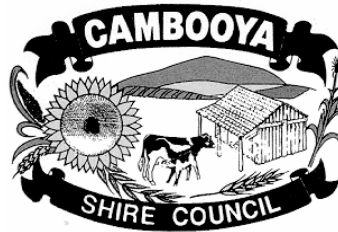


CAMBOOYA SHIRE COUNCIL



Confirmed Minutes

for

Ordinary Meeting

20 February 2008

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CAMBOOYA SHIRE COUNCIL

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on Wednesday 20 February 2008, commencing at 9:05am**

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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)

The Mayor opened the meeting at 9:05am.

1. APOLOGIES – LEAVE OF ABSENCE

Nil

2. RESIGNATION

The Chief Executive Officer advised he had received and accepted the resignation of Cr Barry Moule as Councillor with the Cambooya Shire Council as from midnight on 19 February 2008.

The Chief Executive Officer also advised that as the Shire was to be amalgamated with others to form the new Toowoomba Regional Council from 15 March 2008 there would be no process commenced to appoint a replacement Councillor, as provided for in the *Local Government Act 1993*.

3. CONFIRMATION OF MINUTES

Council was requested to confirm the Minutes of the Ordinary Meeting of Council held on 16 January 2008.

Resolution 01/0208

Moved by Cr Middleton, seconded by Cr Mengel, that the Minutes of the Ordinary Meeting of Council held on 16 January 2008, which have been circulated to Councillors, be confirmed.

Carried

4. RECEIPT AND CONSIDERATION OF OFFICERS' REPORTS

A) DEVELOPMENT SERVICES

The Mayor welcomed Andrew Bullen, Urban Precinct Planning, who provided a presentation and summary on Item A.1

A.1 Residential Needs Study – Final Report

Purpose of Report

- Consider public submission received in response to the public release of the draft Cambooya Shire Residential Needs Study;
- Recommend that Council adopt the Study;
- Recommend measures required to implement the key outcomes and recommendations of the Residential Needs Study.

Over the last decade Cambooya Shire has shared in and contributed to the progressive emergence of the eastern Darling Downs as a lifestyle location of choice, evidenced by sustained residential growth.

Key sub-regional drivers of residential demand have included the strategic location of the district on the fringe of the rapidly growing South East Queensland (SEQ) region, its relative proximity to Brisbane, and Toowoomba and a number of location specific attributes related to its character and environment. In this context Cambooya Shire is attracting a growing proportion of regional housing growth.

In recent times however, residential growth trends in the Shire, and more broadly the eastern Darling Downs Region have been influenced by a range of economic, social and environmental factors that have the potential to markedly influence the nature, extent and attributes of future residential development. Projected growth in the western mineral province (Surat Basin), a diminishing supply of urban land in and around Toowoomba, an ageing population and the advent of the “tree change” phenomenon will all have varying degrees of influence on future residential growth and demand. Equally increased levels of speculative activity invariably accompany a growth in demand for residential land particularly in a climate of diminishing land supply and increased competition for available sites.

It is within this context that Cambooya Shire Council resolved to commission the preparation of the Cambooya Shire Residential Needs Study in early 2007. The study aimed to examine the factors and trends influencing residential demand and supply in the Shire, with a view to identifying the Shire’s future residential needs having regard to the concept of “planning need”.

The final report which was submitted to Council in October 2007 contained a number of recommendations relevant to planning for future residential development in the Shire. The study was subsequently released for public comment, with a number of public submissions being received during the subsequent exhibition period.

Consideration of Submissions

A total of ten (10) public submissions were received during the public exhibition period. Submissions were received from one State Agency (Department of Natural Resources and Water), local residents and those having development interests in the

Shire. Matters raised in submissions ranged from issues associated with the study methodology and findings, in addition to a number of matters related to the implications of study outcomes in so far as they affect specific properties.

At the outset, it is noted that the implementation of the majority of study outcomes and recommendations is reliant upon subsequent amendments to the Cambooya Shire IPA Planning Scheme once the responsibility for the administration of the Planning Scheme falls within the jurisdiction of the Toowoomba Regional Council (TRC). In accordance with the provisions of the Integrated Planning Act this will necessarily involve further processes of amendment drafting and public notification, during which the community will have further opportunity to make submissions.

Accordingly, it is noted that it is not intended to further amend or change the final version of the study submitted in October 2007 in response to matters raised in submissions, but rather address the matters raised via any subsequent amendment preparation process.

Notwithstanding the above, the key matters raised in submissions received are outlined with comments in response then provided.

Issue 1 – Concern over the outcomes of the study in so far as it recommends an increase in residential density in certain areas.

Comment

The study findings confirmed a limited range of residential forms in the Shire with the majority of residential allotment stock comprising either conventional urban allotments in the vicinity of 1000m² in area or rural residential allotments having an area approximating 4000m².

In considering issues of planning need as it relates to residential land supply, the outcomes of the study recommend a number of initiatives to increase the range of residential types and achieve improved residential mix across the Shire. Improving residential mix and market choice are both important considerations in providing a balance supply of alternative residential land/types required to effectively accommodate anticipated population growth.

Issue 2 – The study is based on population projections which underestimate realistic levels of future population growth, particularly having regard to regional developments such as the exploitation of the Felton deposits.

Comment

Population projections utilised were derived from future population growth estimates prepared for the Shire by the Queensland Government's Planning Information and Forecasting Unit (PIFU). These were reviewed having regard to actual allotment supply and dwelling occupancy rates, and suitable allowance was made for regional and subregional factors likely to influence population growth over and above trend projections (e.g. Flow-on impacts resulting from the growth in mineral exploitation in the Surat Basin). The population impacts of individual projects are often difficult to quantify and accordingly a more generalised allowance for the cumulative impact of regional economic growth drivers on the Shires residential population was made. This is evident through the allocation of preferred residential expansion areas which exceed that justified for the Shire based on PIFU population estimates alone.

Issue 3 – Recognition of the need for a commercial centre in Hodgson Vale, but the suitability of the site is questioned.

Comment

There was general support for the establishment of a commercial centre in Hodgson Vale and the need to preserve the opportunity via the preparation of a Local Area Plan or Structure Plan which precluded the incompatible use or subdivision of the land. A number of submissions questioned the suitability of the location given access and slope constraints.

The location of the proposed centre was related to its centralised location, accessibility and the fact that limited land subdivision in the immediate locality would enable residential densities to be increased thereby reinforcing the area as a “hub” of community activity. The increase in residential density is important in securing a supporting population base to firstly enable the cost effective provision of required urban services, and secondly to increase the catchment population for the centre in this area. Residential development at an urban density also assists in broadening residential product choice in the Hodgson Vale area which is currently predominantly Rural Residential. It is anticipated that the detailed location and design of the centre would be one of the matters addressed via the ensuing Local Area or Structure Planning process.

Issue 4 – A number of submissions supported the merits of large lot rural residential development (6000m² – 2 ha) and suggested that it provides the preferred planning outcome for specific areas of the Shire. Locations identified included the northwest parts of the Shire, and areas presently identified as rural buffer areas.

Comment

The Study recommends that provision be made for large rural residential development to respond to an identified undersupply, and to enhance residential choice and mix. This form of development is relatively “footloose” with minimal servicing requirements. In this regard, large rural residential development may provide a suitable transition between urban or rural residential areas and rural lands. The suggestion of allowing large rural residential development in the rural buffer has merit and should be considered as part of the preparation of planning scheme amendments.

Issue 5 – Support for the relaxation of urban servicing standards in rural residential areas.

Comment

The servicing standards applicable to rural residential development is a matter of a more detailed manner which should be considered in the preparation of draft planning scheme amendments.

Issue 6 – The study does not take proper account of the potential yield of lots current zoned urban and rural residential under the Cambooya Shire Planning Scheme.

Comment

The primary purpose of the study was to quantify total residential land needs up to 2026. In this regard the study found that a total of between 1500 – 1900 dwellings would be required during the period 2006-2026 equating to a net requirement of between 75-95 dwellings per annum.

Section 6.3 of the study noted:

The report has estimated the likely annual need (in hectares) for land across all three categories of residential development. Potential growth areas illustrated are in excess of the annual or cumulative requirement over the planning period. This does not indicate or imply that all such areas are, or should be made available for urban or rural residential development. Rather the maps identify areas considered most suitable to accommodate the alternative residential types at a rate commensurate with the need for such uses over the planning period (i.e. to 2026). The identification areas in excess of the quantitative land requirements responds directly to relevant elements of the “planning need” concept including the need to provide choice in terms of residential location and residential product.

In this regard the areas identified represent those most suitable to accommodate residential growth, some of which are outside areas already zoned and available for such uses. The locations identified represent potential locations for future urban and rural residential uses; however, the study makes it clear that not all such areas will be required to meet the Shire’s anticipated growth needs over the planning period. The identification of areas over and above the actual minimum raw land requirement has been undertaken purposefully to provide market product and location choice. These are both essential in satisfying the “planning need” concept on which the findings of the study are predicated.

Issue 7 – The potential adverse impacts on areas of remnant vegetation and watercourses arising from the identification of certain areas as suitable for urban/rural residential development

Comment

Department of Natural Resources and Water have identified the potential for adverse impacts on remnant vegetation and watercourses should those areas identified for future residential purposes in the Hodgson Vale area be developed for such purposes.

Under the *Integrated Planning Act 1997*, Department of Natural Resources and Water are triggered as a referral agency when any applications are lodged over land containing remnant vegetation. In this regard the need to avoid, buffer or otherwise safeguard such areas through the development process is a matter of detailed design most appropriately addressed at development application stage. Department of Natural Resources and Water act in the capacity of a concurrence agency where development sites contain remnant vegetation and have the power to direct Council to impose conditions on an approval or, where warranted, refuse such applications. The identification of areas potentially suitable for urban or rural residential purposes does not in any way reduce or compromise the Departments’ ability to address such issues through the development assessment process.

Potential impacts of urban development on waterways and downstream water quality is also something typically addressed at development stage through the requirement for developers to demonstrate that appropriate mechanisms are in place to manage stormwater quality and quantity. Again this is a site specific matter of detailed design best addressed at application stage.

Issue 8 – The study does not make provision for future commercial and industrial development needs which must also be addressed.

Comment

The detailed consideration of the Shire's future commercial and industrial development needs is a matter generally beyond the scope of this study. As convenient access to services, facilities and infrastructure is an important element of "planning need" in so far as it relates to future residential development the study did consider the need for commercial and retail uses to service residential growth areas. The study identifies the need for neighbourhood level commercial and retail facilities at Wyreema and Hodgson Vale.

Issue 9 – Recognition of the need and support for Structure Planning in the Hodgson Vale Area

Comment

This report recommends that structure plans be prepared for Hodgson Vale and Wyreema to preserve the opportunity for nominated sites to be developed for commercial and urban residential purposes, and more importantly to preclude inconsistent uses and subdivision that would otherwise compromise their development.

A number of additional submissions received addressed the implications of study outcomes on individual properties, or specific landholder or development interests. This report does not seek to address these matters in detail recognising that these matters are more appropriately considered under any subsequent planning scheme amendment process. As previously noted this will necessarily involve further processes of public exhibition and subsequent opportunities for interested parties to make specific submissions. It is recommended that the specific submissions received by Council in conjunction with the Residential Needs Study be considered as part of any subsequent planning scheme amendment process.

Implementation of Study Outcomes

In addition to considering the matters raised in public submission received, the purpose of this report is to identify and recommend the steps necessary to implement the key recommendations of the Residential Needs Study.

Key study outcomes require:

- Adequate provision to be made for future urban and rural residential land needs through the allocation and zoning of additional land for future residential purposes;
- Provision to be made for a greater mix of alternative residential forms (i.e. urban residential , rural residential, large rural residential) by expanding the supply of residential land types which are presently underrepresented in the Shire's residential land supply;

- Amendments to the Planning Scheme to:
 - facilitate a reduction minimum allotment sizes within the Township and Rural Residential Zones to enhance allotment mix;
 - provide for the introduction of a new Zone and complementary planning controls applying specifically to large rural residential / small rural lot development with lot sizes ranging between 6000 – 20,000m²;
 - encourage, in a targeted manner, the development of medium density residential forms in appropriate locations;
 - introduce residential design provisions particularly for medium density residential forms.
 - Recognise preferred locations for neighbourhood retail and commercial centres at Wyreema and Hodgson Vale, and provide for future development in an around such centres to be subject to structure planning.
- The preparation of Temporary Local Planning Instruments pursuant to Section 2.1.9 of the Integrated Planning Act as an interim measure to preclude incompatible development and land reconfiguration within designated Centre Structure Plan areas.
- The preparation of Structure Plans for identified Centre precincts at Wyreema and Hodgson Vale.

This report includes a series of recommendations to initiate the implementation of the preceding study outcomes.

A.2 Cambooya Shire Planning Scheme (A\3_5)

Following the adoption of the Planning Scheme Needs Study, Council will need to make a number of minor changes to the *Planning Scheme* to give effect to the desired outcomes of the study.

Additional changes will also include other minor matters that are required to remove inconsistencies and correct omissions in the *Planning Scheme*. Included in the changes will be the requirement to provide all weather road access prior to the approval of the erection a dwelling.

Schedule 1 and 3 of the *Integrated Planning Act 1997* outlines the process that a Council must follow to amend a *Planning Scheme*. Council needs to resolve to propose an amendment of its *Planning Scheme* (Section 1 of Schedule 3 IPA).

Council is requested to propose amendments to the *Planning Scheme* in accordance with the *Integrated Planning Act 1997*.

Resolution 02/0208

Moved by Cr Williams, seconded by Cr Middleton, that Council resolve:

1. To adopt the Final Report of the Cambooya Shire Residential Needs Study dated October 2007;
2. Pursuant to s2.1.5 and Schedule 1, Clause 1.(1) and Schedule 3, Clause 1.(1) of the *Integrated Planning Act 1997* to propose amendments to the Cambooya Shire Planning Scheme to:
 - (a) Facilitate a reduction in minimum allotment sizes within the Township and Rural Residential Zones to enhance allotment mix;
 - (b) Provide for the introduction of a new Zone and complementary planning controls applying specifically to large rural residential and small rural lot development with lot sizes ranging between 6,000m² -20,000m²;
 - (c) Encourage, in a targeted manner, the development of medium density residential forms in appropriate locations;
 - (d) Introduce residential design provisions particularly for medium density residential forms.
 - (e) Recognise preferred locations for neighbourhood retail and commercial centres at Wyreema and Hodgson Vale and provide for future development in and around such centres to be subject to structure planning.
 - (f) Additional changes will also include other minor matters that are required to remove inconsistencies and correct omissions in the *Planning Scheme*. Included in the changes will be the requirement to provide all weather road access prior to approval of the erection of a dwelling.
3. To prepare Temporary Local Planning Instruments pursuant to Schedule 2, Clause 1 and Section 2.1.12 of the *Integrated Planning Act* as an interim measure to preclude incompatible development and land reconfiguration within designated Centre Structure Plan areas at Wyreema and Hodgson Vale.

4. That Structure Plans are prepared for the identified Centre precincts at Wyreema and Hodgson Vale to regulate the nature, design and attributes of land use and development within such areas.

Carried

Attendance

At 10:00am Andrew Bullen retired from the meeting.

A.3 Application PSW/08/0002 Boundary Clearance Variation for a storage shed on Lot 7 on RP902282 Parish of Cambooya and situated at 13645 New England Highway, Cambooya.

Applicant: S Cameron
Owner: S Cameron

An application was received for a boundary clearance variation for a new shed located on Lot 7 RP902282 Parish of Cambooya and situated at 13645 New England Highway, Hodgson Vale. The proposed shed is 162m² and it is proposed to be sited approximately 6.5m from the southern side boundary.

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

Planning Scheme

The allotment is located in the Rural Land Use area under the *Planning Scheme* and has an area of 2.942ha. The Rural Development Code under the *Planning Scheme* requires that a building and associated outbuildings in a rural area are set back 15m from the side and rear boundaries and 50m from the New England Highway. Consideration should be given to the levels, depth, shape or conditions of the allotment and the nature of any existing or proposed buildings or structures on adjoining allotments.

History

Council resolved at its meeting of 18 July 2007 to refuse a concession of 6.3m from the southern boundary for a shed on the above property:

“that a development permit be refused for boundary concession for a storage shed with a floor area of 162m² to be located 6.3m from the southern boundary on Lot 7 RP902282 Parish of Cambooya and situated at 13645 New England Highway, Cambooya due to the shed being able to be positioned 15m from the boundaries”.

Comments

The applicant has previously submitted an application that was refused by Council but has now submitted additional information in support the application.

The applicant states that the shed will be used for storage and is to be located approximately 6m from the existing dwelling. The allotment is rectangular in shape and has a width of 98.42m.

Building platforms are restricted in the eastern area of the allotment near the existing dwelling due to drainage works. A drainage easement (15.5m) exists on the northern side of the allotment and a contour has been constructed adjacent to the eastern boundary to divert water away from the existing dwelling to the easement.

A small commercial building exists (Fruit Shop) on the same allotment and is located adjacent to the New England Highway. The applicant has provided a letter from adjoining property owners stating that they have no objection to the proposal.

The location of the proposed shed would allow the larger area at the front of the property to be utilised for limited farming activities if so desired.

The applicants requires the power to be connected to the proposed shed and additional water tanks will be installed to supply the dwelling which is totally reliant on tank water.

Given that the shed will be utilised for storage purposes, primarily used in associated with the existing residence, then it is logical that the shed be located in close proximity to the existing dwelling. This positioning would allow the shed to be utilised in a more functional manner by the owner.

The applicant has provided a more comprehensive application including additional information being submitted, giving a clearer picture as to the reasons the applicant requests this concession. A pictorial 'impression' of what the proposed shed will look like was provided, which demonstrates the minimal impact the shed will have on the surrounding district. (Refer attached)

The allotment only has an area of 2.942ha, which is rural residential in size and Council could approve the proposal as it is considered that the proposed site of the shed will not detract from the amenity of the area.

Resolution 03/0208

Moved by Cr Williams, seconded by Cr Schmidt, that a development permit be issued for a boundary concession for a storage shed with a floor area of 162m² to be located 6.5m from the southern boundary on Lot 7 RP902282 Parish of Cambooya and situated at 13645 New England Highway, Cambooya due to the minimal impact the shed will have on the amenity of the area.

Carried

A.4 Application PSW/08/0003 Boundary Clearance Variation for a carport on Lot 145 RP839450 Parish of Cambooya and situated at 1 Stratford Drive, Wyreema.

Applicant: S & A Hennessy
Owner: S & A Hennessy

An application was received for a boundary clearance variation to locate a proposed carport 4m from the front boundary. The proposed carport will have a floor area of 13.8m². The allotment has an area of 952m² and contains a dwelling. A copy of the applicant's letter, photos, site plan and letter of no objection from adjoining property owner was attached for Councillor's information.

Planning Scheme

The *Residential Development Code* under the *Planning Scheme* requires that a house and associated outbuilding in a Township area is set back 6m from the front and 1.5m from the side and rear boundaries. The *Planning Scheme* provides that a lesser distance may be approved having regard to the levels, depth, shape or conditions of the allotment and the nature of any existing or proposed buildings or structures on adjoining allotments.

Comments

The applicant advises they require the setback to enable a carport to be built at the front of the home to house a private vehicle. The applicant wishes to utilise the existing driveway by erecting the carport at the front of the existing garage which is a part of the existing dwelling.

The adjoining property owners on the southern boundary at 3 Stratford Drive have stated they have no objection to the proposed carport. The other adjoining boundary (north) is bordered by Newman Road.

The proposed carport will encroach on to the street building setback of 6m by 2m. The existing dwelling was erected in 1992 and contains a single vehicle garage only. The positioning of the existing dwelling and taking into regard the allotment is a corner block the proposed carport is ideally best suited to the proposed location.

The open carport will be and will essentially not impact on the surrounding properties.

The proposed carport will result in a minimal visual impact (only 13.8m²) and it is considered that it will not detract from the overall aesthetics of the street. Council could approve the application as there will be no adverse impact on the amenity of the area.

Resolution 04/0208

Moved by Cr Middleton, seconded by Cr Mengel, that a development permit be issued for a boundary clearance variation from 6m to 4m for a carport with a floor area of 13.8m² on Lot 145 RP836450, Parish of Cambooya and situated at 1 Stratford Drive, Wyreema as there will be no adverse impact on the amenity of the area.

Carried

A.5 Application MCU/07/009 for a Material Change of Use for a Second Dwelling and Community Title Scheme on Lot 5 RP899796 Parish of Ramsay situated at 214 Meynink Road, Hodgson Vale.

Applicant: OWR Surveyors
Owner: P Baker

An application was received for a second dwelling and Community Title Scheme development on Lot 5 RP899796 Parish of Ramsay situated at 214 Meynink Road, Hodgson Vale.

The allotment has an area of 14.01ha and contains an existing dwelling and outbuildings. A copy of the applicant's supporting information, letter, site plan, photos and aerial photo was attached for Councillors information.

Proposal

The applicant OWR Surveyors state that:

'The intent of the developer is to create a Community Title Scheme in accordance with the Body Corporate and Community Management Act by creation of a Building Format Plan. The Building Format Plan will have no land component with the lots and is therefore not assessable against the planning scheme.'

'What is proposed is the construction of a second dwelling on the base parcel and the creation of a Community Title Scheme over the land. The Community Title Scheme will enable the second dwelling to be sold and the responsibility of the maintenance and management of the property to be shared by both owners in accordance with the Body Corporate documentation. The Community Title Scheme would be created by a Building Format Plan of Subdivision, which would create two Community Title "Lots".'

'The Community Management Statement attached to the CMS will ensure the prospective purchaser is committed to and involved in running of the farm (i.e. the common property) in a manner which maintains the rural character and agricultural productivity of the area.'

Planning Scheme

The parent lot is situated in the Rural (Uplands Landscape) area of the *Planning Scheme* which is an area of particular importance to the landscape character of the Shire. Lots are to have a minimum of 64ha in area with a 200m frontage to a road.

Section 4.10.3 of the *Planning Scheme* states that: *"Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to minimise potential impacts on the natural environment through improved land management practices"*.

Section 4.11 allows a concession in the rural land use area, for up to 2 houses to be established on a lot and provides *"for the accommodation of farm owners, family members and employees involved in the running of the farm in a manner which maintains the rural character and agricultural productivity of the area"*.

The proposed development falls within the multiple dwelling definition in *Planning Scheme* section 1.3.2:

“Multiple dwelling means 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)’.

Integrated Planning Act 1997 (IPA)

Section 1.3.5 of IPA defines reconfiguring a lot as-

- “(a) creating lots by subdividing another lot; or*
- (b) amalgamating 2 or more lots; or*
- (c) rearranging the boundaries of a lot by registering a plan of subdivision; or*
- (d) dividing land into parts by agreement or*
- (e) creating an easement giving access to a lot from a constructed road.”*

Schedule 8 of IPA makes “*reconfiguring a lot*” accessible development against a *Planning Scheme*.

Schedule 9 of IPA defines development that is exempt and includes; “*Reconfiguring a lot*” under the *Land Title Act 1994*, if the plan of subdivision necessary for the reconfiguration -

- (a) is a building format plan of subdivision that **does not** subdivide land on or below the surface of the land;”

Building Format Plans

Building format plans create common property and lots *within a building or structure*, though they also may subdivide land that hosts the building. To be registrable in building format, a survey plan must at least subdivide a building into two or more lots. The plan may also subdivide the land (surface or sub-surface) but unless it subdivides a building on that land, it is not registrable as a building format plan.

Schedule 8 of *Integrated Planning Act 1997 (IPA)* - Table 3, Item 1, "Reconfiguring a Lot" that is assessable development and Item 1(a) provides that a lot reconfiguration is **exempt** from assessment if the subdivision plan "is a building format plan of subdivision that does not subdivide land *on or below the surface of the land*" (Copy Attached)

This type of lot (building format) is distinguished from a ‘Standard Plan’ that defines land using a horizontal plane and references to marks on the ground. Where a building format plan is wholly and solely a building or part of a building, the reconfiguration is not assessable.

Notification

A Statutory Declaration was received on 22 January 2008 from the applicant advising that adjoining owners were notified in writing and Public Notification was carried out in accordance with section 3.4.7 of the *Integrated Planning Act 1997 (IPA)*.

Two (2) submissions regarding the development were received during the public notification period.

The applicant responded to the submissions on 12 February 2008 addressing the concerns raised. Copies of the submissions are attached for Councillor's information

Comment

Second dwelling - The applicant wishes to erect a second dwelling and create a Community Management Scheme over this parcel of land. A concession relating to a second dwelling is available under the Section 4.11 of the *Planning Scheme*. It is considered that approval of a second dwelling on this lot is an acceptable solution of the performance criteria of the Residential Development Code.

Community Title Scheme - The basis of the proposal involves creating two detached houses each comprising a titled lot, separated by an expanse of common property. It is considered that the proposed development falls within the 'multiple dwelling' definition in section 1.3.2 of the *Planning Scheme*:

The applicant is not merely proposing to build a second house; but is also proposing to build a second house as a step in the broader process of creating a residential community titles scheme, of which a second house will form a discrete lot.

The existing dwelling and a proposed dwelling will become lots in a Community Title Scheme created by the registration of a building format plan of subdivision and a community management statement.

The applicant is creating an integrated development (Community Title Scheme) with two residences for discrete households. It is not materially different to a townhouse development or a community dwelling where unrelated people maintain a common undertaking (living and farming).

The Desired Environmental Outcomes of Section 2.3 of the scheme states the strategy that locates rural residential and urban residential development in areas that are accessible and allow efficient infrastructure. The scheme maps the preferred pattern of land use in the Shire. Multiple Dwellings are encouraged in the townships and urban residential development is restricted to the Township Land Use area.

This development is contrary to the intent of section 3.1.1 of the Rural Land Use Area which states 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.*"

A copy of legal advice from King and Company (confidential) was provided to members.

The Manager Development Services advised that a letter, dated 18 February 2008, had been received, ***withdrawing*** application MCU/07/009 for a Material Change of Use for a Second Dwelling and Community Title Scheme on Lot 5 RP899796 Parish of Ramsay situated at 214 Meynink Road, Hodgson Vale.

Exclusion of Councillor from meeting

Cr Middleton disclosed that he had a conflict of interest in relation to the next item of business, was not present at or took part in the debate and left the meeting at 10:10am.

A.6 Development Application MCU/07/05 - Request to Change a Condition on Lot 1119 A342430, Parish of Drayton situated at 401 Preston Boundary Road, Preston

Applicant: Fylgrange Pty Ltd
Owner: Fylgrange Pty Ltd

A letter was received requesting a Change to Condition No 9 for a development approval issued on Lot 1119 A342430, Parish of Drayton situated at 401 Preston Boundary Road, Preston. The site contains a dwelling, chapel, store shed and has an area of 9.755ha. A copy of the letter was attached for Councillors information.

Council at its Ordinary Meeting held on 15 August 2007 approved an application for Material Change of Use for a Function Centre at the above address.

Condition 9 of this approval states:

"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".

The applicant requests a change to the condition by considering waiving this requirement for an extended period due to considerable expenditure with the development and ongoing Medical reasons and associated costs.

Integrated Planning Act

The *Integrated Planning Act 1997* requires that an applicant must seek a negotiated condition of a Decision Notice within 30 business days of the decision being granted. The applicant did not seek to negotiate conditions of the Decision Notice.

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

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

Comments

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

The applicant requests an extension of time in which to seal (concrete) the additional 6 carparks to allow commencement of operation of the function centre. The carparks will be initially provided with a decomposed granite base.

The existing development includes 13 concrete carparking spaces that meet the performance criteria of the On Site Services, Carparking and Access of the *Planning Scheme*. The change proposed is considered to be minor; however consideration of the impacts of the development must be made prior to approval.

The building component of the development is nearing completion and the applicant wishes to commence operation soon. The submission of a suitable bank guarantee by the applicant, which will ensure the work is undertaken at a date determined by Council, may be acceptable and allow the activity to commence operation.

It is considered that the development conditions should be complied with within a period of 12 months to ensure adequate parking facilities are provided to accommodate the increased usage.

Resolution 05/0208

Moved by Cr Williams, seconded by Cr Robertson, that Council advise the applicant that it is unable to accede to the request to change Condition No 9 due to the fact that assessable development will arise from the change. However, Council will accept the following to satisfy the condition:

1. Lodgement of cash or an unconditional Bank or Building Society Guarantee of \$12,600 for the cost of the works to ensure compliance with conditions imposed.
2. This amount will be refunded or the guarantee returned when the works have been undertaken to Council satisfaction.
3. Council may undertake the works after a period of 2 years as necessary and call in the bond to pay for costs incurred.

Carried

Attendance

At 10:20am Cr Middleton attended the meeting.

A.7 Development Application MCU/07/07 – Negotiated Conditions of Approval Request on Lot 1 SP151729 Parish of Ramsay situated at 9 Hirst Street, Greenmount.

Applicant: Wes Daniells Builder Pty Ltd
Owner: SJ Brown

A request to Negotiate Conditions of Approval was received for the above application. The application was approved by Council at its Ordinary Meeting on January 16 2008.

Integrated Planning Act 1997

In assessing of the application, the adjoining property owners were notified in writing and Public Notification was carried out in accordance with Section 3.4.7 of the *Integrated Planning Act 1997*. No submissions were received.

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

Conditions to be Negotiated

The applicant requests to negotiate the following conditions:

Condition 6 of this approval states:

“Payment of parkland contributions of \$22,500 (9 additional units @\$2,500 each – fees and charges applicable for 2007/08)”.

The applicant requests that the fee be waived. The applicant states that the parkland contribution seems unreasonable as no new lots are created; the site was developed as 9 lots on the original approved plan (RP2513 copy attached).

As stated in the request, the property was created by amalgamating 9 lots in 2002. In this case, the parkland contributions could be reduced to \$10,000 (i.e. equivalent to 4 additional lots).

Comment

In applying the parkland contributions the Council noted that the *Planning Scheme Policy No 6* requires a monetary contribution as it proposes to fully develop existing parkland areas in the Township areas.

Conditions 7-12 of this approval states:

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.

The applicant advises that they believe Council insisting on widening and kerbing Pilton Street, when no access off Pilton Street will be allowed, is unreasonable, and requests these conditions be waived.

Comment

Condition 10 - widen and kerb Pilton Street. No access will be allowed to Pilton Street (a main road) and so the requirement to widen and kerb may not be necessary, however, it is still considered to be required to complete the development and allow parking adjacent to the development in Pilton Street.

Conditions 7, 8, 9 and 11 - widen and kerb Haldon Street and Hirst Street and adjust drainage. These conditions are required to meet road standards.

Condition 13 of this approval states:

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.

The applicant states:

“Condition 13 requiring drainage works to a currently fenced laneway seems to be delegation of Council’s obligation where a laneway is in existence.”

The applicant requests this condition be waived.

Comment

With Derrick Lane not scheduled for construction, the runoff from above needs to be diverted away from the development.

General Comments

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

The Conditions imposed upon the development represent reasonable and relevant conditions.

Resolution 06/0208

Moved by Cr Gordon, seconded by Cr MacGinley, that:

1. That Council advise the applicant that Conditions No 7 - 13 of Development Application MCU/07/07 – on Lot 1 SP151729 Parish of Ramsay situated at 9 Hirst Street, Greenmount, will remain unaltered.
2. That Council issue a Negotiated Decision Notice amending Condition 6 to read; “Payment of parkland contributions of \$10,000 (4 additional units @ \$2,500 each – fees and charges applicable for 2007/08)”.

Carried

Adjournment

The meeting adjourned for morning tea at 10:30am and resumed at 11:00am with all members, the Chief Executive Officer, Director Engineering Services, Manager Development Services and Personal Assistant in attendance.

- A.8 Application RAL/07/23 for Reconfiguration of Lot (2 lots into 3 lots) and access easements on Lot 47 SP180897 and Lot 48 SP180987 Parish of Ramsay situated at 15 Haldon Street, Greenmount.**

Applicant: Crown Castle Australia Pty Ltd
c/- Goodwin, Midson & Partners Pty Ltd
c/- Compass Town Planning
Owner: D & P Peake and J Horan

An application was received for the Reconfiguration of Lot (2 lots into 3 lots) of Lot 47 SP180897 and Lot 48 SP180897 situated at 15 Haldon Street, Greenmount.

A copy of the 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 create a lot for the existing telecommunications facility (193m²) and create an access easement over lots 47 and 48 on SP180897. The access easement will follow the existing access easements E and F which are in favour of Council.

The proposal is to reconfigure the existing Lot 47 which comprises a total area of 29.28ha, in order to create a new smaller lot of approx 193m² in area. The purpose for this proposal is to ensure greater security of tenure for the telecommunications infrastructure. No change to the existing land uses will occur and no clearing of vegetation or other building or operational works is proposed.

The applicant also requests that a partial surrender by Council of an existing easement (Easement F) that encompasses the proposed Lot 1 will be required to complete this process.

Referral Agency

The application was referred to the Department of Natural Resources and Water as Concurrence Agency under schedule 2, table 2 of *Integrated Planning Regulation 1998* – reconfiguring a lot greater than 2ha on land mapped as remnant native vegetation classified as 'Not of Concern'.

The Department of Natural Resources and Water as Concurrence Agency advise they have no vegetation related requirements with this application as clearing of assessable vegetation as a result of the RAL could be done under an exemption for the purpose of the development without the RAL being approved. Therefore, the application is considered to meet Performance Requirement of their policy.

The land pertaining to the application is located within the Condamine-Balonne Basin. DNR & W advise that there are no ground water licences or notified overland flow works attached to this land and there does not appear to be any other watercourse related matters such as riverine protection or extraction of quarry material.

Notification

The application for the reconfiguration of a lot requires impact assessment under the *Planning Scheme*. The application was publicly advertised and a notice of compliance was received from the applicant on 21 January 2008 stating that the application had complied with the provisions of section 3.4.7 of *Integrated Planning Act*. No submissions were received by Council.

Existing Services

There is currently an access track to the proposed smaller lot. This track is on the existing access Easements E and F which are in favour of Council. The holder of the lease on the proposed smaller lot also has use of this track.

Comments

The application proposes the reconfiguration of 2 lots into 3 lots in the Rural Land Use Area of Greenmount. Existing Lot 47 has an area of 29.28ha and is encumbered by an easement (Easement F- 5,594m²) that provides access to the existing Council owned infrastructure on Greenmount hill.

Proposed Lot 1 will be a small allotment (193m²) encompassing existing telecommunications facilities and is located within the existing Easement F. Council will need to surrender part of Easement F to allow the new lot to be created. Council has some aerial equipment on the existing tower within the proposed new lot and arrangements will need to be made to allow Council to continue to access this equipment.

Proposed Lot 1 does not comply with the minimum area of 40ha required by the *Planning Scheme* for the Rural Land Use Area. However the reconfiguration is considered appropriate in this instance as it will facilitate the separation of inconsistent uses and will allow the telecommunications tower to be identified on its own individual Lot. The application meets the Performance Requirement of the DNR&W policy as no clearing of vegetation will occur as a result of the ROL.

Council could approve the proposal as the proposed subdivision is not located on Good Quality Agricultural Land (GQAL) and will not require any clearing of vegetation. The telecommunication facilities exist and the subdivision will not result in further reduction of land for rural activities, but will ensure the continued provision of necessary telecommunications infrastructure for the area by providing a more secure tenure.

Resolution 07/0208

Moved by Cr Middleton, seconded by Cr Mengel, that Item A.8 - RAL/07/23 for Reconfiguration of Lot (2 lots into 3 lots) and access easements on Lot 47 SP180897 and Lot 48 SP180987 Parish of Ramsay situated at 15 Haldon Street, Greenmount, be deferred under Section 3.5.7 of the Integrated Planning Act, pending further information from the Director Engineering Services. Further, that Council give written notice to the applicant that Council wishes to extend the decision making period by not more than 20 business days.

Carried**Exclusion of Councillor from meeting**

Cr Williams disclosed that he had a conflict of interest in relation to the next item of business, was not present at or took part in the debate and left the meeting at 11:07am.

A.9 Application RAL/07/24 for Reconfiguration of Lot (1 lot into 2 lots) on Lot 13 SP175672, Parish of Hodgson situated at 248 Hodgson Vale Road, Hodgson Vale.

Applicant: M Williams
Owner: Fanny's Field Pty Ltd

An application was received for the Reconfiguration of Lot (1 lot into 2 lots) on Lot 13 SP175672 situated at 248 Hodgson Vale Road, Hodgson Vale.

A copy of application letter, concept plan, aerial photo, photos 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. 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.*"

The stated Desired Environmental Outcomes in the *Planning Scheme* include the protection of good quality agricultural land resources from inappropriate development, in a manner consistent with State Planning Policy 1/92 (development and the conservation of agricultural land).

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 proposed reconfiguration will create 2 lots, one lot with an area of 1.76ha and the remaining lot with an area of 38.12ha. The total area of the existing lot is 40.01ha. The applicant proposes to separate the existing commercial operation (RM's Bar & Bistro) from the agricultural land, which will form the balance of the land.

History

A 'Consent Use' for the above premises as a polo ground and subdivision (TP2/86) was approved on 19 September 1985. A Building Permit (No 1934) was issued to R M Williams for a Polo Club House building on 28 May 1986 and records show the construction continued until 1992.

The original Lot 13 that contained the polo club building (13.72ha) was reconfigured in September 2004 along with adjoining allotments which resulted in an increase in area of Lot 13 to 40.01ha.

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.

Information from DNR&W will be provided at the meeting.

Existing Services

No reticulated water supply or sewer is available to the area and the building is provided with roofwater storage capacity.

Electricity supply is provided to the property; however, separate services will be required to the two proposed lots. The commercial activity is connected to an on-site waste water disposal system. The smaller proposed lot will retain the existing business (RM's Bar & Bistro) and the proposed larger lot will remain as agricultural land.

Comments

The proposed Lot 1 (1.76ha) and Lot 2 (38.12ha) do not comply with the minimum area of 40ha required by the *Planning Scheme* for subdivision in the Rural Land Use Area (Plains Landscape). The road frontage for proposed Lot 1 would be approximately 160m and will utilise the existing in/out driveways. The total road frontage for proposed Lot 2 will be approximately 275m to Hodgson Vale Road.

The proposed Lot 2 boundary follows established fence lines and substantially contains a large proportion of the 'pasture land' on the western side of the property. This area of land (38.12ha) is identified as 'crop land' on Overlay Map No 2 of the *Planning Scheme* and therefore the proposal must be considered in accordance with *State Planning Policy 1/92 Development and Conservation of Agricultural Land*.

Section 4.10.3 of the Reconfiguring a Lot Code identifies performance criteria which states that:

“Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to minimise potential impacts on the natural environment through improved land management practices”

Due to the existing lawful commercial operation, consideration could be given to the provisions set out in Section 4.10.3 – A1.5 which states an acceptable solution for a lot smaller than the minimum 40ha; as follows:

“A proposed lot is smaller than provided for in A1.3, and would accommodate an activity for which a development approval for a material change of use has been granted, provided the lot contains sufficient buffers to ensure the use does not impact on operation of rural activities on adjoining allotments.”

No change to the existing land uses will occur. Proposed Lot 1 does not comply with the minimum area of 40ha required by the *Planning Scheme* for the Rural Land Use Area. The reconfiguration is considered appropriate in this instance however, as it will facilitate the separation of inconsistent uses and will allow the commercial activity to be identified on its own individual Lot.

The existing on site waste water disposal system servicing the commercial facility will be required to be upgraded and comply with the Queensland Plumbing and Wasterwater Code (QPW) and be located within the new lot boundary setbacks under the code.

A road contribution of \$9,177 (437m @ \$21/m) for reconfiguring a lot will be required for Hodgson Vale Road in accordance with Council's *Planning Scheme Policy No.3* and Fees and Charges for 2007/08.

There are existing easements over the property which need to be retained.

The carparking area is presently undefined and needs to be designated to facilitate safe and adequate car parking. The owner proposes to regravell the existing surface of the carpark and define the carparking spaces (16 required). Bitumen sealing of the accesses should also be required.

Council could approve the proposal as the reconfiguration will result in lots that would accommodate an activity for which a previous Material Change of Use (RM's Bar and Bistro) was granted and the utility and productive capacity of the land for rural purposes is maintained.

Resolution 08/0208

Moved by Cr Middleton, seconded by Cr Robertson, that a Development Permit be issued for Reconfiguration of Lot (1 Lot into 2 Lots) described as Lot 13 SP175672 Parish of Hodgson situated at 248 Hodgson Vale Road, Hodgson Vale 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. The final design of the reconfiguration is to be in accordance with the conditions of this approval and the *Planning Scheme* provisions for the reconfiguration of lots.

Road Contributions

11. A roadworks contribution of \$9,177 (437m @ \$21/m) is required in accordance with Council's Planning Scheme Policy Number 3 and the Schedule of Fees and Charges. (fees applicable for 2007/08 financial year).

On Site Wastewater Disposal

12. The on site waste water disposal system shall comply with the Queensland Plumbing and Wasterwater Code (QPW). A Plumbing and Drainage permit is required and all works completed and a final certificate issued prior to sealing of the Plan of Survey.

Easements

13. Existing easements on the property are to be retained.

Electricity Supply

14. Developer to enter into an agreement with Ergon Energy to provide separate electrical connections to the two proposed lots. The applicant is to submit advice from Ergon Energy that an agreement has been made to provide separate services.

Carparking and Vehicle Access

15. Bitumen seal the two existing access turnouts from edge of existing bitumen to the property boundary. The seal width at the property boundary is to be 6m.
16. Provide a minimum of 16 carparking spaces with a compacted gravel surface in accordance with the On Site Services and Carparking Code.

Referral Agency

17. The approved Soil Conservation Plan is to be amended in accordance with the *Soil Conservation Act 1986*.
18. The Water Licence No 71528R is to be amended in accordance the *Water Act 2000*.

Carried**Attendance**

At 11:25am Cr Williams attended the meeting.

A.10 Application RAL/08/002 for Reconfiguration of Lots (1 lot into 4 lots) on Lot 3 SP102825 Parish of Hodgson situated at 48 Woodland Road, Greenmount

Applicant: R & V Midgley
Owner: R & V Midgley

An application was received for the reconfiguration of Lot 3 SP102825 situated at 48 Woodland Road, Greenmount into 4 lots. The allotment has an area of 2.036ha and contains a dwelling and shed. A copy of applicant's letter, plan, photos and aerial photo was attached for Councillor's information.

Planning Scheme

The lot is in the Township area of the *Planning Scheme* which requires a minimum lot size of 2,000m² and a frontage of 20m. The Reconfiguration of a Lot Code of the *Planning Scheme* requires kerb and channelling, reticulated water supply and underground electricity.

Services

The proposed lots are located in Greenmount (sewer not available) and water can be extended from the existing reticulated supply.

Kerb and channel does not exist in this area and upgrading of Woodland Road and Barton street will be required.

Electricity is available from the overhead grid by agreement with Ergon Energy. Underground electricity is normally required for greenfield developments in Township areas.

Comments

The proposal is to subdivide 48 Woodland Road described as Lot 3 SP 102825 (2.036ha) into 4 lots. The parent lot will retain the existing dwelling and shed and will be approximately 8,360m² in area; the 3 remaining lots will have an approximate size

of 4,000m² each. Lot 5 & 6 have a road frontage to Barton Street and Lot 7 is a corner lot having a frontage to both Barton Street and Woodland Road.

The applicant will be required to pay parkland and water supply headworks contributions.

Electricity is available from the overhead grid by agreement with Ergon Energy. A concession could be granted to maintain the existing overhead power service in the area as the lots are larger in size (4,000m²).

The proposal is located in the Township area and substantially meets the minimum requirements of the Reconfiguring a Lot Code of the *Planning Scheme* and may be approved subject to conditions.

Resolution 09/0208

Moved by Cr Schmidt, seconded by Cr MacGinley, that a Development Permit be issued for Reconfiguration of Lots (1 lot into 4 lots) for land described as Lot 3 SP102825 Parish of Cambooya situated at 48 Woodlands Road, Greenmount subject to the following conditions:

General

1. An unconditional security, in accordance with Council's Policy for the works, services, contributions and headworks not completed or paid for, must be lodged when the survey plan is submitted for Council endorsement (based on estimate of cost by Council's Engineering Section following design by a Registered Professional Engineer). The unconditional security is to be delivered to Council's Office at 54 Hodgson Street, Greenmount.
2. 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 or payment. (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 \$160 (4 x \$40) which will result from the issue of split valuations.
6. Payment of a sealing fee of \$100 per Plan of Survey.
7. The Plan of Survey to be provided in electronic format for MGA Zone 56 (GDA 94) co-ordinates.

Approved Plans

8. The reconfiguration is to be developed in accordance with the proposal plan submitted by Parkinson & Parkinson Surveyors (No 12443) dated 10/1/08 as determined by Council.

Parkland Contribution

9. Payment of parkland contribution of \$7,500 (3 lots @ \$2,500) in accordance with Council's Fees and Charges (fees applicable for 2007/08 financial year).

Roadworks

10. The applicant is to provide new layback kerb and channel and asphalt surfaced pavement widening for the proposed Lot 7 frontage of Woodland Road. The design is to provide for the widening of Woodland Road by approximately 2.5m to make the invert of the kerb and channel 6m from the existing road centreline.
11. Construct Barton Street to an asphalt surfaced width of 6m (7m pavement) with layback kerb and channel on the western side only.
12. Provide a 3 chord 6m truncation at the intersection of Woodland Road and Barton Street.
13. Reflective Street number to be affixed to the kerb in front of the lots in Barton Street (\$42 each). (Fees applicable for 2007/08 financial year.)

Water Supply

14. Provide a 100mm diameter water main along the full frontage to Barton Street (including connection to the existing main in Woodland Road), including connections to each allotment and fire hydrants and valves as required to service the subdivision.
15. Payment of Water Supply headworks contribution of \$9,000 (3 lots @ \$3,000) in accordance with Council's Fees and Charges (rates for 2007/08 financial year).

Sewerage

16. The lots are to be provided with wastewater treatment systems in accordance with the *On Site Sewerage Code* and AS 1547:2000. A copy of each site assessment is to be submitted to Council for approval, prior to construction of any dwelling.

Stormwater Drainage

17. Full underground stormwater drainage is to be provided in accordance with Queensland Urban Drainage Manual (QUDM) Standards, to take all external and internal stormwater.

Electricity Supply & Streetlighting

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

General Engineering Requirements

19. The Regional Standards Manual, published by EDROC is to be adhered to at all times.
20. 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.
21. All engineering designs submitted to Council for engineering approval are to be certified by a Registered Professional Engineer of Queensland.
22. All engineering designs are to be submitted to Council for Operational Works and engineering approval prior to commencement of work.
23. Engineering design plans to be prepared in AHD format and MGA Zone 56 (GDA 64) Coordinates.

Carried

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

LA/DS.1

Application 47/2004 for Request to Change an Existing Approval (Hotel) on Lots 1 and 2 RP50138, Parish of Ramsay, situated at 1 Pilton Street, Greenmount

Applicant: G McGrath
Owner: A C Smith

An application was received for a request to change an existing approval (Hotel) for Lots 1 and 2 RP50138, Parish of Ramsay situated at 1 Pilton Street, Greenmount. A copy of the applicant's letter and proposed building design was attached for Councillors information.

Background

A development permit was issued on 24 August 2004 for a Material Change of Use (Hotel). The proposed hotel will include a public bar, commercial kitchen and dining area on the ground floor of the existing building and a new deck will be constructed for outside dining. Off street carparking will be provided on site.

The building was last used in 1996 for commercial purposes as a convenience store and café/takeaway food store and is presently used for residential purposes only.

Proposal

The applicant to erect a two bedroom cottage that will be linked to the existing hotel building via a covered walkway. The proposed building will be single storey weatherboard building with custom orb roof (to match the existing hotel).

Comments

The proposed building will be required to be certified and comply with the *Building Code of Australia*. The applicant proposes that the design of the building will be sympathetic with the original hotel design.

The building will be sited in an area that contains a portion of the existing transpiration area. An on site sewerage facility assessment report was previously provided by Hammond On Site Sewerage Designs which recommended that the existing septic tank be replaced with a package treatment plant and [Lot 2 be utilised](#) for land application to turf or garden beds.

The building exists on land historically used for commercial activity, is located adjacent to other commercial undertakings and is supplied with a reticulated water supply.

The reuse of the building for commercial purposes satisfies the intent of the Township Land Use area of the *Planning Scheme* in that commercial services will be supported where they are convenient and accessible to local residents.

The proposed change to the development satisfies the acceptable solutions of the commercial development code of the *Planning Scheme*.

The residential component of the development is not subject to setbacks of the Residential Development Code.

The applicant will be required to upgrade the building to comply with the *Building Code of Australia* and the *Food Standards Code*. The proposed refurbishment and painting of the building will improve the amenity of the area.

The re-establishment of this business will provide employment opportunities and services in Greenmount. Council could approve the request to change the application subject to conditions.

Resolution 10/0208

Moved by Cr Robertson, seconded by Cr MacGinley, that the applicant be advised that the Request to Change an Existing Approval be approved for a Material Change of Use (Hotel) described as Lots 1 and 2 RP50138 Parish of Ramsay situated at 1 Pilton Street Greenmount subject to the following conditions:

General

1. Toilet facilities and on site sewerage facility shall comply with the Queensland Plumbing and Wastewater Code (QPW) and AS 1547:2000 on site sewerage code.
2. The building design and scale shall be compatible with the character of the existing building (hotel).
3. A separate development application is required for the proposed residential accommodation building.

Carried

LA/DS.2

Application PSW/08/0005 for an Oversized Shed on Lot 12 SP166683 Parish of Drayton situated at 28 Pendoma Drive, Hodgson Vale

Applicant: D Otto
Owner: D Otto & P Christian

An application was received for an oversized shed with a floor area of 176m² and a wall height of 3.3m on Lot 12 SP166683 Parish of Drayton situated at 28 Pendoma Drive, Hodgson Vale with a land area of 4,222m².

A copy of the proposal letter, construction details and site plan was attached for Councillors information.

Policy

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

1. *Buildings greater than 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 25m from the front boundary and 6m from the eastern boundary. The shed will be a single story 'colorbond' shed with a floor area of 176m² and a wall height of 3.3m.

The applicant advises that the oversized shed will be used for the storage of a recreational boat and trailer, ride-on lawn mower and general household goods. Future plans involve the purchase of a caravan and the need to have all weather storage for the van.

The adjoining property is vacant and the applicant was unable to contact the owner. The land directly to the rear of the property is also vacant with a large gully running through it.

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 11/0208

Moved by Cr Middleton, seconded by Cr Robertson, that a development permit be issued for an oversized shed with a floor area of 176m² and a wall height of 3.3m on Lot 4 SP165926 Parish of Drayton situated at 28 Pendoma Drive, Hodgson Vale 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 – Late Agenda Items the Manager Development Services advised Councillors on the following matters:

- Advised that there had been some inquiries about whether recycling was still being undertaken at the Tip. MDS summarised recycling matters and confirmed that glass, paper, plastics, metals, and white goods etc were being recycled by the contractor (Jim Turner). Development services to draft an article for OOS.
- Manager Development Services read from a letter from the Director of 'Mirus Pre-loved Homes Pty Ltd' thanking Council for the service stating that "of the Councils I have dealt with previously (and there have been a few) Cambooya has far exceeded expectations"

B) CORPORATE SERVICES**B.1 Accounts for Payment*****Resolution 12/0208***

Moved by Cr Middleton, seconded by Cr Mengel, that the accounts paid during the month of January 2008 totalling \$926,295.41 be confirmed, as detailed below:

Operating Fund	Vouchers 18234-18273	\$	87,852.11
	EFT Payments 7132-7302	\$	838,443.30
	(the above figures include \$36,090.00 Trust Fund Monies)		
			Carried

B.2 Financial Statements (F\F1_2)

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

Council reviewed the financial information provided with the Agenda.

Noted

B.3 Minutes of the TRC Local Transition Committee

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

Received

B.4 Caretaker Arrangements – 2008 Elections

Chief Executive Officer tabled a letter from the Hon Warren Pitt, MP, Minister for Main Roads and Local Government, reminding Councils of the new provisions inserted in the *Local Government Act 1993* relating to the introduction of caretaker arrangements for the period leading up to the local government elections to be held on 15 March 2008.

Under Section 441D of the *Act*, local governments are prohibited from making a major policy decision during the caretaker period for elections. The caretaker period with respect to local governments other than the Brisbane City Council is the election period under the *Act*. For the 2008 quadriennial elections, the election period starts on nomination day and ends on the close of the poll. The Electoral Commissioner of Qld has confirmed with the Department that the calling of nominations for elections will be published across Qld in the Courier Mail on 2 February 2008. Therefore the caretaker period for the 2008 elections will run from 2 February 2008 to the close of the poll on 15 March 2008.

Should a council consider that exceptional circumstances exist and that it is necessary to make a major policy decision in the public interest during the caretaker

period, it will be necessary to seek the approval of the Minister, **prior** to making the decision. A major policy decision is defined in Section 441C of the *Act* as being:

- A decision to appoint a CEO; or
- A decision about the remuneration of a CEO; or
- A decision to terminate the employment of a CEO; or
- A decision to enter into a contract that has a total value the greater of –
 1. \$150,000 or
 2. 1% of net rates and utility charges

Section 441E further provides that any major policy decision taken during the caretaker period is invalid, unless prior approval is received from the Minister.

Received

B.5 DDROC Report (GIA1_37)

Chief Executive Officer advised that the last meeting at which this Council will be a member was attended by the Mayor (Cr C Taylor), on Friday 25 January 2008. The meeting resolved to amend DDROC's constitution in view of the forthcoming amalgamation of members Councils, such that existing Councils are no longer members. Delegates on behalf of member Councils were required to resign their respective Council membership and as Directors of the DDROC company, to take effect from that date. The amendments mean that membership is devolved to the Toowoomba Regional Council, Dalby Regional Council and the Southern Downs Regional Council, post 15 March 2008. Their respective Interim Chief Executive Officers would be approached to act as Interim Directors. Interim administrative arrangements have also been put in place, pending the declaration of the polls to be held on 15 March 2008.

Received

B.6 Contract Audit 2007/08 (FIA2_01)

Chief Executive Officer tabled advice from the Queensland Audit Office that Mr Robert Buker of WHK LRK-Walkers has been appointed as the contract auditor for the period 1 July 2007 to 14 March 2008. QAO advice of the audit fee will be forwarded shortly. A copy of this letter was attached for Councillors information.

Received

B.7 Assets to be Written-off 07/08 Financial Year (FIA1_01)

Finance Manager, Jason Geraghty, provided a report recommending that assets be written off for a variety of reasons in the 2007/08 financial year before Council's end of life date of 14 March 2008.

He advised that some assets are obsolete, have been superseded, have been used for spares for other assets, have been broken or have been sold and the sale has not been readily identifiable enough to be able to process a sales transaction within the asset register.

A list of plant and equipment contained in the asset registers was referred to Council's Workshop Supervisor and a list of furniture and equipment contained in the asset register was also checked and assets identified.

It is very important for Council's asset register to be accurate prior to amalgamation. Following the joint check of these registers, it is recommended that the following assets be written off:-

List of assets to be written off in 07/08 financial year

Asset Code	Asset Description	WDV at 31/12/07	Residual Value
EQP/1/0049	Stihl Blower BG85	100.00	100.00
EQP/1/0060	Dynapac LC71 Compactor	227.43	0.00
EQP/1/0082	Stihl Chainsaw 350mm Cutting Bar	0.00	0.00
EQP/1/0111	Shindaiwa B450 Brushcutter	200.00	200.00
EQP/1/0113	Shindaiwa 377 Chainsaw	100.00	100.00
EQP/1/9001	Hitachi Impact Drill Rev/Var 13mm	0.00	0.00
EQP/1/9002	Bosch Angle Grinder GWS6-100	0.00	0.00
EQP/1/9003	Mechanical Fuel Meter MD130	0.00	0.00
EQP/1/9004	Truck Tool Box	0.00	0.00
PPE/1/0059	3" Dynapac Submersible Pump	624.34	250.00
SLA/1/0011	Nobili BNG230 Mulcher/Slasher	500.00	500.00
UTE/1/0214-1	Terra Trip 303+ Meter	0.00	0.00
WEQ/1/0905	Enion LDF/1 Fume Extractor	159.83	100.00
WEQ/1/0906	Southern Cross Air Compressor Washer HP - Pressure HD650SX	244.86	200.00
WEQ/1/0909	Cleaner	50.00	50.00
CEQ/1/0006	Servers RAM & Hard Drive Upgrade	0.00	0.00
CEQ/1/9010	IBM x Series 220 PIII 1260 Server & UPS APC 1000 VA Uninterruptable Power Supply	0.00	0.00
CEQ/1/9014	Supply	0.00	0.00
CEQ/1/9015	IBM x Series 220 Exchange Server	0.00	0.00
CEQ/1/9017	APC 500va UPS x 3	0.00	0.00

Resolution 13/0208

Moved by Cr Gordon, seconded by Cr Schmidt, that the list of assets, as detailed in the report supplied by the Finance Manager, be written off.

Carried

B.8 Chief Executive Officer Redundancy (FA1_01)

Council received advice from the Chief Executive Officer acknowledging Council's confirmation of his redundancy from 14 March 2008, due to the State Government's reform process and Cambooya Shire's merger with others to form the Toowoomba Regional Council. He has advised that he will not be accessing the terms of the redundancy package offered at this stage, as he had been verbally offered appointment as Acting Director of District Services with the new Council. However, he has reserved the right to access the redundancy payment should he not receive and accept a formal offer to be appointed permanently to this position by the Regional Council, or for other reasons, in due course.

Received

The Mayor and Councillors extended their congratulations to the Chief Executive Officer on his receiving this offer of a position with the Toowoomba Regional Council.

It was noted that access to the redundancy payment to the Chief Executive Officer is to be deferred at this time and that the CEO retains the right to access the redundancy should a formal offer and acceptance to this position not occur or for some other reason. Further, that Council record the contingent liability (the liability will become a debt owed by the Toowoomba Regional Council to be actioned should the CEO not be formally offered and appointed to this position with the Toowoomba Regional Council, or for some other reason, following amalgamation).

B.9 Adoption of Draft Study Assistance Policy

Chief Executive Officer tabled a draft of a Study Assistance Policy which, although prepared in mid-2007, had not previously been presented to Council due to the effects of the amalgamation process. As a number of applications had been received for assistance under the draft, it was appropriate that the Policy be now formally considered and adopted by Council.

A copy was provided to members

Resolution 14/0208

Moved by Cr Gordon, seconded by Cr Robertson, that the Study Assistance Policy be adopted.

Carried

B.10 Request for Financial Assistance with Studies

Requests were received from Council employees John Callaghan, Robin Holmes and Darren Ceisioika, for assistance with their chosen courses of study.

John Callaghan and Robin Holmes have been accepted into the Associate Degree of Engineering offered by Central Queensland University in Rockhampton, and Darren Ciesiolka has been accepted to further his studies in Cadastral Surveying through the University of Southern Queensland in Toowoomba. Chief Executive Officer advised that these requests 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 all applications fall into that category, with the skills obtained being directly relevant to their day to day employment, and future needs of this community after the amalgamation process.

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 15/0208

Moved by Cr Middleton, seconded by Cr Robertson, that the applications by John Callaghan, Robin Holmes and Darren Ciesiolka for assistance with enrolments to obtain Associate Degrees in Engineering and qualifications in Cadastral Surveying be approved in accordance with the guidelines of the Draft Study Assistance Policy and as outlined above.

Carried

B.11 Shire Revaluation

Chief Executive Officer advised that he and the Mayor had met with Mr John Thomas (Area Manager) and Mr Jim Stevenson (Senior Valuer) from the Department of the Valuer General, who had now completed the revaluation of this Shire, in conjunction with all other Shires in the area of the amalgamated Council. The revaluation will issue on 3 March 2008, and take effect from 1 July 2008. There will be a 45 day objection period which will close on 17/04/08. Displays will be conducted at their Toowoomba office as well as locally, as on past occasions.

Received

Attendance

At 12:31pm Cr Mengel retired from the meeting and returned at 12:36pm

B.12 Bank Account Arrangements

To enable the finalisation of accounts at 14 March 2008, it will be necessary to amend the current signatories of Council's bank and investment accounts.

Resolution 16/0208

Moved by Cr MacGinley, seconded by Cr Gordon, that from 17 March 2008, Council's General Operating Fund and Trust Fund Accounts at the National Australia Bank be signed by any two (2) persons, being the Greenmount Service Centre Manager or person acting in that position, Finance Administration Officer, Manager Development Services or Works Manager. Further, Investment Accounts are to be operated on the signature of any two (2) of the existing Finance Manager, CEO or Finance Administration Officer to effect their transfer to the accounts of the Toowoomba Regional Council on the expiry of investments and closure of this Council's accounts after 15 March 2008.

Carried**Adjournment**

The meeting adjourned for lunch at 12:37pm and resumed at 1:40pm with all members, the Chief Executive Officer, Director Engineering Services and Personal Assistant in attendance.

B.13 Six Monthly Budget Review 2007/08 (FB2_1)

A copy of the Revenue and Expenditure Statement showing a comparison of the original budget; actuals to 31 January 2008 and amended budget was enclosed with the meeting papers for Councillors information.

Resolution 17/0208

Moved by Cr Williams, seconded by Cr Gordon, that the Revenue and Expenditure Statement to 31 January 2008 and amended budget be adopted.

Carried

C) ENGINEERING SERVICES REPORT**C.1 Future Capital Works Programs**

Enclosed with the Meeting papers were the updated 5 Year Capital Works Programs for Roadworks, Parks & Recreation, Depot & Corporate Services and a 10 year Capital Works Program for Water and Sewerage, for consideration by Council prior to amalgamation.

The updated 5 Year Plant Replacement Program was tabled at the meeting.

Resolution 17/0208

Moved by Cr Gordon, seconded by Cr Mengel, that the 5 Year Capital Works Programs for Roadworks, Parks & Recreation, Depot & Corporate Services and Plant Replacement, and the 10 year Capital Works Program for Water and Sewerage, be adopted as presented.

Carried**C.2 Drought Management Plan (WW1_18)**

A copy of the proposed Drought Management Plan was tabled at the meeting for adoption.

The purpose of the plan is to ensure the long term sustainability of Council's water supplies by having usage targets and outlining measures which can be taken in times of limited supply. Water Services Providers are required by the Water Act to have a Drought Management Plan.

Resolution 18/0208

Moved by Cr Middleton, seconded by Cr Robertson, that the Drought Management Plan, as presented, be adopted.

Carried**C.3 Wild Dog Control Programme**

The Chief Executive Officer advised that at a meeting of the Pest Management Advisory Committee held in Pittsworth on Friday 8th February 2008, it was suggested that this Council may wish to review its operational guidelines in relation to its 1080 wild dog baiting programmes within the Shire. There have been a number of instances lately of wild dogs killing livestock and pets, in areas where the current guidelines do not allow the use of 1080 baits. The Department of Natural Resources, Mines and Water have approved the following revised guidelines for those Council areas that request same:

1. **Baits (600m to 1 kilometre)** - Baits can be laid from 600m up to 1 kilometre from a neighbouring dwelling, providing written permission is obtained from the occupiers of the dwelling or dwellings. Appropriate permission forms to be obtained from Council and to be produced at baiting stations.

2. **Baits (1 to 2 kilometres)** - Baits can be laid 1-2 kilometres from neighbouring dwellings provided neighbours have been notified.
3. **Baits** - Distance from outlying villages e.g. East Greenmount can be amended from 5 kilometers to 3 kilometres.
4. The minimum property size for participation would be 40 hectares. At least 72 hours notice is to be given to all adjoining neighbours including neighbours across a roadway.

Resolution 19/0208

Moved by Cr Schmidt, seconded by Cr Mengel, that Council apply to the Department of Natural Resources, Mines and Water for revised guidelines to apply across the Shire until further notice, on the proviso that the results are closely monitored by Departmental officers and changes advised in future editions of On Our Selection.

Carried

LA/ES.1 Request for Renaming of Road – Harrow Road, Felton (WR1_02)

A request has been received to rename this unformed road to Goalpara Road. The letter of request and maps for reference are attached.

It was **agreed** that this matter be deferred until the March Meeting pending review of the “Historic Road Name List” and investigation by Director Engineering Services.

LA/ES.2 Roadworks Standards and Contributions

The Director of Engineering advised he had reviewed the situation regarding contributions towards road construction in conjunction with the Planning Scheme Policy.

Discussion on the matter ensued, with the following resolution being moved.

Resolution 20/0208

Moved by Cr Robertson, seconded by Cr Schmidt that the following policy be adopted

Upgrading of Roads - Roadworks Standard and Contributions

- (a) For the gravelling or upgrading of unconstructed, unformed or formed roads, Council will make no contribution to these works.
- (b) For Council to accept maintenance responsibility for any works, any construction must be to Council's normal construction standards, have Operational Works approval if required, and be carried out under Council's supervision.

Carried

4. GENERAL BUSINESSChief Executive Officer

- Advised that the Council has been invited to enter the annual Tidy Towns Awards Competition.

Resolution 21/0208

Moved by Cr Gordon, seconded by Cr Williams that Council not participate in the 2008 Tidy Towns Awards competition.

Carried

- Advised that requests for donations have been received from Careflight and the Toowoomba Hospice.

Resolution 22/0208

Moved by Cr Middleton, seconded by Cr Mengel that a donation of \$500 each be sent to Careflight and the Toowoomba Hospice.

Carried

- Advised that a request for a donation had been received from the Redcross Appeal.

Resolution 23/0208

Moved by Cr Gordon, seconded by Cr MacGinley that a donation of \$200 be sent to Redcross.

CarriedMayor

- Commented that this Meeting was the last for Cr Gordon and thanked her for her years of dedicated service.
- Complimented the Director Engineering Services and staff on the work done at the Hodgson Vale Sports Club.
- Complimented the Personal Assistant on her work for the Australia Day Celebrations and made mention on the work also undertaken by the Hodgson Vale Sports Club Committee for the day.

5. NEXT MEETING

The next Ordinary Meeting of Council will be held on 12 March 2008.

6. CLOSURE

There being no further business, the Mayor closed the Meeting at 3:25pm.

Council at the Ordinary Meeting held on 12 March 2008 confirmed these Minutes.

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