

MINUTES OF THE GENERAL MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 12 NOVEMBER 2014 COMMENCING AT 9.00AM

ATTENDANCE

Mayor Cr R S Loughnan chaired the meeting with, Deputy Mayor Cr W S Wason, Cr J L Chambers, Cr R J Denton, Cr P J Flynn, Cr W M Newman, Cr C J O'Neil, Cr M L Price, Cr D J Schefe, Chief Executive Officer – Julie Reitano, Coordinator Corporate Communications – Jane Frith, and Kelly Rogers Minutes Officer in attendance.

AS REQUIRED

Director Infrastructure Services – Cameron Castles, Director Development, Facilities and Environmental Services – Rob Hayward, Director Corporate, Community and Commercial Services – Sharon Frank, Manager Community Services – Julie Neil, Manager Facilities (Land, Buildings and Structures) – Tanya Mansfield, Manager Planning and Building Development – Danielle Pearn, Manager Economic and Community Development – Ed Sims, (Acting) Coordinator Local Development and Council Events – Susan Sands, Coordinator Libraries, Arts and Culture – Jacqueline Burns, Local Development Officer Injune – Amanda Whitney, Local Development Officer Surat – Johanne Hancock.

GUESTS

There were no guests in attendance at the meeting.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.12am.

APOLOGIES

Resolution No. GM/11.2014/01

Moved Cr O'Neil

Seconded Cr Schefe

That apologies be received and leave of absence granted for Crs Newman and Price for this meeting.

CARRIED

7/0

Cr Schefe left the Chamber at 9.13am to attend a personal appointment approved by the Mayor.

CONFIRMATION OF MINUTES

Resolution No. GM/11.2014/02

Moved Cr Flynn

Seconded Cr Denton

That the minutes of the General Meeting (19-22.10.14) held on 22 October 2014 be confirmed.

CARRIED

6/0

BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes.

ON THE TABLE

There were no items for discussion on the table.

PRESENTATIONS/PETITIONS AND DEPUTATIONS

Mitchell Community - Petition

Council had received a petition from residents in the Mitchell Community. This petition raised concerns with respect to a number of properties located in the town area which have had the land use code changed by the Department of Natural Resources and Mines (DNRM), resulting in a new rating category with Council. As a result of this change, residents were concerned about the impact to restrictions and cost of general rates under the new rating category.

Additional concerns were also highlighted including:

- Unaffordable increases in rates
- Increase in water charges
- Rate payers' monies spent on free camping areas
- Civic pride in maintaining cleanliness of the town

The petition contained the personal details and signatures of 77 residents from the town of Mitchell, and surrounding localities.

A copy of the petition was provided to Council for tabling.

Council had also recently received a number of letters from impacted residents with respect to the changed land use code, and subsequent rating category change. In response, a report was put forward for Council's consideration at the General Meeting on 22 October 2014, with direction provided by Council in response to matters raised.

Resolution No. GM/11.2014/03

Moved Cr O'Neil

Seconded Cr Wason

That Council receive and note the petition received from members of the Mitchell community.

CARRIED

6/0

Discussion:

The Mayor then called for a draft motion to confirm Council's response to points raised within the petition. A 'Mover' and 'Seconder' for the draft motion was recorded, however, no vote on the draft motion was taken at that time, and the matter was laid on the table for further consideration at a later point during the meeting.

Moved Cr O'Neil

Seconded Cr Flynn

That Council initiate a letter to the lead petitioner responding to the matters raised.

NO VOTE TAKEN

Surat Community – Petition

Council had received a petition from residents and local business owners in the town of Surat. This petition raised concerns with respect to Council's proposed installation of an amenity block (showers and toilets), at Fisherman's Park in Surat.

The petition stated the following:

"We feel by locating this facility more central in the Surat town, instead of over the river at Fisherman's Park, it would give the free campers another reason to come into our beautiful township – spending time and money locally in Surat."

The petition contained the names and signatures of 12 residents and/or local business owners located in the town of Surat.

A copy of the petition was provided for tabling, and a subsequent officer's report was presented later during the meeting for Council's further consideration.

Resolution No. GM/11.2014/04	
Moved Cr Denton	Seconded Cr Wason
That Council receive and note the petition from members of the Surat Community.	
CARRIED	6/0

Responsible Officer	Coordinator – Elected Members & Community Engagement
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Discussion:

The Mayor then called for a draft motion to confirm Council's response to the petition. A 'Mover' and 'Seconded' for the draft motion was recorded, however, no vote on the draft motion was taken at that time, and the matter was laid on the table for further consideration at a later point during the meeting.

Moved Cr O'Neil	Seconded Cr Denton
That the matters raised be brought back to Council for further consideration at an upcoming Councillor Workshop.	
NO VOTE TAKEN	

CONSIDERATION OF NOTICES OF BUSINESS

There were no notices of business for consideration.

CONSIDERATION OF NOTICES OF MOTION

There were no notices of motion for consideration.

RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

No notices of motion were received for the next meeting.

BUSINESS

OFFICE OF THE CEO

Item Number: 10.1 **File Number:** D14/76370

SUBJECT HEADING: FIRST QUARTER BUDGET REVIEW 2014/15

Author and Officer's Title: Claire Alexander, Specialist - Strategic Finance

Executive Summary:

In accordance with S170 (3) of the Local Government Regulation 2012, the local government may, by resolution, amend the budget for a financial year at any time before the end of the financial year.

The Budget 2014/15 was adopted on 23 July 2014. This report was based on the First Quarter Budget Review recently conducted by managers and staff.

The result of the budget review showed an estimated surplus of \$3,664. It incorporated new items and changes not previously identified in the original budgeting process. This review also included budget changes submitted to Council, which were subsequently approved for inclusion in the review.

Carry over projects were increased by \$6.3 million, of which \$3.9 million is externally funded with the balance of funding to come from reserves. These works mainly related to airport and roads capital works.

Resolution No. GM/11.2014/05

Moved Cr Chambers

Seconded Cr Wason

That Council adopts the First Quarter Budget Review 2014/15 as shown in the attachments to the officer's report (pages 1-18) as follows:

Pages

1. **One Page Summary of First Quarter Budget Review 2014/15**
2. **Revised Operating Revenue and Expense Budget Statements by Directorate**
3. **Revised Capital Revenue and Expenditure Budget Statements by Directorate**
4. **Revised Capital Reserves Budget Statements by Directorate**
5. **Revised New Loan and Loan Repayment Budget Statement by Directorate**
6. **Revised Operating Reserves Budget Statements by Directorate**
- 7-16 **First Quarter Budget Review 2014/15 – Capital Expenditure 2014/15**
- 17-18 **First Quarter Budget Review – Carry over Capital Expenditure 2014/15**

Furthermore, that Council receive future printed financial reports in A3 sized format rather than A4 to ensure the figures can be easily read.

CARRIED

6/0

Responsible Officer

Specialist - Strategic Finance

Item Number:

10.2

File Number: D14/82394

SUBJECT HEADING:

CORPORATE UNIFORM

Applicant:

Brenorrs

Author and Officer's Title:

Donald Wells, Manager - Human Resources

Executive Summary:

Maranoa Regional Council currently provides a corporate wardrobe for Council staff. The contracted supplier, Brenorrs, requested Council give consideration to the extension of the contract for a period of twelve (12) months as per the option within the existing contractual arrangements, currently due to expire 31 December 2014.

Resolution No. GM/11.2014/06

Moved Cr Wason

Seconded Cr Denton

That Council approve the requested extension of the current contract with Brenorrs for the supply of Council's corporate uniform, for a further 12 months commencing from 1 January 2015 to 31 December 2015.

CARRIED

6/0

Responsible Officer

Manager - Human Resources

CORPORATE, COMMUNITY & COMMERCIAL SERVICES

Item Number: 11.1 **File Number:** D14/76877

SUBJECT HEADING: DELEGATION OF COUNCIL POWERS TO THE POSITION OF CHIEF EXECUTIVE OFFICER UNDER ANIMAL MANAGEMENT (CATS AND DOGS) ACT 2008

Author and Officer's Title: Christina Tincknell, Coordinator - Corporate, Community & Commercial Services

Executive Summary:

This report sought Council's approval for delegation of powers under Animal Management (Cats and Dogs) Act 2008 to the Chief Executive Officer. This report includes a minor amendment to the delegations that was presented at the Council Workshop on 17 September 2014.

Resolution No. GM/11.2014/07

Moved Cr Denton

Seconded Cr O'Neil

That under section 257 of the Local Government Act 2009, Council:

1. Delegates the exercise of powers contained in Schedule 1 of the Instrument of Delegation as attached to the officer's report, to the Chief Executive Officer. These powers must be exercised subject to any limitations contained in Schedule 2 of the attached Instrument of Delegation contained in the officer's report.
2. Repeal all prior resolutions delegating the same powers.

CARRIED

6/0

Responsible Officer

Coordinator - Corporate, Community & Commercial Services

Item Number: 11.2

File Number: D14/79568

SUBJECT HEADING: QUEENSLAND POLICE LEGACY CHILD SAFETY PROGRAM - SCHOOL SPONSORSHIP REQUEST

Author and Officer's Title: Julie Neil, Manager - Community Services

Executive Summary:

A Queensland Police Legacy representative approached Council officers requesting that Council give consideration to sponsoring a child safety program to be carried out across Queensland, including all public and private schools within the Maranoa region.

Funds will contribute towards the development of a handbook, which will be distributed to all public and private Queensland primary schools in late November this year.

A copy of the program content was attached for Council's review.

Resolution No. GM/11.2014/08

Moved Cr Flynn

Seconded Cr Denton

That Council:

1. Approve funding to the value of \$1,298 for delivery of the Child Safety Program to schools as proposed by Queensland Police Legacy, with funds to be transferred from the Youth Operations budget (W14825.25392.2001) to Economic & Community Development Special Projects/Initiatives budget (GL2880.2500.2001).

2. Recommend that distribution via social media be considered with a view to reaching a wider audience and increasing the level of take up.

CARRIED

5/1

Responsible Officer

Manager - Community Services

Item Number:

11.3

File Number: D14/80016

SUBJECT HEADING:

ROMA SALEYARDS - ADDITIONAL SPELLING PENS

Author and Officer's Title:

Terrance Hyland, Manager - Saleyards

Executive Summary:

Demand for cattle spelling has increased at the Roma Saleyards with over 60,000 head of cattle spelled in four months to the end of July. Roma Saleyards has the potential of becoming a major transit (spelling) centre for cattle travelling from the west to Brisbane or the southern states due to its location. At the Saleyards Advisory Committee meeting in August, the Committee recommended to Council that Paddock 9 be divided into six separate yards (Resolution AP/08.2014.02).

Resolution No. GM/11.2014/09

Moved Cr Wason

Seconded Cr Denton

That Council approve dividing Paddock 9 at the Roma Saleyards into six yards, at an estimated cost of \$65,000, with funding to be transferred from the Saleyards Reserve 9026.9626.

CARRIED

6/0

Responsible Officer

Manager – Saleyards/Specialist – Strategic Finance

Item Number:

11.4

File Number: D14/80950

SUBJECT HEADING:

REGULATED PARKING REQUEST FROM MCCONAGHY RETAIL PTY LTD

Location:

Westlands Plaza, Wyndham Street

Applicant:

McConaghy Retail Pty Ltd

Author and Officer's Title:

Sharon Frank, Director - Corporate, Community & Commercial Services

Executive Summary:

Council had received a request from McConaghy Retail Pty Ltd to consider regulated parking in the car park at Westland Plaza, due to Council introducing regulated parking in the Roma CBD. To do this, Council would need to declare the car park as an 'off-street regulated parking area' under its subordinate parking local law.

Council will need to amend Subordinate Local Law No.5 (Parking) 2011 by including a plan of the car park in Schedule 2. A State interest check is not required, nor is a Public Interest Test in this case as there are no anti-competitive provisions. Public notification would be required.

Resolution No. GM/11.2014/10

Moved Cr O'Neil

Seconded Cr Denton

That Council:

1. Commence the process to amend Subordinate Local Law No. 5 (Parking) 2011 by way of report to Council in accordance with Council's local law making process.
2. Further discuss regulated parking for all 'off street' parking at an upcoming workshop.
3. Consider the draft deed (attached to the officer's report) between Maranoa Regional Council, Westlands Plaza Pty Ltd and Woolworths Limited at a future meeting.

CARRIED

6/0

Responsible Officer

Director - Corporate, Community & Commercial Services

Item Number:

11.5

File Number: D14/81673

SUBJECT HEADING:

THE SMITH FAMILY - REQUEST FOR SUPPORT TO UNDERTAKE SOUTH WEST QLD YOUTH SERVICES SURVEY

Applicant:

The Smith Family

Author and Officer's Title:

Julie Neil, Manager - Community Services

Executive Summary:

Council had received a request from The Smith Family for a funding contribution of \$4,000 to extend a South West Queensland Youth Services Survey (Stage 2) to undertake research.

Resolution No. GM/11.2014/11

Moved Cr Wason

Seconded Cr Chambers

That Council not approve the funding for The Smith Family as Council has not budgeted to support this program.

CARRIED

6/0

Responsible Officer

Manager - Community Services

Item Number:

11.6

File Number: D14/81830

SUBJECT HEADING:

2015 COUNCIL MEETING SCHEDULE

Author and Officer's Title:

Kelly Rogers, Coordinator - Elected Members & Community Engagement

Executive Summary:

This report was prepared to provide Council with an opportunity to review current meeting rotation arrangements and to set meeting dates for the 2015 calendar year.

Resolution No. GM/11.2014/12
Moved Cr Chambers
Seconded Cr Flynn
That Council approve:

1. **General (Ordinary) Meetings to continue to be held on the second and fourth Wednesday of the month (as per the 2015 Meeting Schedule attached to the officer's report), and held at Council's Roma Administration Centre, commencing at 9.00am (with the exception of the General Meeting on 24 June 2015, which will be held at 10am following the Special Budget Meeting).**
2. **The first General Meeting in 2015 to be held on 21 January 2015.**
3. **Council Workshops to continue to be held on an 'as needs' basis, being generally on a –**
 - **Tuesday in the instance of a workshop being required on a week that coincides with the General Meeting schedule; or**
 - **Wednesday in the instance of a workshop being required on a week that does not coincide with the General Meeting Schedule.**
4. **For the agreed meeting schedule to be advertised and circulated to the public, Councillors and staff by the Chief Executive Officer.**

CARRIED
6/0
Responsible Officer
Coordinator - Elected Members & Community Engagement
Item Number:
11.7
File Number: D14/82391
SUBJECT HEADING:
ANNUAL FINANCIAL STATEMENTS 2013/14
Author and Officer's Title:
Sharon Frank, Director - Corporate, Community & Commercial Services
Executive Summary:

The Annual Financial Statements for the year ended 30 June 2014, including the general purpose financial statements and current year financial sustainability statement, were unqualified and certified by Queensland Audit Office on 31 October 2014, meeting the statutory deadline.

Discussion:

The Mayor and Councillors commended all staff involved for their efforts.

Resolution No. GM/11.2014/13
Moved Cr Chambers
Seconded Cr Wason
That Council note and receive the unqualified audited Annual Financial Statements for 2013/14.
CARRIED
6/0
Responsible Officer
Director - Corporate, Community & Commercial Services

INFRASTRUCTURE SERVICES
Item Number: 12.1 **File Number:** D14/69201

SUBJECT HEADING: **INFRASTRUCTURE SERVICES - CHANGES TO CAPITAL WORKS PROGRAM 2014/15**
Author and Officer's Title: **Julian McEwan, Manager - Roads & Drainage (Nth E Central) and Parks & Gardens**
Executive Summary:

A number of proposed adjustments to the 2014/15 Capital Works Program were put forward for Council's consideration.

Under the program, Council approved the allocation of \$142,000 for the upgrade of kerb and channel on Hasted, Edwardes and Courtney Streets in Roma in the 2014/15 Capital Works Program.

It has since been identified in the pre-construction phase that, given the current standard of the named roads, without additional funding, the approved allocation is unable to achieve conformance, in its entirety, with the Capricorn Municipal Development Guidelines (CMDG). The delivery of kerb and channel only will provide a project that has potential issues associated with the overall operation and visual aesthetics of the completed works.

In addition, an assessment of the current condition of the kerb and channel along Hutton Street, Injune (and First Avenue, Injune) has been undertaken following correspondence received from a local resident regarding the current condition.

Resolution No. GM/11.2014/14
Moved Cr O'Neil
Seconded Cr Denton
That Council:

1. **Remove the following capital works projects from the 2014/15 Capital Works Program, with a total value of \$123,021:**
 - **Conlan Street Rehabilitation and Seal (reseal was completed in 2013/14)**
 - **Duke Street Footpath (majority of project completed in 2013/14)**
 - **Amby Flood Monitoring Station (completed in 2013/14)**
2. **Reallocate savings from projects listed in point 1, and allocate an additional \$82,504 to amend/include the projects listed below in the 2014/15 Capital Works Program (noting that funds will be managed from within the current Capital Works Program budget allocation):**
 - **Increase scope of the kerb and channel works on Hasted, Edwardes and Courtney Streets, Roma to include seal – total cost \$244,375 (\$142,000 currently in approved budget)**
 - **Identified sections of kerb and channel works Hutton Street, Injune and section in First Avenue, Injune – total cost \$103,150**

CARRIED

6/0

Responsible Officer
Manager - Roads & Drainage (Nth E Central) and Parks & Gardens/Specialist – Strategic Finance

Item Number: 12.2 **File Number:** D14/70485

SUBJECT HEADING: ADDITION OF STREETS TO ROAD REGISTER

Location: Roma

Author and Officer's Title: Kim Edwards, Technical Officer - GIS/CAD

Executive Summary:

Under Section 74 of the Local Government Act 2009, a local government must prepare and keep up-to-date:

- (a) a map of every road, including private roads, in its local government area; and*
- (b) a register of the roads that shows: (i) the category of every road.*

Creek Street and Bridge Street, Roma are not currently included on Council's Road Register. An amendment was sought for the addition of both streets to the Register.

Resolution No. GM/11.2014/15	
Moved Cr Wason	Seconded Cr Flynn
That Council:	
<ol style="list-style-type: none"> 1. Amend the road register to include the addition of Creek Street and Bridge Street, Roma, both with a classification of 'Minor Access.' 2. Place traffic counters on Creek Street to gather data on usage to determine any future upgrade requirements in consideration of the 2015/16 budget deliberations. (Ensuring that the counters are in place to record the increased usage during the football season). 	
CARRIED	6/0

Responsible Officer	Technical Officer - GIS/CAD
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Item Number: 12.3 **File Number:** D14/82318

SUBJECT HEADING: SPLIT OF MITCHELL STORES CAPITAL WORKS BUDGET

Author and Officer's Title: Michael Kelly, Manager - Resource Coordination (Plant, Workshops, Depots & Materials)

Executive Summary:

An amount of \$85,000 has been budgeted and approved for an upgrade of the Mitchell stores (Works Order # 15299).

Following staff movements, and the new Manager's consultation with the stores personnel, some safety issues have been identified that need to be addressed at the Mitchell Store, including unsecured and uncertified pallet racking, some mechanical issues with roller doors, and potentially some of the older racks failing to meet standards. However the core hardware and layout is fit for purpose, subject to a final audit and certification of racks. This will leave some available funds.

Roma store is very crowded, having access to a floor space that is 50% smaller than the Mitchell store. Generally 85% of pallet racks are not secured. Additionally an existing office, situated in the middle of the store, limits available space and movement within the facility.

Resolution No. GM/11.2014/16
Moved Cr O'Neil
Seconded Cr Chambers

That Council redirect \$50,000 from an existing \$85,000 project budget (Work Order #: 15299 – Mitchell Store Refurbishment) to a new 'Roma Refurbishment' project budget for the Roma store, to allow reorganisation and an upgrade of both the Mitchell and Roma stores.

CARRIED

6/0

Responsible Officer
Manager - Resource Coordination (Plant, Workshops, Depots & Materials)/Specialist – Strategic Finance
Item Number:

12.4

File Number: D14/82332
SUBJECT HEADING:
REDIRECT LAYDOWN PAD FUNDS TO REMOTE CAMP UPGRADE
Author and Officer's Title:
Michael Kelly, Manager - Resource Coordination (Plant, Workshops, Depots & Materials)
Executive Summary:

A number of Council's remote camps have identified rooms and facilities that require priority works to meet Work Health and Safety requirements.

Additional items that need to be addressed include storm water damage, mould, asset deterioration, unlevel dongas (>3° slope), and general wear and tear. Some camps have reasonable accommodation and kitchen amenities, however they do not have suitable support amenities including shade areas, concrete common areas, and rainwater tanks and plumbing.

It was recommended that Council give consideration to redirecting \$50,000 (from Work Order # 15194) to assist in correcting priority requirements, and commence general remote camp upgrades.

Resolution No. GM/11.2014/17
Moved Cr Flynn
Seconded Cr Chambers

That Council redirect \$50,000 from Work Order # 15194 to a new Work Order Number, in order to commence priority facility upgrades generally for camps at Dunkeld, Begonia and Crystalbrook.

CARRIED

6/0

Responsible Officer
Manager - Resource Coordination (Plant, Workshops, Depots & Materials)/Specialist – Strategic Finance
Item Number:

12.5

File Number: D14/82341
SUBJECT HEADING:
CAPITAL REQUEST - BITUMEN SEALING OF LEWIS STREET NORTH, ROMA
Author and Officer's Title:
Kym Downey, Manager - Infrastructure Planning & Design
Executive Summary:

Council had received a request to bitumen seal Lewis St North, Roma.

Resolution No. GM/11.2014/18

Moved Cr O'Neil

Seconded Cr Flynn

That this request be included in future budget deliberations, secondary to Council's 10 year capital works plans.

CARRIED

6/0

Responsible Officer

Manager - Infrastructure Planning & Design

Item Number:

12.6

File Number: D14/82047

SUBJECT HEADING:

CAPITAL REQUEST - FOOTPATH EXTENSION, GEORGE STREET, AMBY

Author and Officer's Title:

Kym Downey, Manager - Infrastructure Planning & Design

Executive Summary:

Council had received a request from the Amby Progress Association to extend the footpath in George Street, Amby. The Association has offered to contribute to the cost of these works.

Discussion:

Council enquired as to whether the two other requests from the association had been addressed. The Director of Infrastructure Services advised Council he would follow up on the remaining items, and circulate an update via email later during the meeting.

Resolution No. GM/11.2014/19

Moved Cr Flynn

Seconded Cr Wason

That:

- 1. The scope for the carried over 2013/14 Amby Footpath project be extended to include the construction of an additional 120 metres of footpath in George Street, Amby.**
- 2. The Amby Progress Association be invoiced for a \$5,000 contribution towards the cost of the additional works at completion of the project.**

CARRIED

5/1

Responsible Officer

Manager - Infrastructure Planning & Design/Specialist – Strategic Finance

Cr Schefe entered the Chamber at 9.56pm.

DEVELOPMENT, FACILITIES & ENVIRONMENTAL SERVICES

Item Number: 13.1 **File Number:** D14/77505

SUBJECT HEADING: **POST EVENT REPORT - ANIMATING SPACES: ROMA'S HEART**

Author and Officer's Title: **Jacqueline Burns, Coordinator - Libraries, Arts & Culture**

Executive Summary:

On 16 August 2014, the multi arts project Animating Spaces: Roma's heART was unveiled to the community. The scope of the project was to revitalise and reinvigorate three under used spaces at the Roma Community Arts Centre. Nominated Community Project Coordinators delivered arts projects in the Library Courtyard, the Hibernian Hall and the rear courtyard of the Hibernian Hall.

The project was conducted in partnership with Artslink Queensland and Maranoa Regional Council's contribution was \$10,000, in addition to an officer to act as Project Coordinator. The project was delivered on time and within budget.

Discussion:

Council thanked staff and the community for their efforts, highlighting that this event was a very good example of Council working together with the community to deliver an exciting program. Council further advised that as a result of the event, the Library Courtyard in Roma is now a great space with long term benefit for the community.

Resolution No. GM/11.2014/20

Moved Cr O'Neil

Seconded Cr Scheffe

That Council:

- 1. Endorse the post event report for Animating Spaces: Roma's heART.**
- 2. Send a letter of acknowledgement to supporting partners in recognition of their efforts in delivering a successful event that provides long term value to the community spaces located at the Library Courtyard and Hibernian Hall.**

CARRIED

7/0

Responsible Officer

Coordinator - Libraries, Arts & Culture

Item Number:

13.2

File Number: D14/77507

SUBJECT HEADING:

APPLICATION FOR CONVERSION OF TENURE (LOT 9 ON EG179)

Author and Officer's Title:

Josephine Horsfall, Coordinator - Land Administration

Executive Summary:

The Department of Natural Resources and Mines sought Council's views on an application it has received for conversion of Grazing Homestead Perpetual Lease (GHPL) 39/3595 being Lot 9 on EG179 to freehold tenure.

Resolution No. GM/11.2014/21

Moved Cr Denton

Seconded Cr Wason

That Council advise the Department of Natural Resources and Mines that it has no objection to the Conversion of GHPL 39/3595 being Lot 9 on EG179 to freehold tenure.

CARRIED

7/0

Responsible Officer

Coordinator - Land Administration

Item Number: 13.3 **File Number:** D14/77515

SUBJECT HEADING: ACQUISITION OF LAND - INJUNE SEWAGE TREATMENT PLANT UPGRADE

Location: Lot 155 on SP243786

Author and Officer's Title: Tanya Mansfield, Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

Council has accepted funding under the Royalties for the Regions program to upgrade the Injune Sewage Treatment Plant.

The sub-agreement between Council and the State of Queensland requires Council, by 28 August 2015, to show evidence that it has acquired vacant crown land being part of Lot 155 on SP243786 for the purpose of enlarging the wetland.

Discussions with the Department of Natural Resources and Mines indicated that it will be necessary for Council to acquire the land as freehold as it is not Departmental Policy to allocate reserves for operational purposes including sewerage treatment.

Resolution No. GM/11.2014/22

Moved Cr Scheffe

Seconded Cr Flynn

That Council make application to the Department Natural Resources and Mines to acquire part of Lot 155 on SP243786 for the purpose of extending the Injune sewerage treatment project.

CARRIED

7/0

Responsible Officer

Manager - Facilities (Land, Buildings & Structures)

Item Number: 13.4 **File Number:** D14/77589

SUBJECT HEADING: APPLICATION FOR CONVERSION OF TENURE (LOT 1 ON DL255)

Author and Officer's Title: Josephine Horsfall, Coordinator - Land Administration

Executive Summary:

The Department of Natural Resources and Mines sought Council's views on an application it has received for conversion of Grazing Homestead Perpetual Lease (GHPL) 36/7257 being Lot 1 on DL255 to freehold tenure.

Resolution No. GM/11.2014/23

Moved Cr Chambers

Seconded Cr Flynn

That Council advise the Department of Natural Resources and Mines that it has no objection to the Conversion of GHPL 36/7257 being Lot 1 on DL255 to freehold tenure.

CARRIED

7/0

Responsible Officer

Coordinator - Land Administration

Item Number: 13.5 **File Number:** D14/77592

SUBJECT HEADING: APPLICATION FOR CONVERSION OF TENURE (LOT 15 ON DL472)

Author and Officer's Title: Josephine Horsfall, Coordinator - Land Administration

Executive Summary:

The Department of Natural Resources and Mines sought Council's views on an application it has received for conversion of Grazing Homestead Perpetual Lease (GHPL) 36/7292 being Lot 15 on DL472 to freehold tenure.

Resolution No. GM/11.2014/24	
Moved Cr Wason	Seconded Cr Scheffe
That Council advise the Department of Natural Resources and Mines that it has no objection to the Conversion of GHPL 36/7292 being Lot 15 on DL472 to freehold tenure.	
CARRIED	7/0

Responsible Officer	Coordinator - Land Administration
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Item Number: 13.6 **File Number:** D14/78325

SUBJECT HEADING: ASSESSABLE BUILDING WORKS - RESIDENTIAL OUTBUILDING EXCEEDING 100M2 (431.58M2) IN THE RURAL ZONE (FILE: 2014/19143).

Location: Lot 9 Freemans Rd, Roma (Lot 9 on SP 257145)

Author and Officer's Title: Mark Westbrook, Coordinator - Building Certification

Executive Summary:

The applicant had made application for Assessable Building Works to gain approval for a residential outbuilding exceeding the maximum size limit permitted within the Rural Zone of the Roma Town Planning Scheme. The proposed shed has a gross floor area of 431.58m².

Resolution No. GM/11.2014/25	
Moved Cr Flynn	Seconded Cr Chambers
That the application for Assessable Building Works (Residential outbuilding exceeding 100m in the Rural Zone) at Lot 9 Freemans Road, Roma, be refused due to non-compliance with the Rural Area Code of the Roma Town Planning Scheme 2006.	
MOTION LOST	1/6

Responsible Officer	Coordinator - Building Certification
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Item Number: 13.7 **File Number:** D14/79768

SUBJECT HEADING: SURAT FISHERMAN'S PARK AMENITIES

Author and Officer's Title: Tanya Mansfield, Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

Council's 2014/15 Capital Works Budget includes funds to relocate the current amenities at Fisherman's Park to the Weir picnic area at Surat and construct new amenities including toilets and showers at Fisherman's Park.

In consideration of the petition received from the Surat Community, Council was asked to provide direction on the implementation of these capital works.

Discussion:

On presentation of the community petition earlier during the meeting, Council put forward a draft motion that the matter be further considered at an upcoming Workshop, prior to formal consideration at the General Meeting on 26 November 2014.

Resolution No. GM/11.2014/26

Moved Cr O'Neil

Seconded Cr Flynn

That the matter lay on the table for further consideration at the next General Meeting on 26 November 2014.

CARRIED

7/0

Responsible Officer

Manager - Facilities (Land, Buildings & Structures)

Item Number:

13.8

File Number: D14/81047

SUBJECT HEADING:

USE OF COUNCIL OWNED LAND (CNR WARREGO HIGHWAY AND YULEBA NORTH ROAD)

Author and Officer's Title:

Josephine Horsfall, Coordinator - Land Administration

Executive Summary:

Council had been approached by a party interested in securing a formal agreement with Council to graze stock on Council owned land being Lot 47WV1371. This land is a Recreation Reserve of approximately 63 hectares and is situated on the corner of the Warrego Highway and Yuleba North Road.

Resolution No. GM/11.2014/27

Moved Cr Denton

Seconded Cr Chambers

That Council advise the interested party that Lot 47WV1371 is a recreation reserve and Council already has a Right to Occupy agreement with Bendemere Pony Club whilst a formal agreement is drafted.

CARRIED

7/0

Responsible Officer

Coordinator - Land Administration

Cr Denton declared a potential perceived 'Conflict of Interest' in the following matter due to having provided a donation of \$100 towards the project, when approached by a member of the organising committee. The committee is currently approaching the local community seeking a donation of \$100 per family in support of the project. Cr Denton remained for discussion on the item, on the basis that it would not influence her ability to consider the broader public interest.

Item Number: 13.9 **File Number:** D14/81594

SUBJECT HEADING: MT HUTTON SETTLEMENT SCHEME MEMORIAL - GUNNEWIN

Location: Injune

Author and Officer's Title: Amanda Whitney, Local Development Officer Injune

Executive Summary:

Correspondence had been received from the applicant requesting assistance from Council for a memorial to recognise the Mt Hutton Settlement Scheme in Gunnewin.

Discussion:

Council discussed the appropriate budget allocation should the proposal be approved.

Resolution No. GM/11.2014/28

Moved Cr Wason

Seconded Cr O'Neil

That Council:

1. Approve the installation proposed by the Mt Hutton Settlement Scheme memorial.
2. Contribute \$3,000 towards the project, with funds transferred from the Injune General Operational Budget (W0014829.2539.2001) to Economic & Community Development Special Projects/Initiatives budget (GL2880.2500.2001).

CARRIED (Cr Denton voted in favour of the motion)

6/1

Responsible Officer

Local Development Officer Injune

Item Number: 13.10

File Number: D14/81800

SUBJECT HEADING: REQUEST TO HAVE INFRASTRUCTURE CONTRIBUTIONS PAYABLE FOR THE EXPANSION OF PINAROO AGED CARE FACILITY WAIVED (FILE REF: 2014/18907)

Author and Officer's Title: Jessica Reiser, Planning Officer

Executive Summary:

Pinaroo Roma Inc. had requested that the requirement of their Development Permit (2014/18907) to make payment to Council of \$300,000 in infrastructure contributions, be waived.

Resolution No. GM/11.2014/29

Moved Cr O'Neil

Seconded Cr Denton

That Council:

1. Waive the payment of infrastructure charges as required under the conditions of Development Permit 2014/18907, for expansion of the Pinaroo Aged Care Facility at 50-66 Bowen Street, Roma to the value of \$300,000.

2. Request that Pinaroo Roma Inc. formally acknowledge this sponsorship/donation in all communications regarding this project, given the value of the charges waiver.

CARRIED

7/0

Responsible Officer

Planning Officer

Item Number:

13.11

File Number: D14/82046

SUBJECT HEADING:

APPLICATION FOR MATERIAL CHANGE OF USE -
 "STORAGE FACILITY" AND "INDUSTRY" (LOW IMPACT)
 FILE: 2014/19008

Location:

65-73 Spencer Street, Roma QLD 4455 (Lot 1, 2 and 3 on SP222884)

Author and Officer's Title:

Jessica Reiser, Planning Officer

Executive Summary:

The applicant sought approval for a Material Change of Use to establish a Storage Facility and Industry (Low Impact) on land at 65 and 69 Spencer Street (Lots 1 and 2 on SP222884) and a Storage Facility at 73 Spencer Street (Lot 3 on SP222884), Roma QLD 4455.

The application is subject to Impact Assessment against the relevant provisions of Roma Town Planning Scheme 2006. No submissions were received during the public notification period (25 July 2014 to 15 August 2014).

The proposed development is generally consistent with the provisions of the Roma Town Planning Scheme 2006 including the Desired Environmental Outcomes and the Urban Area Code.

Resolution No. GM/11.2014/30

Moved Cr Schefe

Seconded Cr Flynn

That Council approve the application for a Material Change of Use to establish a Storage Facility and Industry (Low Impact) on land at 65 and 69 Spencer Street (Lots 1 and 2 on SP222884) and a Storage Facility at 73 Spencer Street (Lot 3 on SP222884), Roma QLD 4455, subject to the following conditions:

CONDITIONS OF APPROVAL APPLICABLE FOR LOTS 1, 2 AND 3

Preamble

- i Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).**
- ii The relevant planning scheme for this development is the Roma Town Council Planning Scheme 2006. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.**
- iii The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.**
- iv Prior to the commencement of use, the applicant shall contact Council to arrange a development compliance inspection.**

- v. Any expansion of the approved uses beyond the scope of this development permit may require further development approval from the Council.

Use

1. This approval permits the use of Lots 1 and 2 on SP222884 for Storage Facility and Low Impact Industry and Lot 3 on SP222884 for Storage Facility, as defined in the Planning Scheme for the Town of Roma.

Timing

2. All conditions relating to the establishment of the approved development must be fulfilled prior to any approved use commencing, unless otherwise noted in these conditions.

Approved Plans and Documents

3. Maintain the approved development Material Change of Use – Storage Facility and Industry (Low Impact Industry) generally in accordance with the following approved plans, subject to and modified by any conditions of this approval:

Drawing No. 1467.14896 Sheet 002 Issue F
 Site Plan dated 05/11/2014

Drawing No. 1467.14896 Sheet 003 Issue B
 Landscaping Plan dated 05/11/2014

Drawing No. 1467.14896 Sheet 004 Issue A
 Landscaping Notes dated 18/07/2014

Drawing No. 1467.14896 Sheet 101 Issue C
 Amenities Floor Plan, Elevations – Lots 1 & 2 dated 05/11/2014

Drawing No. 1467.148896 Sheet 102 Issue C
 Office Floor Plan, Elevations – Lots 1 & 2 dated 05/11/2014

Drawing No. 1467.14896 Sheet 103 Issue C
 CMT Lab Floor Plan, Elevations – Lots 1 & 2 dated 05/11/2014

Drawing No. 1467.14896 Sheet 104 Issue C
 Undercover Inspection Area – Lots 1 and 2 dated 05/11/2014

Drawing No. 1467.14896 Sheet 105 Issue C
 Existing Undercover Storage – Lot 3 dated 05/11/2014

Drawing No. 1467.14896 Sheet 106 Issue D
 Existing Office and Toilet Elevations dated 05/11/2014

Drawing No. 1467.14896 Sheet 107 Issue A
 Staff Room Floor Plan, Elevations – Lots 1 & 2 dated 05/11/2014

Drawing No. 1467.14896 Sheet 108 Issue A
 CMT Lab Office Floor Plan, Elevations – Lots 1 & 2 dated 05/11/2014

Document D5
 Capricorn Municipal Development Guidelines – Stormwater Drainage Design dated 03/2012

Document D7
 Capricorn Municipal Development Guidelines – Erosion Control and Stormwater Management dated 03/2012

Document D11
Capricorn Municipal Development Guidelines – Water Reticulation
dated 10/2007

Document D12
Capricorn Municipal Development Guidelines – Sewerage
Reticulation dated 10/2007

4. All works must comply with:

- a. the development approval conditions;
- b. any relevant provisions in the Planning Scheme;
- c. Council's standard designs for such work where such designs exist;
- d. the Capricorn Municipal Development Guidelines;
- e. any relevant Australian Standard that applies to that type of work; and,
- f. any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Amenity

5. At all times while the use continues, waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.
6. All bins shall be shielded from the view of travelling public and neighbours.
7. Buildings established on site are to be located generally in accordance with the approved plans. Existing buildings located on Lot 3 are to be relocated to accord with the boundary setbacks shown on the approved site plan. Any additional buildings established on site must be sited a minimum distance of 9 metres from the front property boundary and 3 metres from all other site boundaries.
8. The total use area of the site must not exceed 70% of the site.

Landscaping and Fencing

9. Landscaping is to be provided onsite generally in accordance with the approved site plan. An amended landscaping plan shall be submitted to Council for approval including species of an adequate size and density adjacent the front property boundary, demonstrating methods for screening/buffering and streetscape enhancement. Species shall have a minimum mature height of 1-2 metres and shall be planted with a minimum bag size of 45 litres.
10. Landscaping is to be irrigated during the establishment period of two years, and ground covers should fully cover vegetated areas within one year of planting.
11. Site landscaping must be planted prior to commencement of use.
12. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
13. Site fencing shall be finished 100mm above surrounding finished surface profile to allow free draining of site.

Avoiding Nuisance

14. Any air conditioning, generator, refrigeration, pump, exhaust, fans, or other equipment must be acoustically screened to ensure noise levels do not exceed 5dB above the background noise level.
15. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.

16. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
17. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
18. Whilst the approved works are in progress, no nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.
19. Whilst the approved works are in progress, waste containers must remain on site and be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.
20. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.00 am to 6.00 pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

Erosion Control and Earthworks

21. Any filling and excavation and earthworks during development will be subject to:
 - a. the 'Filling and Excavation Code 5.2' of Part 5 of the Planning Scheme; and,
 - b. Schedule 7: "Standards for Construction Activity" of the Planning Scheme.
22. All construction works on site to be undertaken in accordance with:
 - a. the Institute of Engineers (Australia) (IEAUST) Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction sites; and,
 - b. the CMDG D7 'Erosion Control and Stormwater Management'.
23. Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining roads during the course of the construction period and to prevent dust nuisance during construction.
24. If there is a possibility of erosion or silt or other materials being washed off the property being developed during the development process, the developer must document and implement a management plan that prevents this from occurring.
25. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be undertaken at no cost to Council.

Provision of Services

26. The development is to be connected to Council's reticulated sewerage disposal system in accordance with:
 - a. the Water Services Association of Australia (WSAA) publication WSA 02 2002-Gravity Sewerage Code of Australia (Version 2.3); and,
 - b. the CMDG D12 'Sewerage Reticulation'.
27. The development is to be connected to Council's reticulated water supply system in accordance with:
 - a. the Water Services Association of Australia (WSAA) publication WSA 03-2002 Water Reticulation Code of Australia (Version 2.3); and,
 - b. the CMDG D11 'Water Reticulation'.

28. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).
29. If the development is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards requirements and specifications (as relevant).
30. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.
31. Services and infrastructure required in connection with the establishment of the approved development must be provided at no cost to Council.

Stormwater and Drainage

32. Stormwater run-off from roof and impervious surface areas is to be collected internally and piped to the existing kerb in Spencer Street, adjacent to the site from the lawful point of discharge, and generally in accordance with:
 - a. the Capricorn Municipal Development Guidelines
33. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.
34. Stormwater must not be allowed to pond on the property being developed or upstream or downstream properties during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by the Council or as a specific development approval condition.
35. Post-development stormwater runoff flows (whose characteristics include volume, concentration and velocities) must be directed to the lawful point of discharge for the development site and there must be no increases in any silt loads or contaminants in any flow from the property being developed during the development process and after the development has been completed.

Access, Car parking and Manoeuvring

36. The landowner shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
37. Onsite car parking is to be provided for each tenancy at a minimum rate of 1 space for each 2.5 employees or 1 space per 100m² or part thereof of GFA, or two spaces, whichever is greater. Parking for an articulated vehicle must be provided on each allotment.
38. Parking bay configurations (width and lengths) are to be in accordance with AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-Street Car Parking.
39. Disabled car parking spaces shall be provided for each tenancy on the site in accordance with the Building Code of Australia. Disabled car parking bays shall be designed in accordance with AS/NZS 2890.6:2009 Parking Facilities Part 1: Off-Street Car Parking.
40. No on-street parking is permitted at the frontage of the development site at any time.
41. Vehicle access and manoeuvring areas are to comply with:

- a. AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking;
- b. Schedule 2 'Standards for Roads, Carparking, Access, and Manoeuvring Areas' of the Planning Scheme.

42. All vehicles must enter and exit the site in a forward direction.

43. All vehicle movements within the site are to be clear of proposed parking areas, buildings and landscape treatments. Vehicle parking bays must not encroach into swept paths for vehicle movements onsite.

44. All car parking spaces and driveway areas are to be sealed with an approved impervious surface. Surfacing shall consist of either; patterned reinforced concrete, concrete pavers, segmental clay pavers, asphaltic hotmix or two coat (primerseal/seal) bitumen seal.

45. All civil and related work shall be designed and supervised by RPEQ Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.

46. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

Environmental Management

47. The developer shall immediately clean up and satisfactorily remove any deposited construction material or silt runoff from the development site.

Fees and Infrastructure Charges

48. For Lot 1 infrastructure charges are to be paid in accordance with the infrastructure charges notice attached to this development application.

49. For Lot 2 infrastructure charges are to be paid in accordance with the infrastructure charges notice attached to this application.

50. For Lot 3 infrastructure charges are to be paid in accordance with the infrastructure charges notice attached to this application.

Complete and Maintain

51. Complete and maintain the approved development as follows: (i) in accordance with development approval documents and (ii) strictly in accordance with those parts of the approved development which have been specified in detail by the Council unless the Council agrees in writing that those parts will be adequately complied with by amended specifications.

52. Complete and maintain all operational, building and plumbing and drainage work associated with the development approval, including work required by any of the development approval conditions.

Repair Damaged Infrastructure

53. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (road pavement, existing underground assets, signs or other) that is attributable to the progress of the works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owner's requirements and specifications and to

the satisfaction of the asset owner's representative(s).

No Cost to Council

- 54. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.
- 55. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid to the Council prior to the commencement of Use.

Latest Versions

- 56. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Application Documentation

- 57. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice and the Approved Plans and Approved Documents bearing 'Council Approval'.

CONDITIONS OF APPROVAL APPLICABLE FOR LOT 1

Sub-Inspection Area

- 58. The Sub-Inspection area on Lot 1 shall be connected to sewer drainage in accordance with AS3500 (relevant sections). A trade waste approval will be required for this connection with waste generated being passed through a trade waste pit prior to discharge to Council sewer.
- 59. Developer to install a coalescing plate separator in addition to a triple interceptor in order to effectively remove petroleum oils from contaminated wastewater that will be generated on site through the wash down bays.
- 60. Water discharges from the activity shall comply with any Environmental Protection Policy (Water) that shall from time to time be proclaimed.
- 61. The activity must be carried out by such practicable means necessary to prevent or minimize the release of contaminants by rainfall and stormwater runoff.

CARRIED

7/0

Responsible Officer	Planning Officer
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Item Number: 13.12 **File Number:** D14/82441

SUBJECT HEADING: SUBMISSION OF FUNDING APPLICATION UNDER NATIONAL STRONGER REGIONS FUND

Author and Officer's Title: Susan (Sue) Sands, (Acting) Coordinator - Local Development & Council Events

Executive Summary:

Council is eligible to apply for funding under the National Stronger Regions Fund, which is administered by the Australian Government (Department of Infrastructure and Regional Development). Council has considered submitting an application for the Multi-Purpose Equestrian Complex at Bassett Park, Roma. The project is estimated to cost \$14,007,000, and matching funding is required on a 'dollar for dollar' basis.

Resolution No. GM/11.2014/31

Moved Cr Flynn

Seconded Cr O'Neil

That Council:

1. **Submit an application under the National Stronger Regions Fund for the Multi-Purpose Equestrian Complex at Bassett Park, Roma.**
2. **Commit to matching funding of \$7,003,500, (allocated over consecutive financial year budgets), if the application is successful, to enable the project to be completed by 31 December 2019.**

CARRIED

7/0

Responsible Officer

(Acting) Coordinator - Local Development & Council Events

Item Number: 13.13 **File Number:** D14/82571

SUBJECT HEADING: SURAT CHRISTMAS STREET CARNIVAL

Author and Officer's Title: Johanne (Jo) Hancock, Local Development Officer - Surat

Executive Summary:

The Surat community, via the Surat Local Ambulance Committee, requested Council's financial support of \$2,500 for a Street Christmas Carnival on 6 December 2014. The funding would be used to provide entertainment, portable street lighting and a generator. In kind assistance was also requested from Council's Infrastructure Services Directorate to implement the necessary road closures.

Resolution No. GM/11.2014/32

Moved Cr O'Neil

Seconded Cr Flynn

That Council:

1. **Provide \$2,500 in financial support to the Surat Local Ambulance Committee for a Street Christmas Carnival, with funds to be transferred from the Christmas Tree Budget Allocation (WO 15322.2545).**
2. **Approve in kind assistance from Council's Infrastructure Services Directorate to assist with road closures.**
3. **Consider future requests as part of annual budget deliberations.**

CARRIED

7/0

Responsible Officer
Local Development Officer – Surat
COUNCILLOR BUSINESS

Cr Flynn declared a 'Conflict of interest' in the following item due to his personal business operations out of the Roma Airport, and left the Chamber at 10.37am, taking no further part in discussion or debate on the matter.

Item Number:
22.1
File Number: D14/81953
SUBJECT HEADING:
AIRPORT ADVISORY COMMITTEE RECOMMENDATIONS
Author and Councillor's Title:
Cr Joy Denton
Councillor's Recommendation:

Council was asked to consider recommendations put forward by the Airport Advisory Committee at their meeting held on 8 October 2014.

Resolution No. GM/11.2014/33
Moved Cr Denton
Seconded Cr O'Neil
That Council endorse the Committee's recommendations to:

1. Investigate the use of stickers issued by and printed with the name of "Roma Aero Club" on them as an identification allowing approved vehicles to park in the specified area on Hangar Drive, with a view to facilitating the potential issue of these stickers to approved parties for placement in a visible location on approved vehicles.
2. Extend the General Aviation Car Park, opposite the Careflight Hangar to include an additional 10 – 12 car parks, with funds (estimated at \$1,500) to be transferred from the Airport Operational Budget to a new 'Airports Projects/Special Initiatives' budget.
3. Commence a review of the applicable Local and Subordinate Local Law with a view to progressing the formal review process, for presentation at the next Councillor Workshop.

CARRIED

6/0

Responsible Officer
Director – Corporate, Community & Commercial Services/Manager – Airports (Roma, Injune, Surat & Mitchell)/Specialist – Strategic Finance
SUBJECT HEADING: SUSPENSION OF STANDING ORDERS

COUNCIL ADJOURNED THE MEETING FOR MORNING TEA AT 10.44AM.

NOTING THAT CR. FLYNN DID NOT RETURN TO THE MEETING UNTIL RESUMPTION OF STANDING ORDERS.

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS

COUNCIL RESUMED THE MEETING AT 11.13AM

NOTING THAT CR. O'NEIL DID NOT RETURN AT RESUMPTION OF STANDING ORDERS

CONFIDENTIAL ITEMS

In accordance with the provisions of section 275 of the Local Government Regulation 2012, Council resolved to close the meeting to discuss items it has deemed to be of a confidential nature and specifically pertaining to the following sections:-

- (a) the appointment, dismissal or discipline of employees;
- (c) the local government budget;
- (d) rating concessions;
- (e) contracts proposed to be made by it;
- (g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act;
- (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage;

Resolution No. GM/11.2014/34

Moved Cr Wason

Seconded Cr Flynn

That Council close the meeting to the public at 11.14am.

CARRIED

6/0

Cr Wason declared a 'Conflict of Interest' in item C.1 – Quarry Pits Products and Compliance, and Item C.2 – Business Activity Report – Quarry, due to him owning the parcel of land on which Mt Saltbush Quarry is sited, the operation of which sees him entitled to payment of Royalties (funds) for material extracted from the site and left the Chambers at 11.16am, taking no further part in discussion on the items.

At cessation of discussion on the abovementioned items, Cr Wason entered the Chamber at 11.19am.

Cr O'Neil entered the Chamber at 11.16am.

The Mayor declared a potential perceived 'Conflict of Interest' in Item C.7 Maranoa Retirement Village – Request for resident debt write off, due to the applicant being a relative, and left the Chamber at 11.25am.

At cessation of discussion on the abovementioned item, the Mayor entered the Chamber at 11.26am.

Cr Chambers declared a potential perceived Conflict of Interest' in Item C.9 – Concession on Chair Hire, due to the applicant being a close friend, and left the Chamber at 11.32am, taking no further part in discussion on the matter.

At cessation of discussion on the abovementioned item, Cr Chambers entered the Chamber at 11.36am.

Cr O'Neil left the Chamber at 11.54am, and entered at 11.55am.

Cr Flynn declared a 'Conflict of Interest' in Item C.13 - Airport Car Park, due to his personal business operations out of the Roma Airport, and left the Chamber at 12.01pm, taking no further part in discussion on the matter.

At cessation of discussion on the abovementioned item, Cr Flynn entered the Chamber at 12.11pm.

Cr Scheffe left the Chamber at 12.21pm, and entered at 12.23pm.

Cr O'Neil left the Chamber at 12.35pm, and entered at 12.36pm.

The Mayor left the Chamber at 12.42pm, and entered at 12.43pm.

Cr O'Neil left the Chamber at 12.42pm, and entered at 12.44pm.

Resolution No. GM/11.2014/35	
Moved Cr Wason	Seconded Cr O'Neil
That Council open the meeting to the public at 1.13pm.	
CARRIED	7/0

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
 COUNCIL ADJOURNED THE MEETING FOR LUNCH AT 1.14PM.

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING AT 2.01PM

Cr Wason declared a 'Conflict of Interest' in the following two items, due to him owning the parcel of land on which Mt Saltbush Quarry is sited, the operation of which sees him entitled to payment of Royalties (funds) for material extracted from the site. Cr Wason left the Chamber at 2.01pm, taking no further part in discussion or debate on the items.

Item Number: C.1 File Number: D14/77920

SUBJECT HEADING: QUARRY PITS PRODUCTS AND COMPLIANCE

Author and Officer's Title: Ashley Hoffmann, Specialist - Quarry Pits Compliance & Products

Executive Summary:

Maranoa Regional Council (MRC) is currently undertaking a review of its gravel pit operations.

Paid compensation rates, for material extracted by Council from freehold properties, was also reviewed to ensure continued access to these resources.

Resolution No. GM/11.2014/36	
Moved Cr Flynn	Seconded Cr Chambers
That Council increase the extractive activity compensation rates for private quarries and gravel pits from the current \$1.00/m³ to \$1.50/m³.	
CARRIED	6/0

Responsible Officer	Specialist - Quarry Pits Compliance & Products/ Specialist – Strategic Finance
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Item Number: C.2 **File Number:** D14/76927
SUBJECT HEADING: BUSINESS ACTIVITY REPORT – QUARRY
Author and Officer’s Title: Deborah Bond, Support Officer - Corporate & Commercial Services
Month & Year of Report: September 2014
Name of Department: Commercial Services

Executive Summary:

This monthly report was presented to Council to provide a summary of the performance of Council’s Quarry over the past month and year to date. The information in this report aims to review the month’s activities, give an overview of financial performance and bring to Council’s attention any emerging issues.

Resolution No. GM/11.2014/37	
Moved Cr O’Neil	Seconded Cr Scheffe
That Council receive and note the Officer’s report as presented.	
CARRIED	6/0

Responsible Officer	Support Officer - Corporate & Commercial Services
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At cessation of discussion and debate on the two abovementioned items, Cr Wason entered the Chamber at 2.11pm.

Item Number: C.3 **File Number:** D14/76928
SUBJECT HEADING: BUSINESS ACTIVITY REPORT – SALEYARDS
Author and Officer’s Title: Deborah Bond, Support Officer - Corporate & Commercial Services
Month & Year of Report: September 2014
Name of Department: Commercial Services

Executive Summary:

This monthly report was presented to Council to provide a summary of the performance of Council’s Saleyards over the past month and year to date. The information in this report aims to review the month’s activities, give an overview of financial performance and bring to Council’s attention any emerging issues.

Resolution No. GM/11.2014/38	
Moved Cr Flynn	Seconded Cr Wason
That Council receive and note the Officer’s report as presented.	
CARRIED	7/0

Responsible Officer	Support Officer - Corporate & Commercial Services
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Item Number: C.4 **File Number:** D14/78922

SUBJECT HEADING: GRANTING OF EASEMENTS - ERGON ENERGY

Location: Lot 127 on SP203119 & Lot 2 on DUB5333

Applicant: Ergon Energy

Author and Officer's Title: Tanya Mansfield, Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

Ergon Energy are seeking easements over land described as Lot 2 on DUB 5333 and Lot 127 on SP203119 for the purposes of Electrical Works (Installation of 66kv corridor). Council was asked to consider the request for easements, and offer of compensation from Ergon Energy.

Resolution No. GM/11.2014/39

Moved Cr Chambers

Seconded Cr Denton

That Council:

1. Grant an Easement over Lot 127 on SP203119 and Lot 2 on DUB5333 to Ergon Energy for the purpose of Electrical Works.
2. Accept the "without prejudice" offer of compensation from Ergon Energy.
3. Authorise the Chief Executive Officer to sign the easement plans and documentation on behalf of Council.

CARRIED

7/0

Responsible Officer

Manager - Facilities (Land, Buildings & Structures)/Specialist – Strategic Finance

Item Number: C.5 **File Number:** D14/78934

SUBJECT HEADING: COMMUNITY GRANT APPLICATIONS

Author and Officer's Title: Susan (Sue) Sands, (Acting) Coordinator - Local Development & Council Events

Executive Summary:

The first round of applications under the Maranoa Regional Council's Community Grants program for the 2014/15 financial year has been received and assessed, with recommendations put forward for Council's formal consideration.

Resolution No. GM/11.2014/40

Moved Cr Flynn

Seconded Cr Wason

That Council endorse the recommendations of the assessment panel and approve the following application submissions:

Applicant	Project	Contribution (\$)	Total Project Cost (\$)
Begonia State School P & C	Begonia Community Christmas Concert	500	2,210
Injune Golf Club	Improvements to Injune Golf Course	9,000	21,100

Injune Swimming Club	Accreditation fees for Injune Swimming Club volunteers	2,830	6,160
Lions Club of Roma	Install an All Abilities water bubbler and park furniture for Lions Park Roma	4,094	8,188
Mitchell Tomoo ICPA Branch	Annual Swim Art Gym camp in Mitchell	5,438	15,403
Spirit of the River Festival - Surat	Purchase of a community generator	7,591	16,622
CARRIED			7/0

Responsible Officer	(Acting) Coordinator - Local Development & Council Events/Specialist – Strategic Finance
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Item Number: C.6 File Number: D14/78948

SUBJECT HEADING: REQUEST FOR SPONSORSHIP

Author and Officer's Title: Susan (Sue) Sands, (Acting) Coordinator - Local Development & Council Events

Executive Summary:

Council has received the following requests for financial assistance:

1. Surat State School for sponsorship to assist with the costs of getting the 2014 Year Book professionally bound and printed.
2. Wallumbilla State School for a donation for their annual Awards presentation night.

Council has also been invited to attend the Wallumbilla State School Awards presentation night on Thursday, 27 November 2014.

Resolution No. GM/11.2014/41	
Moved Cr Denton	Seconded Cr O'Neil
That Council:	
<ol style="list-style-type: none"> 1. Decline the opportunity to provide financial assistance to the Surat State School and Wallumbilla State School. 2. Advise the Surat State School and Wallumbilla State School that Council provides financial assistance to community groups through two annual rounds of Community Grants, and encourage them to consider a project for future submissions. 3. Advise the Wallumbilla State School if a representative will be able to attend the presentation night on Thursday, 27 November. 	
CARRIED	
7/0	

Responsible Officer	(Acting) Coordinator - Local Development & Council Events/Coordinator - Elected Members & Community Engagement
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The Mayor declared a potential perceived 'Conflict of Interest' in the following item, due to the applicant being a relative, and left the Chamber at 2.17pm, with the Deputy Mayor taking the Chair.

Item Number: C.7 **File Number:** D14/79255

SUBJECT HEADING: MARANOA RETIREMENT VILLAGE - REQUEST FOR RESIDENT DEBT WRITE OFF

Author and Officer's Title: Julie Neil, Manager - Community Services

Executive Summary:

The Department of Health and Ageing advised Council of a fee adjustment for a Maranoa Retirement Village resident, effective 9 January 2013.

Council officers implemented and communicated this amendment to the resident's next of kin and executor.

The resident transferred to Mitchell MPHS 13 May 2013 with an outstanding debt to Council. Two attempts of debt collection have been initiated without success.

Resolution No. GM/11.2014/42

Moved Cr Denton

Seconded Cr O'Neil

That Council approve the outstanding debt of \$2,584.48 for ex Maranoa Retirement Village resident to be written off.

CARRIED

6/0

Responsible Officer

Manager - Community Services

At cessation of discussion and debate on the abovementioned item, the Mayor entered at 2.18pm, assuming the Chair.

Item Number: C.8 **File Number:** D14/79510

SUBJECT HEADING: MARANOA REGIONAL TOURISM BILLBOARDS QUOTATION ASSESSMENT

Author and Officer's Title: Megan Swords, Coordinator - Tourism

Executive Summary:

The Maranoa Tourism Signage Audit and Drive Trail strategy (2013) identified (as a high priority project) the need to install Gateway Signage in the form of tourism billboards in each of the towns throughout the region.

Quotations were called for the design, production and delivery of Regional Tourism Billboards. These quotations have now been received, and assessed by an internal panel, and it was requested that Council approve the final selection.

The project included the following elements:

- Design and produce 7 new Tourism Billboards*
- Update 2 x Billboards (located in Surat)*
- Produce 2 x Donation Boxes*
- Design and produce 1 x Information Shelter (Surat)*

Resolution No. GM/11.2014/43

Moved Cr Chambers

Seconded Cr Scheffe

That Council:

- 1. Endorse the engagement of Armsign to design, produce and deliver the Regional Tourism Billboards project.**

2. Approve expenditure to the value of \$75,470 (excluding GST), with funds to be allocated from the Regional Tourism Signage budget with Work Order Number 14500.2561.2001.

CARRIED

7/0

Responsible Officer

Coordinator - Tourism

The Mayor left the Chamber at 2.19pm, with the Deputy taking the Chair.

Cr Chambers declared a potential perceived Conflict of Interest' in the following item, due to the applicant being a close friend, and left the Chamber at 2.19pm, taking no further part in discussion or debate on the matter.

Item Number: C.9 **File Number:** D14/77966

SUBJECT HEADING: CONCESSION ON CHAIR HIRE

Location: Mitchell

Author and Officer's Title: Dee Schafer, Support Officer - Facilities

Executive Summary:

Council has received a request to borrow 120 chairs free of charge. The applicant is enduring hardship due to ongoing drought conditions and wishes to borrow the chairs for her daughter's wedding which is being held in January 2015.

Resolution No. GM/11.2014/44

Moved Cr O'Neil

Seconded Cr Denton

That Council, acknowledging the hardship experienced, offer a reduced fee of \$1 per chair hired.

CARRIED

4/1

Responsible Officer

Support Officer - Facilities

At cessation of discussion and debate on the abovementioned item, Cr Chambers entered the Chamber at 2.21pm.

Item Number: C.10 **File Number:** D14/73009

SUBJECT HEADING: PROVISION OF ASSISTANCE FOR ROMA TURF CLUB FOR ROMA CUP

Author and Officer's Title: Janet Hogarth, Local Development Officer - Roma

Executive Summary:

Council has received a request for assistance from the Roma Turf Club for assistance with the Roma Cup, to be held at Bassett Park on Saturday, 22 November 2014. Council has previously supported this major regional event.

Resolution No. GM/11.2014/45

Moved Cr Chambers

Seconded Cr O'Neil

Cr. Chambers

That Council:

1. Provide the following assistance to the Roma Turf Club to facilitate the successful running of the Roma Cup:
 - In-kind assistance to the value of \$7,500 (WO 15421.2571.2001); and
 - Financial assistance to the value of \$1,500 (WO 15421.2572.2001)
2. Not approve the additionally requested items, as received on 4 and 11 November by email including:
 - Use of the food warmer located at Council's Mitchell Memorial Hall at no cost; and
 - Waiving of applicable camping fees at Bassett Park for all workers on the requested nights.

CARRIED

5/1

Responsible Officer	Local Development Officer - Roma
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Resolution No. GM/11.2014/46

Moved Cr Chambers

Seconded Cr O'Neil

That Council investigate the purchase of a commercial aluminium food warmer with aluminium counter top, for use at Bassett Park and the Cultural Centre in Roma.

CARRIED

4/2

Responsible Officer	Manager – Facilities (Land, Buildings & Structures)
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The Mayor entered the Chamber at 2.27pm, and assumed the Chair.

Item Number:

C.11

File Number: D14/81772

SUBJECT HEADING:

REQUEST FOR DISCOUNT TO BE GRANTED AFTER LATE PAYMENT OF RATES

Location:

Assessments: 12010997 & 12012571

Author and Officer's Title:

Dana Harrison, Coordinator - Rates

Executive Summary:

The applicant has requested that Council consider granting the discount after rates were paid following the close of discount period.

Resolution No. GM/11.2014/47

Moved Cr Chambers

Seconded Cr Wason

That Council not grant the discount in this instance as the circumstances do not meet the criteria set out in Council's adopted Revenue Statement or the Local Government Regulation 2012 for granting discount.

CARRIED

7/0

Responsible Officer	Coordinator - Rates
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Item Number: C.12 **File Number:** D14/82036

SUBJECT HEADING: REQUEST TIME EXTENSION & WAIVER OF INTEREST

Location: Assessment No. 11001278

Author and Officer's Title: Dana Harrison, Coordinator - Rates

Executive Summary:

The applicants have requested that Council allow them time to pay the rates in full and waive any accrued interest.

Resolution No. GM/11.2014/48	
Moved Cr O'Neil	Seconded Cr Denton
<p>That Council grant an extension of time to pay the rates by 30 June 2015 with the interest waived provided the applicants maintain monthly payments with the rates paid in full as at 30 June 2015.</p>	
CARRIED	7/0

Responsible Officer	Coordinator - Rates
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Cr Flynn declared a 'Conflict of Interest' in the following item, due to his personal business operations out of the Roma Airport, and left the Chamber at 2.30pm, taking no further part in discussion on the matter.

Item Number: C.13 **File Number:** D14/82220

SUBJECT HEADING: AIRPORT CARPARK

Location: Roma Airport

Author and Officer's Title: Bianca Kocsis, Project Manager - Infrastructure Services Support

Executive Summary:

To ensure timely progress and construction of the airport car park, and inclusion of the landscaping design, it was requested that Council approve the expenditure within the current allocated 2014/15 budget.

Resolution No. GM/11.2014/49	
Moved Cr Denton	Seconded Cr Scheffe
<p>That Council approve construction of phase one car park works for the estimated cost of \$1,300,547.75 (excl. GST) with the funds to be made available from the terminal works budget for 2014/15.</p>	
CARRIED	6/0

Responsible Officer	Project Manager - Infrastructure Services Support
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At cessation of discussion and debate on the abovementioned item, Cr Flynn entered the Chamber at 2.31pm.

Item Number: C.14 File Number: D14/82288

SUBJECT HEADING: PROPOSED AMENDMENTS TO ORGANISATIONAL STRUCTURE (POSITIONS)

Author and Officer's Title: Erin Tompkins, Associate to the CEO & Mayor

Executive Summary:

The report sought Council's approval for a number of minor amendments to the organisational structure.

Resolution No. GM/11.2014/50

Moved Cr Denton

Seconded Cr Scheffe

That Council:

1. Approve the following minor amendments to the organisational structure:
 - Transfer the role of Local Disaster Coordinator from Director – Development Facilities and Environmental Services to Director – Infrastructure Services.
 - Transfer the role of Deputy Local Disaster Coordinator from Manager – Infrastructure Contracts to the Director – Development, Facilities and Environmental Services.
 - Convert the Part Time Fixed Term position of Specialist – Accounting Services to a Permanent Part Time role, within the Strategic Finance Unit, reporting directly to the Director Corporate, Community and Commercial Services.
 - Note the extended upcoming leave of the Manager – Customer Service Facilitation, transitioning to the Acting Manager – Community Services (previously Manager – Social Services) to (Acting) Manager – Customer and Community Services to 30 June 2015.
 - Create a new Full Time temporary position of (Acting) Operations Manager – West and endorse internal secondment of Stephen Scott (from Inspections & Permits Officer role).
 - Note the upcoming resignation of the Coordinator – Libraries, Arts & Culture (and the upcoming recruitment for a replacement) and through the Chief Executive Officer, authorise Officers to discuss with the nominated expert the cost of changing over the current exhibition at Cobb & Co Changing Station in Surat, and seek general thoughts on potential future management arrangements, with findings to be considered as part of the 2015/16 budget deliberations.
2. Approve for the Employment Contracts past their expiry dates to be extended to the first meeting in January 2015 for report/update to Council at that time.

CARRIED

6/0

Responsible Officer	Associate to the CEO & Mayor/Manager – Human Resources
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Item Number: C.15 **File Number:** D14/82378

SUBJECT HEADING: VARIATION TO TERMS OF SALE – QUEENSLAND POLICE SERVICE (QPS) PADDOCK DARGAL ROAD ROMA

Author and Officer's Title: Edward Sims, Manager - Economic & Community Development

Executive Summary:

The Queensland Police Service (QPS) has requested that Council consider alternative terms to those included in the original contract of sale.

The proposal will achieve a similar outcome, but nevertheless is different to what was originally contemplated at the time the contract of sale was prepared and ultimately signed by Council and the State Government.

Council's consideration was sought, prior to seeking the Deputy Premier's approval to vary the contract terms.

Resolution No. GM/11.2014/51	
Moved Cr O'Neil	Seconded Cr Wason
<p>That Council approve the draft letter as circulated to Councillors by the Chief Executive Officer on 12 November 2014, addressed to the Deputy Premier, requesting amendment of the terms of sale for the Dargal Road property.</p>	
CARRIED	6/0

Responsible Officer	Manager - Economic & Community Development
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The Mayor entered the Chamber and assumed the Chair at 2.40pm.

Item Number: C.16 **File Number:** D14/82854

SUBJECT HEADING: CBD LAND - MARKET VALUATION & MARKET RENTAL

Author and Officer's Title: Julie Reitano, Chief Executive Officer

Executive Summary:

At Council's meeting on 22 October, it was requested that further valuation reports be sought for the identified location, with a view to considering whether the property would be useful for car parking purposes.

Resolution No. GM/11.2014/52	
Moved Cr O'Neil	Seconded Cr Chambers
<p>That Council not proceed with the offer on the basis of information received to date, and that the second valuation be circulated informally to Councillors once received.</p>	
CARRIED	4/3

Responsible Officer	Chief Executive Officer
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Item Number: C.17 **File Number:** D14/83180
SUBJECT HEADING: MULGA THINNING
Location: South of Mitchell
Author and Officer's Title: Kelly Rogers, Coordinator - Elected Members & Community Engagement

Executive Summary:

A request has been received from a landholder requesting Council's assistance in accessing feed for cattle as a result of severe drought conditions.

Resolution No. GM/11.2014/53	
Moved Cr Chambers	Seconded Cr Flynn
That:	
<ol style="list-style-type: none"> 1. Council make application to the Department Natural Resources and Mines (DNRM) seeking a thinning permit on Lot 5 TM53 & Lot 4 TM44 for the purposes of harvesting mulga. 2. In the instance that Council receives approval, all costs outlaid by Council and specified conditions be imposed on the landholder. 3. In the instance that Council is not granted approval from DNRM, the landholder is required to pay Council's costs outlaid for submission of the application for a thinning permit. 4. Council advise the Department of Natural Resources and Mines that it has no objection to a Permit to Occupy for grazing purposes being issued over Lot 5 on TM53 being a Camping and Water Reserve. 5. Council authorise the Chief Executive Officer to sign the Statement in relation to an application under the Land Act 1994 over state land. 	
CARRIED	7/0

Responsible Officer	Manager Facilities (Land, Buildings & Structures)/Chief Executive Officer
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Item Number: 13.6 **File Number:** D14/78325
SUBJECT HEADING: ASSESSABLE BUILDING WORKS - RESIDENTIAL OUTBUILDING EXCEEDING 100M2 (431.58M2) IN THE RURAL ZONE (FILE: 2014/19143).
Location: Lot 9 Freemans Rd, Roma (Lot 9 on SP 257145)
Author and Officer's Title: Mark Westbrook, Coordinator - Building Certification

Executive Summary:

The applicant has made application for Assessable Building Works to gain approval for a residential outbuilding exceeding the maximum size limit permitted within the Rural Zone of the Roma Town Planning Scheme. The proposed shed has a gross floor area of 431.58m². A motion was put forward earlier during the meeting as follows:

“That the application for Assessable Building Works (Residential outbuilding exceeding 100m in the Rural Zone) at Lot 9 Freemans Road, Roma, be refused due to non-compliance with the Rural Area Code of the Roma Town Planning Scheme 2006.”

This motion was lost.

Council again commenced discussion on the item to determine a way forward in further considering the application.

Action:

That the matter be further considered at an upcoming Workshop of Council, in preparation for formal presentation at the General Meeting on 26 November 2014.

PRESENTATIONS/PETITIONS AND DEPUTATIONS

SUBJECT HEADING: MITCHELL COMMUNITY PETITION

Author and Officer's Title: Kelly Rogers, Coordinator – Elected Members & Community Engagement

Executive Summary:

Earlier during the meeting Council discussed receipt of a Petition from the Community of Mitchell, which raised a number of concerns from the community. Council received and noted the contents of the Petition, and laid the matter on the table for further consideration at a later point during the meeting.

Discussion:

When this item was initially discussed, the Mayor had called for a draft motion to confirm Council's response to points raised within the petition. A 'Mover' and 'Seconder' for the draft motion was recorded, however, no vote on the draft motion was taken at that time. Cr Chambers put forward an amendment to the draft motion, which was accepted by the 'Mover' and 'Seconder' as recorded below.

Resolution No. GM/11.2014/54

Moved Cr O'Neil

Seconded Cr Flynn

That Council initiate a letter to the lead petitioner responding to the matters raised, including:

Rating Category change to a number of properties in Mitchell - The response be in-line with points raised at the General Meeting on 22 October 2014, under Resolution No. GM/10.2014/55

Unaffordable increases in rates – The response to advise that the average increase for a residential property on the minimum general rate is 4.3 % (this includes general rate, water access charge, sewerage charge, garbage charge and relevant discounts).

Increase in water rates – This increase is reflective, in part, of increased water usage during the dryer months.

Rate payers monies spent on free camping areas – The response to notify of the outcomes of a review undertaken of camping options and fees across the region. As a result, a donation box will be installed at the Weir in Mitchell to collect the applicable fee from campers using the grounds.

Civic pride in maintaining cleanliness of the town – Council has approved the introduction of a new position of 'Town Supervisor' in each of the Region's key towns, including Mitchell. This position will focus on identifying and addressing any matters raised in a timely matter with respect to town appearance and cleanliness.

CARRIED

7/0

Responsible Officer	Coordinator – Elected Members & Community Engagement
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SUBJECT HEADING: SURAT COMMUNITY PETITION

Author and Officer’s Title: Kelly Rogers, Coordinator – Elected Members & Community Engagement

Executive Summary:

Earlier during the meeting Council discussed receipt of a Petition from the Community of Surat, Council received and noted the contents of the Petition, and laid the matter on the table for further consideration at a later point during the meeting.

Discussion:

When this item was initially discussed, the Mayor had called for draft motion to confirm Council’s response to points raised within the petition. A ‘Mover’ and ‘Seconder’ for the draft motion was recorded, however, no vote on the draft motion was taken at that time. Council commenced discussion and vote on the item as recorded below.

Resolution No. GM/11.2014/56	
Moved Cr O’Neil	Seconded Cr Denton
That the matters raised be brought back to Council for further consideration at an upcoming Councillor Workshop.	
CARRIED	7/0

Responsible Officer	Manager – Facilities (Land, Buildings & Structures)/Coordinator – Elected Members & Community Engagement
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CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 2.51pm.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 26 November 2014, at Roma Administration Centre.

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 Mayor.

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 Date.