

CAMBOOYA SHIRE COUNCIL



Confirmed Minutes

for

Ordinary Meeting

16 January 2008

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CAMBOOYA SHIRE COUNCIL

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on Wednesday 16 January 2008, commencing at 9:00am

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[Redacted]

PRESENT

Cr CE Taylor (Mayor)
Cr MA Williams
Cr NB Schmidt
Cr FW Mengel
Cr MJ MacGinley
Cr P Gordon
Cr MR Middleton
IP Stevenson (Chief Executive Officer)
GW Scheiwe (Director Engineering Services)
MR Lisle (Manager Development Services)

The Mayor opened the meeting at 9:00am.

1. APOLOGIES – LEAVE OF ABSENCE

That Councillors Robertson and Moule be granted leave of absence from the Meeting.

Resolution 01/0108

Moved by Cr Mengel, seconded by Cr MacGinley, that Councillors Robertson and Moule be granted leave of absence from the Meeting.

Carried

2. CONFIRMATION OF MINUTES

Council is requested to confirm the Minutes of the Ordinary Meeting of Council held on 12 December 2007.

Resolution 02/0108

Moved by Cr Middleton, seconded by Cr Schmidt, that the Minutes of the Ordinary Meeting of Council held on 12 December 2007, which have been circulated to Councillors, be confirmed.

Carried

3. RECEIPT AND CONSIDERATION OF OFFICERS' REPORTS

A) DEVELOPMENT SERVICES

A.1 Application RAL/07/27 for Reconfiguration of Lot (Boundary Realignment) on Lot 4 RP864815 and Lot 5 SP146115, Parish of Hodgson situated at 124 Southbrook Road, Felton.

Applicant: FG, RL & GS Vonhoff
c/- KS Wilson Cadastral Surveyor

Owner: FG & GS Vonhoff

An application was received for the Reconfiguration of Lot – Boundary Realignment of Lot 4 RP864815 and Lot 5 SP146115 situated at 124 Southbrook Road, Felton.

A copy of application letter, concept plan, aerial photo and Department of Natural Resources advice was attached for Councillor's information.

Planning Scheme

The land 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 substantially identified as Pasture Land and Crop Land (Overlay Map 2) under the *Planning Scheme*.

Section 3.1.1 states that the Rural Land Use Area “*is intended to be used for a range of rural pursuits, including agriculture and animal husbandry*” and further that “*Subdivision for rural residential or residential purposes is not intended in the Rural Land Use Area, as it is catered for by the Rural Residential or Township Land Use Areas.*”

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

Proposal

The applicant proposes to realign the boundaries of the existing 2 lots. No additional lots will be created. The proposal involves Lot 4 RP864815 (8,000m²) and Lot 5 SP146115 (159.8ha). The proposed realignment will increase proposed Lot 4 in size to 20.23ha and the balance (proposed Lot 5) of 140.37ha.

Both proposed lots will have road frontages exceeding 200m to Southbrook Road.

The applicant advises that they would like to increase the size of the smaller lot, owned by their son.

Referral Agency

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 No SC300653 for

Felton Farm Unit 1/C under the *Soil Conservation Act 1986*. (DNR&W) advise that the proposal does not alter the intent of the Approved Soil Conservation Plan.

Water licence 71528R has a 64ML entitlement and authorises the taking of water for irrigation only. There are no ground water licences or notified overland flow works attached to this land.

Existing Services

Proposed Lot 5 will retain the existing dwelling, farm buildings and bore and proposed Lot 4 will contain the existing dwelling and sheds. Electricity is connected to both lots.

Comments

The application proposes the reconfiguration of the existing boundary by increasing the area of existing Lot 4 RP864815 from 8,000m² to 20.23ha. Lot 4 RP864815 was approved by Council under the provisions of the *Family Lot Subdivision Policy* in 1994.

Proposed Lot 4 does not comply with the minimum area of 40ha required by the *Planning Scheme* for the Rural Land Use Area. To be consistent with the intent of the Rural Land Use provisions of the *Planning Scheme* it would be desirable to reconfigure the land into lots with a minimum area of 40ha each.

The proposed Lot 4 boundary follows established fence lines and substantially contains a large proportion of the 'pasture land' on the western side of the property. The balance contains the area of land identified as 'crop land' and therefore the proposal is considered to be consistent with *State Planning Policy 1/929 Development and Conservation of Agricultural Land*.

Consideration could be given to the provisions set out in Section 4.10.3 – A1.4 of the *Planning Scheme* (which defines an acceptable solution) for proposed Lot 4.

Section 4.10.3 – A1.4 states an acceptable solution as follows:

"A proposed lot is smaller than provided for in A1.3, and the reconfiguring is a boundary rearrangement that would not create any additional lots and would improve the relationship of the lots to natural features, or would otherwise provide for the implementation of improved land management practices."

The road frontage to each lot will be greater than the 200m required. A minimum road contribution of \$2,000 for boundary realignment will be required for Southbrook Road in accordance with Council's *Planning Scheme Policy No.3* and Fees and Charges for 2007/08.

Council could approve the proposal as the reconfiguration will result in lots being 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 03/0108

Moved by Cr Schmidt, seconded by Cr Williams, that a Development Permit be issued for Reconfiguration of Lot (Boundary Realignment) described as Lot 4 RP964815 and Lot 5 SP146115 Parish of Hodgson situated at 124 Southbrook Road, Felton 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 \$80 (2 x \$40) which will result from the issue of split valuations.
6. Payment of a sealing fee of \$100 per Plan of Survey.
7. Compliance with the provisions of the Aboriginal Cultural and Heritage Act 2003.
8. Plan of Survey to be provided in electronic format for MGA Zone 56 (GDA 94) co-ordinates.
9. All development conditions must be complied with prior to the signing and sealing of the Plan of Survey.

Approved Plans

10. The reconfiguration is to be developed in accordance with the proposal plan submitted by the applicant, as determined by Council, Plan Map Ref 9242-24441 dated 13 November 2007 and prepared by KJ Wilson Cadastral Surveyors. The final design of the reconfiguration being in accordance with the conditions of this approval and the *Planning Scheme* provisions for the reconfiguration of lots.

Road Contributions

11. A minimum roadworks contribution of \$2,000 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 is to be amended in accordance with the *Soil Conservation Act 1986*.
13. The Water Licence No 71528R is to be amended in accordance the *Water Act 2000*.

Carried**Attendance**

At 9:10am Cr Gordon attended the meeting.

A.2 Application MCU/07/07 for Material Change of Use (Multiple Dwelling - 10 units) on Lot 1 SP151729, Parish of Cambooya situated at 9 Hirst Street, Greenmount.

Applicant: Wes Daniels Builder Pty Ltd
Owner: SJ Brown

An application was received for a Material Change of Use to construct a Multiple Dwelling of 10 units on Lot 1 SP151729 Parish of Ramsay situated at corner Hirst & Pilton Street, Greenmount.

Construction details, letter of consent from owner, site plan and advice from Department of Main Roads were attached for Councillor's information.

Proposal

The proposal is to construct a multi unit complex consisting of 3 buildings; each will contain fully self contained units of 1 and 2 bedrooms, living/kitchen, bathroom, built in laundry facility and garage. Each block of units will be separated by high screen fences. The front external walls of the proposed units will be 'Hardies Primeline' weatherboard cladding and sides and rear will be brick.

One car parking space is provided for each unit, with an additional 4 visitor car parking spaces. The driveway will be 3m wide and sealed and a 1.5m landscape strip will be provided on the Pilton Street frontage.

Planning Scheme

The site is located in the Township Land Use area of Greenmount which covers a broad range of urban activities including residential development (multiple dwellings). The maximum site coverage allowed is 60% and the units will cover approximately 24% of the land.

Residential lots are predominant in this area of Greenmount.

Notification

The application for multiple dwelling units requires impact assessment under the *Planning Scheme*. The application was publicly advertised until 15 January 2007.

Information regarding submissions received will be available at the meeting.

Referral Agency

Department of Main Roads (Concurrence agency) advise that they require access to be taken off both Hirst and Haldon Streets – as per the site plan submitted for Job No. 07/063 dated 1 November 2007 prepared by J & A Drafting.

Existing Services

Reticulated water and Ergon electricity services are available to the site. On site sewerage treatment and disposal can be provided as part of the development. The site fronts Pilton Street (Main Road), Hirst and Haldon Streets (Council controlled) and Derrick Lane (unconstructed). None of the existing streets are kerbed.

Comments

The proposed development is for multiple dwellings (10 units) to be erected at the corner of Hirst, Pilton and Haldon Streets, Greenmount. The 3 separate buildings to be erected are single storey, brick buildings with weather board cladding to the front wall facing Pilton Street. Roofing is to be colourbond (custom – orb profile).

Each unit will be provided with an internal garage, kitchen living, bathroom and 1 or 2 bedrooms. Access to each unit will be via a front patio that has a gable roof. A private courtyard area that is screened (1.8m screen fences) with a minimum area of 37m² is provided for each unit.

Multiple dwelling units are permissible development under the *Planning Scheme* in Township land use areas. Water supply is available to the area; however, an onsite treatment disposal system will be required to service the units in accordance with *Queensland Plumbing and Wastewater Code (QPW)*.

Kerb and channeling is not available in the area and will be required to be provided. A 2m wide footpath will be required to be constructed to provide pedestrian access to the units in accordance with the Council's policy. Widening and kerbing of Pilton, Hirst and Haldon Streets, and associated drainage works, will be required. A drainage bank will also be required in Derrick Lane to divert runoff from the east onto Hirst Street, while still allowing pedestrian use of Derrick Lane.

Water supply headworks are payable for this development. A charge is not specified for this type of development, however the charge of \$3000 per lot as per Council's Fees and Charges could be applied to each additional unit that this application will allow. (ie. 9 x \$3000 = \$27,000)

Parkland contributions could also be applied in a similar way. (ie. 9 x \$2,500 = \$22,500)

The *Planning Scheme* requires that a minimum of 15 car spaces be provided, including 1 for disabled access. The application submitted indicates 14 car parking spaces and will be required to be amended in accordance with Council's onsite services policy. The driveways and carparking will need to be concrete or bitumen sealed.

The plan submitted only provides for a landscaping strip along Pilton Street of 1.5m wide. The applicant will be required to provide a detailed landscaping plan to be submitted and approved by Council prior to the commencement of construction. This plan must maximise privacy of residents and neighbouring properties.

The applicant will be required to ensure that the buildings have an adequate energy efficiency design, particularly in the area of the western facing wall. This matter will be addressed at the building approval stage. Solutions may include solar glazing to windows, or the construction of appropriate awnings to protect from the western sun.

A noise reduction measure will be required to be provided to screen the units from the railway traffic opposite in Pilton Street. This may include double glazing to the windows that face Pilton Street.

The building is set approximately 20m back from Pilton Street, and 6m from Hirst Street and Halden Street. An unformed road is situated to the east of the development and is unlikely to be opened at this point in time. A boundary concession of from 6m to 5m will be required.

The position and size of the units together with boundary clearances reflect the existing patterns of development within Greenmount. Council could approve the application for multiple dwelling units at 9 Hirst Street as the application generally complies with Council's *Planning Scheme* and Development Codes, subject to relevant conditions to ensure that the local residential character and amenity is maintained.

Resolution 04/0108

Moved by Cr Williams, seconded by Cr MacGinley, that a Development Permit be issued for a Material Change of Use (Multiple Dwellings - 10 Units) for land described as Lot 1 SP151729 Parish of Cambooya situated at 9 Hirst Street Greenmount (as shown on Drawing No 07/063 dated 1/11/2007) subject to the following conditions:

General

1. All conditions contained in this approval are to be complied with prior to occupation or use of the buildings for the approved purpose.
2. All outstanding rates and charges on the land are to be paid prior to building and plumbing approval.
3. 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).
4. A 1.8m high fence to be erected along both of the side and rear boundaries and separating the rear of the units, as indicated on plan 07/063.
5. The complex is to be provided with a garbage bin area which is screened from public view.

Parkland Contribution

17. Payment of parkland contributions of \$22,500 (9 additional units @ \$2,500 each). (fees applicable for 2007/08 financial year).

Roadworks and Stormwater Drainage

7. Provide new layback kerb and channel and asphalt surfaced pavement widening approx 1.5m wide for the frontage of Haldon Street. The design is to allow the kerb to be in line with the existing kerb to the east in Haldon Street.
8. The existing pipe culvert crossing Haldon Street towards the western end is to be removed and that area of Haldon Street regraded, including reconstruction for the full width.
9. Provide new layback kerb and channel and asphalt surfaced pavement widening approx 1m wide for the frontage of Hirst Street. The design is to provide a width of 10m from kerb lip to kerb lip.
10. Provide new barrier kerb and channel and asphalt surfaced pavement widening approx 2.5m wide for the frontage of Pilton Street. The design is to allow the kerb to be in line with existing kerbs in Pilton Street.
11. Provide a new pipe culvert across Pilton Street at the northern side of the Haldon Street intersection, with a kerb gully unit at the western end of Haldon St on the northern side.
12. All works on Pilton Street and its intersections to Main Roads requirements.
13. Provision of drainage works in Derrick Lane to divert runoff water into Hirst Street. Derrick Lane is to be shaped to remain trafficable for pedestrians.

14. No access to Derrick Lane is permitted from the development.
15. Reflective Street numbers to be affixed to the kerb in front of each lot (\$42 each) (fees applicable for 2007/08 financial year).

Pathways

16. Provision of a 2m wide concrete pathway to Hirst, Haldon and Pilton Street for the full length of the property boundary.

Water Supply

17. Payment of water headworks contribution of \$27,000 (9 additional units @ \$3000 each) in accordance with Council's Fees and Charges. The charges specified are for the 2007/08 financial year.
18. Provide water service connections and metering in accordance with the *Queensland Plumbing and Wastewater Code (QPW)*. Payment of the relevant water connection fees in accordance with Council's Fees and Charges will be required when service connection is requested.
19. All requirements for fire fighting flows are to be met.
20. A minimum 10,000L rainwater storage capacity (per unit) is to be provided and made available to the kitchen of each residence (unit).

Sewerage

21. The development is to be provided with wastewater treatment systems in accordance with the *Queensland Plumbing and Wastewater Code (QPW)*. The site assessment is to be submitted and approved by Council, prior to commencement of construction.

Building

22. A separate development application is required for building and plumbing works.
23. The building design to include adequate measures to ensure that noise from railway traffic (western facing walls) is ameliorated.
24. The building design to include adequate measures to ensure that solar protection is provided to all western facing windows.

Access and Parking

25. Provide concrete commercial access in accordance with Cambooya Shire Council Drawing No. DRW-C-001.
26. Internal driveways and parking areas are to be in accordance with AS2890 as appropriate.
27. A minimum of 15 Car parking spaces associated with the use is to be accommodated on site and is to be screened from view from neighbouring residential use.
28. Car parking areas and driveways to be concrete or bitumen sealed.
29. Stormwater to be collected on site (including cross driveway gates at property boundaries) and discharged to the road kerb or underground system.

Landscaping

30. A detailed landscaping plan incorporating appropriate native species to be submitted to and approved by Council prior to commencement of development work.

General Engineering Requirements

31. The Regional Standards Manual, published by EDROC will be adhered to at all times as applicable.
32. The applicant will provide evidence of written appointment and acceptance of a responsible contractor for the project as defined under the *Workplace Health and Safety Act*. Additionally, if applicable the applicant shall furnish to Council for sighting the receipted Qleave Notification and Payment Form prior to Council issuing Operational Works approval to ensure payment of the Workplace Health and Safety Fee and Long Service Leave Levy.
33. All engineering designs are to be submitted to Council for Operational Works and engineering approval prior to commencement of work. These are to be certified by a Registered Professional Engineer of Queensland.
34. Engineering design plans to be prepared in AHD format and MGA Zone 56 (GDA 64) Coordinates.

Concurrence Agency

35. Compliance with the conditions of Department of Main Roads (Concurrence Agency) dated 29 November 2007 (attached).

Carried

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

LA/DS.1 Application PSW/08/0001 for an Oversized Shed with a wall height greater than 3m on Lot 4 SP165926 Parish of Drayton situated at 33 Wissemann Road, Top Camp.

Applicant: C Griffiths
Owner: C & T Griffiths

An application was received for an oversized shed with a floor area of 80m² and a wall height of 3.5m on Lot 4 SP165926 Parish of Drayton situated at 33 Wissemann Road, Top Camp with a land area of 5,052m².

A copy of the proposal letter, construction details, photos and site plan were 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 110m² 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. The shed will be a single story shed with a floor area of 81m² and a wall height of 3.5m.

The applicant advises that the oversized shed will be used for the storage of caravan and general household goods.

The adjoining property owner has no objection as they are currently constructing their oversized shed that they gained approval for in November 2007.

Council could approve the application as it is considered that the proposed building will not affect the adjoining properties or the amenity of the area.

Resolution 05/0108

Moved by Cr Middleton, seconded by Cr Williams, that a development permit be issued for an oversized shed with wall height of 3.5m and a floor area of 81m² on Lot 4 SP165926 Parish of Drayton situated at 33 Wissemann Road, Top Camp subject to the following conditions:

1. Usage is limited to storage 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

At the conclusion of the Development Services – Agenda Items the Manager Development Services advised Councillors on the following matters:

- a. A report on the Residential Needs Study will be tabled for Council’s consideration at the February meeting of Council; and
- b. Complaints had been received in relation to the commercial sale of water from rural properties. It was agreed to invite a representative from the Department of Natural Resources to address Council on this issue at the next meeting.

Attendance

At 10:00am the Finance Manager attended the meeting.

B) CORPORATE SERVICES

B.1 Accounts for Payment

Resolution 06/0108

Moved by Cr Gordon, seconded by Cr Middleton, that the accounts paid during the month of December 2007 totalling \$1,081,054.05 be confirmed, as detailed below:

Operating Fund	Vouchers 18191-18233	\$	63,474.64
	EFT Payments 6968-7131	\$	1,017,579.41
	(the above figures include \$20,060.00 Trust Fund Monies)		

Carried

B.2 Financial Statements (F1F1_2)

- a) Income Statement
- b) Balance Sheet
- c) Cash Flow

Council reviewed the financial information provided with the Agenda.

Noted

B.3 Request for Financial Assistance with Studies

Further to the request from Council employee Robert Caldwell, for assistance with his enrolment to obtain an Associate Degree in Spatial Science, majoring in Geographic Information Systems (GIS), and discussions at the last meeting, Chief Executive Officer advised that the request had been assessed against the draft Study Assistance Policy and been classified as meeting the requirements of assistance under category 2 of the draft Policy. (The Draft is based on that adopted by the Warwick Shire Council and has not been formally adopted by this Council due to the effects of the Local Government Reform Process).

Category 2 is a course directly relevant to an Officer's area of work with the skills or qualifications determined by the Council as being appropriate to that area of work. It is considered that the application falls into that category, with the skills obtained being directly relevant to his day to day employment.

Approval involves allowing time off for examinations, study as appropriate, and financial assistance of 50% towards the up-front HECS or tuition fees and \$50 per subject towards textbooks etc., on successful completion of the subject.

Resolution 07/0108

Moved by Cr Schmidt, seconded by Cr Mengel, that the application by Robert Caldwell for assistance with his enrolment to obtain an Associate Degree in Spatial Science, majoring in Geographic Information Systems (GIS), be approved in accordance with the guidelines of the Draft Study Assistance Policy and as outlined above.

Carried

B.4 LGAQ – Results of Special Conference (G1A1_10)

Local Government Association of Queensland (Inc), provided a copy of the results of the Special Conference held in Brisbane on 14 December 2007, in relation to amendments to their Constitution and Rules.

Copies were *enclosed* with the Meeting papers for Councillors information.

Received

B.5 Wyreema Waste Water Treatment Plant 2006/07 Project

Hon Warren Pitt MP, Minister for Main Roads and Local Government, advising that he is prepared to approve additional subsidy of \$91,200 for this project, due to additional expenses that arose due to the time that has elapsed since the initial estimate was made in the planning report, and the cost ascertained in the tender process.

The total subsidy committed to the project is now \$687,390 towards the revised total project cost of \$2,757,000.

Received

B.6 Result of Plebiscite

Local Government Association of Qld (Inc) has advised that the Australian Electoral Commission has completed counting over 385,000 plebiscite ballots, with over 77% voting "no" to the plebiscite question. In total, 385,847 voters (out of a possible 696,567 or 55%) took the opportunity to have their say, with 77% or 297,661 voting "no".

A copy of the spreadsheet provided showing the results for individual Councils, as well as the Declaration of Result with respect to this Council, is *enclosed* with the Meeting papers Councillors information.

Chief Executive Officer, in tabling this advice, referred to Council's decision to write to all on the electoral roll, urging electors to complete and return their ballot papers. A large number of letters were returned due to out of date addresses on the electoral roll. It was conceivable that the same issue had affected the relatively low return rate (55%), with ballot papers being posted to those same addresses having been undelivered. Changes to the postal delivery system since the 2004 local government elections, have meant that had the 2008 election be conducted by postal ballot in this Shire, that a similar low rate of voting could have been expected.

Received

Adjournment

The Manager of Development Services retired from the meeting as it adjourned for morning tea at 10:20am. The Meeting resumed at 11:00am with all members, the Chief Executive Officer and Finance Manager in attendance.

C) ENGINEERING SERVICES REPORT

C.1 Request for permanent road closure – Greenmount Hirstvale Road, Ascot (WR3_Budgee)

Correspondence was received from the Department Natural Resources and Water advising that they have received an application for the permanent closure of an area of road reserve on the north-western corner of Greenmount-Hirstvale Road and Budgee Road, Ascot. A copy of the correspondence was attached for information. Council's views on the proposal are requested.

Resolution 08/0108

Moved by Cr Williams, seconded by Cr Schmidt, that Council offer no objection to the application, provided that as the area is under that permitted within the Rural Zone of the Planning Scheme, that the land is incorporated into an existing lot, and that an appropriate corner truncation be carried out to allow for future road improvements in this location.

Carried

C.2 Request for permit to occupy – Emu Creek Road, East Greenmount (WR3_Emu Creek)

Correspondence was received from the Department Natural Resources and Water advising that they had received an application for a permit to occupy the southern section of Emu Creek Road. A copy of the correspondence was *enclosed* with the Meeting papers for Councillors information

Council recently approved an application for licensed gates at either end of this section of road. Council's views on the proposal are requested.

Resolution 09/0108

Moved by Cr Gordon, seconded by Cr MacGinley, that Council offer no objection to this application.

Carried

C.3 Water and Sewerage TMP – Financial Management Plan

A copy of the updated Financial Management Plan (FMP) will be provided at the Meeting for Councillors consideration, prior to submission to the Department Natural Resources and Water.

The FMP sets the general direction for Council's Water and sewerage operations, including its 10 year Capital Works Program. The program in the FMP uses Council's adopted 5 Year Capital Works Program as a starting point.

The FMP needs to be updated every 12 months to keep the Total Management Plan (TMP) current and approved. TMP approval is required to be eligible for water and sewerage capital works subsidies.

Resolution 10/0108

Moved by Cr Middleton, seconded by Cr Schmidt, that the updated Financial Management Plan for Water and Sewerage be adopted as presented.

Carried

At the conclusion of the main Agenda – Engineering Services the following **Late Agenda Items – Engineering Services** were tabled:

LA/ES.1 Hodgson Vale Footpaths 2007/08 (T13/0708)

Council has allocated the following funds for footpath construction in Hodgson Vale during 2007/08:

New England Highway (Lions Park – Kearney Street) - \$125,000
 Mally Road/Bunya Pine Drive (New England Highway – Geddes Road) - \$100,000
 Freyling Road (Lions Park – Carmelina Court) - \$105,000

Total \$330,000

Council has also allocated \$70,000 for preparation of Parks Master Plans for 2007/08. It is now considered that this plan is not required to be undertaken, but that the amalgamated Council should review parks at a regional level.

All of these projects were to be nominated for Sport and Recreation subsidies, however none of these are available in the current year.

Tenders have been called for the New England Highway and Mally Road/Bunya Pine Drive pathways. It is proposed for Council to construct the Freyling Road pathways using its own workforce. The tenders submitted are detailed below:

Tender T13_0708
Construction of Hodgson Vale Footpaths

Contract A - 2,340m2 New England Highway (Lions Park - Kearney St)

tenderer	unit rate	amount (incl GST)	start	cost to Council (ex GST)
Kahlers Concreting	\$66.00	\$154,440	mid Feb	\$140,400.00
Redline Project Management	\$83.60	\$195,624	late Jan	\$177,840.00
WR & SD Nancarrow	\$95.60	\$223,704	early March	\$203,367.27
Brisbane CityWorks	\$116.85	\$273,429	end March	\$248,571.82

Contract B - 2,520m2 Mally Rd, Bunya Pine Dr (NE Hwy - Geddes Rd)

tenderer	unit rate	amount (incl GST)	start	cost to Council (ex GST)
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Kahlers Concreting	\$68.00	\$171,360	mid Feb	\$155,781.82
Redline Project Management	\$86.90	\$218,988	late Jan	\$199,080.00
WR & SD Nancarrow	\$95.60	\$240,912	early March	\$219,010.91
Brisbane CityWorks	\$116.85	\$294,462	end March	\$267,692.73

The offers from Kahlers Concreting are considered suitable and should be accepted.

The total estimated cost of these two jobs, allowing 10% contingencies, is approximately \$325,000. This is almost all of the budget allocation for the three pathways. In order to commence work on the Freyling Road pathway, it is proposed to reallocate the \$70,000 from the Parks Master Plan to this project. This would allow construction of the Freyling Road pathway approximately up to Oelkers Court.

Resolution 11/0108

Moved by Cr Mengel, seconded by Cr Williams, that Council award Tender T13/0708 to Kahlers Concreting as per the tender of \$154,440 (incl GST) for the New England Highway pathway and \$171,360 (incl GST) for Mally Road/Bunya Pine Drive, subject to approval from the Minister for Local Government, under the current transitional arrangements.

Carried

Resolution 12/0108

Moved by Cr Middleton, seconded by Cr Mengel, that Council reallocate the following funds for the 2007/08 Parks Capital Works project

New England Highway Pathway	\$155,000
Mally Road/Bunya Pine Drive Pathway	\$170,000
Freyling Road Pathway	\$75,000
Preparation of Parks Master Plan	NIL.

Carried

LA/ES.2 Future Greenmount Pathways

At its December Meeting, Council allocated Greenmount Pathways Funds to the following specific projects:

- 2007/08 – King Street (Hogdson – Felton) \$20,000
- 2008/09 – King Street (Felton – Harrow) \$25,000
- 2009/10 – Warkon Street (Bell – Gilbride) \$25,000

Attached is the plan of the network, including these works.

There is also \$50,000 allocated for later years in Council's 5 Year Program. Council has asked for further information to allow these funds to be allocated to particular projects.

The Cambooya Shire Sport and Recreation Needs Study was undertaken in 2003. Figure 9(a) of this report shows the proposed future pathway network for Greenmount. (refer attached) Some of the works on the plan have already been completed or allocated. Completion of the Stage 1 loop (red dashed line) is the highest remaining priority. Of this

loop the Pilton Street and Haldon Street sections are not constructed. Part of the Pilton Street section may be constructed by the development of units between Hirst and Haldon Streets. The estimated costs are:

- Pilton (Ramsay – Hirst) - \$23,000
- Pilton (Hirst – Haldon) - \$15,000
- Haldon (Pilton – Warkon) - \$25,000

Resolution 13/0108

Moved by Cr Williams, seconded by Cr Schmidt, that Council allocate the following funds to the Greenmount Pathways Projects in 2007/08:

2010/11 – Pilton Street (Ramsay – Haldon) \$25,000
 2011/12 – Haldon Street (Pilton – Warkon) \$25,000

Carried

4. GENERAL BUSINESS

Park Equipment

Council has allocated \$50,000 in its 2007/08 budget for Park Equipment. Director Engineering Services recommended that it be expended on softfall and concrete paths.

Resolution 14/0108

Moved by Cr MacGinley, seconded by Cr Gordon that Council allocate the 2007/08 Park Equipment funds as follows:

Concrete paths around Lions Park toilet \$5,000
 Softfall at Lions Park playground \$30,000
 Softfall at Federation Park playground balance est \$15,000

Carried

Revised Water Restrictions

Council was advised that revised water restrictions have had to be introduced from this week, due to falling water levels in Council bores. The changes ban the use of hoses for garden watering, which may now be carried out using only buckets and watering cans. Motor vehicles, etc may only be washed using a bucket filled directly from a tap.

Private bore water users are also being asked to reduce their use of water wherever possible due to the drop in aquifer levels.

Councillors **resolved** to endorse this action.

Letter from DMR responding to request for Stop signs on Ramsay Rd and Cambooya Connection Rd intersections with New England Highway

Council has received a letter from the Department of Main Roads in response to Council's request, to advise that in its opinion a stop sign was not warranted being placed on the Ramsay Road and Cambooya Connection Road intersections with the New England Highway.

Received

Closed Meeting**Resolution 15/0108**

Moved by Cr Gordon, seconded by Cr MacGinley, that the meeting be closed to the public to discuss matters in accordance with S. 463(1) (a),(c), (e) and (h) of the *Local Government Act 1993*.

Carried

Re-Opening of Meeting**Resolution 16/0108**

Moved by Cr Middleton, seconded by Cr Mengel, that the meeting be re-opened to the public.

Carried

Whilst in closed session, Council discussed:

- a. matters relating to the proposal to construct a Water Reservoir at Mt Rascal – to be carried forward to the 2008/09 budget;
- b. progress with gaining EPA approval to construct the new Waste Water Treatment Plant at Wyreema;
- c. the need to resolve to declare the position of Chief Executive Officer redundant as at the close of business on 14 March 2008;
- d. a proposal to extend the retention bonus to employees on staff as at 21 December 2007, and
- e. Australia Day Awards for 2008.

Redundancy of Chief Executive Officer

Resolution 17/0108

Moved by Cr Middleton, seconded by Cr Schmidt, that Council formally resolve:

1. That as part of the local government reform process, where the Cambooya Shire Council will cease to exist from midnight on Friday 14 March 2008, that the position of Chief Executive Officer to the Cambooya Shire Council be declared redundant as at that date;
2. That it be noted that a process is currently in place that provides an option for the CEO to be translated into the Toowoomba Regional Council, in lieu of being made redundant;
3. That the Mayor be authorised to confirm the terms of the redundancy in writing, being:
 - (a) The payment of a redundancy package (including the incentive payment, if the offer is accepted within 14 days) consistent with the minimum entitlements contained in the Local Government Workforce Transition Code of Practice dated August 2007; subject to:
 - i. Taxation law; and
 - ii. The CEO not receiving and accepting a redeployed permanent (not acting) position in the Toowoomba Regional Council; and
 - (b) Access will be provided to career support services such as outplacement or career counselling.

Carried

Extension of Retention Payment

Resolution 18/0108

Moved by Cr Gordon, seconded by Cr Mengel, that Council agree to extend the retention payment to include staff continuously engaged as at 21 December 2007 to 14 March 2008, in the second half payment, due to be paid on 14 March 2008.

Carried

Australia Day Awards

Resolution 19/0108

Moved by Cr Gordon, seconded by Cr Schmidt, that the following be presented with Awards at the Australia Day Ceremony to be held at Hodgson Vale on 26 January 2008:

2008 Citizen of the Year	Peter Twyford
2008 Young Citizen of the Year	Candice Priebbenow
Community Event of the Year	Cambooya State School 125 th Celebrations
Senior Sports person	Karen Crommelin
Junior Sports person	Abby Hughes
Cultural Award	Cambooya Shire Junior Performance Festival Concert

Carried

Adjournment

The meeting adjourned for lunch at 12.40 pm and resumed at 1.25 pm, with all members, the Chief Executive Officer and the Director Engineering Services in attendance.

Minutes of the TRC Local Transition Committee

The Minutes of the Toowoomba Regional Council Local Transition Committee meeting dated 17 December 2007 and the 14 January 2008 were tabled as required by legislation.

5. NEXT MEETING

The next Ordinary Meeting of Council will be held on 20 February 2008.

6. CLOSURE

There being no further business, the Mayor closed the Meeting at 2.15 pm.

Council at the Ordinary Meeting held on 20 February 2008 confirmed these Minutes.

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