

# **CAMBOOYA SHIRE COUNCIL**



**Confirmed Minutes**

**for**

**Ordinary Meeting**

**15 August 2007**



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### CAMBOOYA SHIRE COUNCIL

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**PRESENT**

- Cr CE Taylor (Mayor)
- Cr MA Williams
- Cr NB Schmidt
- Cr FW Mengel
- Cr SC Robertson
- Cr MJ MacGinley
- Cr PD Gordon
- Cr MR Middleton
- 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 9:03am.

**1. APOLOGIES – LEAVE OF ABSENCE**

That Cr Moule be granted leave of absence from the Meeting.

**Resolution 01/0807**  
Moved by Cr Gordon, seconded by Cr Middleton, that Cr Moule be granted leave of absence from the Meeting. **Carried**

A minutes silence was observed to mark the passing of the late Craig Stower, Deputy Chief Executive Officer of this Council.

**2. CONFIRMATION OF MINUTES**

Council is requested to confirm the Minutes of the Ordinary Meeting of Council held on 18 July 2007 and Minutes of the Special Meeting held on 6 August 2007.

**Resolution 02/0807**  
Moved by Cr Schmidt, seconded by Cr Mengel, that the Minutes of the Ordinary Meeting of Council held on 18 July 2007, which have been circulated to Councillors, be confirmed. **Carried**

**Resolution 03/0807**  
Moved by Cr Middleton, seconded by Cr Mengel, that the Minutes of the Special Meeting held on 6 August, 2007, which have been circulated to Councillors, be confirmed. **Carried**

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

#### A) DEVELOPMENT SERVICES

##### A.1 Application PSW/07/37 for an Oversize Shed on Lot 9 SP167942 Parish of Drayton and situated at 3 Kingston Road, Hodgson Vale.

**Applicant:** S & F Mikkelsen

**Owner:** S & F Mikkelsen

An application was received for an oversize shed with a floor area of 113m<sup>2</sup> and wall height of 2.7m located on Lot 9 SP167942 Parish of Drayton and situated at 3 Kingston Road, Hodgson Vale. The property has an area of 4050m<sup>2</sup>. A copy of the proposal letter, shed design and site plan was attached for Councillor's information.

The applicant states the reasons he requires the oversize shed is to store 2 motor vehicles, garden equipment, bicycles and a workbench area.

#### **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 oversize shed is a single storey colorbond building with a wall height of 2.7m and floor area of 113m<sup>2</sup>. The shed is to be located on vacant land (a building application for a dwelling is currently with Council's Certifier) approximately 17m from the northern (front) boundary and 6m from the eastern (rear) boundary.

The applicant has indicated that the shed will be used for the storage of 2 motor vehicles, garden equipment, bicycles and a workbench area. The proposed dwelling does not have a garage built into the design.

The adjoining property owners are unable to be contacted as they are currently overseas.

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

**Resolution 04/0807**

Moved by Cr Gordon, seconded by Cr Robertson, that a development permit be issued for a single story colorbond (oversize) shed with a floor area of 113m<sup>2</sup> and a wall height of 2.7m on Lot 9 SP167942 Parish of Drayton situated at 3 Kingston 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.2 Application PSW/07/39 for a Boundary Clearance Variation for a shed on Lot 22 RP862108 Parish of Cambooya and situated at 44 Stratford Drive, Wyreema.**

**Applicant:** A Bedford  
**Owner:** A & L Bedford

An application was received for a boundary clearance variation for a shed located on Lot 22 RP862108 Parish of Cambooya and situated at 44 Stratford Drive, Wyreema. The proposed shed is 54m<sup>2</sup> and is proposed to be sited 0.6m from the western boundary. The property has an area of 1,104m<sup>2</sup>.

A copy of proposal letter from the owner, aerial photo, shed design and site plan was attached for Councillors information.

The applicant states that the proposed shed is to be located to 0.6m from the western boundary, in alignment with the existing dwelling and no adjoining property owners would be affected as the boundary borders a walkway.

**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 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**

The proposed colourbond shed is to be located 0.6m from the western boundary which is adjacent to a public walkway. The allotment narrows towards the rear and access to the back yard is restricted due to the position of the existing dwelling.

The shed will be parallel to the dwelling and therefore the front corner (north western) will be 3m from the side boundary (0.6m below the road level). The actual area of the garage that will encroach on the 1.5m setback will be approximately 1.5m<sup>2</sup>. This will result in a smaller visual impact from the street and therefore it is considered that there will be no adverse impact on the amenity of the area.

**Resolution 05/0807**

Moved by Cr Gordon, seconded by Cr Schmidt, that a development permit be issued for a boundary clearance variation from 1.5m to 0.6m from the western boundary for a shed, with a floor area of 54m<sup>2</sup> on Lot 22 RP862108 Parish of Cambooya and situated at 44 Stratford Drive, Wyreema due to the position of the adjacent public pathway.

**Carried**

**A.3 Application PSW/07/40 for a Material Change of Use (Relative's Apartment) on Lot 5 SP118502 Parish of Drayton situated at 286 Hayden Street, Mount Rascal.**

**Applicant: D Naumann**

**Owner: M & Z McDermott**

An application was received for a relative's apartment for the above property. The relative's apartment is for the benefit of McDermott's son. A building and plumbing application have been lodged with Council for the proposed dwelling. The property has an area of 1.004ha.

A copy of application letter from the owner, site plan, floor plan and aerial photo was attached for Councillors information.

**Planning Scheme**

The provision to allow a development for a relative's apartment in the Rural Residential area is not provided for in the *Planning Scheme*. Concessions exist for a second dwelling to be permitted in a Rural Land Use area only.

"Multiple dwellings" is defined as "*an integrated development of at least two places of residence for discrete households, domestic groups or individuals. The term includes townhouse, duplex, apartment building, retirement village, nursing home, children's home, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature) or community dwelling (where unrelated people maintain a common discipline, religion or similar)*".

**Comments**

The owner states that the relative's accommodation (second dwelling) will be occupied by her son. The building will not contain a laundry and can be considered a part of the residential accommodation provided for by the existing principal building (dwelling).

It is recommended that Council allow the building to be classed as a "Relatives Apartment" rather than a "Multiple Dwelling" as long as the work is undertaken in accordance with drawing number 070204/01-09.

The *Superseded Planning Scheme* provided for a relatives apartment with an area of 80m<sup>2</sup> containing only one bedroom. The proposed building will have a habitable area of 82.8m<sup>2</sup> and will be 10m from the southern and eastern boundaries. The building will have 2 habitable rooms which will include use as an office and therefore the need to limit the number of bedrooms is not considered necessary.

The property will remain under the existing ownership and this type of development allows extended families to reside on land and be supported by family members without compromising Council's subdivision policy requirements. The site is a large Rural Residential allotment (1.004ha) and it is considered that the development will have little impact on neighbouring residential amenity.

**Resolution 06/0807**

Moved by Cr Middleton, seconded by Cr Robertson, that a Development Permit be issued for a Material Change of Use (Relative's Apartment) on Lot 5 SP118502 Parish of Drayton situated at 286 Hayden Street, Mount Rascal subject to the following conditions:

- a) A building and plumbing permit will be required for the relative's apartment.
- b) The building is to be occupied only by relatives of the owner.
- c) The building must be constructed in accordance with drawing number 070204/01-09.
- d) Provide a minimum of 1 vehicle space on the allotment.

**Carried**

**Exclusion of Councillor from meeting**

Cr Middleton disclosed that he had a conflict of interest in the next item of business, was not present at or took part in the debate and left the meeting at 9:22am.

**A.4 Development Application MCU/07/05 for a Material Change of Use (Function Centre) on Lot 1119 A342430 Parish of Drayton and situated at 401 Preston Boundary Road, Preston,**

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

An application was received for Material Change of Use (Function Centre) on Lot 1119 A342430 Parish of Drayton situated at 401 Preston Boundary Road, Preston. The site contains a chapel, amenities building office and a dwelling. The property has a land area of 9.755ha. A copy of site plan, aerial photo and proposal letter and photos were attached for Councillors information.

**Planning Scheme**

The site is located in the Rural Land Use Area which is intended to be used for a range of rural pursuits, including agriculture and animal husbandry. It is also intended to accommodate areas of important landscape and/or ecological values.

Other development may be supported in certain circumstances, including non-agricultural uses such as home based business, host home accommodation and educational, recreational or tourism related uses of a low intensity and scale.

The development will be required to meet the performance criteria set out in the Commercial Development Code and in any other relevant codes to demonstrate consistency with the desired character and amenity of the locality.

**Public Notification**

The adjoining property owners were notified in writing and Public Notification carried out in accordance with Section 3.4.7 of the *Integrated Planning Act 1997*. The Public

Notification period closed on 26 July 2007 and a Notice of Compliance of Public Notification was received from the applicant on 31 July 2007. No submissions were received during the notification period.

### Proposal

It is proposed to convert an existing dwelling into a function centre/restaurant to complement Preston Village Chapel. The applicant envisages that the main patronage would be from wedding parties using the Preston Village Chapel.

The present parking facilities are concrete and it is proposed to gravel base/granite finish an adjoining area the same size as the existing concrete carpark.

### Carparking

The On Site Services and Access Code requires a total of 19 car parking spaces for the development (Chapel & Function Room). The existing concrete carparking area has 13 car spaces provided and therefore an additional 6 spaces will be required.

The applicant requests that Council waive the requirement to have the service vehicle access sealed in favour of an engineer designed decomposed granite access. The costs of a sealed access will be prohibitive due to the very steep terrain. The expected use is considered to be infrequent and minimal dust problems will be created. The proposed turnaround on the road reserve needs further consideration. Further information was provided to Councillors at the meeting.

### Services

Electricity supply is available from the existing service. The existing amenities building is connected to an approved on-site sewerage facility and will service the proposed restaurant and function rooms.

### Comments

The existing building is an older style Queenslander in good condition, which will be renovated to include a kitchen, 2 function rooms, storeroom, parents room and service area. The additions will complement the existing design with features such as corrugated zincalume roof and front verandah. A building application is required to ensure compliance with the Building Code of Australia (BCA), particularly in relation to the provision of required exits, fire safety and equipment.

The kitchen will be required to be a commercial standard and comply with the requirements of the *Food Act 2006* and a Food Business Licence must be obtained prior to commencement of operation of the facility.

Additional landscaping will be provided to complement the existing complex layout and a terraced landscaped retaining wall will be provided to the carparking area. An additional 6 (concrete) carparking spaces will be required to be added to the existing parking area. The development will complement the existing Chapel and the proposed activity is considered to be of a low intensity and scale and not out of character with other activities in the area.

The hours of operation are proposed to be 7.00am to 12.00pm, 7 days a week.

The application substantially complies with the Rural Development Code of the *Planning Scheme* and it is considered the proposed development application has

suitably addressed all the relevant environmental requirements and has been designed to minimise its impact on the surrounding rural environment.

**Resolution 07/0807**

Moved by Cr MacGinley, seconded by Cr Robertson, that a Development Permit be issued for Material Change of Use for a Function Centre/Restaurant on Lot 1119 A 342430 Parish of Drayton situated at 401 Preston Boundary Road, Preston subject to the following conditions:

**General**

1. The proposed development is not to create significant adverse environmental and amenity impacts on the surrounding rural area.
2. The development is to be conducted in accordance with the plans prepared by Arenkay Designs Pty Ltd –Drawing No 070502.
3. An application shall be submitted and approved for any advertising sign.
4. A development application for building works complying with the Building Act 1975 and Standard Building Regulation 1993 is to be lodged with Council or a Private Building Certifier.
5. All conditions contained in this approval are to be complied with prior to occupation or use of the buildings for the approved purpose.
6. The development shall operate only between the hours of 7.00am and 12.00pm, 7 days per week.

**Carparking and Access**

7. Traffic generated by the development is not to cause adverse impacts on Council's road network or on the amenity of uses adjacent to the access routes.
8. Access to the site shall be obtained from the existing crossing as identified on the stamped approved plan.
9. An additional 6 carparking spaces shall be provided and the carparking area to be sealed to comply with the AS.NZS2890 Parking Facilities – Off Street Parking.
10. No access allowed to Preston Road.

**Environmental Health Compliance**

10. The conditions of this approval are to be complied with prior to the use of the building or site commencing.
11. Applications for food business licence under the Food Act 2006 are to be submitted and accompanied with two copies of shop fitting details, drawn to scale of not less than 1:100.
12. The plans are to show details of:
  - Finishes to all surfaces including floors, walls, ceilings, benches, shelving etc;
  - The nature, installation and operation of all equipment, appliances and fixtures; and
  - The mechanical exhaust ventilation system.

**Landscaping and Buffers**

13. The area surrounding the building is to be landscaped to the satisfaction of Council.
14. The applicant is to provide a 2m wide landscaped strip adjacent to the Preston Boundary Road frontage of the site.
15. The applicant shall seek to maintain the maximum number of existing trees on the subject land to the satisfaction of Council.

**Carried**

## Attendance

At 9:40am Cr Middleton attended the meeting.

### A.5 Application RAL/07/12 for Reconfiguration of Lot (Subdivision 1 lot into 2 lots) on Lot 54 AG2288 Parish of Haldon situated at 4078 Gatton Clifton Road, Hirstglen.

**Applicant:** Ian A Rosenberger (Surveys) Pty Ltd  
**Owner:** R & S Strahan

An application has been received for the reconfiguration of Lot 54 AG2288 Parish of Haldon situated at 4078 Gatton Clifton Road, Hirstglen into 2 lots.

A copy of concept plan, aerial photo and Department of Natural Resources and Department of Main Roads advice was attached for Councillors information.

### Planning Scheme

The parent lot is situated mostly in the Rural (Uplands Landscape) area of the *Planning Scheme* which is an area of particular importance to the landscape character of the Shire. These values are intended to be protected from development that may adversely impact upon them. This area is prone to erosion, with soil conservation works often implemented for the cultivated lands within the area. It is also prone to ground water contamination and salinity (particularly on lower slopes).

Development that may lead to an increase, concentration, or diversion of runoff, erosion, groundwater contamination or significant clearing will not be favourably considered. The minimum lot size generally intended in this area is 64ha with a minimum frontage of 200m.

### Proposal

The applicant proposes to subdivide existing Lot 54 (192.271ha) into 2 lots. The existing Lot 1 will be a minimum of 40ha and the balance area 152.271ha. The reconfiguration will maintain the farm structures on Lot 1 with existing access.

Both proposed lots will have frontages greater than 200m. Proposed Lot 1 will have frontages to Greenmount Hirstvale Road and Gatton Clifton Road (both declared Main Roads) and proposed Lot 2 will have frontage to O'Donohoe Road (gravel) and Houston Road (unformed).

### Referral Agency

The application was referred to the Department of Main Roads (Concurrence Agency) who require that access to the proposed Lot 2 be from O'Donohoe Road.

The application was referred to the Department of Natural Resources and Mines for advice regarding vegetation and landforms.

### Services

The proposed Lot 1 will retain the existing dwelling, farm sheds, bore and cultivated land identified as Good Quality Agricultural Land - GQAL (Overlay Map 2). Lot 2 will contain an existing bore, some GQAL land and the balance of vegetated steep land that is not cultivated. Electricity is available to each lot.

### Comments

The proposed subdivision substantially complies with the requirements of section 4.10 Reconfiguring of a Lot Code of the *Planning Scheme* as the 40ha lot is located within the Rural (Plains Landscape) Area which is characterised by alluvium and deep clay soils.

The reconfiguration will subdivide the property to allow for the separation of the Good Quality Agricultural Land from the uplands (steep vegetated country). The proposed boundary follows established fence lines, contours and effectively separates the uplands from the lowland areas.

Proposed Lot 1 will use the existing access off Gatton Clifton Road. Proposed Lot 2 will only be permitted road access via O'Donohoe Road. A road contribution will be required for the frontage of O'Donohoe Road in accordance with *Council's Planning Scheme Policy No.3 and Fees and Charges 2007-08*.

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.

*It was **resolved** to defer consideration of the item, pending the provision of referral agency advice.*

At the conclusion of the main Agenda – Development Services the Manager Development Services **Late Agenda Items – Development Services** were tabled:

#### **LA/DS.1 Regional Arts Development Fund**

The RADF Committee considered the following applications at its meeting held on 13 August 2007. It was decided that the following applications for funding be approved:

##### **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:**

Funds applied for total \$2,512 (2006/07 previously allocated \$1,867) balance allocated \$645.

**b) Applicant: Marion De La Croix**

**Purpose of Grant:**

An application was received from Marion De La Croix for researching of an historical novel. The grant will be used toward the cost to travel to "Nockatunga" cattle station to undertake research on a manuscript in March 2007 and edit and publish in September 2007. The amount requested was \$4,000.

Council resolved at its Ordinary Meeting in November 2006 to approve funding to the amount of \$1,500 subject to conditions. The applicant had complied with the conditions and the balance of funds can now be allocated.

**Amount Allocated:**

Balance of funds to the amount of \$1,883 can now be allocated.

*It was **resolved** to defer discussion of this item until the Budget for 2007/08 has been adopted.*

**Draft Residential Needs Study**

The Manager Development Services presented Councillors with a copy of the draft Residential Needs Study, in order for Councillors to peruse the document prior to a workshop proposed for 5 September 2007.

**B) CORPORATE SERVICES**

**Attendance**

At 10:08am the Finance Manager attended the meeting and the Manager Development Services retired from the meeting.

**B.1 Accounts for Payment**

<b>Resolution 08/0807</b>	
Moved by Cr Gordon, seconded by Cr Schmidt, that the accounts paid during the month of July 2007 totalling \$1,334,109.92 be confirmed, as detailed below:	
Operating Fund	Vouchers 17988-17021 \$ 103,539.04
	EFT Payments 6139 - 6238 \$ 1,181,546.02
	(the above figures include \$49,432.75 Trust Fund Monies)
	<b>Carried</b>

## B.2 Request to Pay Debtors by Instalment

Karen Reid from 13897 New England Highway, Cambooya obtained a quote from Council to resheet this property's driveway access and has asked permission to pay instalments for the work as follows:

- The amount of \$8,472.40 is to be shared with her neighbour, Brian Coughran. This would mean each party will pay \$4,236.20. Once the deposit of \$1,059.05 has been paid by each party, the outstanding balance will be \$6,354.30. Each party would then owe \$3,177.15. The request is for the balance to be paid off over 18 months at \$176.50 per month.

Council's policy on Credit for Private Works is that the carrying out of private works be as follows until otherwise determined by the Council, namely:

- a) Credit terms of '14 days to pay' will normally be extended to those residents of the Shire who do not at that time have any other accounts, including municipal rates or charges, in arrear, and who have not otherwise defaulted in the payment of accounts in the preceding period of 6 months to the extent that final notice of recovery of same has been necessary.
- b) An applicant for private works may have works done on a cash basis not withstanding that such person may have some other account, including municipal rates or charges, in arrears at that time.
- c) An account shall be deemed to be in arrears after 30 days from the date of service of the respective notice to pay namely – Private Works – 30 days from statement date.
- d) Interest on unpaid accounts. Interest at the same rate as applied to outstanding General rates and charges to be applies to all accounts not paid within 30 days of notice.
- e) Normal recovery of outstanding debts to apply.

There is a need to ensure that the Council is seen to be even handed in the manner in which credit is given and that a credit rating could be redeemed upon payment of all outstanding accounts.

### ***Resolution 09/0807***

Moved by Cr Mengel, seconded by Cr Gordon, that Council advise Karen Reid that should she wish to proceed with the quoted works, payment for the balance owing will be required at the completion of the works as per Council's Policy Number 1.1 – Credit for Private Works.

**Carried**

## B.3 Lease of Cambooya Landcare Association Office

Correspondence has been received from the Secretary of the Central Downs Landcare Group, advising that the Group would be vacating the Cambooya office between 6 and 10 August 2007 and relocating to Clifton, sharing accommodation with the Department of Primary Industries and Fisheries. As their Group has been the main users of the office and facilities, it has carried the cost of rent and services. In recognition of the additional financial pressure this will now place on Cambooya

Landcare, CDL has resolved to contribute \$100 per month for 12 months to Cambooya Landcare to assist with those costs. Council and the Landcare Association were thanked for the opportunity to use the premises and ongoing support.

The premises have been rented on a reviewable annual basis, initially by the Central Downs Landcare Group, and since 2002 by the Cambooya Landcare Association. Rental has been set at \$50 per week or \$216.67 per calendar month, plus GST. The rental period is from the 1 February each year. The Association is responsible for electricity, telephone, contents and public liability insurance, water consumption, wheelie bin charges, normal building and garden maintenance.

Council is responsible for building insurance, rates and charges (excluding water consumption and wheelie bin charges) and major items of building maintenance.

Council has also been approached by the Cambooya Landcare Association seeking an extended lease and revised rental.

**Resolution 10/0807**

Moved by Cr Mengel, seconded by Cr MacGinley,

1. That Council agree to offer a three (3) year renewable lease of the premises at 64 Eton Street, Cambooya, to the Cambooya Landcare Association Inc on the same conditions as previously;
2. That the lease fee from 11 August 2007 to 1 February 2008 be amended to \$100-00 per month; and
3. That the new lease operate from 1 February 2008 at a rate to be set at that time, based on current and projected uses of the premises.

**Carried**

**B.4 Appointment of Local Government Representatives to the 2007/08 TGWT Assoc. Board (AIP2\_07)**

At this time of year the Toowoomba and Golden West Tourism Association approach Council to nominate a representative for the 2007/08 Board. Given the current environment of local government amalgamations and the 2008 March elections, TGWT is proposing to run with existing council nominees until the elections of new councils have been declared in March 2008. A copy of this correspondence was attached for Councillors information.

**Resolution 11/0807**

Moved by Cr Gordon, seconded by Cr Schmidt, that Cambooya Shire Council support Toowoomba and Golden West Tourism's approach to run with the existing Council nominees until the elections of new Councils have been declared in March 2008.

**Carried**

**B.5 Consultation – Annual Valuation (FR1\_07)**

Correspondence has been received from the Department Natural Resources and Water advising that under the Valuation of Land Act 1994, (the Act); a Chief Executive Officer is required to undertake an annual valuation of all land in a local government area.

The Department seeks Council's opinion on whether a valuation of this Shire should be undertaken, to be effective on 30 June 2008. A copy of this correspondence was attached for Councillors information.

**Resolution 12/0807**

Moved by Cr Williams, seconded by Cr Gordon, that DNRW be advised Council requires a valuation to be held every 2 years, the next to have effect from 1 July 2009.

**Carried**

**B.6 Carnival of Flowers (CC\E1\_12)**

Cr Taylor provided a verbal update on the upcoming Carnival of Flowers and it was agreed that Cambooya Shire would be represented again this year.

**B.7 Greenmount Memorial Hall – Request for Assistance (CC\H1\_03)**

The Chief Executive Officer tabled a letter received from the Greenmount Memorial Hall Association, requesting assistance towards extensive renovations to the Hall.

**Resolution 13/0807**

Moved by Cr Gordon, seconded Cr Middleton, that Greenmount Hall be advised that Council is unable to assist with their proposals in the present form.

**Carried**

**C) ENGINEERING SERVICES REPORT**

**C.1 Plant Replacement Programme – Tender T03\_0708 Supply of One Tandem Drive Tipping Truck – 260kW plus, Cab Over**

Council has allocated \$180,000 (plus GST) in its proposed budget for this truck. There is no trade-in on this purchase. The existing tip truck which is being replaced (Plant No. 43) will be refitted as a water truck.

Tenders for the supply and delivery of one tandem drive, cab over tipping truck 260kW plus, closed at 10:00am on Monday 30 July 2007. The following tenders were received:

Name of Tenderer	Description	Tendered Price (inc GST)	Tendered Price (exc GST)	Delivery (weeks)
Westco Truck Sales (Qld)	Nissan UD Truck CW-385, 285 kW, spring suspension	\$179,000.00	\$162,727.27	7 weeks from date of official order
	Nissan UD Truck CWA-385, 285kW, air bag suspension	\$185,600.00	\$168,727.27	7 weeks from dates of official order
Mack Trucks	Mack Fleetliner, 305kW, air bag	\$213,208.84	\$193,826.22	22 weeks subject to body builders schedule
Scania	Scania P420, 315kW, air bag	\$241,715.10	\$219,741.00	12 weeks from date of official order
MAN	MAN TGA26.430, 361kW, air bag	\$239,144.40	\$217,404.00	16 weeks from date of official order
Vanderfield	Hino 700 Series 4150, 302kW, spring suspension	\$178,420.00	\$162,200.00	10-12 weeks subject to prior sales
Black Truck Sales	International 7006 Eagle 6x4, 285kW, air bag	\$199,804.00	\$181,640.00	8-9 weeks subject to body builders schedule
	Isuzu GIGA CXZ385, 287kW, 6 rod spring suspension	\$185,999.00	\$169,090.00	8-9 weeks subject to body builders schedule

Name of Tenderer	Description	Tendered Price (inc GST)	Tendered Price (exc GST)	Delivery (weeks)
	Isuzu GIGA, CXY385, 287kW, air bag	\$196,526.00	\$178,660.00	8-9 weeks subject to body builders schedule
	Isuzu GIGAMAX 425, 316kW, air bag	\$209,649.00	\$190,590.00	8-9 weeks subject to body builders schedule

Registration and CTP are not included in the above costs.

The specification for the truck has called for a power range of 260 – 315kW. The truck is to have a rear-end tipping body, hot shift PTO to allow tipping without coming to a complete stop, a retractable cover, and be set up to tow Council's existing dog trailer.

The Nissan UD, Scania, Hino and Isuzu machines comply with the specification, although the Isuzu GIGAMAX 425 is slightly above the required power. The Mack and International machines are not cab over as required, but bonneted. The MAN does not have the specified hot shift PTO available. The Scania is very expensive compared to the other complying machines.

It is considered that spring suspension is most suitable for Council's needs, and it is also cheaper to buy and maintain than air bag suspension. This leaves the Nissan UD CW-385, Hino 700 Series and Isuzu GIGA CXZ as suitable machines. Delivery of all three suitable trucks is no more than approximately 12 weeks from date of order.

Of these three, the Isuzu GIGA CXZ385 has higher engine torque (1,864Nm @ 1,100rpm against 1,715 and 1,618Nm) combined with similar engine power. It also has a twin plate clutch with a larger surface area than the Hino and an 18 speed Roadranger gearbox, while the Nissan UD only has 13 speed. These features should make the Isuzu more durable for Council's working conditions.

The Nissan UD comes with a Ross Allen body and the Hino with a TWE body. The tendered price for the Isuzu includes a TWE body, with the option of a Peak Engineering or Daybreak Equipment body. The Daybreak Equipment body is available at a reduction of \$8,459 (incl GST) from the tendered price, and is considered to be suitable for Council's purposes.

It is considered that the Isuzu GIGA CXZ385 is the best machine available, and with the Daybreak Industries body it is also the lowest priced of the suitable machines.

It is expected that resale prices and operating costs of all of the suitable machines will be similar, and so the whole of life costs will also be comparable.

**Resolution 14/0807**

Moved by Cr Middleton, seconded by Cr Mengel, that Council purchase the Isuzu GIGA CXZ385 from Black Truck Sales, with Daybreak Equipment body, for \$177,540.00 (incl GST). Further, that notification be forwarded to the Minister for Local Government, as required under the current transitional arrangements, set out in S.159YD of the *Local Government Reform Information Bill 2007*.

**Carried****C.2 Request for Reduced Contribution to Mt Rascal Reservoir**

Correspondence has been received from John Luck requesting a reduction in the cash contribution he needs to make (on behalf of his development on Mt Rascal Road) towards the Mt Rascal Reservoir. A copy of his letter, supporting estimates for the project and his proposed contribution (ie. the cost of him providing a stand-alone system) were attached for Councillors information.

The relevant development conditions for his development are:

21. *Water Supply – Provision of Water Supply Infrastructure as follows:*

- b) *provision of a Reservoir on Council's reservoir site, at Mt Rascal, capable of supplying the needs of the development.*
- d) *Inter-connection between the new reservoir and Council's infrastructure at Iron Bark Drive.*

Mr Luck has previously been advised that Council will construct this infrastructure at a larger scale itself, with his required contribution to fulfil these conditions, being \$383,226. The total project estimate is \$680,000.

Mr Luck has requested:

- A reduction in contribution towards the reservoir access road, site preparation, testing, survey, design; and
- Removal of contribution towards connection to Iron Bark Drive (condition 21(d)).

It is considered that the stated contribution towards the access road, site preparation, testing, survey and design is appropriate. The contribution includes the full costs of the access road, testing, survey and design, as all of these are required regardless of the size of the reservoir. The contribution also includes 75% of the total site preparation costs which is approximately what would be required if he was to build a smaller, stand-alone reservoir. On this basis it is considered that no reduction to the contribution should be given for this part of the request.

It is considered that the stated contribution towards the interconnection between the new reservoir and Iron Bark Drive (condition 21(d)) should not be required. The value of this part of the contribution is \$15,000 (150m x 150mm main @ \$100/m). This work is external to the development and not required for the development to operate. Council will still construct this section as a 300mm main as part of the project.

**Resolution 15/0807**

Moved by Cr Middleton, seconded by Cr MacGinley, that the required contribution towards the Mt Rascal Reservoir be reduced by \$15,000 to \$368,226.

**Carried**

**Adjournment**

Cr Robertson tendered her apologies at having to retire early from the meeting.

The meeting adjourned for morning tea at 10:45am and resumed at 11:30am with all attending members, the Chief Executive Officer and Personal Assistant in attendance.

At the resumption of the meeting the Chief Executive Officer presented the **Business Papers – Corporate Services** for consideration:

**BP/CS.1 Nominations for Toowoomba Regional Council Transition Committee**

In the near future it is expected that the Minister will call for the nomination of two (2) representatives from this Council, for appointment to the Toowoomba Regional Council Transition Committee. Although details are yet to be finalised, it is expected that the Committee will comprise:

- Representatives of affected local governments (two per Council),
- Up to three union representatives,
- A community representative, if required by the LTC,
- An interim CEO

The Committees will be the principal party to transition existing councils towards new arrangements up until the March 2008 local government elections.

The Committees will be supported by the State Transition Committee and guidelines will be developed that clearly set out how they will be established, their operation, roles and responsibilities.

It would be expected that the Committee will meet as soon as possible after being formed, as there are a huge number of issues to be addressed at a local level prior to March 2008.

**Resolution 16/0807**

Moved by Cr Middleton, seconded by Cr Mengel, that Council nominate Crs Taylor and Williams for appointment to the Toowoomba Regional Council Transition Committee and that Cr Gordon be nominated as proxy.

**Carried**

**BP/CS.2 Enterprise Bargaining Update**

Since the Chief Executive Officer's report was tabled at Council's July meeting, the Local Government Reform Commission has released its report on the future of local government in Queensland, recommending that this Council be amalgamated into a Toowoomba Regional Council. The CEO's of all eight existing Councils met on Wednesday 1 August 2007, and amongst other matters agreed to bring forward a common pay scale and conditions template for consideration by the Local Government Transition Committee in due course. Although the pay scales for all eight (8) Councils in the region weren't tabled, our rates are most comparable with Pittsworth and Toowoomba.

It may be recalled that the Federal award based employees have signed an agreement to "roll over" terms and conditions until February 2008, based on the receipt of Fair Pay Increases, and State award employees had rejected the same offer, requesting payment of an additional \$19.40 per week as a "signing up incentive". The legal position is that both Agreements expired in early February 2007, and these new agreements are only an administrative arrangement pending the negotiation of a new agreement by the new Council.

To address the present situation, it is suggested that Council consider offering a retention bonus of \$1,000 to all full time employees, payable half with the Christmas closedown pay and the balance as at 14 March 2008. A number of Councils are offering this type of incentive, to retain experienced staff leading up to the amalgamations next year. The offer is similar to the amount requested by State award based employees, however would not upset relativities with other Councils or incur overheads such as superannuation, leave loadings, etc.

The other issue to be canvassed at this time, is that of paid maternity leave. Enterprise bargaining negotiations were in progress for a new agreement to apply from February 2007. Among the log of claims was a request that Council consider paying 12 weeks parental leave. Of the eight (8) local Councils, only two pay parental leave, being Rosalie and Jondaryan Shire Councils, and it is reasonable to assume that this would have been one of the conditions negotiated if Workchoices and Local Government Reform hadn't intervened.

**Resolution 17/0807**

Moved by Cr Schmidt, seconded by Cr Williams,

1. That Council offer a retention payment of \$1,000 to all employees, with half being payable at Christmas closedown and the balance as at 14 March 2008, with proportional payments applying to part time employees; and
2. That Council recognise progress made to date with Enterprise Bargaining negotiations and endorse an offer of two (2) weeks paid maternity leave to apply from February 2007, or such other period of paid leave agreed to by the Transition Committee.

**Carried**

**BP/CS.3 Federal Government Offer on Referendums**

Since the Special Meeting of Council held on 6 August 2007, which resolved to rescind the previous decision to hold a referendum on the recommendations of the Local Government Reform Commission, (and to conduct a voluntary survey of electors), advice has been received that the Australian Electoral Commission will be allowed to conduct referenda on amalgamations, at no cost to participating Councils.

On receipt of this advice, and of media reports that Mayors and Councillors will be fined \$1,125 if their Council proceeds with a Poll, (nothing was mentioned about voluntary surveys), no further work has been carried out by office staff. The present situation is that all required stationery and electoral roll material is on hand, apart from prepaid postage envelopes through Australian Post.

A copy of the latest advice received at the time of preparation of the Agenda, from the LGAQ, was provided for Councillors information.

Discussion also ensued regarding the bus service provided to transport interested parties to the amalgamation protests in Brisbane.

**Resolution 18/0807**

Moved by Cr Williams, seconded by Cr Mengel, that Council pay for the hire of the bus used for transport to the amalgamation protests in Brisbane, further, it was **agreed** that the voluntary survey not be conducted.

**Carried****4. GENERAL BUSINESS****Cr Middleton**

Enquired if Council would consider donating a commemorative trophy in honour of the Cambooya Shire region for the supreme dairy cow award of the Toowoomba Royal Show.

**Resolution 19/0807**

Moved by Cr Middleton, seconded by Cr MacGinley that Council donate a commemorative trophy in honour of the Cambooya Shire Region for the supreme champion dairy cow of the Toowoomba Royal Show.

**Carried**

It was **agreed** that the wording on the trophy's main plaque should read "Cambooya Shire Commemorative Trophy 1914 – 2008" on one line with "Supreme Champion Dairy Cow" on the next line and that Cr Middleton will purchase a suitable trophy and be reimbursed by Council.

**Cr MacGinley**

Advised Council that the Haldon dip was in need of repair and maintenance so it could be utilised by local cattle farmers.

## Adjournment

The meeting adjourned for lunch (provided by Cambooya Uniting Church) at 12:40pm and resumed (**with General Business**) at 1:25pm with all members, the Chief Executive Officer, Finance Manager and Personal Assistant in attendance.

### Cr Mengel

Made various enquiries regarding the result of the notice of motion at the ALGWA and National Tree Day.

## Attendance

At 1:45pm the Personal Assistant retired from the meeting.

At the conclusion of General Business the **Budget Papers** were tabled for consideration:

### 1. Review of 2006/07 Budget

The end of the financial year finished with an increase in Operating Capability (as at 01/08/07) of \$2,978,578. This figure will be amended following the revaluation of infrastructure, land and buildings which is currently in progress

Building approvals for the Shire totalled \$23.7 million (included 87 new dwellings and 5 removal dwellings) which exceeded last year's record of \$21.4 million. Approvals for new lots (48) were down but a total of 91 development applications were processed during the year. Council also obtained a considerable amount of contract works. The Developers' headwork contributions that were not expended at 30 June 2007 will be transferred to the Constrained Works Reserve. Capital Works expenditure for the year was \$5,334,125 (including donated assets), plus Loan Redemption of \$61,094. Donated Assets of \$1,633,512 (Roads \$1,083,114; Water \$371,886 and Sewerage \$178,512) were taken to account but did not involve any expenditure by Council. The outstanding Book Value of the two existing loans at 30 June 2007 was **\$70,798** (Depot/Workshop \$34,007 and Cambooya CED \$36,791). The 2ML Clear Water Storage at Wyreema is almost complete, subject to the installation of telemetry. This will provide additional storage to meet fire fighting requirements and service the peak demand for this growing area.

In summary, Revenue sources (including Capital items) for the year were made up as follows:

<b>Rates and Charges</b>		<b>\$3,198,725</b>
Rates and Rural Fire Levy	\$2,092,758	
Utility Charges – Water	\$ 565,537	
Utility Charges – Sewerage	\$ 257,695	
Utility Charges – Refuse Collection & Tip Levy	\$ 282,735	
<b>Interest Earned</b>		<b>\$ 256,288</b>
<b>Gain/(Loss) on Sale of Assets</b>		<b>\$ (134,551)</b>
<b>Recoverable Works</b>		<b>\$ 3,107,120</b>
<b>Fees and Charges</b>		<b>\$ 798,173</b>

<b>Grants, Subsidies and Contributions</b>	<b><u>\$ 4,130,114</u></b>
<b>TOTAL (incl Capital items)</b>	<b>\$11,355,869</b>
Operating Expenditure	<b><u>\$ 8,377,291</u></b>
Increase in Operating Capability	<b><u>\$ 2,978,578</u></b>

The year was productive and the majority of the strategies identified in the 2006/07 Operational Plan were met.

The outstanding rates and charges at 30 June 2007 was \$75,683.87 representing 2.35% of the total levy, compared to \$62,846 at 30 June 2006. This last year has seen a further improvement in collection performance, with the above figure included prepayments of approx \$80,000.

## 2. 2007/08 Budget

This budget provides for a similar level of Recoverable Works and actual revenue for this activity has been estimated at 30% of the Operating Revenue for the year.

The Commonwealth Financial Assistance Grant will be \$1,049,726 based on advice received from the Queensland Local Government Grants Commission. This will be made up of a General Purpose Grant of \$802,852 and a Road Grant of \$246,874. This is an increase of 13.4% on the grant received in 2006/07.

Grants and Developer Contributions from subdivisional works, including a grant from the Federal Government to upgrade the Greenmount Eton Vale Road under the Strategic Regional Programme (AusLink) have been estimated as follows:

<b>Water Supply Headworks</b>	<b>\$214,950</b>
Cambooya      20,000	
Hodgson Vale 188,950	
Wyreema        6,000	

<b>Sewerage Headworks</b>	<b>\$ 56,500</b>
Cambooya      38,500	
Wyreema        18,000	

<b>Parks Contributions</b>	<b>\$334,000</b>
Cambooya      72,000	
Hodgson Vale 253,000	
Wyreema        9,000	

<b>Road Infrastructure Charges</b>	<b>\$ 86,400</b>
Fernhill        25,200	
Luck            36,000	
Bernothe       25,200	

<b>Road Contributions</b>	<b>\$284,000</b>
Capital Roadworks	100,000
AusLink	159,000
Gatton Shire	25,000

It is estimated that all of these funds will be expended on projects during 2007/08 and that none will be transferred to Reserves for expenditure in future years.

This year will see new valuations issued at 30 June 2007 and as a result, Council will average the valuations over 2 years. Water Infrastructure Charges will increase by \$20 to \$220 to provide the necessary funding for the provision of this service. It is proposed that consumption charges be increased as follows:

0 – 300 kL	\$0.80/kL
301 – 500 kL	\$1.30/kL
over 500 kL	\$2.50/kL

Following a review of Sewerage charges it is proposed that the following charges apply to land within the declared sewerage areas:

Wyreema – Connected Premises	\$420	Vacant (50%)	\$210
Cambooya – Connected Premises	\$400	Vacant (50%)	\$200

Garbage Charges will increase to \$115 in response to the new contract and the Refuse Tip Management Levy will be unchanged at \$35. Following consultation with the Cambooya Rural Fire Brigade it is proposed that the Rural Fire Levy will increase from \$15 to \$20.

Capital Works expenditure of \$6,865,120 is summarised as follows:

<b>Furniture &amp; Fittings</b>	<b>13,200</b>
<b>Other Structures</b>	<b>981,400</b>
Recreation & Culture	954,400
Depot	27,000
<b>Plant &amp; Equipment</b>	<b>811,000</b>
Plant	597,000
Motor Vehicles	174,000
Workshop equipment	15,000
Small plant items	25,000
<b>Roads Infrastructure</b>	<b>2,066,000</b>
<b>Water Infrastructure</b>	<b>1,025,000</b>
<b>Sewerage Infrastructure</b>	<b>1,900,000</b>
<b>Repayment of Loans</b>	<b>68,520</b>
Depot	16,720

Cambooya CED	36,800
Wyreema Wastewater Treatment Plant	15,000

<b>Total acquisition of Non Current Assets</b>	<b>6,865,120</b>
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### 3. Budget Resolutions

In accordance with the *Local Government Act 1993* it is recommended the following resolutions be made.

#### a) Revenue Statement 2007/08

Pursuant to Section 520A(1) of the *Local Government Act 1993* and Section 56 of the *Local Government Finance Standard 2005*, the Revenue Statement for 2007/08 be adopted.

##### **Resolution 20/0807**

Moved by Cr Gordon, seconded by Cr MacGinley, that the proposed Revenue Statement for 2007/08 be adopted.

**Carried**

#### b) Interest Policy

Pursuant to Section 1018(1) of the *Local Government Act 1993*:

- i. Interest at the rate of 11% pa compounding daily is charged on all amounts owed to Council, and not paid within 30 days of account rendering, referred to as the issue date, for both outstanding Rates and Sundry Debtors; and
- ii. Where the threshold of interest calculated, for Rates and Sundry Debtor accounts paid after the 30 day period but before 60 days and have a NIL balance, is less than \$5.00 that the interest charged be written off.

##### **Resolution 21/0807**

Moved by Cr Mengel, seconded by Cr Middleton, that the proposed Interest Policy for 2007/08 be adopted.

**Carried**

#### c) Audit Committee Policy

Pursuant to Section 7 of the *Local Government Finance Standard 2005*, Council not establish an audit committee but the matter be reviewed annually.

##### **Resolution 22/0807**

Moved by Cr Schmidt, seconded by Cr Mengel, that the proposed Audit Committee Policy for 2007/08 be adopted.

**Carried**

**d) Borrowings Policy**

Pursuant to Section 8 of the *Local Government Finance Standard 2005*, Council adopt the following borrowings policy:

Council’s policy in respect to loan borrowings is that the ratepayers for whom the service or facility is provided by the loan shall be responsible for the interest and redemption of the loan. This is particularly so to finance construction of water and sewerage infrastructure. Council will use its own internal Reserves where such utilisation would not cause any financial impediment to the reserves’ requirements.

Where feasible, cash reserves are to be created to provide for future facilities and internal borrowings will be utilised to offset the total loan funds required. A new loan of \$800,000 will be raised during 2007/08 for the augmentation of the Wyreema Wastewater Treatment facility. The term of the loan is proposed to be 20 years.

Loan borrowings (estimated total amount \$600,000) are forecast for 2008/09 for additional water reservoirs at Cambooya and Greenmount. Estimated borrowings for 2009/10 are \$300,000 for water projects at Vale View and Hodgson Vale. Estimated borrowings for 2010/11 are \$300,000 for water projects at Hodgson Vale. Estimated borrowings for 2011/12 are \$300,000 for an additional reservoir at Top Camp. All loan terms will be between 10-20 years.

The following table shows the periods over which current loans are to be repaid and the total book value debt:

Loan	Book Value Debt 30 June 2007	Maturity Date	Expected Interest Rate
Workshop Building	34,006.89	1.93 years	6.08%
Cambooya CED	36,791.52	0.72 years	5.31%
<b>Total</b>	<b>70,798.41</b>		

**Resolution 23/0807**

Moved by Cr Williams, seconded by Cr Gordon that the proposed Borrowings Policy for 2007/08 be adopted.

**Carried**

**e) Internal Audit Policy**

Pursuant to Section 6 of the *Local Government Finance Standard 2005*, Council not establish and maintain an internal audit function and the matter be reviewed annually.

**Resolution 24/0807**

Moved by Cr MacGinley, seconded by Cr Mengel that the proposed Internal Audit Policy for 2007/08 be adopted.

**Carried**

**f) Plant and Equipment Policy**

Pursuant to Section 45(3) of the *Local Government Finance Standard 2005*, Council considers major plant or equipment as those items having a value in excess of \$500,000 and prone to a high degree of price fluctuations. Major plant or equipment will be valued on a fair value basis within the meaning of Accounting Standard AASB 116.

**Resolution 25/0807**

Moved by Cr Middleton, seconded by Cr Schmidt that the proposed Plant and Equipment Policy for 2007/08 be adopted.

**Carried**

**g) Reduction in Fees and Charges**

That the Chief Executive Officer can at his discretion, reduce fees and charges for signage and entertainment permit applications received from not-for-profit community groups to an annual fee of no less than twice the scheduled fee and/or charge. This discretion only applies where a not-for-profit community group is applying under one application, for the same event no more than monthly over the year.

All other requests for a reduction in fees and charges must be submitted in writing, with supporting reasons, and are at the discretion of Council.

**Resolution 26/0807**

Moved by Cr Gordon, seconded by Cr Williams, that the Chief Executive Officer can, at his discretion, reduce fees and charges for signage and entertainment permit applications received from not-for-profit community groups to an annual fee of no less than twice the scheduled fee and/or charge. This discretion only applies where a not-for-profit community group is applying under one application, for the same event no more than monthly over the year.

All other requests for a reduction in fees and charges must be submitted in writing, with supporting reasons, and are at the discretion of Council.

**Carried**

**h) 2007/08 General Rates (including Minimum General Rates), Separate Rates and Utility Charges**

Pursuant to Parts 2 and 6 of Chapter 14 of the *Local Government Act 1993*, the following rates and charges be adopted for the financial year ending 30 June 2008, the general rates being based on the unimproved capital valuation of land provided by the Department of Natural Resources effective for use from 30 June 2007 and subsequent valuation adjustments duly made, averaged over two (2) years as provided for in Section 961(1) of the *Act*:

<b>Minimum General Rate – Township</b>	\$420.00
<b>Minimum General Rate – Rural Residential</b>	\$551.00

**Minimum General Rate – Rural** \$551.00

**Differential Rate – Rural** 0.70 cents in \$ on the rateable valuation of all Rural land in the Shire as defined in the Rural Land Use Area of the Planning Scheme.

**Differential Rate – Rural Residential** 0.70 cents in \$ on the rateable valuation of all Rural Residential land in the Shire as defined in the Rural Residential Land Use Area of the Planning Scheme.

**Differential Rate - Township** 0.82 cents in \$ on the rateable valuation of all land in the Shire as defined in the Township Land Use Area of the Planning Scheme.

**Garbage Charge**

Pursuant to Section 973 of the *Local Government Act 1993*, the following charges be levied for the supply and servicing of a 240 litre wheeled refuse/recycling bin on all properties within the refuse collection area:

Within Shire.....	\$115.00 pa
Second Bin.....	\$115.00 pa
Outside Shire .....	\$150.00 pa
Second Bin.....	\$150.00 pa

**Separate Charge - Refuse Tip Management and Operation**

Pursuant to Section 972 (1) of the *Local Government Act 1993*, a separate charge of \$35.00 per rateable assessment be levied to meet the cost of operation and management of the Refuse Tip at Faulkner Road, Greenmount in accordance with environmental and management requirements. Residents may use the tip without charge if a Refuse Tip User Card is produced.

**Rural Fire Levy**

Pursuant to Section 972 (1) of the *Local Government Act 1993* as amended, a separate charge of \$20.00 per rateable assessment be levied to assist the training of personnel, re-equipping and operation of the Cambooya Rural Fire Brigade.

**Water Supply**

Pursuant to Section 973 (1) of the *Local Government Act 1993*, all water supply schemes to be charged on a consumption and service base system, comprising two components, an Infrastructure Charge payable for each lot serviced by a water main or within 50 metres of such main, connected or not and a Consumption charge for water used as recorded on an operating meter, as follows:

**All Water Supply Schemes**

Infrastructure Charge .....	\$220.00 per lot
Consumption Charge	
0 - 300kL per year .....	\$0.80 per kilolitre
301 - 500kL per year .....	\$1.30 per kilolitre
over 500 kL per year .....	\$2.50 per kilolitre

**Jondaryan Shire consumers – Wyreema**

Infrastructure Charge \$220 per lot  
Consumption Charges same scale as for Cambooya Shire residents

**Gatton Shire consumers – Preston**

Infrastructure Charge \$220 per lot  
Consumption Charges same scale as for Cambooya Shire residents

**Sewerage**

Pursuant to Section 973 of the *Local Government Act 1993*, that Council make the following sewerage charges:

	<b>Wyreema</b>	<b>Cambooya</b>
Sewerage Charge	\$420	\$400
Vacant Sewerage Charge	\$210	\$200

**Cambooya**

If there are more than 2 lots of land on one assessment and that assessment contains a dwelling, then a Vacant Sewerage Charge of \$200 (ie. 50% of the Sewerage Charge for the Connected Premise) will be levied in addition to the connected Sewerage Charge of \$400. If non residential buildings are included on the same assessment, then they will be levied separately. If a house is constructed across 2 separate lots then a single connected Sewerage Charge only will apply. Sewerage Charges for the Hotel are assessed at \$800 and the School at \$1,800.

**Resolution 27/0807**

Moved by Cr Gordon, seconded by Cr Williams, that the 2007/08 General Rates (including Minimum General Rates), Separate Rates and Utility Charges, as presented, be adopted.

**Carried**

i) **Competition Policy 2007/08**

Reports in relation to

- i. Two part water tariff pricing 2007/08; and
- ii. Competition Policy 2007/08

from Lawrence Consulting were presented at the meeting for consideration.

**Resolution 28/0807**

Moved by Cr Williams, seconded by Cr MacGinley, that the 2007/08 Competition Policy and the Two Part Water Tariff Pricing Report 2007/08, as presented, be adopted.

**Carried**

**j) Adoption of 2007/08 Budget**

That pursuant to the provisions of Section 518 of the *Local Government Act 1993*, the 2007/08 Budget consisting of operating revenue of \$8,287,286; capital revenue of \$2,596,467; operational expenditure of \$8,514,000 (including depreciation of \$1,928,000) and capital expenditure of \$6,865,120 be adopted.

**Resolution 29/0807**

Moved by Cr Gordon, seconded by Cr Mengel, that the 2007/08 Budget, as presented, be adopted.

**Carried**

Consideration of **Late Agenda Item – Development Services:**

**LA/DS.1 Regional Arts Development Fund**

The RADF Committee considered the following applications at its meeting held on 13 August 2007. It was decided that the following applications for funding be approved:

**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:**

Funds applied for total \$2,512 (2006/07 previously allocated \$1,867) balance allocated \$645.

**b) Applicant: Marion De La Croix****Purpose of Grant:**

An application was received from Marion De La Croix for researching of an historical novel. The grant will be used toward the cost to travel to "Nockatunga" cattle station to undertake research on a manuscript in March 2007 and edit and publish in September 2007. The amount requested was \$4,000.

Council resolved at its Ordinary Meeting in November 2006 to approve funding to the amount of \$1,500 subject to conditions. The applicant had complied with the conditions and the balance of funds can now be allocated.

**Amount Allocated:**

Balance of funds to the amount of \$1,883 can be now allocated.

**Resolution 30/0807**

Moved by Cr Middleton, seconded by Cr Gordon, that Council approve RADF balance of funding for the following applications:

- a) Junior Performance Festival - \$645; and
- b) Marion De La Croix - \$1,883 (as recommended by the RADF Committee)

Further, that a letter of congratulations be forwarded to Marion de la Croix on her achievements so far.

**Carried**

**Cambooya School Sign**

Further discussion regarding this subject ensued.

**Resolution 31/0807**

Moved by Cr Middleton, seconded by Cr Schmidt, that Council agree to provide the sign (as discussed) and that a draft design be presented to the September Meeting.

**Carried**

The Mayor thanked the Chief Executive Officer and staff for work on the budget.

**5. NEXT MEETING**

A Special Meeting of Council will be held on 5 September 2007, commencing at 9:00am for the purpose of presenting the 2006/07 Financial Statements and DA RAL/07/12 (Strahn). The Special Meeting will be followed by a Planning Workshop to discuss the draft Cambooya Shire Residential Needs Study.

The next Ordinary Meeting of Council will be held on 19 September 2007, commencing at 9:00am.

**6. CLOSURE**

There being no further business the Mayor closed the Meeting at 3:05pm.

Council at the Ordinary Meeting held on 19 September 2007 confirmed these minutes.

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