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

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### **Summary/Purpose**

To address the matter of snake handling on private property.

### **Officer's Recommendation**

That Council direction be provided.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and that Council resolve to provide the service of removing snakes from private property within the Town boundary at the discretion of the CEO.

**The MOTION was LOST**

*Representatives from the Dalby Bio Refinery joined the meeting at 5.50 p.m.*

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

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.8                      COMMUNITY SERVICES MONTHLY TOWN PLANNING REPORT -  
SEPTEMBER 2006**

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

**File No**                                1/2/8

**Date**                                    19 October 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 September 2006.

### **Officer's Recommendation**

That this Report be received and noted.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and noted.

**CARRIED**

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

ORD.PAL/1                      REPORTS

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ORD.PAL/1.9                      **COMMUNITY SERVICES MONTHLY BUILDING REPORT -  
SEPTEMBER 2006**

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

**File No**                                1/2/9

**Date**                                    19th October 2006

**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 September, 2006.

### **Officer's Recommendation**

That this Report be received and noted.

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### **COUNCIL RESOLUTION**

MOVED and SECONDED

That this Report be received and noted.

**CARRIED**

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

**ORD.PAL/1                      REPORTS**

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**ORD.PAL/1.10                      COMMUNITY SERVICES MONTHLY REPORT RE: HEALTH AND ENVIRONMENT - SEPTEMBER 2006**

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

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

**Date**                                    19 October 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 September 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**

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

**ORD.PAL/2.1**                      **(D119-06/07) LETTER RE: DEVELOPMENT APPLICATION REPRESENTATIONS – SID LAND HOLDINGS PTY LTD**

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

**File No**                                P2668.5, Doc. No. 119-06/07

**Date**                                    19 October 2006

**Prepared by**                        Graeme Preston, SPECIAL PROJECTS ENGINEER

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

Sid Land Holdings have made representations with respect to Conditions 1a, 9, 10, 23, 25 & 26 of Development Application D119-06/07.

### **Officer's Recommendation**

- That the representations be received and noted;
- Council awaits further advice from the developer on the installation of a recycled water network relating to Conditions 9 & 10;
- The Director of Engineering Services be authorised to approve amendments to the construction plans when they are submitted, relating to conditions 23 & 25;
- A Negotiated Decision Notice be issued stating that Condition 1 (a), the turn around of the area of the cul-de-sac be of a similar asphalt finish to the rest of the road and Condition 26 be amended to read:

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

**ORD.PAL/2                      INWARDS CORRESPONDENCE**

**ORD.PAL/2.1                      (D119-06/07)      LETTER      RE:      DEVELOPMENT      APPLICATION  
   REPRESENTATIONS – SID LAND HOLDINGS PTY LTD ...(Cont'd)**

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26. A maintenance bond of \$50,000 as estimated by Council must be paid to Council upon commencement of construction for a period of five (5) years for the edge beams and the first one (1) metre of bitumen. For a period of twelve (12) months for the remainder of the development from the commencement of the 'on maintenance' period, the applicant is to carry out any necessary maintenance or repairs to nonconforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake all such works considered by Council as necessary to rectify any non-complying works and to protect public safety. In the event that the bond is insufficient to address the non-complying works, Council reserves the right to seek restitution. Where if, during this period, the maintenance is suitably undertaken by the applicant to Council's satisfaction, the bond will be returned accordingly.
- 

### **COUNCIL RESOLUTION**

MOVED and SECONDED

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

**CARRIED**

**ORD.PAL/3                      GENERAL BUSINESS**

Nil.



## **KRA 6 - ECONOMIC PROSPERITY**

**ORD.ECP/1                      REPORTS**

Nil.

**ORD.ECP/2                      INWARDS CORRESPONDENCE**

Nil.

**ORD.ECP/3                      GENERAL BUSINESS**

**ORD.ECP/3.1                      MANAGEMENT COMMITTEE REPRESENTATIVES DALBY CHAMBER OF COMMERCE JOIN COUNCIL AT 6.00 P.M. INFORMAL MEET AND GREET**

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

**File No**                                5/1/6,

**Date**                                    19th October 2006

**Responsible Officer**              B. Patterson, DIRECTOR COMMUNITY SERVICES

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

### **Summary/Purpose**

Mr Paul Hodda, President of Chamber of Commerce and the new Management Committee joined the Meeting at 6.40 p.m. for an informal get together with Council and to provide an opportunity for Council to meet the new Management Committee.

**MEETING CLOSURE**

The Meeting concluded at 6.45 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-fourth day of October 2006.

Submitted to the Ordinary Meeting Of Council held this thirty-first day of October 2006.

Signed:

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

25th October 2006

**APPENDIX / ATTACHMENTS**

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