

DALBY TOWN COUNCIL



**MINUTES OF ORDINARY MEETING OF
COUNCIL**

Held at Dalby Town Council Chambers

ON Tuesday 27 February 2007

Commencing at 4.05 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 27 February 2007

ORDER OF BUSINESS:

Item	Precis	File No	Page
DECLARATION OF MEETING OPENING			5
PRESENT			5
APOLOGIES			5
ORD/1	CONDOLENCES		5
ORD/2	CONGRATULATIONS		5
ORD/3	CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING		6
ORD/3.1	ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 20TH FEBRUARY 2007	1/2/10	6
ORD/4	BUSINESS ARISING OUT OF THE MINUTES OF PREVIOUS ORDINARY MEETING		7
ORD/5	ON THE TABLE		7
ORD/6	PRESENTATION OF PETITIONS AND MEMORIALS BY COUNCILLORS		7
ORD/7	ADOPTION OF REPORTS OF GENERAL PURPOSES COMMITTEE MEETING/S		7
ORD/8	CONSIDERATION OF NOTICES OF BUSINESS		7
ORD/9	CONSIDERATION OF NOTICES OF MOTION		7
ORD/10	QUESTIONS WITHOUT NOTICE		7
ORD/11	RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING		7
KRA 5 - PLANNING AND LIVEABILITY			8
ORD.PAL/3	GENERAL BUSINESS		8
ORD.PAL/3.1	FRIENDS OF MYALL CREEK REQUEST FOR MEETING TO DISCUSS MYALL CREEK PROJECT	22/2/5, Doc. No. 425640	8
KRA 1 - COMMUNITY WELLBEING			10
ORD.CW/1	REPORTS		10
ORD.CW/1.1	MRS BETH WOOD PROJECT OFFICER'S SPECIAL REPORT RE: WDROC SKILLS FORMATION STRATEGY DALBY AND WAMBO FEBRUARY 2007	5/2/26, 5/1/6, Doc. No.	10
ORD.CW/1.2	COMMUNITY SERVICES SPECIAL REPORT RE: REVISED VOLUNTEER POLICY	1/12/1-1	11
ORD.CW/1.3	COMMUNITY SERVICES SPECIAL REPORT BUILDING SAFER COMMUNITIES ACTION TEAM (BSCAT)	5/1/60	12
ORD.CW/1.4	REPORT ON REGIONAL ARTS DEVELOPMENT FUND WORKSHOP ATTENDED BY CR CAROLYN TILLMAN	5/1/49	13
ORD.CW/2	INWARDS CORRESPONDENCE		14
ORD.CW/3	GENERAL BUSINESS		14
ORD.CW/3.1	LYN CLANCY COORDINATOR MYALL YOUTH COMMUNITY NETWORK CENTRE PRESENT UPDATE ON PROGRESS OF CENTRE	4/2/83	14
KRA 2 - OUR ORGANISATION			16
ORD.ORG/1	REPORTS		16
ORD.ORG/1.1	REPORT SAFETY COMMITTEE MEETING THURSDAY 15TH FEBRUARY 2007	4/1/16	16
ORD.ORG/2	INWARDS CORRESPONDENCE		17

MINUTES OF ORDINARY MEETING OF COUNCIL TUESDAY 27TH FEBRUARY 2007 - 27/02/07

Item	Precis	File No	Page
ORD.ORG/2.1	LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND REQUEST CONTACT DETAILS LOCAL GOVERNMENT ACT REVIEW REFERENCE GROUP	5/3/3, Doc. No. 437459	17
ORD.ORG/2.2	LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND LOCAL GOVERNMENT ACT REVIEW PROCESS AND KEY ISSUES	5/3/3, Doc. No. 437918	18
ORD.ORG/3	GENERAL BUSINESS		19
ORD.ORG/3.1	PROPOSED MEETING DATES MARCH 2007	1/1/1	19
ORD.ORG/3.2	UPDATE DARLING DOWNS REGIONAL ORGANISATION COUNCILS SIZE SHAPE AND SUSTAINABILITY MEETING FRIDAY 23RD FEBRUARY 2007	5/3/3	20
KRA 3 - BUILT ENVIRONMENT			21
ORD.BE/1	REPORTS		21
ORD.BE/2	INWARDS CORRESPONDENCE		21
ORD.BE/3	GENERAL BUSINESS		21
KRA 4 - UTILITY SERVICES			22
ORD.UTS/1	REPORTS		22
ORD.UTS/1.1	GAS OPERATIONS - ENGINEERING SERVICES MONTHLY REPORT JANUARY 2007	1/2/7 & 1/2/2	22
ORD.UTS/2	INWARDS CORRESPONDENCE		23
ORD.UTS/2.1	CHINCHILLA SHIRE COUNCIL REQUEST APPROVAL FAGG ASSISTANCE REVERSE OSMOSIS WATER TREATMENT KNOWLEDGE	4/2/77 & 9/1/4, Doc. No. 436362	23
ORD.UTS/3	GENERAL BUSINESS		23
KRA 5 - PLANNING AND LIVEABILITY			24
ORD.PAL/1	REPORTS		24
ORD.PAL/1.1	(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - O'SHEA	P706, Doc. No. 459-05/06	24
ORD.PAL/1.2	COMMUNITY SERVICES SPECIAL REPORT RE: SIGN APPLICATION - BALMER	P961, Doc. No.	30
ORD.PAL/1.3	COMMUNITY SERVICES MONTHLY TOWN PLANNING REPORT - JANUARY 2007	1/2/8	31
ORD.PAL/2	INWARDS CORRESPONDENCE		32
ORD.PAL/3	GENERAL BUSINESS		32
ORD.PAL/3.1	REGISTER POTENTIAL STREET NAMES FOR DALBY	12/1/1	32
ORD.PAL/3.2	PROVISION OF WATER SERVICES TO SOUTHERN CROSS ESTATE SANDALWOOD AVENUE EAST	9/1/16,	32
KRA 6 - ECONOMIC PROSPERITY			33
ORD.ECP/1	REPORTS		33
ORD.ECP/2	INWARDS CORRESPONDENCE		33
ORD.ECP/3	GENERAL BUSINESS		33
ORD.ECP/3.1	CHIEF EXECUTIVE OFFICER PROVIDE VERBAL REPORT STAFF POSITIONS	4/1/5	33
ORD.ECP/3.2	CR TILLMAN QUERIED COUNCIL INVOLVEMENT CLEAN UP AUSTRALIA DAY CAMPAIGN	1/13/8 7/5/1	34
MEETING CLOSURE			35

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
B. Patterson, DIRECTOR COMMUNITY SERVICES
E. Phillips, FINANCE MANAGER
M. Wilson, PLANNING MANAGER
A. MacRae, DCS's PERSONAL ASSISTANT
C.M. Harding, CEO's PERSONAL ASSISTANT

Observers Nil

Delegation Mr Phil Lister, Greening Australia
Ms Nikki Pilsher, North East Downs Landcare
Mr Terry Ryan - Friends of Myall Creek
Mr Steve Balmer

APOLOGIES

An apology for non-attendance was received from Mrs Trish Bennett, DFIS.

ORD/1 CONDOLENCES

Nil.

ORD/2 CONGRATULATIONS

Nil.

**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 5 - PLANNING AND LIVEABILITY

ORD.PAL/3

GENERAL BUSINESS

ORD.PAL/3.1

FRIENDS OF MYALL CREEK REQUEST FOR MEETING TO DISCUSS MYALL CREEK PROJECT

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 22/2/5, Doc. No. 425640

Date 23rd February 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A letter dated 16th December 2006 advising that the Commonwealth Government had approved a grant of \$47,894.21 for improvements to Myall Creek corridor in Dalby.

Representatives from Friends of Myall Creek and Greening Australia presented a powerpoint presentation providing Council with a briefing on how this project can contribute to the implementation of the recommendations contained in the Myall Creek Conservation and Management Plan, 2001.

Cr Carl Milford joined the Meeting at 4.05 p.m.

- Myall Creek Project initially came about from discussions and a Report prepared by PKK Consultants and released in 2001 recommending actions to improve the condition of Myall Creek
- Greening Australia were contacted by Friends of Myall Creek in 2006 to develop the joint project
- Formed Management Committee of 5 organisations
- Aim to develop a 5 year rehabilitation project
- Project Partners - Greening Australia Qld Ltd, Friends of Myall Creek, North East Downs Landcare, Condamine Alliance and Dalby Town Council
- Project goals - improve recreational qualities, retain islands as refugees for native fauna and enhance the appearance of the creek by limiting pollutants from the urban area

Mrs Beth Woods joined the Meeting at 4.10 p.m.

- Project Area - PKK report defined 6 riparian management units
- This project looks at riparian management unit 3 due to the following reasons:-
 - Middle of town and open to view by all
 - Public can see something being done and are encouraged to take part
 - Service organisations and general public can take ownership of the area
- What needs to be done:-
 - Targeted removal of weed species and replacement with similar structured natives
 - Implement a revegetation program
 - Control geese numbers

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/3 GENERAL BUSINESS

**ORD.PAL/3.1 FRIENDS OF MYALL CREEK REQUEST FOR MEETING TO DISCUSS
MYALL CREEK PROJECT ...(Cont'd)**

- Install water efficient irrigation systems
- Funding - \$43,540.19 made up of \$15,000 Condamine Alliance, \$5,000 Dalby Town Council and \$14,000 work for the dole scheme
- Total in kind calculated contributions made up of \$18,800 volunteers and \$6,800 Green Australia
- Habitat value versus weed removal
 - Papyrus provides concentrated refuge, breeding sites and protection to chats and waterbirds
 - Problems include - restricted water flow, sediment build up, out competes native aquatic plants and is unsightly
 - Removal of papyrus is recommended
 - Need for dense plantings of Lomandra, Callistemon and other species on the island to provide alternative protection
- How to Achieve:-
 - Determine critical to fix areas - Duffy's Green, RSL Park, Island and Patrick Street Parks
 - Instigate programmed community tree planting days
 - Meetings with Ergon Energy to link in with the substation redevelopment
 - Meetings with Council to link in with the new Aquatic Centre development

Mr Matthew Wilson, PM joined the Meeting at 4.20 p.m.

In relation to in kind assistance, Mr S M Hegedus, CEO advised that the Parks and Gardens crew would work closely with Greening Australia and suggested they hold discussions with Mr Matt Sullivan, DES to plan for funds to be allocated in the 2007/08 budget deliberations.

General discussion in relation to the removal of the geese and the maintenance program with the suggestion that grounds of protocol should be set down in relation to maintenance of the Myall Creek.

The Mayor thanked Phil Lister and the representatives from Friends of Myall Creek for their presentation and attendance and they retired from the meeting at 4.35 p.m.

Officer's Recommendation

That this letter and presentation be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the letter and presentation be received and noted and that the geese population be phased out in conjunction with the Myall Creek Project.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

**MRS BETH WOOD PROJECT OFFICER'S SPECIAL REPORT RE:
WDROC SKILLS FORMATION STRATEGY DALBY AND WAMBO
FEBRUARY 2007**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/2/26, 5/1/6, Doc. No.

Date 22 February 2007

Prepared by Mrs Beth Wood, PROJECT OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

To update Council on the WDROC Skills Formation Strategy for Dalby and Wambo for the months of November, December 2006 and January 2007.

Ms Amanda Macrae, DCS's PA joined the Meeting at 4.30 p.m.

Officer's Recommendation

This report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

CARRIED

Mrs Beth Woods, Project Officer retired from the Meeting at 4.50 p.m.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

**ORD.CW/1.2 COMMUNITY SERVICES SPECIAL REPORT RE: REVISED
VOLUNTEER POLICY**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/12/1-1

Date 21 February 2007

Prepared by D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report is in relation to Council's Volunteer Policy in order to comply with good practice and nationally agreed guidelines.

Officer's Recommendation

That the Dalby Town Council's Volunteer Policy be adopted and included in Council's Policy Register.

COUNCIL RESOLUTION

MOVED and SECONDED

That the Dalby Town Council's Volunteer Policy be adopted and included in Council's Policy Register.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 **REPORTS**

ORD.CW/1.3 **COMMUNITY SERVICES SPECIAL REPORT BUILDING SAFER COMMUNITIES ACTION TEAM (BSCAT)**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/1/60

Date 22 February 2007

Prepared by D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

This report is in relation to the progress of the Dalby Building Safer Communities Action Team (BSCAT) project.

Officer's Recommendation

That this report be received and noted

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

CARRIED

Ms Lyn Clancy, Myall Youth Centre Coordinator joined the Meeting at 5.08 p.m.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 **REPORTS**

ORD.CW/1.4 **REPORT ON REGIONAL ARTS DEVELOPMENT FUND WORKSHOP
ATTENDED BY CR CAROLYN TILLMAN**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 5/1/49

Date 23rd February 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A copy of the report from Cr Carolyn Tillman in relation to a Regional Arts Development Fund Workshop she attended on Thursday 1st February 2007, along with a copy of a report prepared by Donna Ashurst from Wambo Shire Council.

Officer's Recommendation

That these reports be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That these reports be received and noted and that a suitable response formally raising Council's concerns be forwarded to the Minister of Education, Training and Arts Hon. Mr Rod Welford and Arts Queensland in relation to these matters.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/2 **INWARDS CORRESPONDENCE**

Nil.

ORD.CW/3 **GENERAL BUSINESS**

ORD.CW/3.1 **LYN CLANCY COORDINATOR MYALL YOUTH COMMUNITY NETWORK CENTRE PRESENT UPDATE ON PROGRESS OF CENTRE**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 4/2/83

Date 23rd February 2007

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

Lyn Clancy, Coordinator Myall Youth Community Network Centre joined Council at 5.10 p.m. to introduce and provide background on herself to Council and provide a brief update to Council on the progress of the centre to date.

The Mayor Cr Warwick Geisel welcomed Lyn Clancy to the meeting and introduced Lyn to the Councillors and Officers and invited Lyn to address Council:-

- Lyn thanked Council for their support to Myall Youth and Community Centre and for all the support offered to herself
- Set deadlines in January and starting to get results
- Warwick Credit Union - discussed project for Dalby Young Achievers
- Running Spanish language classes - 16 attended
- Formed Dalby Mens Group - meet every Thursday - 12-23 attending
- Service Providers Expo successful - 29 providers
- Youth Justice, Mission Australia sought space available at Centre - enquiries received from Art Group, Lifeline, request to set up support for parents of drug users, set up numeracy and literacy assistance groups
- Work for the Dole made approach to work together
- Hosted business forum organised by DISCO - 80 people attended
- Regular programs in Centre - DISCO, J Peg assist with housing, centre link issues, Dalby Seniors and Disabled Bus - St Joseph's Playgroup
- Centre has expanded into a community centre
- Centre growing very strongly

Mr Blaine Patterson, DCS advised that he had received a phone call in relation to the grant application for the Social Worker, and therefore it should be safe to presume that Council's application is still being considered.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/3 GENERAL BUSINESS

**ORD.CW/3.1 LYN CLANCY COORDINATOR MYALL YOUTH COMMUNITY
NETWORK CENTRE PRESENT UPDATE ON PROGRESS OF CENTRE
...(Cont'd)**

Mr Patterson, DCS also updated Council on the multi tenancy application with the Department of Communities advising:-

- Part of application is to look at business plan for Centre
- Second is that the State is looking at 5 multi tenancy agreements across the state with Dalby being one - eligible for \$500,000 capital funding - however there is an issue with the long term lease agreement for the facility must be secured for 20 years - are presently negotiating agreement with St Joseph's Parish

Ms Lyn Clancy retired from the Meeting at 5.35 p.m.

KRA 2 - OUR ORGANISATION

ORD.ORG/1

REPORTS

ORD.ORG/1.1

**REPORT SAFETY COMMITTEE MEETING THURSDAY 15TH
FEBRUARY 2007**

To His Worship the Mayor and Councillors

File No 4/1/16

Date 21st February 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Report of the Safety Committee Meeting held on Thursday 15th February 2007 commencing at 1.05 p.m.

Officer's Recommendation

That the Report of the Meeting be received and the recommendations contained therein be adopted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the Report of the Meeting be received and the recommendations contained therein be adopted with the exception of the recommendation that the Management Team investigate options for an alternative exit in the Engineering Section, which is to be deferred, as no major building modifications are to be carried out until the SSS review has been completed.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 **INWARDS CORRESPONDENCE**

ORD.ORG/2.1 **LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND REQUEST
CONTACT DETAILS LOCAL GOVERNMENT ACT REVIEW
REFERENCE GROUP**

To His Worship the Mayor and Councillors

File No 5/3/3, Doc. No. 437459

Date 22nd February 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A letter dated 13th February 2007 advising that LGAQ is establishing a Local Government Act Review Reference Group to oversee the LGAQ response to issues papers and the subsequent progress of developing a new Local Government Act.

The Reference Group will be made up of one representative from each of IPWEAQ, LGMA Queensland Branch and the Local Government Accountants Association. Ms Suzanna Barnes-Gillard has advised that Mr Stephen Hegedus will be the nominee for IPWEAQ.

Officer's Recommendation

That this letter be received, the contents noted and that Council resolve to approve the CEO to be a member of the LG Act Review Reference Panel.

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received, the contents noted and that Council resolve to approve the CEO to be a member of the LG Act Review Reference Panel.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/2 **INWARDS CORRESPONDENCE**

ORD.ORG/2.2 **LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND LOCAL GOVERNMENT ACT REVIEW PROCESS AND KEY ISSUES**

To His Worship the Mayor and Councillors

File No 5/3/3, Doc. No. 437918

Date 22nd February 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A circular dated 15th February 2007 advising that the Local Government Act Review process has commenced and identifying key issues.

Officer's Recommendation

That the circular and reports are received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the circular and reports are received and noted.

CARRIED

KRA 2 - OUR ORGANISATION

ORD.ORG/3 **GENERAL BUSINESS**

ORD.ORG/3.1 **PROPOSED MEETING DATES MARCH 2007**

To His Worship the Mayor and Councillors

File No 1/1/1

Date 22nd February 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed:

Summary/Purpose

That the proposed list of meeting dates for March 2007 be received.

KRA 2 - OUR ORGANISATION

ORD.ORG/3 GENERAL BUSINESS

**ORD.ORG/3.2 UPDATE DARLING DOWNS REGIONAL ORGANISATION COUNCILS
SIZE SHAPE AND SUSTAINABILITY MEETING FRIDAY 23RD
FEBRUARY 2007**

To His Worship the Mayor and Councillors

File No 5/3/3

Date 23rd February 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Mr S M Hegedus, CEO updated Council on their attendance at the DDROC Size Shape and Sustainability Meeting held on Friday 23rd February 2007 to consider the following:-

- Independent Review Facilitator's Initial Review Phase Final Report;
- Comprehensive Review Phase Draft Project Plan and Budget; and
- Comprehensive Review Phase Draft Terms of Reference.

Main issues being:-

- Independent Facilitator to investigate option of three (3) super Councils, Warwick, Toowoomba and Dalby
- investigate boundary adjustment looking at Toowoomba Statistical Division
- investigate Dalby Wambo option
- investigate Dalby Warwick Toowoomba and Border Rivers scenario

Mr Hegedus, CEO also updated Council on his attendance at WDROC meeting held on Tuesday 27th February 2007 at Wambo, with the topic of SSS generating the main discussion - totally different field - no interest in proceeding with amalgamation - no centre of community interest - investigating option of Taroom, Chinchilla, Tara and Murilla.

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

**GAS OPERATIONS - ENGINEERING SERVICES MONTHLY REPORT
JANUARY 2007**

To

S.M. Hegedus, CHIEF EXECUTIVE OFFICER

File No

1/2/7 & 1/2/2

Date

14 February 2007

Prepared by

N. Martin, CUSTOMER SERVICES 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 January 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/2 INWARDS CORRESPONDENCE

**ORD.UTS/2.1 CHINCHILLA SHIRE COUNCIL REQUEST APPROVAL FAGG
ASSISTANCE REVERSE OSMOSIS WATER TREATMENT
KNOWLEDGE**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 4/2/77 & 9/1/4, Doc. No. 436362

Date 22nd February 2007

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

A letter dated 8th February 2007 seeking Council's consideration in allowing Mr Terry Fagg, Utilities Manager assist Chinchilla Shire Council with his knowledge in the field of reverse osmosis water treatment of high TDS water.

Officer's Recommendation

That this letter be received, the contents noted and that Council resolve to accede to the request on the conditions that the work is conducted outside Council's normal business hours and does not impact of Terry Fagg's involvement with Council's Water Project.

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received, the contents noted and that Council defer any decision pending discussions between Cr B T O'Shea, Mr Matt Sullivan, DES and Mr T A Fagg, UM prior to reporting back to Council.

CARRIED

ORD.UTS/3 GENERAL BUSINESS

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - O'SHEA

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

P706, Doc. No. 459-05/06

Date

21 February 2007

Prepared by

M. Wilson, PLANNING MANAGER

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D459-05/06
Applicant:	Barry O'Shea
Owner:	PG O'Shea
Site Address:	5 Vowles Street, Dalby
Real Property Description:	Lot 3 on RP66288, Parish of Dalby
PDLU Designation:	Multiple Occupancy
Proposal:	Material Change of Use to establish Residential Development Class 1(B) 4 Units
Submissions:	Nil

The proposed development was originally considered at Council's meeting on 12 September 2006, where it was deferred pending further discussion with the applicant. The matter of concern was the non-compliance with the plot ratio requirements expressed in the planning scheme as a key element.

The applicant made efforts to reduce the plot ratio in order to comply with the planning scheme but in the end, decided to seek Council's consideration of the development as a consent use. Consequently the development application was advertised and submissions sought. No submissions were received during the public notification period.

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Material Change of Use - Residential Development Class 1(B) 4 Units, on land described as Lot 3 on Plan Number RP66288 in the Parish of Dalby, situated at 5 Vowles Street, Dalby, is approved, subject to the following conditions:-

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)**

1. Compliance with the facts and circumstances set out in the application and all Council Local Laws being adhered to and generally in accordance with the approved plans (except where varied by conditions).
2. The applicant shall submit an amended site plan and building plans and elevations to, and for the approval of Council, ensuring compliance with the following:
 - (a) the balcony of proposed Unit 12 located and designed so as to ensure the privacy of adjoining premises;
 - (b) a maximum site coverage of 50%;
 - (c) a minimum of 30% of the site as landscaping;
 - (d) private open space, having a minimum area of 35m² and minimum width of 4m, provided for each dwelling unit;
 - (e) a minimum of 1.5m width of landscaping provided along the entire length of the north-west, north-east and south-east boundaries of the site;
 - (f) a minimum of six (6) car parking spaces, including two (2) visitor car parking spaces, provided on-site with dimensions and layout in accordance with relevant standards; and
 - (g) bin storage area provided on-site.
3. The building shall have a maximum building height of 8.5m above natural ground level.
4. The construction of the units be 3.404m from the front boundary providing the current design and side boundary setbacks are as those detailed on the proposed drawings.
5. A sealed vehicle crossover shall be provided from the Vowles Street frontage, to appropriate engineering standards, at the location shown on the plan "Site Plan", prepared by Creative Drafting & Design Pty Ltd, drawing number 05-0842.00 Amendment 3 dated 06.11.2006.
6. A minimum of six (6) car parking spaces shall be provided on-site, including a minimum of two (2) car parking spaces which shall remain available at all times for on-site visitor parking. All parking spaces shall be delineated and kept at all times for vehicle parking purposes.
7. The driveway width, car parking spaces and manoeuvring areas shall be such as to ensure safe operation and shall be in accordance with relevant engineering standards and to the satisfaction of Council.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)**

8. All internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed in accordance with relevant engineering standards and to the satisfaction of Council.
9. The site shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
10. Each dwelling unit shall be connected to the internal reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
11. The site shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
12. Each dwelling unit shall be connected to the internal reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
13. The subject site shall be adequately drained and all storm water shall be disposed of to the satisfaction of Council and to relevant engineering standards.
14. Full engineering drawings and specifications shall be provided for all crossovers, storm water drainage, water supply, sewerage works and earthworks for the approval of Council's engineer, to appropriate engineering standards.
15. A minimum clearance of 2m is required to any building, including eaves overhang, from the existing sewer.
16. Each dwelling unit shall be provided with electricity to relevant engineering standards.
17. A detailed plan is required showing the proposed location of all services on the site.
18. Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site, to the satisfaction of Council and to relevant engineering standards, and shall remain in place for the duration of construction.
19. A landscaping plan for the overall site, which addresses in particular the privacy screening of adjoining properties from the on-site units and the landscaping as detailed in Condition 2, is to be submitted by the applicant to and for the approval of Council prior to the commencement of the use.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)**

20. All landscaping areas shall be planted with screening trees, shrubs and ground cover and shall be in accordance with the approved landscaping plan and maintained at all times while the use continues. Landscaping shall be of a nature and scale that ensures effective visual screening of on-site buildings and materials from Vowles Street.
21. A 1.8m high screen fence shall be erected on all site boundaries, excluding the vehicle crossover on Vowles Street.
22. Lighting of the site, including security lighting shall be such that the lighting intensity does not exceed 8 lux at a distance of 1.5m from the site at any property boundary. All lighting shall be directed and/or shielded so as to ensure that no glare directly affects residential properties.
23. No construction shall take place unless and until appropriate erosion control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control and silt collection measures shall remain on-site for the remainder of the construction period.
24. No construction shall take place until detailed design plans have been prepared and approved by Council.
25. At the completion of construction, detailed "as constructed" plans of all infrastructure shall be submitted to Council.
26. At all times while the use continues, the site shall be kept in a clean and tidy state.
27. At all times while the use continues, it shall be operated in such a manner as to ensure that no nuisance shall arise as a result of dust, noise, night lighting or any other potentially detrimental impact.
28. The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.
29. 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 \$900 per additional unit. Calculations indicate that there are 3 additional units.
30. The applicant shall pay to Council a contribution for sewerage headworks at the rate applicable at the time the contribution is paid. The 2006/07 fees and charges indicate \$900 per additional unit. Calculations indicate that there are 3 additional units.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.1 (D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)**

31. 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 unit. Calculations indicate that there are 3 additional units.

FURTHER RECOMMENDED that the applicant be advised that the following are approved plans:-

Drawing Number	Drawing Title	Date
05-0842.00 Amendment 3	Proposed New Unit Development 5 Vowles Street, Dalby Site Plan prepared by Creative Drafting and Design	06.11.2006
05-0842.01 Amendment 2	Proposed New Unit Development 5 Vowles Street, Dalby Lower Floor Plan prepared by Creative Drafting and Design	06.11.2006
05-0842.02 Amendment 2	Proposed New Unit Development 5 Vowles Street, Dalby Upper Floor Plan prepared by Creative Drafting and Design	06.11.2006
05-0842.03 Amendment 2	Proposed New Unit Development 5 Vowles Street, Dalby Elevations prepared by Creative Drafting and Design	06.11.2006

FURTHER RECOMMENDED that the applicant be advised that:-

- (a) This approval extends only to the Material Change of Use of the site for the purposes of Residential Development Class 1(B) - 4 Units. A further application will be required for:-
 - (i) Operational works including, but not limited to, construction of physical access to allotments, external and internal roadworks, storm water drainage, water supply and sewerage provision and landscape treatment;
 - (ii) Any new construction work, alterations, demolition, or change of class, which must be applied for and obtained under the provisions of the Building Act;
- (b) Workplace amenities shall be provided in compliance with the Workplace Health and Safety Act and the Workplace Health and Safety Regulations as administered by the Department of Training and Industrial Relations.
- (c) Prior to commencement of the use, the applicant shall contact Council's Planning Manager, to arrange a Development Compliance Inspection;

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D459-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE -
O'SHEA ...(Cont'd)

- (d) the **relevant period** for the development approval (material change of use) shall be **four (4) years** starting the day the approval is granted or takes effect. In accordance with Section 3.5.21(1) of IPA, the development approval for material change of use lapses if the first change of use under the approval does not happen within the abovementioned **relevant period**. However, if there are one or more **related approvals** for the development approval for material change of use, the **relevant period** is taken to have started on the day the latest related approval takes effect. (Please refer to Section 3.5.21(7) of the IPA for the meaning of **related approval**).

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 3.5.22 of the IPA and before the development approval lapses under Section 3.5.21 of the IPA;

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
-

Cr B T O'Shea declared a Material Personal Interest and retired from the Meeting at 6.05 p.m.

COUNCIL RESOLUTION

MOVED and SECONDED

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

CARRIED

Cr B T O'Shea re-joined the Meeting at 6.10 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 **REPORTS**

ORD.PAL/1.2 **COMMUNITY SERVICES SPECIAL REPORT RE: SIGN APPLICATION - BALMER**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P961, Doc. No.

Date 22 February 2007

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 Steve Balmer.

Officer's Recommendation

That Council direction be provided.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and that Council resolve to approve the 4.5 metre high advertising sign as per the original proposal.

CARRIED

COUNCIL RESOLUTION

MOVED and SECONDED

That Council review its Local Law No. 11 Control of Advertisements at a future Directions Meeting.

CARRIED

Mr Steve Balmer retired from the meeting at 6.25 p.m.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.3 COMMUNITY SERVICES MONTHLY TOWN PLANNING REPORT -
JANUARY 2007**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/8

Date 21 February 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 January 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/2 INWARDS CORRESPONDENCE

Nil.

ORD.PAL/3 GENERAL BUSINESS

ORD.PAL/3.1 REGISTER POTENTIAL STREET NAMES FOR DALBY

File No 12/1/1

Summary/Purpose

A Memorandum dated 27th February 2007 providing a list of names that has been developed by Council Officers as potential street names. Also added to the list are the names brought forward by a ratepayer through Cr Latemore.

Councillors were to review the list and add other names that may be appropriate for a street name in Dalby and forward any further names to the Director of Community Services via email.

**ORD.PAL/3.2 PROVISION OF WATER SERVICES TO SOUTHERN CROSS ESTATE
SANDALWOOD AVENUE EAST**

File No 9/1/16,

Summary/Purpose

Mr Matt Sullivan, DES advised that Council was in receipt of a letter from Wambo Shire Council confirming they had received a development application for the Reconfiguring of a Lot - Stage 1 for 15-20 lots and forwarded a copy to Dalby Town Council as it is a referral agency for the application. Also, requesting Council forward a submission in due course.

As resolved at Council's Meeting held on Tuesday 13th February 2007, Council will advise that it will approve the installation of a pressurised on demand potable water supply in accordance with Council's adopted Strategic Asset Management Plan and Customer Service Standards on the condition that the applicant pay for all necessary infrastructure works internal and external to the site and a headworks contribution of \$3,600 per allotment.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1 REPORTS

Nil.

ORD.ECP/2 INWARDS CORRESPONDENCE

Nil.

ORD.ECP/3 GENERAL BUSINESS

ORD.ECP/3.1 CHIEF EXECUTIVE OFFICER PROVIDE VERBAL REPORT STAFF POSITIONS

To His Worship the Mayor and Councillors

File No 4/1/5

Date 23rd February 2007

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

Mr S M Hegedus, CEO provided a verbal update on staff positions within Dalby Town Council.

- Danny Nearhos - seconded to Department Sport and Recreation for the period 1st April until 30th June 2007, then Danny will be applying for a full time position with the Department. Rose Hamilton has been offered a position with Council and will commence on the 26th March, 2007. Rose will be doing Danny's position initially which will be reviewed at the 30th June, 2007
- Engineering Section - Water Position - due to difficulties to fill this position, Council has looked at its internal resources and is proposing that Leigh Cook, Peter Mauch and Kelvin Woods are to report directly to Matt Sullivan, DES and civil works will report directly to Graeme Preston who will fill the temporary position of Deputy Director Engineering Services and will work three days a week.

Cr R A Thornton retired from the Meeting at 6.45 p.m.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/3

GENERAL BUSINESS

ORD.ECP/3.2

CR TILLMAN QUERIED COUNCIL INVOLVEMENT CLEAN UP AUSTRALIA DAY CAMPAIGN

File No

1/13/8 7/5/1

Summary/Purpose

Cr C T Tillman asked if Council was going to be involved in the Clean Up Australia Day Campaign on Sunday 4th March 2007.

Mr Blaine Patterson, DCS responded by advising that Council has issued a media release calling for volunteers and advising that Dalby has four local organisations registered to coordinate clean up projects at various sites throughout the town.

Dalby Lions Club and Apex Club will be coordinating a site at Myall Creek, Ergon Energy Dalby will be targeting the Bunya Highway and a team at Freedom Fuels will coordinate a business clean up day.

MEETING CLOSURE

The Meeting concluded at 6.50 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-seventh day of February 2007.

Submitted to the Ordinary Meeting of Council held this thirteenth day of March 2007.

Signed: _____
Cr Geisel
MAYOR OF DALBY

28th February 2007

APPENDIX / ATTACHMENTS
