

# **CAMBOOYA SHIRE COUNCIL**



**Confirmed Minutes**

**for**

**Ordinary Meeting**

**18 July 2007**



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### CAMBOOYA SHIRE COUNCIL

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on Wednesday 18 July 2007, commencing at 9:00am

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**PRESENT**

- Cr CE Taylor (Mayor)
- Cr NB Schmidt
- Cr FW Mengel
- Cr MJ MacGinley
- Cr MR Middleton
- Cr BA Moule
- IP 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 20 June, 2007 and the Special Meeting held on 11 July, 2007.

**Resolution 01/0707**

Moved by Cr Mengel, seconded by Cr MacGinley, that the Minutes of the Ordinary Meeting of Council held on 20 June 2007, which has been circulated to Councillors, be confirmed.

**Carried**

**Attendance**

At 9:04am Crs Williams and Gordon attended the meeting.

**Resolution 02/0707**

Moved by Cr Middleton, seconded by Cr MacGinley, that the Minutes of the Special Meeting of Council held on 11 July 2007, which have been circulated to Councillors, be confirmed.

**Carried**

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

#### A) DEVELOPMENT SERVICES

##### A.1 National Tree Day (CC\E1\_11)

National Tree Day will be held on 29 July 2007. Council consideration was requested to celebrate the event with a tree giveaway, similar in format to previous years.

The suggested dates for the giveaway are either the 8 or 9 September with trees also available from the Shire Office the following week. These dates coincide with the issue of Council's Rate Notice which would include vouchers for the tree giveaway.

Based on the 2006 format, the following locations and times are suggested:

Locality	Time
FE Obst Park, Wyreema	12:00 noon to 2:00pm
Felton Hall	10:00am to 12:00 noon
Cambooya Hall	10:00am to 12:00 noon
Hodgson Vale Sports Club, Hodgson Vale	10:00am to 12:00 noon
Greenmount Hall	10:00am to 12:00 noon

Councillors are asked to volunteer their time to attend one or more of the above venues.

A total of 1,200 trees would be required and it is suggested that flowering natives be included.

#### **Resolution 03/0707**

Moved by Cr Schmidt, seconded by Cr MacGinley, that Council hold a National Tree Day event on Sunday 9 September 2007 and nominate representatives to attend giveaways. Further, that an amount of \$3,000 be provided in the 2007/08 budget to purchase 900 flowering trees and 300 non flowering trees.

**Carried**

**A.2 Application for a Temporary Advertising Sign on Lot 5 SP180276 Parish of Etonvale and situated at 5 Hamilton Drive, Vale View.**

**Applicant:** D Stark  
**Owner:** JP & KM Rohde

Correspondence was received from Desmond Stark requesting permission to erect an advertising sign 3.4m (wide) x 2.4m (high) for a marketing period of 2 years. The proposed site is Lot 5 SP180276 Parish of Etonvale and situated 5 Hamilton Drive, Vale View.

A copy of the site plan and design of the sign was provided for Councillors information.

The Performance Criteria and Acceptable Solutions of the Planning Scheme Signage Code provide that "Advertising signage is located and is of a size to minimise impacts on the visual amenity of an area." and the acceptable solution in section A1.2 is that "Advertising signage is not located in the Residential land use area."

Council has approved signage located in the Rural Residential area for developments such as new subdivisions and home businesses in the past. The continuation of an approval for a sign beyond housing construction is not desirable in the residential area and may detract from the safety and visual amenity of the area.

Council could approve the sign on a temporary basis to assist in marketing of this development for a 2 year period.

**Resolution 04/0707**

Moved by Cr MacGinley, seconded by Cr Gordon, that Council grant approval to Desmond Stark to erect a sign (3.4m wide x 2.4m high) located on Lot 5 SP180276 Parish of Etonvale and situated at 5 Hamilton Drive, Vale View for a period of 2 years from the date of this approval subject to:

1. The annual renewal of an Advertising Sign Licence.
2. The sign must be maintained in good repair and sightly appearance at all times.
3. The sign is to be contained wholly on private property.

**Carried**

**Attendance**

At 9:11am Cr Robertson attended the meeting.

**A.3 Application PSW/07/26 for an Oversized Shed with a wall height of 3m and a floor area of 189m<sup>2</sup> on Lot 307 GE2051 Parish of Ramsay and situated at 13 Hodgson Street, East Greenmount.**

**Applicant: M Conway**  
**Owner: M Conway**

An application was received for an oversized shed with a wall height of 3m and a floor area of 189m<sup>2</sup> on Lot 307 GE2051 Parish of Ramsay and situated at 13 Hodgson Street, East Greenmount with a land area of 4047m<sup>2</sup>.

A copy of the proposal letter, letter of no objection from adjoining property owners, aerial photo, construction plans and site plan was provided for Councillors information.

**Policy**

Council's policy requires that where buildings located in a Township or Rural Residential area exceed any of the following criteria they will be referred to Council for determination:

1. *Buildings greater than 110m<sup>2</sup> in floor area; or*
2. *Buildings greater than 3m above ground level at the eaves line; or*
3. *Buildings with any side of the building greater than 15m in length.*

**Comments**

The proposed shed is to be located at the rear of the property 7.5m from the southern boundary and 21m from the western boundary and has a floor area of 189m<sup>2</sup> and a wall height of 3m. The applicant has indicated that the oversized shed will be used for the storage of vehicles, trailer, camper van and garden equipment. It will also be utilised as a small workshop and office.

The applicant has submitted letters from adjoining property owners at 15 Hodgson Street, 11 Hodgson Street and 14500 New England Highway, stating that they have no objection to the proposal.

The building will be single story colorbond walls, a low pitch zincalume roof and 2m x 3m open end sections. It will be positioned in the south eastern rear corner of the allotment. Council could approve the application as it is considered that the amenity of the adjoining properties will not be affected.

**Resolution 05/0707**

Moved by Cr MacGinley, seconded by Cr Mengel, that a development permit be issued for an oversized shed with wall height of 3m and floor area of 189m<sup>2</sup> on Lot 307 GE2051 Parish of Ramsay and situated at 13 Hodgson Street, East Greenmount subject to the following conditions:

1. Usage is limited to home use and includes no direct or indirect commercial benefits, and no permanent occupation.
2. No external lighting other than sensor lighting is permitted.
3. Provide suitable landscaping around the building to minimise visual impacts.
4. The building is not to be used for human habitation.

**Carried**

**A.4 Application PSW/07/30 Boundary Clearance Variation for a garage on Lot 78 RP191381 Parish of Drayton and situated at 33 Freyling Road, Hodgson Vale.**

**Applicant:** M Jones  
**Owner:** Jones Holdings Pty Ltd

An application was received for a boundary clearance variation for a garage located on Lot 78 RP191381 Parish of Drayton and situated at 33 Freyling Road, Hodgson Vale. The proposed garage is to be sited 5.5m from the western side boundary. The property has an area of 4000m<sup>2</sup>. A copy of the proposal letter, letter from adjoining property owner and site plan was attached for Councillors information.

**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.

The applicant states that he requires the boundary concession as the proposed house and garage design that he has chosen for the property is best positioned at an angle, rather than 'square on' to the road.

**Comments**

The proposed garage is a single story (weatherboard walls & tile roof) to be sited 5.5m from the western side boundary. The garage will be positioned at a 45° angle to the western boundary and will be cut into the ground approximately 0.9m. The actual area of the garage that will encroach on the 6m setback will be less than 0.4m<sup>2</sup>.

The proposed floor level for the adjacent dwelling will be 2m higher than the garage floor level. This will result in a smaller visual impact and therefore it is considered that there will be no adverse impact on the amenity of the area.

**Resolution 06/0707**

Moved by Cr Robertson, seconded by Cr Gordon, that a development permit be issued for a boundary clearance variation from 6m to 5.5m from the western side boundary for a proposed garage situated at 33 Freyling Road, Hodgson Vale on Lot 78 SP191381 Parish of Drayton due to only a small area of the garage encroaching.

**Carried**

**A.5 Application PSW/07/31 Boundary Clearance Variation for a storage shed on Lot 7 on RP902282 Parish of Cambooya and situated at 13645 New England Highway, Cambooya.**

**Applicant: S Cameron**  
**Owner: S Cameron**

An application was received for a boundary clearance variation for a new shed located on Lot 7 RP902282 Parish of Cambooya and situated at 13645 New England Highway, Hodgson Vale. The proposed shed is 162m<sup>2</sup> and it is proposed to be sited approximately 6.3m from the southern side boundary. The property has an area of 2.942ha.

The applicant requested that the proposed shed be located 6.3m from the southern boundary.

A copy of the proposal letter, letter from adjoining property owner, site plan, photos and aerial picture of the property was attached for Councillors information.

**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 15m from the side and rear boundaries and 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.

**Comments**

The applicant states that the shed will be used for storage and is to be located approximately 6m from the existing dwelling. The allotment is rectangular in shape and has a width of 98.42m. A drainage easement exists on the northern side of the allotment and a contour has been constructed to divert water away from the existing dwelling to the easement. A small commercial building exists on the allotment adjacent to the New England Highway (Fruit Shop).

The applicant has provided a letter from adjoining property owners stating that they have no objection to the proposal. It is considered that the proposed site of the shed will not detract from the amenity of the area. However, a site inspection revealed that the proposed shed could be located elsewhere on the allotment and can be sited 15m from the side and rear boundaries.

**Resolution 07/0707**

Moved by Cr Robertson, seconded by Cr Gordon, that a development permit be refused for boundary concession for a storage shed with a floor area of 162m<sup>2</sup> to be located 6.3m from the southern boundary on Lot 7 RP902282 Parish of Cambooya and situated at 13645 New England Highway, Cambooya due to the shed being able to be positioned 15m from the boundaries.

**Carried (8:1)**

**Request for vote to be recorded against the motion**

Cr Moule requested that his vote be recorded against the motion.

**A.6 Application PSW/07/33 Boundary Clearance Variation for a shed on Lot 6 RP803163 Parish of Drayton and situated at 284 Mt Rascal Road, Mt Rascal.**

**Applicant:** D I Nass  
**Owner:** D I Nass

An application was received for a boundary clearance variation for a single story steel shed located on Lot 6 RP803163 Parish of Drayton and situated at 284 Mt Rascal Road, Mt Rascal. The proposed shed is 284m<sup>2</sup> and it is to be sited approximately 13m from the western boundary. The property has an area of 2.24ha.

A copy of the proposal letter, site plan and aerial photo of the property was attached for Councillors information.

The applicant states that the proposed shed is to be located in this position due to existing structures, trees and the clothesline. The shed will be located at the rear of the block, in the south western corner.

**Planning Scheme**

The allotment is located in the Rural Land Use area under the *Planning Scheme*. The Rural Development Code under the *Planning Scheme* requires that a building and associated outbuildings in a rural area are set back 15m from the side and rear boundaries. 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.

**Comments**

The proposed shed (zincalume walls, colorbond roof) is to be located 13m from the western boundary and 13m from the southern boundary. The shed will be located adjacent to an existing corrugated iron shed and will be screened from adjoining properties and Mt Rascal Road due to the existing vegetation on the site. The allotment is 2.24ha and is located in the buffer area of the Rural Land Use Area and is separated from the residential area east of Mt Rascal Road.

It is considered that the position of the proposed building will not detract from the amenity of the area. A concession could be granted due to the position of the existing shed being only 13m from the boundary.

**Resolution 08/0707**

Moved by Cr Gordon, seconded by Cr Robertson, that a development permit be issued for a boundary concession for a shed with a floor area of 284m<sup>2</sup> to be located 13m from both boundaries on Lot 6 RP803163 Parish of Drayton and situated at 284 Mt Rascal Road, Mt Rascal as the shed will be located in line with existing buildings and will not detract from the amenity of the area.

**Carried**

**A.7 Application PSW/07/34 Oversized Storage Shed with a wall height exceeding 3m on Lot 1 RP234030 Parish of Cambooya and situated at 382 Cambooya Connection Road, Cambooya.**

**Applicant:** R Charles  
**Owner:** R and J Charles

An application was received for an oversized storage shed with a wall height exceeding 3m on Lot 1 RP234030 Parish of Cambooya and situated at 382 Cambooya Connection Road, Cambooya with a land area of 4047m<sup>2</sup>.

A copy of the proposal letter, letter of no objection from adjoining property owner, aerial photo and site plan was attached for Councillors information.

**Policy**

Council's policy requires that where buildings located in a Township or Rural Residential area exceed any of the following criteria they will be referred to Council for determination:

1. *Buildings greater than 110m<sup>2</sup> in floor area; or*
2. *Buildings greater than 3m above ground level at the eaves line; or*
3. *Buildings with any side of the building greater than 15m in length.*

**Comments**

The storage shed is proposed to be located approximately 21m from Cambooya Connection Road boundary and 10m from the western (side) boundary. The shed will be a single story colorbond building with a wall height of 4.5m and a floor area of 198m<sup>2</sup>.

The applicant states that the oversized shed will be used for the storage of vehicles, a music room for family members and an office. A letter of support was submitted from the only adjoining property owner. The adjoining land on all other boundaries is owned by the applicant.

All adjacent land to the south and east is located in the Rural Land Use area and owned by the applicant. As the proposed building will be positioned 21m from the front boundary, Council could approve the application as it is considered that the amenity of the adjoining properties will not be affected.

**Resolution 09/0707**

Moved by Cr Middleton, seconded by Cr Schmidt, that a development permit be issued for a single story colorbond oversized storage shed with wall height of 4.5m and a floor area of 198m<sup>2</sup> on Lot 1 RP234030 Parish of Cambooya and situated at 382 Cambooya Connection Road, Cambooya subject to the following conditions:

1. Usage is limited to home use and includes no direct or indirect commercial benefits, and no permanent occupation.
2. No external lighting other than sensor lighting is permitted.
3. Provide suitable landscaping around the building to minimise visual impacts.
4. The building is not to be used for human habitation.

**Carried**

**A.8 Application PSW/07/35 for an Oversized Shed on Lot 24 SP197954 Parish of Drayton and situated at 6 Baxwill Court, Top Camp.**

**Applicant: S Bradford**  
**Owner: S Bradford**

An application was received for an oversized shed with a floor area of 160m<sup>2</sup> located on Lot 24 SP197954 Parish of Drayton and situated at 6 Baxwill Court, Top Camp. The property has an area of 4,000m<sup>2</sup>. A copy of the proposal letter, shed design and site plan was attached for Councillors information.

The applicant states the reason he requires the oversized shed is to store multiple motor vehicles, a boat and general extra storage room with the view to eventually building an outside toilet and shower.

**Policy**

Council's policy requires that where buildings located in a Township or Rural Residential area exceed any of the following criteria they will be referred to Council for determination:

1. *Buildings greater than 110m<sup>2</sup> in floor area; or*
2. *Buildings greater than 3m above ground level at the eaves line; or*
3. *Buildings with any side of the building greater than 15m in length.*

**Comments**

The proposed oversized shed is located on vacant land approximately 6m from the northern boundary and 24m from the western (rear) boundary and is 160m<sup>2</sup> in area with a wall height of 3m. The applicant has indicated that the oversized shed will be for storage of a number of vehicles, boat & motorbike. One section will be used for a future toilet and shower.

The subdivision has recently been completed and the adjoining properties are vacant.

The design of the building is similar to larger sheds in the Rural Residential area. The building will be positioned towards the rear of the allotment and Council could approve the application as it is considered that the amenity of the adjoining properties will not be affected.

**Resolution 10/0707**

Moved by Cr Middleton, seconded by Cr Gordon, that a development permit be issued for a single story colorbond (oversized) shed with a floor area of 160m<sup>2</sup> on Lot 24 SP197954 Parish of Drayton and situated at 6 Baxwill Court, Top Camp subject to the following conditions:

1. Usage is limited to home use and includes no direct or indirect commercial benefits, and no permanent occupation.
2. No external lighting other than sensor lighting is permitted.
3. Provide suitable landscaping around the building to minimise visual impacts.
4. The building is not to be used for human habitation.

**Carried**

**A.9 Application PSW/07/36 for an Oversized Storage Garage with a wall height exceeding 3m on Lot 4 SP116258 Parish of Drayton and situated at 29 Mally Road, Hodgson Vale.**

**Applicant:** Clearspan Pty Ltd  
**Owner:** C & S Jackson

An application was received for an oversized storage garage with a wall height exceeding 3m on Lot 4 SP116258 Parish of Drayton and situated at 29 Mally Road, Hodgson Vale with a land area of 4011m<sup>2</sup>.

A copy of the proposal letter, letter of no objection from adjoining property owners, aerial photo and site plan was attached for Councillors information.

**Policy**

Council's policy requires that where buildings located in a Township or Rural Residential area exceed any of the following criteria they will be referred to Council for determination:

1. *Buildings greater than 110m<sup>2</sup> in floor area; or*
2. *Buildings greater than 3m above ground level at the eaves line; or*
3. *Buildings with any side of the building greater than 15m in length.*

**Comments**

The storage garage is proposed to be located approximately 9m from the northern (rear) boundary and 6.5m from the western (side) boundary. The garage will be single story colorbond with a wall height of 4.2m and a floor area of 144m<sup>2</sup>.

The visual impact of the garage will be minimal due to the proposed floor level being approximately 2m below the level of the road (Bunya Pine Drive). The garage will be screened from the neighbours view by the existing mature trees located on the western and northern boundary.

The applicant states that the oversized garage will be used for the storage of a work vehicle (water truck) and other motor vehicles. Letters of support have been submitted from the adjoining applicant property owners.

Council could approve the application as the proposed garage will be positioned below the level of Bunya Pine Drive and it is considered that the amenity of the adjoining properties will not be affected.

**Resolution 11/0707**

Moved by Cr Schmidt, seconded by Cr Gordon, that a development permit be issued for an oversized storage garage with wall height of 4.2m and a floor area of 144m<sup>2</sup> on Lot 4 SP116258 Parish of Drayton and situated at 29 Mally Road, Hodgson Vale subject to the following conditions:

1. Usage is limited to home use and includes no direct or indirect commercial benefits, and no permanent occupation.
2. No external lighting other than sensor lighting is permitted.
3. Provide suitable landscaping around the building to minimise visual impacts.
4. The building is not to be used for human habitation.

**Carried**

**A.10 Application RAL/07/10 for Reconfiguration of Lot (subdivision of 1 lot into 3 lots) on Lot 5 SP141766 Parish of Ramsay and situated at 245 Woods Road, Ramsay.**

**Applicant:** WS & JJ Kunde  
**Owner:** WS & JJ Kunde

An application was received for the reconfiguration of Lot 5 SP141766 Parish of Ramsay and situated at 245 Woods Road, Ramsay. The total area of land is 134.79ha. A copy of the concept plan and advice from Department of Natural Resources and Water was attached for Councillors' information.

**Planning Scheme**

The parent lot is 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. The land is identified as GQAL (Overlay Map 2) under the *Planning Scheme* and is subject to the provisions of *State Planning Policy 1/92 Development and Conservation of Good Agricultural Land* and its supporting guidelines.

It is intended that this resource be protected from inappropriate development that may adversely impact on its productive use by present and future generations. Inappropriate development includes that which may be sensitive to or incompatible with the normal impacts of agricultural activities, or that results in the alienation, loss or fragmentation of good quality agricultural land.

**Proposal**

The applicant proposes to subdivide the existing lot into three lots with 1 lot having an area of 54ha and 2 lots of approximately 40ha each. All lots have a minimum 200m road frontage to a road.

The lot is generally bounded by Elliot's Creek, O'Keefe Road and Woods Road. Proposed Lot 1 will have a frontage to O'Keefe Road and Woods Road. Proposed Lots 2 and 3 will have a frontage to O'Keefe Road only.

### 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 property Plan (Greenmount-1/A) under the *Soil Conservation Act 1986* and they advise that the proposal does not alter the intent of the Approved Plan.

A Water Licence (No 188166) exists that allows a maximum 100ML for irrigation purposes. This water licence will be required to be amended prior to sale of land.

### Services

Proposed Lot 1 will retain the existing dwelling, farm sheds and bore while Lots 2 & 3 will contain the cultivated crop land which is identified as Good Quality Agricultural Land (Overlay Map 2). Electricity is available to service each lot.

The proposed boundary between Lots 2 and 3 will dogleg around the existing bore sites to allow for the continuance of the existing farming practices. The proposed boundary between Lot 1 and 2 may require minor adjustments following a completed survey, to allow for the gully alignment.

Both O'Keefe Rd and Woods Rd are existing gravel roads.

### Comments

The reconfiguration will subdivide the existing 134ha property into 3 lots. The proposed boundary follows established fence lines, contours and will allow for existing bores to be located and utilised in Lots 1 and 2. The boundaries will be located on the eastern side of the existing 2 gullies. The contours flow east into the gullies and the proposed boundaries will maintain single ownership of the contours and gully.

The Department of Natural Resources and Water have considered the application and have no issues if subdivided as proposed, as the reconfiguration is consistent with the soil conservation plan of the locality.

A road contribution will be required for the Woods Road and O'Keefe Road frontages in accordance with Council's *Planning Scheme Policy No.3* and Fees and Charges for 2007/08. This will be a considerable contribution due to the development fronting a road along each side. Two corner truncations (approx 175m<sup>2</sup> and 15,300 m<sup>2</sup>) will also be required to allow for future curve realignment on Woods Rd. Refer to attached Drawing No. 121-0005.

The proposed subdivision generally 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 12/0707**

Moved by Cr Schmidt, seconded by Cr MacGinley, that a Development Permit be issued for Reconfiguration of Lots (1 lot into 3 lots) for land described as Lot 5 SP141766 Parish of Ramsay and situated at 245 Woods Road, Ramsay subject to the following conditions:

**General**

1. Declared plants and any existing environmental weeds on the property are to be destroyed.
2. Authority be given to affix Council's Common Seal to the Plan of Survey and documents associated with this approval.
3. All outstanding rates and charges on the land are to be paid prior to the sealing of the Plan of Survey.
4. 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 2007/08 financial year).
5. Payment of Department of Natural Resources and Water valuation fees of \$120 (3 x \$40) which will result from the issue of split valuations.
6. Payment of a sealing fee of \$100 per Plan of Survey.
7. Plan of Survey to be provided in electronic format for MGA Zone 56 (GDA 94) co-ordinates.
8. All development conditions must be complied with prior to the signing and sealing of the Plan of Survey.

**Approved Plans**

9. The reconfiguration is to be developed in accordance with the proposal plan submitted by the applicant, as determined by Council.

**Roadworks**

10. Dedication of two corner truncations (Refer to attached Drawing No. 121-0005) for future curve realignments on Woods Rd. Applicant to meet all related costs.

**Road Contributions**

11. A roadworks contribution of \$59,178 (2,818m @ \$21/m) is required in accordance with Council's Planning Scheme Policy No.3. (fees applicable for 2007/08 financial year).

**Referral Agency**

12. The approved Soil Conservation Plan No SC305044 is to be amended in accordance with the *Soil Conservation Act 1986*.
13. The Water Licence No 188166 is to be amended in accordance the *Water Act 2000*.

**Carried****Closed Meeting**

The meeting closed at 9:52am to discuss planning matters.

**Resolution Number 13/0707**

Moved by Cr Gordon, seconded by Cr Mengel, that the meeting be closed to the public to discuss other matters in accordance with Section 463(1)(g) of the *Local Government Act 1993*.

**Carried**

### Re-opening of Meeting

The meeting re-opened at 10:10am.

**Resolution Number 14/0707**

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

**Carried**

During the closed session, Council discussed an application for an extension of currency period for building and operational works for DA 27/2000.

**Resolution 15/0707**

Moved by Cr Robertson, seconded by Cr Mengel, that Council grant an extension of the currency period for 2 years from 22 July 2007 for building and operational works for Development Permit No 27/2000 and advise that Council would be unlikely to approve any application for a further extension.

**Carried**

**Resolution 16/0707**

Moved by Cr Moule, seconded by Cr Williams, that Council note advice from the Manager Development Services that Allied Welding and Fabrication meets all current Council licensing requirements.

**On being put the motion was LOST**

### Attendance

At 10:15am the Chief Executive Officer retired from the meeting.

### Attendance

At 10:20am Cr Moule retired from the meeting.

### Adjournment

The meeting adjourned for morning tea at 10:20am and resumed at 10:50am with all attending members, the Chief Executive Officer, Andrew Bullen and Ian Douglas in attendance.

## Presentation

The Mayor welcomed Andrew Bullen (Precinct Urban Planning) and Ian Douglas (Herron Todd White) who attended the Meeting to discuss the purpose, key issues and expected outcomes of the Residential Needs Study.

It was resolved that the Manager Development Services and Director Engineering Services prepare a joint report on the draft study for further consideration at a workshop to be held in September 2007.

## B) CORPORATE SERVICES

### B.1 Cambooya Kindergarten

The Cambooya Kindergarten has requested an extension to the lease of the property at 5 Harrow Street, Cambooya. The Kindergarten currently pays an annual lease fee of \$100.00 plus electricity, water, sewerage, tip management levy and fire levy.

#### **Resolution 17/0707**

Moved by Cr Middleton, seconded by Cr Robertson, that the Cambooya Kindergarten be offered a new lease for a period of 5 years, with an option to extend on a five yearly basis for a further 15 years, for the property adjacent to the Cambooya Hall (5 Harrow Street, Cambooya), on the same terms and conditions, except for Clause 4.17 which is to be amended to allow for the keeping of small animals.

**Carried**

### B.2 Accounts for Payment

#### **Resolution 18/0707**

Moved by Cr Gordon, seconded by Cr Schmidt, that the accounts paid during the month of June 2007 totalling \$1,205,132.78 be confirmed, as detailed below:

Operating Fund	Vouchers 17931-17987	\$	173,821.27
	EFT Payments 5928 - 6138	\$	1,031,311.51
	(the above figures include \$26,452.73 Trust Fund Monies)		

**Carried**

### B.3 Bushfire Mitigation Program (G/A1\_37)

Correspondence was received from Clifton Shire Council asking Council for their thoughts regarding a joint application under the above programme. A copy of the email from Clifton Shire Council was provided for Councillors information.

#### **Resolution 19/0707**

Moved by Cr Mengel, seconded by Cr Gordon, that Clifton Shire Council be advised that this Council wishes to be involved in a joint submission under the above programme.

**Carried**

### Closed Meeting

The meeting closed at 12:25pm to discuss correspondence received from D Stenzel and J Stenzel regarding the Wyreema treatment plant land lease.

**Resolution Number 20/0707**

Moved by Cr Gordon, seconded by Cr MacGinley, 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**

### Re-opening of Meeting

The meeting re-opened at 12:50pm.

**Resolution Number 21/0707**

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

**Carried**

### Adjournment

The meeting adjourned for lunch (provided by Cambooya Uniting Church) at 12:50pm and resumed at 1:25pm with all attending members, the Chief Executive Officer, Director Engineering Services, Finance Manager, Personal Assistant and members of the Stenzel family (Wyreema Treatment Plant land lease) in attendance.

#### B.4 Joint Local Government Integrated Pest Management Project (WW2\_05)

The Chief Executive Officer tabled a letter from the Condamine Alliance requesting Council consider supporting the Joint Local Government Integrated Pest Management Project.

**Resolution Number 22/0707**

Moved by Cr Robertson, seconded by Cr Schmidt, that Council include an amount of \$11,648 in its 2007/08 Budget towards the Joint Local Government Integrated Pest Management Project.

**Carried**

## B.5 Wyreema Treatment Plant Land Lease

The Mayor advised that an application from D Stenzel and J Stenzel to vary the Wyreema treatment plant land lease fee for 2007/08 was previously discussed in a closed session of Council.

### **Resolution 23/0707**

Moved by Cr Gordon, seconded by Cr Middleton, that the lease amount be reduced by the same amount as the previous year (2006/07 \$10,000) for the 2007/08 financial year due to the reduced amount of effluent available and Council advise that upon expiration of this initial three (3) year period the lease option be withdrawn and the lease recalled.

**Carried**

## C) ENGINEERING SERVICES REPORT

### C.1 Light Vehicle Changeover Policy (WW1\_01)

This policy needed reviewing to reflect the increased lives of utilities to 3 years, as adopted in the 5 Year Plant Replacement Programme. The proposed new policy was attached for Councillors information.

The current policy states that all light vehicles should generally be replaced at 60,000km or 2 years, whichever comes first.

The costs involved in owning and operating vehicles are finance (ownership and depreciation) and operating (fuel, servicing, maintenance and repairs). Over time most of these costs are similar for vehicles in the same class, with the exception of depreciation. Vehicle resale values and depreciation are generally the determining factor in which vehicle to purchase and how long they should be kept.

Warranties on most new vehicles are generally 3 years or 100,000km.

It is proposed to increase the life of the utilities to 80,000km or 3 years, as per the 5 Year Plant Replacement Programme. Council's utilities will generally travel 80,000km within 3 years.

It is proposed to increase the life of the sedans and wagons to 80,000km or 2 years. It is expected that the decrease in resale value from 60,000km to 80,000km will be minimal, and will actually decrease the annual depreciation over the longer timeframe. By selling at 2 years or 80,000km some of the new car warranty still remains, which is attractive to potential buyers. Council's sedans and wagons will generally travel 80,000km within 2 years.

### **Resolution 24/0707**

Moved by Cr Middleton, seconded by Cr Schmidt, that Council adopt the Light Vehicle Changeover Policy as presented.

**Carried**

**C.2 IPWEA International Public Works Conference 2007**

The IPWEA International Public Works Conference will be held at Cairns from 27-29 August 2007.

The conference will cover many topics relevant to local government engineering, including skills shortages, water and wastewater, environmental sustainability, waste management, asset management, risk management, stormwater management, roads and bridges.

This conference replaces the annual IPWEAQ State Conference for this year. Early bird registration costs are \$1,639 for the full conference, with other costs being travel and accommodation.

The Director Engineering Services and Technical Officer attended this conference last year at the Sunshine Coast.

**Resolution 25/0707**

Moved by Cr Robertson, seconded by Cr MacGinley, that the Director Engineering Services be authorised to attend the 2007 IPWEA International Public Works Conference in Cairns.

**Carried****C.3 Proposed Capital Roadworks Programme 2007/08**

The proposed Capital Roadworks Programme 2007/08 (including the proposed Five Year Capital Roadworks Programme) was provided for Council's consideration.

Road reseals are also treated as capital works. It is proposed to budget \$335,000 for reseals for 2007/08. This is the sum of \$275,000 (as previously proposed), plus carrying over the \$60,000, which was unspent in 2006/07.

Gravel resheets are treated as an operating expense. The previously proposed amount for 2007/08 of \$250,000 stands. There is no carryover from 2006/07.

**Resolution 26/0707**

Moved by Cr Mengel, seconded by Cr Middleton, that the proposed Capital Roadworks Programme 2007/08 and Five Year Capital Roadworks Programme, as presented, be adopted.

**Carried****Resolution 27/0707**

Moved by Cr Gordon, seconded by Cr MacGinley, that Council allocate \$335,000 for road reseals in the 2007/08 Budget.

**Carried**

#### C.4 Request for 40kph zone at Cambooya State School

Correspondence was received from Cambooya State School requesting that a 40kph speed zone be implemented in front of the school. Construction of the new hall carpark and children's crossing is currently underway.

It is common in these circumstances to have a 40kph school zone, which would only apply at drop-off and pick-up times in the mornings and afternoons, on school days. In this particular situation there is a prevailing low speed environment due to Harrow Street being a dead-end street and the generally congested nature of the area. There may also be considerable pedestrian movement at any time of the day or night when there is a function at the adjacent hall.

It is considered that a permanent 40kph zone would be appropriate. It should extend for the full length of the frontage of the school in Harrow Street and also along Gore Street past the new hall carpark and kindergarten.

##### **Resolution 28/0707**

Moved by Cr Robertson, seconded by Cr MacGinley, that a 40kph zone be installed in Harrow Street and Gore Street, Cambooya along the frontage to the Cambooya State School, Cambooya Hall and Cambooya Kindergarten.

**Carried**

#### C.5 Request for increase to fire levy (FR1\_04)

The Chief Executive Officer tabled a letter and proposed expenditure report from the Cambooya Rural Fire Brigade, pertaining to their request for an increase in the annual fire levy from \$15 to \$20 from the 2007/08 year.

##### **Resolution 29/0707**

Moved by Cr Robertson, seconded by Cr Gordon, that Council agree to the request from the Cambooya Rural Fire Brigade to increase the Rural Fire Levy from \$15 to \$20 from the 2007/08 year.

**Carried**

#### C.5 Water Supply Charges for 2007/08

Council's 2006/07 base charges were as follows:

Infrastructure Charges	\$200 (connected or vacant land in water area)	
Consumption Charges	0-300kL	\$0.75/kL
	301 – 500	\$1.25/kL
	over 500	\$2.20/kL

The charges to Gatton Shire for residents on Cambooya Shire water are as above, however the charges to Jondaryan Shire for the residents of the western part of Wyreema are:

Infrastructure Charges	\$50 (connected lots only)	
	0-300kL	\$1.60/kL
	Over 300	\$2.20/kL

Council's charges generally compare favourably to those of other Councils in the area.

To cover the costs allowed in the proposed 2007/08 Operational Budget, a total of approximately \$608,000 in water revenue needs to be recovered. (No allowance for full cost pricing or return on capital is included in this figure. FCP Overheads are likely to be of the order of \$100,000.) An analysis of the number of connections and likely water consumption has been undertaken to determine the water charges required to generate the desired revenue.

The proposed base charges for 2007/08 are:

Infrastructure	\$220	
Consumption	0-300kL	\$0.80
	301-500	\$1.30
	Over 500	\$2.50

This will give a total revenue of approximately \$637,000 based on the assumption that the total water consumption will remain much the same, with the increased number of connections offset by less usage for each connection. There would obviously be less revenue if water usage decreased.

The proposed charges give an average revenue of \$411 per connection. (2006/07 was \$386 per connection.) This is still well short of the \$442 per connection recommended for 2007/08 by the financial planning in Council's Total Management Plan.

The proposed consumption charge increases have been kept to a minimum (i.e. 5c/kL) in the lower ranges, but increased more substantially for the upper range. Table 1 shows the number of connections in each consumption range. It is also proposed to reduce the lower ranges to discourage use of water.

Charges to Jondaryan Shire also need to be reviewed to produce an equivalent level of revenue as if the charges for the rest of the Shire were applied. To do this, the proposed charges for Jondaryan are:

Infrastructure	\$65	
Consumption	0-300kL	\$2.00
	Over 301kL	\$3.00

**Resolution 30/0707**

Moved by Cr Williams, seconded by Cr Schmidt, that the charging basis for water charges as outlined, be incorporated into the budget proposed for the 2007/08 financial year.

Infrastructure	\$220	
Consumption	0-300kL	\$0.80
	301-500	\$1.30
	Over 501	\$2.50

the proposed charges for Jondaryan are:

Infrastructure	\$65	
Consumption	0-300kL	\$2.00
	Over 300kL	\$3.00

**Carried****Attendance**

At 2:30pm the Director Engineering Services retired from the meeting.

**The following item was tabled as part of a Late Agenda Item under Corporate Services, and discussed at the conclusion of Engineering Services:**

**B.6 Workforce Transition Code of Practice**

Councillors were advised that Cr Taylor intends to move the following motion at the upcoming ALGWA (Queensland) State Conference in Charters Towers, 1-3 August 2007. Councillors are also asked to consider endorsing this motion and that said motion be conveyed to the Minister for Local Government and Planning, the Hon. Andrew Fraser MP.

**Resolution 31/0707**

Moved by Cr Middleton, seconded by Cr Mengel, that the Minister for Local Government and Planning (Hon. Andrew Fraser MP) be requested to ensure that the rights of Chief Executive Officers be protected in the Workforce Transition Code of Practice currently being negotiated, such that Chief Executive Officers of Councils which are affected by the State Government's reform process be afforded similar security to the balance of Council's workforce, ie. job guarantee until March 2011.

**Carried**

#### 4. GENERAL BUSINESS

##### Senior's Week Morning Tea

The Cambooya Bowls Club has been booked for this annual event on Tuesday 21 August. Mark Schuster has again agreed to provide music for the event and the Cambooya Kindergarten has also agreed to cater. Ross Phipps has been approached to provide bush poetry readings but unfortunately doesn't think he will be back from his holiday trip in time.

*Received*

##### Young Australian of the Year

It was agreed that Council should nominate Josh Horner (2007 Cambooya Shire Australia Day recipient in both the junior sporting and community awards) for the Young Australian of the Year 2007.

##### Lions Club

Correspondence was tabled by the Chief Executive Officer from the Lions Club of Drayton Country requesting Council's support and assistance in backing their project to establish a medical emergency "first response" team in Wyreema and Cambooya, under the direction of Queensland Ambulance.

*It was resolved that Council would offer support via way of promotion of the project to gauge community support.*

##### Greenmount Hall

The Chief Executive Officer tabled correspondence from the Greenmount Returned Soldiers Memorial Hall Committee seeking assistance towards the annual insurance premium. The amount requested was for \$500.

##### **Resolution 32/0707**

Moved Cr Gordon, seconded by Cr Schmidt, that an amount of \$500 be contributed towards each of the following halls on the proviso that it be utilised towards payment of the halls annual insurance premium. The halls to receive the contribution are Hodgson Vale, Cambooya, Greenmount, Felton and Wyreema.

**Carried**

##### **Quotes for Signs – Proposed Referendum on Local Government Reform**

The Chief Executive Officer advised that he had received quotes for corflute signs, protesting the proposed forced amalgamations of Queensland local governments.

##### **Resolution 33/0707**

Moved by Cr Middleton, seconded by Cr Williams, that Council purchase 50 corflute signs from Screen Printing at a cost of \$9.95 each + \$35 set-up, payable by participating Councillors.

**Carried**

### Budget Meeting

Council resolved to hold the Budget Meeting in conjunction with the Ordinary Meeting of the 15 August 2007.

The meeting closed at 3:05pm to discuss staffing and enterprise bargaining matters.

#### **Resolution Number 34/0707**

Moved by Cr Mengel, seconded by Cr Schmidt, that the meeting be closed to the public to discuss other matters in accordance with Section 463(1)(a) and (b) of the *Local Government Act 1993*.

**Carried**

### Re-opening of Meeting

The meeting re-opened at 3:15pm.

#### **Resolution Number 35/0707**

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

**Carried**

#### **It was resolved:**

1. That the Mayor provide the Chief Executive Officer with written details of the outcome of his performance review.
2. That a decision on a request for an increase in remuneration for State Award based employees for agreeing to defer enterprise bargaining negotiations until February 2008 be deferred pending the imminent outcome of the Local Government Reform Commission Report.

#### **Cr Robertson**

Advised that she is resigning as Council's liaison officer with the Greenmount Returned Soldiers Memorial Hall Committee and expressing her disappointment with the lack of community support towards the Hall.

The Mayor thanked Cr Robertson, on behalf of Council, for the marvellous work she had done for the Hall.

#### **Cr Mengel**

Advised that Mr Free had again enquired about the school sign project. The Mayor advised that Mr Free had been informed that the project was in hand, but was unlikely to be completed in time for the Schools Celebration on Friday 26 October 2007 commencing at 10:00am

**5. NEXT MEETING**

The next Ordinary Meeting of Council will be held on 15 August 2007 and will also incorporate the Budget Meeting.

**6. CLOSURE**

There being no further business, the Mayor closed the Meeting at 3:35pm

Council at the Ordinary Meeting held on 15 August 2007 confirmed these minutes.

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