

# **CAMBOOYA SHIRE COUNCIL**



**Confirmed Minutes**

**for**

**Ordinary Meeting**

**21 February 2007**



## TABLE OF CONTENTS

### CAMBOOYA SHIRE COUNCIL

**Minutes of the Ordinary Meeting held in the Council Chambers, Greenmount  
on Wednesday 21 February 2007, commencing at 9:00am**

1.	APOLOGIES – LEAVE OF ABSENCE .....	5
2.	CONFIRMATION OF MINUTES.....	5
3.	RECEIPT AND CONSIDERATION OF OFFICERS’ REPORTS .....	6
	A) DEVELOPMENT SERVICES .....	6
	A.1 School Commemoration Board.....	6
	A.2 BLD/2006/089 – 2 Fairfax Street, Cambooya .....	6
	A.3 PSW/2007/04 – 23 Rangeview Drive, Preston .....	7
	A.4 RAL/2006/15 - 354 Drayton Connection Road, Finnie.....	9
	A.5 MCU/1/2006 – 401 Preston Boundary Road, Preston .....	10
	A.6 RAL/2006/16 - 129 Woodlands Road, Greenmount .....	11
	A.7 RAL/2006/32 – 66 Geddes Road, Top Camp .....	14
	B) CORPORATE SERVICES.....	19
	B.1 Accounts for Payment.....	19
	B.2 Financial Statements .....	19
	B.3 Local Government Infrastructure Symposium 2007.....	19
	B.4 Keep Australia Beautiful Council (Qld) Inc. – Tidy Towns Competition .....	20
	Presentation – Department Natural Resources and Water .....	20
	Presentation – Precinct Urban Planning.....	22
4.	GENERAL BUSINESS .....	23
5.	NEXT MEETING.....	24
6.	CLOSURE .....	24



**PRESENT**

Cr CE Taylor (Mayor)  
Cr MA Williams (Deputy Mayor)  
Cr BA Moule  
Cr NB Schmidt  
Cr FW Mengel  
Cr MJ MacGinley  
Cr SC Robertson  
Cr MR Middleton  
Cr PD Gordon  
I Stevenson (Chief Executive Officer)  
GW Scheiwe (Director Engineering Services)  
MR Lisle (Manager Development Services)  
KM Phillips (Personal Assistant)

The Mayor opened the meeting at 9:00am.

**1. APOLOGIES – LEAVE OF ABSENCE**

Nil.

**2. CONFIRMATION OF MINUTES**

Council is requested to confirm the Minutes of the Ordinary Meeting of Council held on 24 January 2007.

*Resolution Number 01/0207*

Moved by Cr Middleton, seconded by Cr Gordon, that the Minutes of the Ordinary Meeting of Council held on 24 January 2007 which have been circulated to Councillors, be confirmed.

**Carried**

### 3. RECEIPT AND CONSIDERATION OF OFFICERS' REPORTS

#### A) DEVELOPMENT SERVICES

##### A.1 School Commemoration Board (CC\S1\_01)

Correspondence has been received from RL Free suggesting that Council consider erecting a sign or board within the Shire commemorating past and present schools and years of service they provided to the community.

A copy of this letter was provided for Councillors information.

*Resolution Number 02/0207*

Moved by Cr Williams, seconded by Cr MacGinley, that investigations be conducted into costing the erection of school site commemoration signs and one commemoration board detailing the locality of each school, at a site to be determined at a later date. Further, that an application be made for any grants that may be available to fund the project.

**Carried**

##### A.2 Application BLD/2006/089 Boundary Clearance Variation for a garage on Lot 9 RP196524, Parish of Cambooya and situated at 2 Fairfax Street, Cambooya

**Applicant:** G & B Rae

**Owner:** G & B Rae

An application was received for a boundary clearance variation for a new garage located on Lot 9 RP196524, Parish of Cambooya and situated at 2 Fairfax Street, Cambooya. The proposed garage is 36m<sup>2</sup> and is proposed to be sited approximately 1.5m from the eastern boundary (John Street). The property has an area of 1,340m<sup>2</sup>.

A copy of proposal letter and plan were attached for Councillors information. A concrete slab has been erected 1.5m from the John Street boundary following the issue of a building permit. The applicant states that the proposed garage is located as close as possible to the side road (John Street) to allow access as the road is unformed in this area.

#### **Planning Scheme**

The Residential Development Code under the *Planning Scheme* requires that a house and associated outbuilding in a Township area is set back 6m from street boundaries. Council may approve a lesser distance having regard to the levels, depth, shape or conditions of the allotment and the nature of any existing or proposed buildings or structures on adjoining allotments.

#### **Comments**

The allotment contains a dwelling and carport. The allotment is a corner block and a concession could be allowed for an outbuilding that does not interfere with the

visibility from either street. Fairfax Street is the main street frontage and the proposed garage will be located 24m from the intersection with John Street, allowing adequate site clearance.

The proposed garage (36m<sup>2</sup>) is to be erected on land situated adjacent to an unformed road (John Street). It is considered that the position of the proposed garage will not detract from the amenity of the adjoining premises.

*Resolution Number 03/0207*

Moved by Cr Middleton, seconded by Cr Williams, that a development permit be approved for a boundary clearance variation from 6m to 1.5m from John Street for a garage on Lot 9 RP196524, Parish of Cambooya situated at 2 Fairfax Street, Cambooya (corner of John and Fairfax Streets) as the proposed location for the garage will not affect visibility as it is sited 24m from Fairfax Street.

**Carried**

**A.3 Application PSW/2007/04 Boundary Clearance Variation for a shed on Lot 14 SP162806, Parish of Drayton and situated at 23 Rangeview Drive, Preston**

**Applicant: B & B Burgess**

**Owner: B & B Burgess**

An application was received for a boundary clearance variation for a new shed located on Lot 14 SP162806, Parish of Drayton and situated at 23 Rangeview Drive, Preston. The proposed shed is 37m<sup>2</sup> and is proposed to be sited approximately 1.5m from the southern side boundary. The property has an area of 3,455m<sup>2</sup>.

A copy of the proposal letter, site photos, plan and aerial picture of the property were attached for Councillors information. The applicant states that the proposed shed is located 1.5m from the southern boundary as the topography is quite steep and the fire trail joins the allotment. The shed will be erected behind the existing water tanks which are also located 1.5m from the boundary.

A letter was provided from the adjoining property owner of land at 226 Preston Boundary Road (Lot 1132 has an area of 40.517ha) stating that she is concerned about the proposal. Her concerns are:

- “1. The location to the property boundary;*
- 2. That the owners may use the fire access road as an access to their shed.*
- 3. Additionally that they will use the private access road off Preston Boundary Road to the Big Hill Property.”*

**Planning Scheme**

The Residential Development Code under the *Planning Scheme* requires that a house and associated outbuildings in a Rural Residential area is set back 6m from all boundaries. The *Planning Scheme* provides that a lesser distance may be approved having regard to the levels, depth, shape or conditions of the allotment and the nature of any existing or proposed buildings or structures on adjoining allotments.

### Comments

The proposed garage is to be located 1.5m from the eastern boundary, with an eave high of 2.4m, located behind the existing dwelling. The applicant states that the shed will be used for storage of gardening and camping equipment.

The allotment is steep in front of the existing dwelling but levels out from the existing building pad towards the rear of the allotment. There is a satisfactory building pad available and the shed is able to be positioned on the block to comply with the minimum 6m setback from the boundary.

While it is considered that the position (1.5m) of the proposed garage will not detract from the amenity of the adjoining premises, the lot is identified in the *Planning Scheme on Overlay Map No 7: Bushfire Hazard* in the extreme bushfire risk area. The adjoining land (Lot 1132 has an area of 40.517ha), south of the fire trail, is very steep, heavily vegetated terrain and is considered to present a fire risk.

The proposed location (1.5m from the boundary) is adjacent to a fire trail and it is considered undesirable to allow a building to encroach within the 6m setback area. Vehicular access from the allotment to Preston Boundary Road or the fire trail is prohibited.

*Resolution Number 04/0207*

Moved by Cr Mengel, seconded by Cr MacGinley, that the request for a boundary clearance variation from 6m to 1.5m from the southern boundary for a shed with a floor area of 37m<sup>2</sup> on Lot 31 SP130903, Parish of Drayton and situated at 18 Panoramic Drive, Preston be refused.

**Lost**

*Resolution Number 05/0207*

Moved by Cr Williams, seconded by Cr Middleton, that the request for a boundary clearance variation, from 6m to 1.5m from the southern boundary, for a shed with a floor area of 37m<sup>2</sup> on Lot 31 SP130903, Parish of Drayton and situated at Panoramic Drive, Preston, be approved on the basis that that the separation distance required is provided by the fire trail.

**Carried**

**A.4 Development Application RAL/2006/15 - Request to change a condition for a Family Lot Subdivision (3 lots) of Lot 2 RP145195 Parish of Eton Vale and situated at 354 Drayton Connection Road, Finnie.**

**Applicant:** PE Demisch  
**Owner:** PE Demisch

An application was received to change a condition of the above application in relation to Development Application RAL/2006/15 which was approved on 19 July 2006.

The applicant is requesting Council to change condition 10 as result of negotiation with the Department of Main Roads (Concurrence Agency).

Condition 10 reads as follows:

*“Proposed Lot 2 - Provide gravel access from the Drayton Connection Road to a point 50m along Hanrahan (total length 90m, pavement width 4.3m pavement depth 0.2m). Provide a bitumen seal strip along the existing turnout 15m long and 3m wide. Layout to be in accordance with the Department of Main Roads Plan No.PD97. Pavement depth under bitumen to be 0.3m. Estimated cost of works is \$8,700 (excluding GST).”*

**Existing approval**

It is proposed to create a family lot in the name of Patricia Demisch with an area of approximately 4ha and frontage of 140m to Drayton Connection Road. The proposed lot will contain the existing dwelling and sheds. The balance of the land (36.29ha) will be further subdivided into 2 lots of 16ha and 20ha respectively. The application complies with the provisions of the Family Lot Subdivision Policy and the Reconfiguration of Lot Code of the *Planning Scheme*.

**Comments**

The applicant has negotiated with the Department of Main Roads (Concurrence Agency) to allow access directly onto the Drayton Connection Road following the change from 100km to 80km speed zone along this section of road.

Section 3.5.33A of the *Integrated Planning Act 1997* allows the Department of Main Roads (Concurrence Agency) to change conditions to an approval. Access to the proposed Lot 2 will be gained directly from Drayton Connection Road and will be constructed in accordance with Department of Main Roads Standards. The requirement to provide access directly from Hanrahan Road and undertake upgrading works is now redundant.

Main Roads has subsequently advised that it is reviewing its concurrence agency advise in relation to this application.

*Resolution Number 06/0207*

Moved by Cr Robertson, seconded by Cr Gordon, that this item be deferred to allow further information to be provided by the Department of Main Roads.

**Carried**

**Exclusion of Councillor from meeting**

Cr Middleton disclosed that he had a conflict of interest in the next item of business, was not present at or took part in the debate and left the meeting at 9:50am.

**A.5 Development Application MCU/1/2006 Request to change a condition on Lot 1119 A342430, Parish of Drayton situated at 401 Preston Boundary Road, Preston**

**Applicant:** Fylgrange Pty Ltd  
**Owner:** Fylgrange Pty Ltd

A letter was received requesting a Change to Condition No 4 for a development approval issued on Lot 1119 A342430, Parish of Drayton situated at 401 Preston Boundary Road, Preston. The site contains a dwelling, chapel, store shed and has an area of 9.755ha. A copy of the letter was attached for Councillors information.

Council at its Ordinary Meeting held on 15 March 2006 approved an application for Material Change of Use for Chapel and Marriage Services at the above address.

Condition 4 of this approval states:

*"The carparking area shall be bitumen sealed and comply with the AS.NZS2890 Parking Facilities – Off Street Parking."*

The applicant requests a change to this condition as detailed below:

*"We require that Council consider allowing provision for suitable decomposed granite, gravel based carpark in a period of four years until the business has time to establish. This type of carpark would be in keeping with the era of the buildings & would be maintained at a very high standard. Sealed walkways/wheelchair access is being provided along with large areas of turfing/landscaping."*

**Comments**

In assessing of the application, the adjoining property owners were notified in writing and Public Notification was carried out in accordance with Section 3.4.7 of the *Integrated Planning Act 1997*. One submission was received and considered by Council.

The development approval required the applicant to meet the performance criteria set out in the Rural Development Code and other relevant codes, including the On Site Services, Carparking and Access code to demonstrate that no environmental harm will occur to neighbouring properties and residents.

The *Integrated Planning Act 1997* requires that an applicant must seek a negotiated condition of a Decision Notice within 30 business days of the decision being granted.

The applicant did not seek to negotiate conditions of the Decision Notice. Section 3.5.24 of the *Integrated Planning Act 1997* allows an applicant to request a minor change to an approval. A minor change is one that is not likely to cause a person to make an objection.

The proposal submitted to Council included a sealed road and carpark to meet the performance criteria of the On Site Services, Carparking and Access of the *Planning Scheme*. The change proposed is considered to be assessable development and therefore consideration of the impacts of the development must be made prior to approval.

The submission of a bank guarantee by the applicant, which will ensure the work is undertaken at a date determined by Council, may be acceptable and allow the development to proceed.

*Resolution Number 07/0207*

Moved by Cr Schmidt, seconded by Cr Gordon, that Council advise the applicant that it is unable to accede to the request to change Condition No 4 due to the fact that assessable development will arise from the change. However, Council will accept the provision of a gravel (decomposed granite) carpark on an interim basis subject to:

1. Lodgement of cash or an unconditional Bank or Building Society Guarantee of an amount of \$40,500 for the estimated cost of the works to ensure compliance with conditions imposed (sealed access and carpark).
2. This amount will be refunded or the guarantee returned when the works have been undertaken to Council satisfaction.
3. Council may undertake the works when considered necessary and call in the security to pay for costs incurred.

**Carried**

## Attendance

At 10:10am Cr Middleton attended the meeting.

### **A.6 Development Application RAL/2006/33 for Boundary Realignment of Lot 2 RP23196 and Lot 3337 A341690, Parish of Hodgson situated at 129 Woodlands Road, Greenmount**

**Applicant:** M Davison  
**Owner:** Davison Land Holdings Pty Ltd

An application was received for the reconfiguration (subdivision) of Lot 2 RP23196 and Lot 3337 A341690, Parish of Hodgson situated at 129 Woodlands Road, Greenmount. A copy of the site plan was attached for Councillors information.

### **Planning Scheme**

The property is included in the Rural Land Use Area of the *Planning Scheme*. The parent lots are situated in the Rural (Plains Landscape) Area of the *Planning Scheme* which requires a minimum lot size of 40ha and minimum road frontage of 200m to a road.

### Proposal

The applicant proposes to realign the existing boundary. The existing Lot 2 will decrease from 111.369ha to 78.5705ha and have a frontage to Woodlands Road of 755.8m and the existing Lot 3337 will increase in area from 35.145ha to 68.1148ha in area.

The increased area of proposed Lot 2 (35ha to 68ha) will comply with the minimum requirement of 40ha required by the *Planning Scheme*.

### Referral Agencies

The application was referred to the Department of Natural Resources and Water (DNR&W) for advice on land management, surface and groundwater and soil conservation matters. The land is covered by a property Plan (Property Plan No SC300437 and known as Farm Unit Greenmount-3-k) under the *Soil Conservation Act 1986*. They advise that the application does not trigger any water related issues and the reconfiguration does not alter the intent of the approved Plan. A copy of this letter was attached for Councillors information.

### Services

The proposed Lot 1 will retain the existing dwelling, farm sheds, bore and cultivated land while Lot 2 will contain only cultivated crop land which is identified as Good Quality Agricultural Land (Overlay Map 2). Electricity is required to be available to each lot.

### Comments

A minimum road contribution of \$2,000 will be required for both the Woodlands Road and Bridie Road frontages in accordance with *Planning Policy No.3 - Roadworks Standards and Contributions – boundary realignments* (contributions are the rates for 2006/07 financial year). A truncation will be required to be provided to the south eastern corner of proposed Lot 2 (approximately 5,260m<sup>2</sup>).

The reconfiguration will follow the existing contour line and maintain the proposed Lots 1 and 2 boundary on the northern side of the existing waterway that receives run-off from Bridie Road.

The proposed subdivision complies with the requirements of section 4.10 Reconfiguring of a Lot Code of the *Planning Scheme*. Council could approve the proposal as the reconfiguration of lots is of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and maintains the current land management practices.

*Resolution Number 08/0207*

Moved by Cr MacGinley, seconded by Cr Schmidt, that a Development Permit be issued for a reconfiguration of a boundary described as Lot 2 RP23196 and Lot 3337 A341690, Parish of Hodgson situated at 129 Woodlands Road, Greenmount into 3 lots subject to the following conditions:

**General**

1. An unconditional security must be lodged when the Plan of Survey plan is submitted for Council endorsement.
2. Declared plants and any existing environmental weeds on the property are to be destroyed.
3. Authority be given to affix Council's Common Seal to the Plan of Survey and documents associated with this approval.
4. All outstanding rates and charges on the land are to be paid prior to the sealing of the Plan of Survey.
5. The contributions payable will be those fees and charges applicable at the time of sealing the Plan of Survey.
6. Payment of Department of Natural Resources and Water valuation fees of \$80 which will result from the issue of split valuations.
7. Payment of a sealing fee of \$100 per Plan of Survey.
8. Plan of Survey to be provided in electronic format for MGA Zone 56 (GDA 94) co-ordinates.

**Roadworks**

9. Minimum road contribution in accordance with policy for boundary realignment \$4,000.
10. Provide a truncation to the south eastern corner of proposed Lot 2 on Bridie Road (refer to attached Drawing No.202/001/a). Applicant to meet all survey costs.

**Referral Agency Advice**

11. The approved Soil Conservation Plan is to be amended in accordance with the *Soil Conservation Act 1986* and a copy of the plan to be submitted to Council prior to sealing the Plan of Survey.

**Carried**

**A.7 Development Application RAL/2006/32 - Reconfiguration of Lot (1 lot into 6 lots) of Lot 3 on RP196523, Parish of Drayton situated at 66 Geddes Road, Top Camp**

**Applicant:** P Currey  
**Owner:** P Currey

An application was received for the reconfiguration of Lot 3 on RP196523, Parish of Drayton, situated at 66 Geddes Road, Top Camp into 6 lots. A copy of the proposal letter and locality plan were attached for Councillors information.

**Planning Scheme**

The proposed subdivision is in the Rural Residential area of the *Planning Scheme* which requires a minimum lot size of 4,000m<sup>2</sup> and a maximum of 2ha. The existing dwelling and outbuildings will remain on proposed Lot 6 and access to the Geddes Road will be via a new road (cul-de-sac).

Lot 3 RP196523 is to be subdivided into 6 lots – Lot 6 with an area of 1.1237ha (includes the existing dwelling and outbuildings) and the remaining lots will vary in size from 4,011m<sup>2</sup> to 7,680m<sup>2</sup> in area.

**Services**

Water supply is available from the existing reticulation service in the area. Kerb and channel will need to be provided in this section of Geddes Road. Electricity is available from the grid by agreement with Ergon Energy.

The land is mapped as moderately high for groundwater vulnerability and a report on soil assessments for on-site sewerage facilities was submitted by J E & K M Hammond On-Site Sewerage Designs.

**Comment**

The development provides for the subdivision of an allotment that contains steep sloping land. It will result in larger allotments to the west of the proposed new road (Lots 4, 5 and 6 will be between 7,155m<sup>2</sup> and 1,123ha). Due to the steep slope proposed Lots 4 and 5 will have access via a shared concrete driveway from the new road. Easements B & C will be created to protect access rights.

An easement to drain water from the new road via an overland drain will be required over proposed Lot 6. House pad sites and on-site disposal areas have been identified on the plan provided by OWR Surveyors. The on-site wastewater disposal system servicing the existing dwelling will be required to be located entirely on proposed Lot 6.

All services such as kerb and channelling, reticulated water supply, underground electricity and a footpath in Geddes Road will be required to be provided. The applicant will be required to pay Parkland, Water Supply Headworks and Road Infrastructure contributions.

The subdivision allows for concentrated development of a difficult block in the Rural Residential Land use area and complies with all other requirements for subdivision in accordance with the *Planning Scheme*. The proposed development can be provided

with an appropriate and acceptable level of public infrastructure services including sealed road connections, water supply, electricity and on-site waste water disposal.

*Resolution Number 09/0207*

Moved by Cr Middleton, seconded by Cr Williams, that a Development Permit be issued for a Reconfiguration of Lot (1 lot into 6 lots) described as Lot 3 RP196523, Parish of Drayton, 66 Geddes Road, Top Camp subject to the following conditions:

**General**

1. An unconditional security, in accordance with Council's Policy for the works, services, contributions and headworks not completed, must be lodged when the survey plan is submitted for Council endorsement (based on estimate of cost by Council's Engineering Section following design by a Registered Professional Engineer). The unconditional security is to be delivered to Council's Office at 54 Hodgson Street, Greenmount.
2. All declared plants and existing environmental weeds on the properties are to be destroyed.
3. Authority be given to affix Council's Common Seal to the Plan of Survey and documents associated with this approval.
4. All outstanding rates and charges on the land are to be paid prior to the sealing of the survey plan.
5. The contributions and infrastructure charges payable will be those fees and charges applicable at the time of sealing the Plan of Survey. (The contributions and infrastructure charges specified below are the rates for 2006/07 financial year)
6. Payment of Department of Natural Resources and Water valuation fees of \$320 (ie. 8 x \$40) which will result from the issue of split valuations.
7. Payment of a sealing fee of \$100 per Plan of Survey.
8. Compliance with the provisions of the *Aboriginal Cultural and Heritage Act 2003*.
9. Survey Plan to be provided in electronic format for MGA Zone 56 (GDA 94) co-ordinates.

**Approved Plans**

10. The reconfiguration is to be developed in accordance with the proposal plan submitted by the applicant, as determined by Council, Drawing No. 2319Prop7A, dated 6 February 2007 prepared by OWR Surveyors.

**Parkland**

11. Payment of parkland contribution prior to Council sealing the Plan of Surveys. The fee applicable for the 2006/07 financial year is \$40,000 (5 lots @ \$8,000).

**Signage**

12. Any signs must have the appropriate licence issued by Council.

**Roadworks**

13. Roadworks to be undertaken by the applicant as follows:
  - (a) External  
The applicant is to provide new kerb and channel and asphalt surfaced pavement widening for the frontage of Geddes Road, western side. The design is to provide for a widening of approximately 2.4m to provide a minimum width of 4.2m from the existing centreline of the Geddes Road sealed roadway to the lip of the new kerb and channel, to line up with the existing kerb and channel in Geddes Road to the north and south;
  - (b) Internal
    - (i) The applicant will provide asphalt surfaced pavement 6m wide and kerb and channel for the entire length of the proposed new road.
    - (ii) A 10m radius asphalt surfaced turnaround is to be constructed at the end of the new internal road with kerb and channel. The road reserve of the turnaround will provide for a minimum 3m wide footpath;
  - (c) A kerbed and landscaped median treatment (including underground irrigation) is to be constructed in the centre of the cul-de-sac to provide 3 on-street carparking spaces;
  - (d) The new road is to be designed to a 50kph design speed; and
  - (e) Road name for new internal road to be submitted to Council for approval.
14. Engineering design plans to be prepared in AHD format and MGA Zone 56 (GDA 94) Coordinates.
15. Reflective street numbers to be affixed to the kerb in front of each lot.

**Electricity Supply and Street lighting**

16. Developer to enter into an agreement with Ergon Energy to supply power to the development. The applicant is to submit advice from Ergon Energy that an agreement has been made to provide underground electricity reticulation mains, at the applicant's cost, to each new allotment and for streetlighting prior to the Plan of Survey being sealed by Council.

**Telecommunications**

17. Developer to enter into an agreement with Telstra to supply telecommunications to the development. The applicant is to submit advice from Telstra that an agreement has been made to provide telecommunications, at the applicant's cost, to each new allotment prior to the Plan of Survey being sealed by Council.

**Water Supply**

18. Provision of a 100mm diameter water main along the full length of the new internal road and the access handle to lots 4 and 5, including water connections to service each allotment and fire hydrants and valves as required to service the subdivision.
19. Payment of water supply headworks contributions of \$17,500 (5 lots @ \$3,500 per lot - infrastructure charges are the rates for 2006/07 financial year).

**Sewerage**

20. The lots are to be provided with wastewater treatment systems in accordance with the On Site Sewerage Code and AS 1547:2000. A copy of each site assessment is to be submitted to Council for approval, prior to construction of any dwelling. All disposal areas must be above the Peak Water Surface Level for Q<sub>100</sub> events and evidence of the ability to comply with this condition is to be supplied prior to the sealing of the plan.

**Drainage**

21. Stormwater drainage is to be provided to Queensland Urban Drainage Manual (QUDM) Standards, to take all external and internal stormwater.
22. Inter-allotment drainage is to be provided to those lots where roof water cannot be discharged to the kerb and channel or a natural water course within the lot.
23. The stormwater drainage pipe in Easement A is to extend within 10m of the southern boundary of the development.

**Easements**

24. Provision of drainage easements in favour of Council over all infrastructure and drainage lines, not located within the road reserve, to continue to the legal point of discharge. Minimum easement width to be 3m except for interallotment drainage (2m). The documentation associated with the easement will be prepared by the applicant, in Council's standard format, to the satisfaction of the Chief Executive Officer.
25. Provision of shared access easements to the access handles to Lots 4 and 5, as per proposed Easements B and C on the submitted proposal plan. The documentation associated with the easement will be prepared by the applicant, in Council's standard format, to the satisfaction of the Chief Executive Officer.
26. Provision of a water easement over the section of water main not located within the road reserve (i.e in the access handle to Lot 4 or 5). The documentation associated with the easement will be prepared by the applicant, in Council's standard format, to the satisfaction of the Chief Executive Officer.

**Pathways**

27. Provision of a 2m wide concrete pathway for the Geddes Road frontage of the development, to connect with the existing footpath in Geddes Road.

**Access to Lots 4 & 5**

28. Provision of a 4m wide shared concrete driveway to the access to proposed Lots 4 & 5 from the new road. This work will form part of the Operational Works for the project.

**General Engineering Requirements**

29. (a) The Regional Standards Manual, published by EDROC will be adhered to at all times.
- (b) The applicant will provide evidence of written appointment and acceptance of a responsible contractor for the project as defined under the *Workplace Health and Safety Act*. Additionally, if applicable the applicant shall furnish to Council, for sighting, the receipted Qleave Notification and Payment Form prior to Council issuing Operational Works approval to ensure payment of the Workplace Health and Safety Fee and Long Service Leave Levy.
- (c) All engineering designs submitted to Council for engineering approval are to be certified by a Registered Professional Engineer of Queensland.

**Road Infrastructure Contribution**

30. Roadworks infrastructure contribution of \$1,500 (6 lots @ \$250) for the Hodgson Vale Eastern Zone, in accordance with Council's fees and Charges. (the infrastructure charge is the rate for the 2006/07 financial year).

**Carried**

**B) CORPORATE SERVICES****B.1 Accounts for Payment***Resolution Number 10/0207*

Moved by Cr Mengel, seconded by Cr Gordon, that the accounts paid during the month of January 2007 totalling \$834,315.00 be confirmed, as detailed below:

Operating Fund	Vouchers 17752 - 17782	\$	51,387.72
	EFT Payments 5253 - 5403	\$	782,927.28
	(the above figures include \$17,325 Trust Fund Monies)		

**Carried****B.2 Financial Statements for Period Ended 31 January 2007 (FV1\_2)**

- a) Statement of Financial Performance
- b) Operating Statement
- c) Statement of Financial Position
- d) Statement of Cash Flows

*Council reviewed the financial information provided with the Agenda.*

**Noted****B.3 Local Government Infrastructure Symposium 2007 (A/E4\_2)**

The Local Government Association of Queensland Inc has advised that an Infrastructure Symposium will be held at the Brisbane Convention and Exhibition Centre from 18-20 April 2007.

The Symposium will combine the themes of roads and transport, waste management, water and sewerage and infrastructure financing and planning.

Registration costs are \$935 (full registration) and \$440 (one day registration).

*Resolution Number 11/0207*

Moved by Cr Middleton, seconded by Cr Schmidt, that Cr Taylor and the CEO be registered to attend the LGAQ Infrastructure Symposium and Conference dinner on Thursday 19 April 2007 and Friday 20 April 2007; the Works Manager be registered to attend on Wednesday 18 April and Thursday 19 April 2007 and Director Engineering Services be registered to attend on Thursday 19 April, 2007.

**Carried**

#### B.4 Keep Australia Beautiful Council (Qld) Inc. – Tidy Towns Competition (CCIE1\_4)

Nominations are being called for the Keep Australia Beautiful Ergon Energy Tidy Towns competition. Nominations closed on 16 February 2007 (Council has been granted an extension of time in which to nominate).

As per Council's arrangement with Jondaryan Shire Council, the township of Wyreema is due for nomination by Jondaryan in 2007.

Nomination fees are:

Cambooya	\$165 (Population 501 – 1500)
Greenmount	\$135 (Population 101 – 500)

Closing date for entries:	16 February 2007
Judging period:	19 March – 8 June 2007
Regional awards:	10 –18 July 2007
State finalists announced:	26 July 2007
State awards:	27 August 2007 (Gold Coast)

*Resolution Number 12/0207*

Moved by Cr MacGinley, seconded by Cr Mengel, that Council nominate Cambooya and Greenmount townships for entry in the 2007 Ergon Energy Tidy Towns competition. Further, that Council nominate either Cr Middleton or Cr Mengel to accompany the Tidy Towns Judge along with Cr Taylor, who will also review the entry booklets.

**Carried**

#### Adjournment

The meeting adjourned for morning tea at 10:40am and resumed at 11:12am with all members, the Chief Executive Officer, Director Engineering Services, Manager Development Services and Personal Assistant in attendance.

#### Presentation

The Mayor welcomed John Greenhill and Bruce Tannock, valuers employed by the Department Natural Resources and Water, who advised that the revaluation of the Shire had been completed and would be displayed at the Shire Office from 26 February 2007. The new valuations will have effect from 1 July 2007.

#### Attendance

At 11:45am John Greenhill and Bruce Tannock retired from the meeting.

#### Closed Meeting

The meeting closed at 11.50am to discuss contract and planning matters.

*Resolution Number 13/0207*

Moved by Cr Mengel, seconded by Cr Middleton, that the meeting be closed to the public to discuss contractual and planning matters in accordance with Section 463(e) and (g) of the *Local Government Act 1993*.

**Carried****Re-opening of Meeting**

The meeting re-opened at 12.29pm.

*Resolution Number 14/0207*

Moved by Cr Gordon, seconded by Cr MacGinley, that the meeting be re-opened to the public.

**Carried**

Whilst in closed session Council discussed its options in relation to the renewal of the Waste Collection Contract and building issues in relation to 32 Stratford Drive, Wyreema.

*Resolution Number 15/0207*

Moved by Cr Williams, seconded by Cr Gordon, that Council invite tenders for a waste collection contract (minimum 5 year period with an option to extend the period for a further 3 years) to commence from 1 July 2007 with costings to be based on the following options:

Option A: Maintain existing 240 litre split bin system.

Option B: 240 litre weekly waste bin  
240 litre fortnightly recyclables

Option C: 240 litre weekly waste bin  
240 litre weekly recyclables

**Carried***Resolution Number 16/0207*

Moved by Cr Williams, seconded by Cr Middleton, that Council lodge a formal complaint to the Queensland Building Services Authority against Mr Mark McKechnie for unsatisfactory conduct and that McCullough Robertson Lawyers be engaged to assist in preparing the necessary documentation.

**Carried***Resolution Number 17/0207*

Moved by Cr Gordon, seconded by Cr MacGinley, that Council agree to provide assistance to the Felton Hall Committee to draw up plans and specifications for plumbing works required at the Hall, at no cost to the Committee.

**Carried**

### Adjournment

The meeting adjourned for lunch (provided by the Cambooya Uniting Church) at 12:40pm and resumed at 1:30pm with all members, the Chief Executive Officer, Director Engineering Services, Manager Development Services and Personal Assistant in attendance.

### Presentation

The Mayor welcomed Andrew Bullen from Precinct Urban Planning to discuss the purpose, key issues and expected outcomes of the Residential Needs Study.

### Attendance

At 2:00pm Andrew Bullen and Manager Development Services retired from the meeting.

### Closed Meeting

The meeting closed at 2:10pm to discuss electoral and Size, Shape and Sustainability matters.

*Resolution Number 18/0207*

Moved by Cr Mengel, seconded by Cr Gordon, that the meeting be closed to the public to discuss other matters in accordance with Section 463(h) of the *Local Government Act 1993*.

**Carried**

### Attendance

At 2:38pm Cr Robertson retired from the meeting.

### Re-opening of Meeting

The meeting re-opened at 2.58pm.

*Resolution Number 19/0207*

Moved by Cr Gordon, seconded by Cr MacGinley, that the meeting be reopened to the public.

**Carried**

*Resolution Number 20/0207*

Moved by Cr Middleton, seconded by Cr Schmidt, that Council advise the Minister for Local Government and Planning that the number of electors in division one no longer complies with the quota required under Section 286 of the Local Government Act 1993, and that it be recommended to the Minister that it be proposed that the existing representation of one Mayor and eight Councillors with four Divisions (2 Councillors per Division) be changed to one Mayor and six Councillors with three Divisions (2 Councillors per Division), to apply from the 2008 quadriennial elections.

**Carried****4. GENERAL BUSINESS****Cr Moule**

Enquired about aspects of the lease to D and J Stenzel.

*Cr Moule was advised that the waste water meter at the Wyreema Sewerage Plant has been re-installed and is operating satisfactorily. The CEO is to provide a report on the current position in relation to this.*

Advised that there is illegal dumping on Lindeman Lane off Sawpit Road.

**Cr Taylor**

Thanked the Personal Assistant, Kirsty Phillips, and Deputy Mayor, Cr Williams for their assistance on Australia Day and Crs Middleton and Gordon for their donations towards the childrens' games.

**Director Engineering Services**

Advised that works needed on the Pittsworth Felton Road were to be referred to the Regional Road Group.

Further works were needed on the Cambooya Hall and School project.

**Attendance**

At 3:35pm Cr Moule retired from the meeting.

**Attendance**

At 4:15pm Cr Middleton retired from the meeting.

**Cr Gordon**

Offered an apology for her non-attendance at the March Meeting.

Size, Shape and Sustainability matters, contained in the Agenda for the DDROC Meeting scheduled for Friday 23 February 2007, were discussed.

**5. NEXT MEETING**

The next Ordinary Meeting of Council will be held on 21 March 2007.

**6. CLOSURE**

There being no further business, the Mayor closed the meeting at 4:30pm.

Council at the Ordinary Meeting held on 21 March 2007 confirmed these minutes.

Certified Correct ..... **MAYOR**