

DALBY TOWN COUNCIL



MINUTES OF ORDINARY MEETING OF COUNCIL

Held at Dalby Town Council Chambers

ON Tuesday 3 October 2006

Commencing at 4.05 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 3 October 2006

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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 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 C.M. Harding, CEO's PERSONAL ASSISTANT M Wilson, TOWN PLANNING OFFICER
Observers	Nil
Delegation	Mr Matt Gleeson, Ergon Energy

APOLOGIES

Apologies for non-attendance were received from Cr D S Smiles and Mrs Trish Bennett, DFIS

ORD/1 CONDOLENCES

**ORD/1.1 CONDOLENCES EXTENDED TO CR TILLMAN DEATH
 GRANDMOTHER JEAN FURNESS**

File No 1/1/1

Summary/Purpose

The Mayor Cr Warwick Geisel on behalf of Council extended condolences to Cr Carolyn Tillman on the death of her grandmother Mrs Jean Furness whose funeral will be held on Wednesday 4th October 2006 at 2.00p.m.

ORD/2 CONGRATULATIONS

**ORD/2.1 CONGRATULATIONS EXTENDED TO AMANDA MACRAE SUPPORT
 COMMUNITY SERVICES SECTION**

File No 1/1/1, 4/4/290 & 4/4/398

Summary/Purpose

Cr Warwick Geisel expressed Council's congratulations to Mrs Amanda MacRae, DCS's PA for performing extra duties and for her support given to the Community Services Section during the interim period of employing the Town Planning and Environmental Health Officers.

The Mayor welcomed Mr Matthew Wilson, TPO to his first meeting and to the team and introduced him to the Councillors.

ORD/3 CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING

ORD/3.1 ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 26TH SEPTEMBER 2006

To His Worship the Mayor and Councillors

File No 1/2/10

Date 28 September 2006

Responsible Officer Cr B T. O'Shea, DEPUTY MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 26th September 2006.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 26th September 2006 copies of which have been printed and circulated to Members, be taken as read and confirmed.

COUNCIL RESOLUTION

MOVED and SECONDED

That the amended minutes of the last Ordinary Meeting held on Tuesday, 26th September 2006 copies of which have been printed and circulated to Members, be taken as read and confirmed.

CARRIED

The following amendment was recorded:-

- Report Aquatic Centre Project Committee Meeting held Wednesday 20th September 2006:
 - (e) maintain existing 50m pool.

**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.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

**CORPORATE SERVICES SPECIAL REPORT ADOPT AMENDED
POLICY CS 1.13 ENTERTAINMENT EXPENSES**

To Hon. Worship the Mayor and Councillors

File No 1/12/3

Date 27 September 2006

Prepared by K.L. Anderson, CORPORATE SUPPORT MANAGER

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 26th September 2006 where it was resolved that Council defer any decision pending input from the Mayor Cr Warwick Geisel.

Summary/Purpose

Amend Council's existing CS 1.13 Entertainment Expenses Policy with a section that encourages Council's representation at significant community events such as the Australian Cottonweek Dinner and the Chamber's Business Excellence Awards Dinner.

Officer's Recommendation

That this report be received and the amended CS 1.13 Entertainment Expenses Policy as attached be adopted.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

CORPORATE SERVICES SPECIAL REPORT ADOPT AMENDED
POLICY CS 1.13 ENTERTAINMENT EXPENSES ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and the amended CS 1.13 Entertainment Expenses Policy be adopted with the amendment to part (c) to read as follows:--

c) Attendance to Significant Community Events

To encourage Council's presence at significant community events held within Dalby, Council will reimburse 50% of the ticket cost only for the Chief Executive Officer, Directors, appropriate staff at the CEO's discretion, and their spouses.

Examples of significant community events include, but are no limited to the Australian Cottonweek Dinner and the Chamber of Commerce's Business Excellence Awards Dinner.

When the Mayor and the Mayor's spouse are required to attend a community event as part of mayoral duties then Council will reimburse 100% of the ticket/s cost only.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.2 MINUTES OF AUSTRALIA DAY SUB COMMITTEE MEETING HELD THURSDAY 21ST SEPTEMBER 2006

To His Worship the Mayor and Councillors

File No 1/13/8,

Date 27th September 2006

Prepared by C.M. Harding, CEO's PERSONAL ASSISTANT

Responsible Officer S.M. Hegedus, CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

A copy of the minutes of the Australia Day Sub Committee Meeting held on Thursday 21st September 2006 commencing at 2.30 p.m.

Officer's Recommendation

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

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and that:-

- (a) an Advisory Committee be formed consisting of the Mayor Cr Warwick Geisel, Cr Carolyn Tillman, Cr Glen Latemore, Cr David Smiles and the 2006 Citizen of the Year winner to assess the Australia Day applications and make a recommendation to Council; and
- (b) forward a letter to previous unsuccessful nominees to encourage them to submit a new nomination with updated information; and
- (c) each nominee be eligible for a period of two consecutive years.

CARRIED

ORD.CW/2 INWARDS CORRESPONDENCE

Nil.

ORD.CW/3 GENERAL BUSINESS

Nil.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1 REPORTS

Nil.

ORD.BE/2 INWARDS CORRESPONDENCE

ORD.BE/2.1 ROB AND HELEN ROBINSON LETTER APPRECIATION GREAT GARDEN DISPLAY THOMAS JACK PARK DALBY CENTRAL BUSINESS DISTRICT

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/13/1, Doc. No. 407117

Date 29 September 2006

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

A letter dated 25th September 2006 congratulating the Parks and Gardens staff on the great display of beautiful flowers and gardens in Thomas Jack Park, main street and the highways through Dalby.

Officer's Recommendation

That this letter be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this letter be received and noted.

CARRIED

ORD.BE/3 GENERAL BUSINESS

Nil.

KRA 4 - UTILITY SERVICES

ORD.UTS/1

REPORTS

ORD.UTS/1.1

REPORT STEERING COMMITTEE MEETING FOR THE REDEVELOPMENT OF DALBY WATER SUPPLY PROJECT

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

1/2/2 & 9/2/1

Date

27 September 2006

Prepared by

K. Gillespie, UTILITY SERVICES ADMINISTRATION OFFICER

Responsible Officer

M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

A copy of the minutes of the Steering Committee Meeting for the redevelopment of the Dalby Water Supply Project held on Tuesday 1 August 2006 and the unconfirmed minutes 19 September 2006.

Officer's Recommendation

That the minutes be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and noted.

CARRIED

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

ORD.UTS/1.2 CLAYTON UTZ DRAFT COAL SEAM METHANE WATER SUPPLY AGREEMENT

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 9/2/1

Date 29 September 2006

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

An email dated 28 September 2006 providing a draft copy of the Coal Seam Methane Water Supply Agreement for discussion purposes between the parties.

Cr R A Thornton declared a Material Personal Interest and retired from the Meeting at 5.00 p.m.

Officer's Recommendation

That the letter and agreement be received and Council's direction is required.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council note the draft supply agreement and continue discussions with Arrow Energy and that the Steering Committee peruse the final agreement prior to forwarding to Council for adoption.

CARRIED

Cr Thornton re-joined the Meeting and Mr Matt Gleeson, Area Operations Manager, Ergon Energy joined the Meeting at 5.05 p.m.

ORD.UTS/2 INWARDS CORRESPONDENCE

Nil.

ORD.UTS/3 GENERAL BUSINESS

Nil.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D327-05/06) COMMUNITY SERVICES SPECIAL REPORT - NOTICE OF APPEAL - THROWER

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

P2033, Doc. No. 406680 267-05/06

Date

28 September 2006

Prepared by

A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

To inform Council that a Notice of Appeal has been filed against a Development Application that was refused by Council.

Officer's Recommendation

That this report be received and noted and the appeal be forwarded to King & Co to determine Council's legal position on the matter.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted and the appeal be forwarded to King & Co to determine Council's legal position on the matter.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.2 (D389-04/05) COMMUNITY SERVICES SPECIAL REPORT RE: APPEAL
- MCCONAGHY BUILT PTY LTD**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2422, Doc. No. D389-04/05

Date 28 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D389-04/05
Applicant:	McConaghy Built Pty Ltd
Owner:	PJ & FA Wicks
Site Address:	43 Patrick Street, Dalby
Real Property Description:	Lot 1 on RP2164 & Lot 1 on RP103329 Parish of Dalby
PDLU Designation:	Comprehensive Development Precinct 1
Proposal:	Reconfiguring of a Lot – Realignment of boundaries (Code Assessment)

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Reconfiguration of Lots relating to development application D389-04/05, is approved, subject to the following conditions:-

1. Compliance with the facts and circumstances set out in the application and all Council By-laws being adhered to and generally in accordance with Plan Number TP-D389-04/05.
2. Existing buildings are to comply with the required separation distances/setbacks from the fire source features or are constructed with fire rated material in accordance with the provisions of the Building Act.
3. All access ways to the site, car parking and vehicle manoeuvring areas within the subject land shall be provided in accordance with Council's Planning Scheme.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

**(D389-04/05) COMMUNITY SERVICES SPECIAL REPORT RE: APPEAL
- MCCONAGHY BUILT PTY LTD ...(Cont'd)**

4. Any damage which is incurred to footpaths abutting the subject land as a result of the proposed development shall be repaired immediately upon completion of works associated with the development.
5. The applicant shall provide all necessary stormwater drainage and erosion and sediment control measures (both internal and external to the site) in accordance with Council's Transitional Planning Scheme.
6. All footpaths fronting new allotments to be filled, graded, regulated and sown with seed, and left in a mowable condition, in accordance with Council's Transitional Planning Scheme.
7. Telephone and underground electricity services shall be provided to all lots in accordance with Council's Transitional Planning Scheme.
8. Reticulated water supply and sewerage services shall be provided to each allotment individually in the subdivision, including the provision of extensions and connections. All work shall be constructed in accordance with Council's Transitional Planning Scheme. To this end, prior to the signing and sealing of any Plan of Survey for Reconfiguration of Lots on the site, each allotment shall be provided with a water service connection up to but excluding the water meter; and any new sewer sections and sewer connection points, including a jump up as considered necessary to allow the property to be individually connected to the sewer.
9. Where deemed necessary by Council, the relocation of services within the subject land shall be undertaken by the applicant at no cost to Council.
10. Street lighting is to be installed and designed in accordance with the principles outlined in AS1158.1, AS1158.2 and AS1158.4 except that for AMCORD street categories Access Place and Access Street, the M80 mercury lights or suitable approved alternatives are to be fitted at each intersection, at the end of cul-de-sacs and dead ends at 120m intervals in accordance with Council's Transitional Planning Scheme.
11. All stormwater from roofs or any impervious surface shall be discharged directly to the street via drainage channels or pipes and shall not be discharged across another Lot.
12. An approved invert crossing shall be provided at the point of access to the subject land in accordance with Council's Local Planning Policies on Engineering Works.
13. Any future development of the subject land shall comply in every respect with the applicable Planning Scheme provisions in force at the time a Building Approval is granted.
14. Submission of a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the subdivision, survey marks, including permanent survey marks, were reinstated where necessary and all survey marks are in their correct position, in accordance with the Plan of Survey.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

**(D389-04/05) COMMUNITY SERVICES SPECIAL REPORT RE: APPEAL
- MCCONAGHY BUILT PTY LTD ...(Cont'd)**

15. Compliance with the above conditions and submission of a certified Plan of Survey of the proposal, for Council's signing and sealing, within a period of two (2) years from the date of approval, otherwise the approval will lapse.
-

COUNCIL RESOLUTION

MOVED and SECONDED

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

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.3 (D457-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS -
SMART**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2234, Doc. No. 457-05/06

Date 28 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D457-05/06
Applicant:	B Smart
Owner:	S Smart
Site Address:	Mahon Street, Dalby
Real Property Description:	Lot 15 & 16 on SP131609, Parish of Dalby
PDLU Designation:	Rural Residential
Proposal:	Reconfiguration of a Lot (3 Lots)

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for Reconfiguration of Lots relating to development application D457-05/06, is approved, subject to the following conditions:-

1. Compliance with the plans and specifications submitted with Development Application Number D457-05/06 and all Council Planning Scheme Policies being adhered to.
2. The proposed Lot fronting Mahon Street and the common access way shall each be provided with one (1) properly constructed vehicle crossover to the satisfaction of Council and to relevant engineering standards.
3. The subject site shall be connected to Council's reticulated water supply system to appropriate engineering standards and to the satisfaction of Council prior to the commencement of any building works.
4. The applicant shall pay to Dalby Town Council water supply headworks contribution of \$1200.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D457-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS -
SMART ...(Cont'd)**

5. The applicant shall pay to Dalby Town Council transport headwork contribution of \$600.
6. Each proposed Lot shall be provided with reticulated water supply to the satisfaction of Council and to relevant engineering standards.
7. The applicant shall demonstrate to Council satisfaction, prior to submission to Council of the Plan of Survey, that each proposed Lot can be adequately provided with an on-site sewage treatment system and that effluent can be disposed within the boundaries of each Lot to the satisfaction of Council and to relevant engineering standards.
8. The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards. The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.
9. The subject site shall be connected to the existing electricity system to appropriate engineering standards and to the satisfaction of Council.
10. Each proposed Lot shall be provided with reticulated electricity to the satisfaction of Council and to relevant engineering standards.
11. The full length of the common access road is to be sealed to a width of 3 metres from Mahon Street and constructed to engineering standards.
12. Electricity, telecommunication or other similar lines shall be provided underground.
13. Stormwater drainage, water supply, on-site effluent works and roadworks for the development will be subject to a further Operational Works application.
14. The applicant shall submit a detailed Plan of Survey of the community titles scheme land, prepared by a licensed surveyor, for the approval of Council. The Survey Plan shall be accompanied by a copy of the community management statement, in accordance with the *Body Corporate and Community Management Act*.
15. All works necessitated by the conditions of approval for crossovers, stormwater drainage, water supply, utilities and earthworks shall be completed prior to the submission to Council of the Plan of Survey required by Condition 14, unless such works and payments are bonded to the satisfaction of Council.
16. The cost of providing services to the subject site and to each proposed Lot shall be at the expense of the applicant.
17. The applicant shall pay to Council a parks contribution of \$500 per additional Lot.
18. All outstanding rates and charges shall be paid in full prior to the submission to Council of the Plan of Survey required by Condition 14.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.3

**(D457-05/06) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR RECONFIGURATION OF LOTS -
SMART ...(Cont'd)**

19. Compliance with the above conditions within a period of two (2) years from the date of approval, otherwise the approval will lapse.
-

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted with the amendment to condition 11 to read as follows:-

- (11) The full length of the common access road is to be sealed to a width of 3 metres from Mahon Street, constructed to engineering standards and maintained to ensure no environmental dust nuisance occurs.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.4 (D075-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS –
TALGROUP PTY LTD**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P2657, Doc. No. 075-06/07

Date 28 September 2006

Prepared by Graeme Preston, SPECIAL PROJECTS ENGINEER

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

DEVELOPMENT APPLICATION

Application No: D075-06/07
Applicant: Talgroup Pty Ltd
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 D075-06/07, is approved, subject to the following conditions:-

1. Compliance with the plans and specifications submitted with Development Application Number D075-06/07 and all Council Planning Scheme Policies being adhered to except that:-
 - i. This approval extends to engineering works including siteworks, roadworks, water, sewerage and the provision of stormwater drainage;
 - ii. This approval does not extend to landscaping, landscaping beds, the provision of footpaths/paving or the provision of electrical networks or street lighting;
 - iii. Roads shall be constructed in accordance with the Department of Main Roads' Specifications as provided, including the current Manual of Uniform Traffic Control Devices;
 - iv. Stormwater be constructed in accordance with the Queensland Urban Drainage Manual;
2. Council is to be provided with evidence of the appointment of a principal contractor as defined by the Workplace Health and Safety Act.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.4 (D075-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS – TALGROUP PTY LTD ...(Cont'd)

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.
6. 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.
7. Sewerage disposal to Council's satisfaction.
8. A minimum of 2 working days notice is required to Council's Engineering Services when any temporary stoppages to sewerage flow is expected.
9. Fire hydrants are to be provided in all roads at intervals of not less than 90 metres.
10. Connection of any proposed works to the existing water supply can only be undertaken by Dalby Town Council at the cost of the applicant.
11. Water mains shall be completed, cleaned, tested and accepted prior to connection to existing Council mains.
12. 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.
13. 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) Prior to pouring of the concrete driveway;
 - (e) At the point of completion of all works.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.4 (D075-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS – TALGROUP PTY LTD ...(Cont'd)

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.4

**(D075-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS –
TALGROUP PTY LTD ...(Cont'd)**

19. 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.
20. Compliance with the above conditions within a period of two (2) years from the date of approval, otherwise the approval will lapse.
-

COUNCIL RESOLUTION

MOVED and SECONDED

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

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

**ORD.PAL/1.5 COMMUNITY SERVICES SPECIAL REPORT RE: REQUEST REVIEW
DEVELOPMENT APPLICATION FEES – OXFORD CREST PTY LTD**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P811, Doc. No. 387592

Date 28 September 2006

Prepared by A. MacRae, DCS's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

On 29 June 2006, Council received a request from Environmental Resource Management Australia, on behalf of Oxford Crest Pty Ltd to consider a reduction in Development Application fees for their proposed development on the Warrego Highway.

Officer's Recommendation

That Environmental Resource Management be advised that Council can not accede to the request to reduce Development Fees for a proposed development on the Warrego Highway.

COUNCIL RESOLUTION

MOVED and SECONDED

That Environmental Resource Management be advised that Council cannot accede to the request to reduce Development Fees for a proposed development on the Warrego Highway.

CARRIED

ORD.PAL/2 INWARDS CORRESPONDENCE

Nil.

ORD.PAL/3 GENERAL BUSINESS

Nil.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1

REPORTS

ORD.ECP/1.1

COMMUNITY SERVICES SPECIAL REPORT RE: BOOTS AND BUSH PRE-EVENT

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

6/9/3

Date

28 September 2006

Prepared by

D. Nearhos, SOCIAL CULTURAL AND SPORTING OFFICER

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

This report is in regard to the Boots and Bush pre-event to be held on the evening of Friday 9 February 2006.

Officer's Recommendation

That Council provide the mobile stage, Bushwhackers band and some in-kind assistance to the Dalby Leagues Club with the preparation and delivery of the Boots and Bush pre-event at the Dalby Rugby League Ground.

COUNCIL RESOLUTION

MOVED and SECONDED

That Council provide the mobile stage, Bushwhackers band and some in-kind assistance to the Dalby Leagues Club with the preparation and delivery of the Boots and Bush pre-event at the Dalby Rugby League Ground.

CARRIED

ORD.ECP/2

INWARDS CORRESPONDENCE

Nil.

ORD.ECP/3

GENERAL BUSINESS

Nil.

DELEGATIONS

ORD/D.1 **MR MATT GLEESON AREA OPERATIONS MANAGER DARLING DOWNS ERGON ENERGY ADDRESS COUNCIL CURRENT PROJECTS**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 12/1/10 & 12/1/18,

Date 28 September 2006

Responsible Officer M. P. Sullivan, DIRECTOR ENGINEERING SERVICES

Signed: _____

Summary/Purpose

Mr Matt Gleeson, Area Operations Manager, Darling Downs has accepted an invitation to join Council at 5.00p.m. to discuss current Ergon Energy projects:-

- Transmission powerlines and generation
- Dalby to Chinchilla map
- Maintenance on the network
- Recent major capital works for summer 2006
- Capital work future and in progress
- Power station projects
- Smaller generator impact
- Demand and customers
- Retail contestability and sale

Maintenance

- Pole inspection 4 year cycle approximately 300,000 poles - 10,000 year in Dalby
- Vegetation program - urban is 12 months and rural is a 3 year cycle
- Aerial patrols yearly pre summer storms for transmission and sub-transmission, including vegetation scoping of one third of all feeders
- Substation - 4 monthly routine substation monitoring/maintenance
- 4 yearly substation maintenance for switch gear and transformer.
- Air break inspections - 5 year cycle
- Street lights - bulk lamp replacement 6 year - contract Queensland wide - major light patrols 6 monthly and GSL street light process, customer initiated.

Recent Major Capital works for Summer 2006

- Established a new Drayton Street, 11kv feeder out of west Dalby zone substation;
- Increased the transformer capacity at the central Dalby zone;
- Increased the capacity of the central Dalby 33kv feeder.

Capital Program - Future and In Progress

- Redevelop central Dalby zone substation - June 2008;
- Establish 2 new 11kv feeders out of central Dalby zone substation - June 2008;
- Redevelop the Dalby bulk supply substation - January 2009.

KRA 2 - OUR ORGANISATION

ORD.ORG/1 REPORTS

Nil.

ORD.ORG/2 INWARDS CORRESPONDENCE

Nil.

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.1 COUNCILLOR PAUL BELL PRESIDENT LOCAL GOVERNMENT ASSOCIATION QUEENSLAND UNABLE TO ATTEND COUNCIL MEETING 2006

File No 1/1/1 & 6/1/10

Summary/Purpose

Council had extended an invitation to Cr Paul Bell, Queensland President of the LGAQ to address Council on his experiences as Mayor and Councillor of the Emerald Shire Council, and give advice on how to best handle the local government challenges with the region poised to become one of Queensland's major energy suppliers.

Mr S M Hegedus, CEO advised that due to a very heavy work schedule Cr Bell will not be able to attend a meeting in 2006 and has rescheduled for 2007.

ORD.ORG/3.2 REQUEST HOST CIVIC RECEPTION STATE PRESIDENT VISIT RETURNED SERVICES LEAGUE RSL AUSTRALIA QUEENSLAND BRANCH

File No 5/1/19, Doc. No. 403440

Summary/Purpose

A letter formally introducing the new RSL State President Mr Doug Formby to Council and seeking Council's consideration to hold a civic reception for the current and ex-serving veteran community in the area.

A letter dated 28th September 2006 was received from Wambo Shire Council advising that they had discussed this matter at a recent meeting and resolved to enquire if Council would agreed to hold a joint Civic Reception for this purpose.

It was agreed that the two Mayors would offer to take the State President to lunch.

MEETING CLOSURE

The Meeting concluded at 6.05 p.m.

I hereby certify that the foregoing is a true record of the Minutes of the Proceedings of the Ordinary Meeting held this third day of October 2006.

Submitted to the Ordinary Meeting Of Council held this seventeenth day of October 2006.

Signed: _____
Cr Geisel
MAYOR OF DALBY

4th October 2006

APPENDIX / ATTACHMENTS
