

CAMBOOYA SHIRE COUNCIL



Minutes

for

Ordinary Meeting

20 June 2007

TABLE OF CONTENTS

CAMBOOYA SHIRE COUNCIL

**Minutes of the Ordinary Meeting held in the Council Chambers, Greenmount
on Wednesday 16 May 2007, commencing at 9:00am**

<u>1.</u>	<u>APOLOGIES – LEAVE OF ABSENCE</u>	6
<u>2.</u>	<u>CONFIRMATION OF MINUTES</u>	6
<u>3.</u>	<u>RECEIPT AND CONSIDERATION OF OFFICERS' REPORTS</u>	7
	<u>A) DEVELOPMENT SERVICES</u>	7
	<u>A.1 Wyreema Skate Park</u>	7
	<u>A.2 PSW/07/21 – 12754 New England Highway, Hodgson Vale</u>	7
	<u>A.3 PSW/07/22 – 13 Wellington Street, Wyreema</u>	9
	<u>A.4 PSW/07/23 – 323 Newman Road, Vale View</u>	10
	<u>A.5 PSW/07/25 – 21 Bright Street, Wyreema</u>	11
	<u>A.6 RAL/07/08 – 8 Nobby Connection Road, Nobby</u>	12
	<u>A.7 RAL/07/09 – 8 Stark Drive, Vale View</u>	14
	<u>A.8 RAL/07/11 – 55 Stanley Street, Greenmount</u>	16
	<u>A.9 MCU/07/03 – 8 Nobby Connection Road, Nobby</u>	18
	<u>A.10 Waste Water Treatment Facility & Effluent Irrigation</u>	21
	<u>B) CORPORATE SERVICES</u>	26
	<u>B.1 Accounts for Payment</u>	26
	<u>B.2 Financial Statements</u>	26
	<u>B.3 LGAQ 111th Annual Conference</u>	27
	<u>B.4 2006 Australian Local Government Women's Association Conference</u>	27
	<u>B.5 Register of Delegations</u>	28
	<u>B.6 Operational Plan 2007/08</u>	28
	<u>B.7 Revenue Policy 2007/08</u>	28
	<u>B.8 Schedule of Fees & Charges 2007/08</u>	29
	<u>B.9 Valuation of Non Current Assets</u>	29
	<u>B.10 Amended Budget 2006/07</u>	29
	<u>C) ENGINEERING SERVICES</u>	30
	<u>C.1 Request for extension of water main – Mt Rascal Road</u>	30
	<u>C.2 Requests for additional water connections</u>	30
	<u>C.3 Road naming and signage</u>	30
	<u>C.4 Request for permanent road closure</u>	31
	<u>C.5 Request for traffic calming</u>	32
	<u>C.6 Native Animal Warning Signs & Traffic Calming Devices</u>	32
<u>4.</u>	<u>GENERAL BUSINESS</u>	33
<u>5.</u>	<u>NEXT MEETING</u>	34

6. CLOSURE 34

█

█

█

█

PRESENT

Cr CE Taylor (Mayor)
Cr MA Williams (Deputy Mayor)
Cr NB Schmidt
Cr FW Mengel
Cr MJ MacGinley
Cr S Robertson
Cr MR Middleton
Cr P 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 9:03am.

1. APOLOGIES – LEAVE OF ABSENCE

Cr Moule advised that he is unable to attend the Meeting.

Resolution Number 01/0607

Moved by Cr Middleton, seconded by Cr MacGinley, that Cr Moule be granted leave of absence from the Meeting.

Carried

2. CONFIRMATION OF MINUTES

Council is requested to confirm the Minutes of the Ordinary Meeting of Council held on 16 May 2007.

Resolution Number 02/0607

Moved by Cr Middleton, seconded by Cr Mengel, that the Minutes of the Ordinary Meeting of Council held on 16 May 2007 which have been circulated to Councillors, be confirmed.

Carried

Attendance

At 9:07am Cr Williams attended the meeting.

3. RECEIPT AND CONSIDERATION OF OFFICERS' REPORTS**A) DEVELOPMENT SERVICES****A.1 Wyreema Skate Park (CC\P1_04)**

Correspondence was received from Jondaryan Shire Council advising that they have resolved to contribute 50% (\$20,000) of the funding shortfall for the skate facility for F E Obst Oval Wyreema.

The overall project cost is expected to be \$100,000 which includes a \$40,000 contribution (\$20,000 each Shire) and Sport and Recreation grant of \$60,000.

Resolution Number 03/0607

Moved by Cr Schmidt, seconded by Cr MacGinley, that Council reply to Jondaryan Shire Council thanking them for their contribution of 50% (\$20,000) of the funding shortfall to provide a skate facility for F E Obst Oval, Wyreema.

Carried

A.2 Application PSW/07/21 Boundary Clearance Variation for a shed on Lot 1 on RP148538 Parish of Drayton and situated at 12754 New England Highway, Hodgson Vale.

Applicant: Tri- Steel, Toowoomba

Owner: Peter Bourke

An application was received for a boundary clearance variation for a new shed located on Lot 1 RP148538 Parish of Drayton and situated at 12754 New England Highway, Hodgson Vale. The proposed shed is 84m² with a wall height of 2.4m and is proposed to be sited approximately 3m from the Southern side boundary and 11m from the New England Highway. The property has an area of 3,840m².

A copy of proposal letter, letter from neighbouring property owner, site plan, photos, and aerial picture of the property was provided to Councillors.

The applicant states that the proposed shed is to be located 3m from the southern boundary and 11m from the New England Highway as the rear of the block is steeply sloping and heavily eroded. The existing house is approximately 9m from the New England Highway.

Planning Scheme

The allotment is located in the Rural Land Use area under the *Planning Scheme*. Rural Development Code under the *Planning Scheme* requires that a building and associated outbuildings in a rural area are set back 50m from the New England Highway. Consideration of the levels, depth, shape or conditions of the allotment and the nature of any existing or proposed buildings or structures on adjoining allotments should be made.

Referral Agency Response

The Department of Main Roads (Concurrence Agency) advice states that although the land is required for future road purposes they have no objection to the placement of the shed as proposed.

Comments

The proposed garage is to be located 3m from the southern (side) boundary and 11m from the New England Highway. The applicant states that the shed will be used for storage and is located 9.6m from the existing dwelling.

This section of the Rural Land Use Area is isolated and is separated from the residential area by Hodgson Creek and the New England Highway and it is considered that the position of the proposed building will not detract from the amenity of the area.

The existing dwelling is only 9m from the New England Highway and therefore a concession to allow the shed to be located 11m from the New England Highway could be granted.

Resolution Number 04/0607

Moved by Cr Middleton, seconded by Cr Schmidt, that a development permit be issued for boundary concession for a shed with a floor area of 84m² and a wall height of 2.4m to be located 3m from the southern boundary and 11m from the New England Highway on Lot 1 RP148538 Parish of Drayton and situated at 12754 New England Highway, Hodgson Vale as the shed will not detract from the amenity of the area and is in fact set further back from the boundary than the house.

Carried

A.3 Application PSW/07/22 Boundary Clearance Variation for a garage on Lot 79 SP189277 Parish of Cambooya and situated at 13 Wellington Street, Wyreema.

Applicant: Garden City Sheds, C/- QPDB Pty Ltd
Owner: Ian & Julie Bailey

An application was received for a boundary clearance variation for a garage located on Lot 79 SP189277, Parish of Cambooya and situated at 13 Wellington Street, Wyreema. The proposed garage is 45m² and is proposed to be sited 0.5m from the northern boundary and 0.5m from the eastern boundary. The property has an area of 808m².

A copy of proposal letter from the owner, letter from the adjoining owners and site plan was provided to Councillors.

The applicant states that the proposed garage is to be located to 0.5m from the northern boundary and 0.5m from the eastern boundary and they require this boundary concession so that both bays can be accessed by vehicles.

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 the front and 1.5m from the side and rear 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

A new dwelling is currently under construction. The proposed garage is to be located 0.5m from the northern boundary and 0.5m from the eastern boundary. The adjoining owners at 10 Woodville Court and 11 Wellington Street do not object to the proposed position of the garage.

However, the garage is able to be positioned elsewhere on the allotment. The position of the proposed garage does not conform to the standard criteria to enable a boundary concession to be granted in accordance with the *Planning Scheme*.

Resolution Number 05/0607

Moved by Cr Mengel, seconded by Cr MacGinley, that a development permit not be issued for a boundary clearance variation from 1.5m to 0.5m from the northern boundary and 0.5m from the eastern boundary for a garage with a floor area of 45m² on Lot 79 SP189277, Parish of Cambooya and situated at 13 Wellington Street, Wyreema, as the garage is able to be positioned 1.5m from both boundaries.

Carried

Attendance

At 9:15am Cr Gordon attended the meeting.

A.4 Application PSW/07/23 for second dwelling to be constructed on Lot 4 RP162703 Parish of Etonvale situated at 323 Newman Road, Vale View.

Applicant: FJ Harding
Owner: R & K Davies

An application was received for a second dwelling to be constructed on the above property owned by Robert and Katherine Davies. The second dwelling will be occupied by FJ Harding (son). The applicant states he would be taking on a caretaking role on the property (cattle and livestock) as well as being able to live near and assist in caring for his elderly parents.

A copy of the letter, aerial photo and site plan was provided to Councillors. The property located in the Rural Land Use area and has an area of 16.48ha.

Planning Scheme

Section 4.11 of the *Planning Scheme* allows in the rural land use area up to two houses to be established on a lot and provides “for the accommodation of farm owners, family members and employees involved in the running of the farm in a manner which maintains the rural character and agricultural productivity of the area”.

Comments

The applicant wishes to reside on the property and maintain an active caretaking role on his parent’s property, due to his parent’s age and state of poor health.

The property contains an existing dwelling and sheds and is used to graze cattle. The proposed dwelling will be located a minimum of 20m from both the eastern boundary and Newman Road. A building approval will be required.

A concession relating to a second dwelling is available under the Section 4.11 of the *Planning Scheme* and it is considered the approval of a second dwelling will not impact on the amenity of the area and approval is recommended.

Resolution Number 06/0607

Moved by Cr Middleton, seconded by Cr Robertson, that a Development Permit be issued for a second dwelling to be erected on Lot 4 RP162708 Parish of Etonvale situated at 323 Newman Road, Vale View subject to the following condition:

1. A development application approval is required for building and plumbing works.

Carried

A.5 Application PSW/07/25 for Boundary Clearance Variation for an extension to the existing dwelling on Lot 95 RP850994 Parish of Cambooya situated at 21 Bright Street, Wyreema.

Applicant: Matthew Weier
Owner: Matthew & Rosemary Weier

An application was received for a boundary clearance variation for extensions to an existing dwelling located on Lot 95 RP850994, Parish of Cambooya and situated at 21 Bright Street, Wyreema. The proposed extension is 78m² and is proposed to be sited approximately 1.6m from the Salisbury Street (eastern boundary).

A copy of the proposal letter, plan and aerial photo of the property were provided to Councillors.

The applicant states that this is the most suitable and practical position for the extension.

Planning Scheme

The Residential Development Code under the *Planning Scheme* requires that a house and associated outbuildings in a Township area is set back 6m from the front and 1.5m from rear and side 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 existing dwelling is located 3m from the unformed road (Salisbury Street) reserve and the extension is proposed at the rear of the existing dwelling. Salisbury Street in this location serves as an open drainage reserve.

It is considered that the position of the proposed extension will not detract from the amenity of the area and a concession could be granted as the road is not likely to be constructed in this area.

Resolution Number 07/0607

Moved by Cr Schmidt, seconded by Cr Robertson, that a development permit be issued for a Boundary Clearance Variation from 6m to 1.6m from Salisbury Street for an extension to an existing dwelling (floor area 78m²) on Lot 95 RP850994, Parish of Cambooya and situated at 21 Bright Street, Wyreema as the Salisbury Street is formed in this location.

Carried

A.6 Application RAL/07/08 for Reconfiguration of Lot (Boundary Realignment) on Lots 29 and 30 A3423 Parish of Haldon situated at 8 Nobby Connection Road, Nobby.

Applicant: NC Henman
Owner: NC and SE Henman

An application was received for a Reconfiguration of Lots (Boundary Realignment) for Lots 29 and 30 on A3423, Parish of Haldon at 8 Nobby Connection Road, Nobby.

The total area of the land is 62.3ha. An aerial photo and concept plan were provided to Councillors.

The proposal is to realign the internal boundary from an east west alignment to a north south alignment fronting the Nobby Connection Road. No additional lots will be created. The minimum lot size required in the Rural Land Use Area is 40ha and each respective lot is 31.395ha.

Referral Agency Response

The Department of Main Roads (concurrence agency) advises that access to proposed Lots 29 and 30, as per OWR Surveyors Consulting Surveyors and Planners, (plan reference number 2197-02-04 dated 27 February 2007) is to be via Nobby Connection Road. Proposed Lot 30 will use the existing access and access to Lot 29 is to be constructed to the Main Roads Access (Type1) Standard.

The Department of Natural Resources and Water advise that the proposed reconfiguration does not alter the intent of the approved plan (Steel Rudd No 3 Project Plan).

Comments

The application provides for the realignment of the existing boundary and this would improve the layout by eliminating a frontage to the New England Highway and provide both lots with access from the Nobby Connection Road.

The proposed allotments (31.395ha each) are less than the minimum 40ha required in a rural area, however Council could grant a concession for the realignment as the lot areas will remain the same and no new allotments will be created.

Both roads on which the development has frontage (New England Highway and Nobby Connection Road) are controlled by Main Roads. A minimum road contribution of \$2,000 is required in accordance with Council's road contribution policy for a boundary realignment. Road access is as per Main Roads requirements.

Resolution Number 08/0607

Moved by Cr Mengel, seconded by Cr MacGinley, that a Development Permit be issued for Reconfiguration of Lot (Boundary Realignment) for land described as Lots 29 and 30 A3423 Parish of Haldon situated at 8 Nobby Connection Road, Nobby subject to the following conditions:

General

1. The contributions and infrastructure charges payable will be those fees and charges applicable at the time of sealing the Plan of Survey or payment (the contributions and infrastructure charges specified below are the rates for 2006/07 financial year).
2. The Plan of Survey to be provided in electronic format for MGA Zone 56 (GDA 94) co-ordinates.
3. Authority be given to affix Council's Common seal to the Plan of Survey and documents associated with this approval.
4. Declared plants and existing environmental weeds on the property are to be destroyed.
5. Payment of Department of Natural Resources and Water valuation fees of \$80 (ie. 2 x \$40) which will result from the issue of split valuations.
6. Payment of a Sealing Fee of \$100 per Plan of Survey.

Approved Plans

7. The reconfiguration is to be developed in accordance with the proposal plan submitted by the applicant, as determined by Council, Drawing No SP 175418 dated 16/9/04 prepared by OWR Surveyors.

Road Infrastructure Contribution

8. A minimum roadworks contribution of \$2,000 is required in accordance with Council's Policy No.3 (fees applicable for 2006/07 financial year).

Referral Agency

9. Compliant with Department of Main Roads (Concurrence Agency) condition dated 30 May 2007 attached.

Carried

A.7 Development Application RAL/07/09 - Reconfiguration of Lot (1 lot into 2 lots) on Lot 20 on RP853344 Parish of Etonvale situated at 8 Stark Drive, Vale View.

Applicant: IG & AE Stuart
Owner: IG & AE Stuart

An application was received for the reconfiguration of Lot 20 on RP853344 Parish of Etonvale situated at 8 Stark Drive, Vale View into 2 lots. The existing dwelling and outbuildings will remain on the balance area and access will be provided directly to Stark Drive.

Lot 20 RP853344 is to be subdivided into 2 lots – Lot A will be 4,000m² in area and the remaining Lot B with an area of 1.356ha (includes the existing dwelling and outbuildings). A copy of the locality plan was provided to Councillors.

Planning Scheme

The proposed subdivision is in the Rural Residential area of the *Planning Scheme* which requires a minimum lot size of 4,000m² with a minimum frontage of 45m to a road. Section 3.2.1 of the Scheme requires lots to be connected to a reticulated water supply and have a sealed road access. Kerb and channelling is intended where lot size is less than 4000m²

Comment

All required services are already provided to the existing dwelling on proposed Lot A, and all required services including kerb and channel, water supply and electricity are provided or available for proposed Lot B.

The applicant will be required to pay Parkland, Water Supply Headworks, Road Infrastructure and Roadworks contributions.

The existing on site wastewater disposal system will be required to be located entirely on proposed Lot A.

The new lot boundary must be located a minimum of 6m from the existing buildings.

The subdivision allows for the development of a large allotment 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 09/0607

Moved by Cr Middleton, seconded by Cr Gordon, that a Development Permit be issued for a Reconfiguration of Lot (1 lot into 2 lots) described as Lot 20 RP853344, Parish of Etonvale, 8 Stark Drive, Vale View 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 or paid for, 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 \$80 (ie. 2 x \$40) which will result from the issue of split valuations.
7. Payment of a sealing fee of \$100 per Plan of Survey.
8. All development conditions must be complied with prior to the signing and sealing of the Plan of Survey.
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.

Parkland

11. Payment of parkland contribution of \$8,000 (rate for 2006/07 financial year).

Road Contributions

12. Payment of Roadworks Contribution of \$12,500 (100m @ \$125/m for full frontage of the development) in accordance with Council's Planning Scheme Policy No. 3.
13. Payment of Road Infrastructure Contribution of \$1,650 for the Western Zone in accordance with Council's Fees and Charges.

Electricity Supply

14. Provision to be made to service the lots to Ergon's specifications including connection to the existing overhead power infrastructure. Applicant is to provide Council with a copy of the signed Offer Agreement from Ergon Energy.

Water

15. Payment of Water Headworks Contribution of \$3,500 in accordance with Council's Fees and Charges.

Sewerage

16. The wastewater system serving the existing dwelling shall be provided with a land application area in accordance with Queensland Plumbing and Wastewater Code (QPW) and AS 1547:2000.

Carried

Presentation

At 9:30am, the Mayor welcomed Nigel Beaman from Telstra CountryWide who addressed the Meeting with regard to the NextG network and CDMA Migration.

Adjournment

The meeting adjourned for morning tea at 10:30am and resumed at 11:10am with all members, the Chief Executive Officer, Director Engineering Services, Manager Development Services and Personal Assistant in attendance.

A.8 Application RAL/07/11 for Reconfiguration of Lots (1 lot into 2 lots) on Lot 81 A342105 Parish of Ramsay situated at 55 Stanley Street, Greenmount.

Applicant: Vanessa McIntosh

Owner: Vanessa McIntosh

An application was received for the reconfiguration of Lot 81 A342105 Parish of Ramsay, situated at 55 Stanley Street, Greenmount into 2 lots. The allotment has an area of 4,882m² and contains a removal dwelling under construction.

A copy of the site plan and aerial photo was provided for Councillors information.

Planning Scheme

The lot is in the Township area of the *Planning Scheme* which requires a minimum lot size of 2,000m² (if sewerage is not available) and a frontage of 20m. The Reconfiguration of a Lot Code of the *Planning Scheme* requires kerb and channelling, reticulated water supply and underground electricity.

Comments

Water supply is available from the existing reticulated supply in the area. Electricity is available from the grid by agreement with Ergon Energy. Kerb and channel does not exist and a contribution towards the upgrading of the streets will be required. The applicant will also be required to pay Parkland and Water Supply Headworks contributions.

The existing drainage easement along the northern side of the existing lot needs to be retained.

Effluent disposal will be required in accordance with *Queensland Plumbing and Wastewater Code* (QPW) and AS 1547:2000 and will be assessed upon receipt of a building application.

The proposed lots will have an approximate size of 2,442m² and a minimum frontage of 20m to a road. A concession could be granted to maintain the existing overhead power service as only one new lot will be created.

The proposal is located in the Township area of the *Planning Scheme*, and substantially meets the minimum requirements for subdivision and could be approved subject to conditions.

Resolution Number 10/0607

Moved by Cr MacGinley, seconded by Cr Williams, that a Development Permit be issued for Reconfiguration of Lots (Subdivision 1 lot into 2 lots) for land described as Lot 81 A342105 Parish of Ramsay situated at 55 Stanley Street, Greenmount 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 or paid for, 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. Declared plants and 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. All outstanding rates and charges on the land are to be paid prior to the sealing of the Plan of Survey.
4. All outstanding rates and charges on the land are to be paid prior to 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 \$80 (ie. 2 x \$40) which will result from the issue of split valuations.
7. Payment of a sealing fee of \$100 per Plan of Survey.
8. The Plan of Survey to be provided in electronic format for MGA Zone 56 (GDA 94) co-ordinates.
9. All development conditions must be complied with prior to the signing and sealing of the Plan of Survey.

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 SP131003 dated March 10 2000 prepared by Ken Wilson, Surveyor.

Parkland

11. Payment of parkland contribution of \$2,500 in accordance with Council's Fees and Charges. (rates for 2006/07 financial year).

Road Contributions

12. Payment of Roadworks contribution of \$5,000 (2 lots @ \$2,500) for future road upgrading, in accordance with Council's Planning Scheme Policy No. 3.

Electricity Supply

13. Provision to be made to service the lots to Ergon's specification including connection to the existing overhead power infrastructure. Applicant is to provide Council with a copy of the signed Offer Agreement from Ergon Energy.

Water Supply

14. Payment of Water Supply headworks contribution of \$2,000 in accordance with Council's Fees and Charges. (rates for 2006/07 financial year).

Sewerage

15. The lots are to be provided with wastewater treatment systems in accordance with the Queensland Plumbing and Wastewater 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.

Drainage

16. The existing drainage easement is to be retained.

Carried**A.9 Application MCU/07/03 for Material Change of Use (Agricultural Machinery Sales & Service) on Lot 30 A3423 Parish of Haldon situated at 8 Nobby Connection Road, Nobby.**

Applicant: M Coughran
Owner: N & S Henman

An application was received for a Material Change of Use (Agricultural Machinery Sales and Service) on Lot 30 A3423 Parish of Haldon. The total area of land is 31.1610ha.

A copy of proposal letter from applicant, site plan, aerial photo and structural plans for proposed building was provided for Councillors information.

Proposal

The applicant proposes to by construct a large single story commercial building and a small office building and toilet facilities (total 360 m²) for the purpose of Agricultural Machinery Sales and Service. The existing dwelling will be used for a caretakers residence and they will employ 6 staff.

A bitumen surface car parking area will be provided on site and a machinery display area will be adjacent to the New England Highway and Nobby Connection Road. The access to the proposed sales and service shed will be provided via a compacted gravel area for heavy vehicles. Provision will be made on site for future development.

It is proposed to establish suitable landscaping adjacent to the office and car parking area. The sales and service building will be screened by a 1.8m colorbond fence. The machinery display area will be adjacent to the New England Highway boundary and will be suitably landscaped. The existing operational area of the property will be the only utilised area (no cultivated land will be used).

Declaration

A Statutory Declaration was received on 28 May 2007 from the applicant advising that adjoining owners were notified in writing and Public Notification was carried out in accordance with section 3.4.7 of the *Integrated Planning Act 1997*.

No submissions regarding the development were received during the public notification period.

Referral Agency Response

The Department of Main Roads advise that they will not allow direct access to the New England Highway and no machinery is to be displayed on the road.

The Department of Natural Resources & Water advise that the proposal does not alter the intent of the Approved Plan (Steel Rudd 3 Project Plan) under the Soil conservation act 1986 and soil conservation works are not affected by the development proposal.

Planning Scheme

The allotment has an area of 31.1610ha and is located in the Rural Land Use Area which is intended to be used for a range of rural pursuits, including agriculture, horticulture, grazing and farm forestry.

The scheme allows other development to be supported in certain circumstances, including: *“other industries which have acceptable environmental, amenity and infrastructure impacts, particularly those which support or value add to rural activities; “*

Such development will be required to meet the performance criteria set out in the Rural Development Code and in any other relevant codes to demonstrate that no environmental harm will occur to neighbouring farms and residents.”

Commercial premises are defined as *“means displaying or offering goods or services for sale by retail or for other business, professional, entertainment or commercial recreational purposes, unless otherwise defined.”*

To ensure vehicle parking and access areas operate in a safe and efficient manner the development would need to comply with the on Site Services Code of the *Planning Scheme*. 1 space per 30m² gross floor area is required for a commercial premise. On the basis of 360m² gross floor area, 12 spaces including 1 disabled space are required for commercial use. The car parking area is required to be bitumen sealed.

Comments

Both roads on which the development has frontage (New England Highway and Nobby Connection Road) are controlled by Main Roads. Road access is as per Main Roads requirements, and will only be allowed from Nobby Connection Road.

The building is approximately 83m from the New England Highway and having regard to the limited number of staff; the impact on the amenity of the area is expected to be minimal.

A building application will be required for all building works and the disposal of wastewater must comply with the Queensland Plumbing and Wastewater Code (QPW). Toilet facilities and disabled access must comply with the Building Code of Australia. The development must comply with the On, Car Parking and Access Code which will include a minimum 45,000litres on site water supply.

The proposed business is of relatively low intensity and scale with environmental impacts (eg noise and lighting) able to be adequately controlled. The business is not out of character with other types of commercial activities in this area of the New England Highway.

The proposal substantially complies with the provisions of section 4.2 Commercial Development Code of the *Planning Scheme* and may be approved subject to conditions.

Resolution Number 11/0607

Moved by Cr Schmidt, seconded by Cr Robertson, that a Development Permit be issued for a Material Change of Use (Agricultural Machinery Sales & Service) on Lot 30 A3423, Parish of Haldon, situated at 8 Nobby Connection Road, Nobby, subject to the following conditions:

General

1. The commercial activity may only operate between the hours of 7:00am to 6:00pm, Monday to Friday and 7:00am to 1:00pm Saturday.
2. The maximum number of persons engaged in the various uses shall be 6 persons.
3. The conditions of this approval are to be complied with prior to the use of the building or site commencing.
4. A building and plumbing approval must be obtained prior to commencement of all operational works.

Amenity and Environmental Controls

5. Machinery and goods must be displayed in a manner that is aesthetically pleasing and does not distract from the amenity of the surrounding rural area
6. A minimum of 2m wide landscaping strip must be provided adjacent to the road boundaries and should consist of suitable drought tolerant species.
6. All security lighting shall be designed so that when installed, it is sensor, angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways.
7. No permanent lighting is permitted outside the operation hours.

Waste Disposal

8. Toilet facilities and on site waste treatment shall comply with Queensland Plumbing and Wastewater Code (QPW) and AS 1547:2000 and Council requirements.
9. Provide minimum sanitary facilities in accordance with table F2.3 of the Building Code of Australia.
10. Provision must be made for the storage and removal of waste in accordance with the Environmental Protection (Waste Management) Regulation 2000.
11. An application must be submitted and approved for a suitable wash down facility, incorporating a silt collection and liquid storage area, prior to commencement of works.

Access and Parking & Services

12. Car parking facilities must be provided in accordance with the On Site Services, Car Parking and Access code requirement of Section 4.9 of the Planning Scheme.

- (a) A minimum of 14 bitumen sealed car parks for commercial usage.
 (b) A minimum of 1 disabled parking bays not less than 3.2m wide and 5.4m long (AS 2890-1-1993 CL2.4.5).
13. A minimum 45,000 litre on site water supply to be provided and fitted with a 50mm (QRT) outlet pipe for fire fighting purposes.

Signage

14. All signs must have a licence issued by Council.

Referral Agency

15. Compliance with Department of Main Roads (Concurrence Agency) conditions dated 2 May 2007. (Attached)

Carried**A.10 Waste Water Treatment Facility and Effluent Irrigation**

An application was received from the Cambooya Shire Council, Engineering Services for approval for the Love Road Wastewater Treatment Plant Augmentation (2,500EP). Tenders have been called to design and construct the facility.

The Activity is a Level 1 Environmentally Relevant Activity (ERA 15c), and is licensed by the Environmental Protection Agency (EPA). Council currently holds a licence for the existing facility in Love Road, however, a development application is required for the new facility as it will be located on a different allotment and will have a greater treatment capacity.

Council, as the Assessment Manager, must refer the development application to the EPA as Concurrence Agency for consideration. As the proposal involves a community facility owned by Council, it is considered that the normal development application fees (approximately \$900) associated with the approval be waived.

Resolution Number 12/0607

Moved by Cr Robertson, seconded by Cr Middleton, that Council waive the Development Application fee for the proposal to upgrade the wastewater treatment plant situated at Love Road, Wyreema.

Carried**Presentation**

The Mayor presented Cr MacGinley with his service certificate, badge and photo from the 2006 LGAQ Conference and commended him on his dedication and service to the Cambooya Shire community.

A.11 Planning and Environment Appeal No BD150 of 2007 - David Fenton Appeal

Solicitors for Council McCullough Robertson Lawyers have provided information from a planning expert (Mr Ovenden) and from a Barrister at Law (Mr Job) for Council's consideration prior to the Appeal hearing.

In summary Mr Ovenden has provided a planning report stating that he remains fundamentally opposed to Family Lot subdivisions in rural areas given good quality

land resources are finite and the fragmentation of rural lands has the potential to adversely impact upon the long term viability of agricultural businesses in the rural sector.

Initially he believed that there were sufficient grounds to support refusal but has since reviewed the documentation and now believes in this instance, as there is no impact arising from the non compliance the application could be approved with conditions to satisfy the provisions of the *Family Lot Policy*.

Advice from McCullough Robertson Lawyers concludes that Council can take some comfort in the fact that there was a technical non-compliance with the policy by the Appellant, and that Councils policy direction under the *Planning Scheme* does not encourage development of this nature.

The Barrister advised of the likelihood of an unsuccessful outcome due to the lack of impact flowing from the non compliance and the fact that the policy does not provide a reasonable basis for refusal (insufficient planning grounds on which to reasonably refuse the application).

In relation to conditions, Council's Counsel and Mr Ovenden are of the opinion that those conditions could include a pre-condition to the sealing of the plan, that the conditions of the previous approval be complied with such that the dwelling on the first Family Lot should be completed.

Conclusion

The CEO and Mayor were canvassed regarding the above matters and it was the general consensus of opinion that the correct course of action was for Council to approve the subdivision subject to conditions.

In summary, the legal advice is:

- (a) Council's transitional planning scheme does not prohibit family lot subdivisions and contemplates that a second family lot can be approved in certain circumstances;
- (b) That the *Family Lot Policy* cannot prohibit family lot subdivision and is not binding on Council nor the Court;
- (c) Any instances of non-compliance does not result in any town planning consequences of any merit;
- (d) given the non binding status of the policy, consistent application in the past is of no significance to the Court;
- (e) Any instances of non-compliance can be readily addressed in the imposition of conditions of approval (eg. Condition linking back to the circumstances in the *Planning Scheme* where a second lot subdivision is contemplated);
- (f) In terms of ascertaining "exceptional circumstances", each case depends on their own facts and it is considered that the applicant can readily satisfy the Court of the existence of exceptional circumstances in this case;
- (g) This is the last of the "family lot" experiments as the new *Planning Scheme* does not encourage development of this nature going forward.

Resolution Number 13/0607

Moved by Cr Gordon, seconded by Cr Robertson, that the advice provided to the Court be confirmed and that a Development Application for Reconfiguration of Lot (Family Lot Subdivision) on Lot 3 SP195617 Parish of Cambooya situated at 13295 New England Highway be approved subject to the following conditions:

General

1. All requirements of Local Planning Policy No 1 (Family Lot Subdivision) under the Superseded Planning Scheme are to be complied with.
2. That prior to the sealing of the Plan of Survey for the new family lot, that the following must be demonstrated in respect of Council's decision notice dated 20 September 2006 for RAL/2006/20 (Annexure A):
 - i) compliance with the conditions 1 to 4(ii) (inclusive) and 5 to 9 (inclusive) for that development approval; and
 - ii) completion of the dwelling for the new lot to which that development approval related with the issuing of a final inspection certificate under the Building Act 1975 by a building certifier.
3. The new family lot created must be transferred into the name of Peta Davina Alexandra Fenton-Anderson within 6 months of the date of signing the Plan of Survey.
4. Payment of Department of Natural Resources and Water valuation fees of \$80 (\$40 x 2) which will result from the issue of split valuations.
5. At the time of lodgement of Plan of Survey for the new Family Lot to Council for sealing, the lodgement of cash or an unconditional Bank or Building Society Guarantee for the sum of \$20,000 to ensure compliance with conditions imposed with the following applied:
 - i) The dwelling will commence to be erected on the proposed allotment within a period of 6 months from the date of signing of Plan of Survey.
 - ii) \$10,000 of the amount will be refunded, or the guarantee reduced by \$10,000 once foundations for a new dwelling have been inspected by Council or a removal dwelling is located on site.
 - iii) The balance of the security will be refunded or the guarantee returned when the completed dwelling has been continuously occupied by Peta Davina Alexandra Fenton-Anderson for a period of not less than 12 months from the date of Council's final building inspection.
6. All outstanding rates and charges on the land are to be paid prior to the sealing of the Plan of Survey.
7. Declared plants and existing environmental weeds on the property are to be destroyed.
8. Authority be given to affix Council's Common Seal to the Plan of Survey and documents associated with this approval.
9. Payment of a sealing fee of \$100 per Plan of Survey.
10. Payment of a roadworks contribution of \$2,500.

Concurrence Agency Conditions – Department of Main Roads

11. The Applicant must comply with the conditions of the Department of Main roads as set out in its letter dated 14 November 2006 (Annexure B).

Carried

A.12 Development Application DA 45/2005 - Reconfiguration of Lot (1 lot into 13) on Lot 811 D1050, Parish of Drayton situated at 25 Volker Lane, Mt Rascal.

Applicant: Davidson and Sullivan (Solicitors)
Owner: L & H Hamblin

A letter has been received from Davidson and Sullivan (Solicitors) on behalf of L and H Hamblin requesting that Council consider reducing the parkland contributions from \$8,000 (2006/07 fees) per lot to \$4,000 (2005/06 fees) per lot.

A copy of the letter is attached for Councillor's information.

The Decision Notice issued by Council on 21 November 2005 was sent to the applicant, OWR Surveyors Pty Ltd. Davidson and Sullivan state that the Decision Notice was not forwarded (by OWR Surveyors) to their clients, the Hamblin's, until March 2006. They also state "Council then never wrote to our clients advising that the Council intended significantly changing the parkland contributions, and without any notice to our clients, has increased parkland contributions by 100%" - they claim this is a 'horrendous' increase in fees.

They also draw to Council's attention the water supply contribution the Hamblin's have made to Cambooya Shire by handing over the title to a bore which was producing 14,000 gallons per hour.

Davidson and Sullivan request, given the circumstance and bearing in mind the significant contribution to the Cambooya water supply by the Hamblin's, would Council be prepared to reconsider its current policy and accept a reduced parkland contribution in this instance.

Condition of development

The Decision Notice issued on 21 November 2005 contains the following conditions:

General Condition No.7 clearly states:

"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 2005/06 financial year"

and Condition No 39 specifies the parkland contributions payable at that time:

"Parkland *Payment of parkland contribution of \$48,000 (12 lots @ \$4,000)."*

Comments

The conditions set out at the time of issuing a development approval specifically state that the contributions and infrastructure charges specified are the rates for the 2005/06 financial year only and the fees payable will be those set at the time of sealing the Plan of Survey.

In most instances Council would prefer to obtain a monetary contribution in lieu of providing 10% of the land being subdivided to enable the expansion and further development of parkland areas in the rural residential localities.

The level of parkland contributions was investigated prior to Council setting fees and charges for 2006/07 and the contributions were substantially increased to allow for the greater increase in value of land over recent years. The average unimproved capital value (UCV) of an acre (4,000m²) of land in the Hodgson Vale area is \$88,900.

Generally informed applicants (such as OWR Surveyors) seek a copy of the fees & charges for the financial year from Council.

Resolution Number 14/0607

Moved by Cr Gordon, seconded by Cr Schmidt, that the applicant be advised that the parkland contributions will remain as those set in the Schedule of Fees and Charges applicable at the time of sealing the Plan of Survey (eg. financial year 2006/07 fees are \$8,000 /per lot created).

Carried

A.14 Regional Arts Development

The RADF Committee considered the following application at its meeting held on 14 May 2007. It was decided that surplus funds remaining from the 2006/07 budget could be allocated to the "Junior Performance Festival 2007" to give the committee funds to commence operation.

- a) Applicant: Junior Performance Festival 2007
- Purpose of Grant: The grant will be used towards employing 7 Artform Professionals. Workshops will be conducted in Speech, (Pre Festival and during the Festival) Piano, Keyboard, Vocal, Instrumental Music and Dance. Accompaniment by Artform Professionals will be provided as necessary, printing of schedule and programs, production and marketing of the Festival.
- Amount Allocated: Balance of funds from 2006/07 RADF funding allocation to be available immediately (approx. \$1,600). The balance of funds will be available for allocation upon receipt of funding from Arts Queensland for the 2007/08 financial year under the RADF program.

Resolution Number 15/0607

Moved by Cr Gordon, seconded by Cr Robertson, that Council approve RADF funding for an application received from the "Junior Performance Festival 2007" totalling \$2,512 (as recommended by the RADF Committee). The funds remaining from the Harvesting the Arts Festival will be made available immediately and the balance will be funded out of the 2007/08 RADF allocation.

Carried

Attendance

At 12:14pm the Manager Development Services retired from the meeting and the Manager Finance attended the Meeting.

B) CORPORATE SERVICES**B.1 Accounts for Payment**

Resolution Number 16/0607

Moved by Cr Mengel, seconded by Cr Gordon, that the accounts paid during the month of May 2007 totalling \$1,195,792.77 be confirmed, as detailed below:

Operating Fund	Vouchers 17884 - 17930	\$	178,030.88
	EFT Payments 5792 - 5927	\$	1,017,761.89
	(the above figures include \$67,076.74 Trust Fund Monies)		

Carried

B.2 Financial Statements (FF1_2)

- a) Statement of Financial Performance
- b) Statement of Cash Flows
- c) Income Statement
- d) Balance Sheet

Council reviewed the financial information provided with the Agenda.

B.3 LGAQ 111th Annual Conference Broadbeach 2007 (A/C2_05)

The LGAQ Annual Conference will be held at Broadbeach from 27-30 August 2007. This year the Conference Levy, which entitles Council to be represented at the Conference by two delegates, has been set at \$1,571.80 + 157.18 GST.

If in addition to the two appointed delegates, Council wishes to send other Elected Members or Officers as Observers, a registration fee of \$785.90 + \$78.59 GST per person attending is applicable (if paid by 13 July 2007 – thereafter \$1,000 +\$100 GST per person).

Councillors Taylor and Schmidt and the Chief Executive Officer attended the 2006 conference in Toowoomba.

LGAQ are seeking agenda items for the Conference by Friday 29 June 2007.

Councillor Mengel will have accrued 20 years of service in March 2008 and is entitled to receive a Certificate of Service (the 1996 Annual Conference resolved that the qualifying period be reduced from 20 years to 15 years.)

Resolution Number 17/0607

Moved by Cr Gordon, seconded by Cr Schmidt, that Council:

- nominate Crs Taylor (delegate), Middleton (delegate), MacGinley (observer) and the CEO (observer) to attend the 111th Annual LGAQ Conference at Broadbeach from 27-30 August, 2007;
- advise the LGAQ that it does not have any agenda items to be addressed at the conference; and
- order a Certificate of Service for Councillor Mengel at a cost of approximately \$66 (inc GST).

Carried

B.4 2007 Australian Local Government Women's Association Conference (A/C2_2)

The 2007 ALGWA State Conference will be held in Charters Towers from 1 -3 August 2007. A program was provided to Councillors.

Full conference registration fees are \$550 (early bird payment by 29 June 2007).

Councillors Taylor and Gordon attended the 2006 conference.

Resolution Number 18/0607

Moved by Cr MacGinley, seconded by Cr Mengel, that Council nominate Crs Taylor, Gordon and Robertson (subject to confirmation of availability) to attend the 2007 Australian Local Government Women's Association Conference in Charters Towers from 1-3 August 2007.

Carried

B.5 Register of Delegations by Council (A/A4_1)

The Register of Delegations has been reviewed and it is recommended that Council rescind the existing Register and adopt a new Delegation Register. Changes to the Delegation Register were provided separately to Councillors.

Resolution Number 19/0607

Moved by Cr MacGinley, seconded by Cr Mengel, that Council adopt the Register of Delegations as presented.

Carried

B.6 Operational Plan 2007/08 (A/D2_2)

In accordance with Section 504(2) of the *Local Government Act 1993*, a draft 2007/08 Operational Plan was provided to Councillors for their information.

The Human Resources section of the draft 2007/08 Operational Plan also included a Monthly Action Plan (MAP), Hazard Matrix for implementation and Workplace Health and Safety Management System Plan. As these documents form part of the Operational Plan, they were also provided for Councillors information.

Resolution Number 20/0607

Moved by Cr Gordon, seconded by Cr Mengel, that Council adopt the 2007/08 Operational Plan as presented.

Carried

B.7 Revenue Policy 2007/08

In accordance with Section 504(2) of the *Local Government Act 1993*, a draft of the 2007/08 Revenue Policy was provided to Councillors for their information.

Resolution Number 21/0607

Moved by Cr Williams, seconded by Cr Gordon, that Council adopt the Revenue Policy 2007/08 as presented.

Adjournment

The meeting adjourned for lunch (provided by Cambooya Uniting Church) at 12:40pm and resumed at 1:22pm with all attending members, the Chief Executive Officer, Director Engineering Services, Manager Development Services and Personal Assistant in attendance.

B.8 Schedule of Fees & Charges 2007/08 (A/D2_13)

A copy of the balance of the Schedule of Fees and Charges 2007/08 (Development Contributions, headworks and plant hire) was presented at the Budget Workshop on 19 June, 2007.

Resolution Number 22/0607

Moved by Cr Williams, seconded by Cr Schmidt, that Council adopt the balance of the Schedule of Fees and Charges for 2007/08, comprising of development contributions, headworks and plant hire, as presented at the Budget Workshop held on 19 June, 2007.

Carried

B.9 Valuation of Non Current Assets (F/A1)

It is a requirement of the *Local Government Finance Standard 2005* that Council carries out a regular review of its non current assets to ensure that their value is fair and reasonable.

A review of these assets (ie. Plant, Roads, Water, Sewerage, Land and Buildings) is currently being undertaken.

Noted.

B.10 Amended Budget 2006/07

A Revenue and Expenditure Statement, Operating Statement and a summary of Capital Works Expenditure was presented at the Budget Workshop on 19 June, 2007.

Resolution Number 23/0607

Moved by Cr Gordon, seconded by Cr Robertson, that Council's contribution toward the 2007/08 RADF funding be \$2,500.

Carried

Resolution Number 24/0607

Moved by Cr Middleton, seconded by Cr Williams, that Council adopt the amended Budget for 2006/07 as presented at the Budget Workshop held on 19 June, 2007. A copy is attached to Minute Book.

Carried

Attendance

At 1:35pm the Manager Development Services retired from the meeting.

C) ENGINEERING SERVICES REPORT**C.1 Request for extension of water main – Mt Rascal Road (WW1_01)**

This matter was discussed by Council at its Ordinary Meeting held on Wednesday 16 May 2007 where it was resolved *“that Council investigate all options and possibilities and consult with residents in due course”* (Resolution 15/0507).

During this discussion the possibility of providing a low pressure/intermittent flow system to the residents of this area, until the Mt Rascal reservoir is completed, was raised. It is likely that a low pressure service could be provided once the bore and rising main are completed, however, this cannot be confirmed until they are operational.

If this is possible, there will be considerable costs to residents (in addition to the headworks and connection charges) to fit out residents' tanks, for top up by intermittent flows and to also allow for no backflow when the bore pump stops.

With this in mind, it is proposed to reassess the capability of providing this service when the bore and rising main are operational. It is also hoped that a more definite timeframe for the construction of the Mt Rascal reservoir will be in place by then.

Noted.

C.2 Requests for additional water connections to town water supplies (WW1_1)

Council has received requests that consideration be given to allowing water connections outside the defined water connection service areas for both residential and stock use.

Concern was expressed at the effects an extension of the schemes may have on water supplies during the current dry conditions.

Resolution Number 25/0607

Moved by Cr Gordon, seconded by Cr Mengel, that requests for water connections outside the defined water service areas be refused.

Carried

C.3 Road naming and signage – Sawpit Road/Preston Boundary Road

Correspondence has been received requesting the renaming of the section of Sawpit Road at its far northern end. A copy of the request letter and plan was provided to Councillors.

This matter was previously considered by the Ordinary Meeting of Council on 20 September 2000. An extract from these Minutes was provided to Councillors.

It is considered that the request to rename the section of Sawpit Road south of the intersection with Wilson Road is a reasonable request. It is also reasonable to expect that confusion may be caused where a road name changes at a midway point rather than at an intersection. While there may be an advantage in separating the

road shared with Gatton Shire from the remainder, as mentioned in the previous report, this is only a minor administrative issue which can be overcome.

The matter of the boundary between the localities also needs to be considered.

Resolution Number 26/0607

Moved by Cr Gordon, seconded by Cr Robertson, that the northern section of Sawpit Road be renamed Preston Boundary Road up to the intersection of Wilson Road and that the comments regarding the locality names have been noted.

Carried

C.4 Request for permanent road closure – Hutton Street, Greenmount (WR3_Hutton)

Correspondence was received from the Department Natural Resources advising that they have an application for the permanent closure of Hutton Street, Greenmount and requesting Council's views on the proposed closure. A copy of this correspondence was provided to Councillors.

The section of road proposed for closure is not constructed. It is not required for access by any of the neighbouring properties, which all have constructed accesses off other streets.

Resolution Number 27/0607

Moved by Cr Middleton, seconded by Cr Schmidt, that Council offers no objection to the proposed permanent road closure of Hutton Street, Greenmount, as detailed on the attached plan and that the relevant sections of the road be incorporated into Lots 1 and 2.

It was also agreed that the Manager Development Services include Hutton in the list of historical names set aside for use in future subdivisions in the general area.

Carried

Attendance

At 2:25pm Cr Williams retired from the meeting.

C.5 Request for traffic calming – Crebra Crescent, Top Camp (W\R3_Crebra)

Correspondence was received requesting the installation of traffic calming devices in Crebra Crescent to discourage speeding vehicles. A copy of this letter was provided to Councillors.

Crebra Crescent is a “No Through Road”, with a relatively low speed environment due to its width (5m seal), alignment and surrounding trees. It is considered that most vehicles are likely to travel at a safe speed in this environment. Any traffic calming measures will not necessarily be effective in this instance and enforcement of speed limits is likely to be the best solution.

While there are no speed limit signs in Crebra Crescent, the speed limit is 50kph, as it is a built up area. A 50kph sign at the entrance may be useful as a reminder to motorists and leave no doubt about the speed limit for enforcement purposes.

Resolution Number 28/0607

Moved by Cr Robertson, seconded by Cr Gordon, that a 50kph sign be placed at the entrance to Crebra Crescent.

Carried

Attendance

At 2:27pm Cr Williams attended the meeting.

C.6 Native Animal Warning Signs and Traffic Calming Devices (W\R3_Carroll)

Correspondence was received requesting the installation of wildlife warning signs and traffic calming devices along Carroll Road at Hodgson Vale. A copy of this email was provided to Councillors.

In the current dry conditions, wildlife injuries and deaths on roadsides have become common as animals wander closer to roads in search of food and water. Although the section of Carroll Road in question is in an urban environment, most of the properties to the east are vacant and thus there is considerable open space where wildlife is likely to roam. With this in mind, kangaroo warning signs should be installed.

The existing speed limit in the area is 50kph. There is existing signage on the outskirts of the area, however, a repeater 50kph sign in each direction may be beneficial. Regardless of signage, there are streetlights in the area, which designate the area as a built up area (ie. 50kph limit).

With regard to traffic calming, speed regulation is always difficult where vehicles are coming into an urban area from a rural area (ie along Carroll Road from the south). There is already a slight curve at the base of the steep hill on the northern end of Carroll Road to help slow traffic on the hill. Enforcement of the speed limit by Police is considered the best solution to the problem in the first instance.

Resolution Number 29/0607

Moved by Cr Robertson, seconded by Cr Gordon, that additional 50kph signs be erected in Carroll Road and the Police contacted with regard to speeding vehicles in the area.

Carried**4. GENERAL BUSINESS****CEO**

Advise has now been received that:

1. Guaranteed employment for all employees, bar CEO's, has been extended up to 3 years to allow for a three year transition period in the case of forced amalgamations, expiring in March 2011.
2. That local transition committee membership will comprise of at least 2 representatives from each amalgamating Council with the Council resolving to appoint same.
3. That Warwick Shire Council had agreed to the Director Engineering Services, Gavan Scheiwe, being contracted with Cambooya Shire Council for another 12 months. It was agreed that a letter of thanks be sent to Warwick Shire Council.

Closed Meeting

The meeting closed at 2:40pm to discuss staffing matters.

Resolution Number 30/0607

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

Carried**Re-opening of Meeting**

The meeting re-opened at 2:50pm.

Resolution Number 30/0607

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

Carried**Cr MacGinley**

Advised that there is a significant drop off on the shoulders of the road near the gravel pit on the Gatton Clifton Road below Kings Creek.

Cr Robertson

Requested that, although a “No Through Road” sign exists, that a sign stating “No Access to Black Duck Creek” be erected on Hirstglen Road where the gravel section commences.

Advised that Greenmount Memorial Hall were hosting a Colin Johns performance on 14 July. Greenmount State School were providing catering, a licensed bar would be in operation and a cover charge of \$5 applied.

Mayor

Advised details of a meeting organised by Agforce with Howard Hobbs MP, rural Mayors and the Premier on 19 June 2007 in relation to the forced amalgamations proposal.

Residents had expressed concern that this Council did not appear active enough in opposing the State Government’s proposals. It was agreed to provide up to \$5,000 towards a generic advertisement promoting the virtues of stand alone rural Councils, if such a campaign was proposed by others in our region.

Thanked Crs Mengel and Middleton for their time towards Tidy Towns judging.

Advised that Carol Watts had extended her thanks to staff involved in the grading of Hennessy Road.

5. NEXT MEETING

The next Ordinary Meeting of Council will be held on 18 July 2007.

6. CLOSURE

There being no further business, the Mayor closed the Meeting at 3:30pm

Council at the Ordinary Meeting held on 18 July 2007 confirmed these minutes.

Certified Correct **MAYOR**