
MINUTES OF THE GENERAL MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 13 MAY 2015 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. W M Newman, Cr. C J O'Neil, Cr. M L Price, Cr. D J Scheffe, 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 & Environmental Services – Rob Hayward, Director Corporate, Community & Commercial Services – Sharon Frank, Manager Infrastructure Planning & Design – Kym Downey, Manager Facilities (Land, Buildings & Structures) – Tanya Mansfield, Manager Planning & Building Development – Danielle Pearn, Coordinator Grants, Local Development & Council Events – Susan Sands, (Acting) Coordinator Environmental Health – Kent Morris, (Acting) Coordinator Libraries, Arts & Culture – Michelle Blair.

GUESTS

There were no guests in attendance at the meeting.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.10am.

APOLOGIES

Resolution No. GM/05.2015/01

Moved Cr O'Neil

Seconded Cr Newman

That apologies be received and leave of absence granted for Cr. Flynn for this meeting.

CARRIED

8/0

CONFIRMATION OF MINUTES

Resolution No. GM/05.2015/02

Moved Cr Denton

Seconded Cr Chambers

That the minutes of the General Meeting (5-22.04.15) held on 22 April 2015 be confirmed.

CARRIED

8/0

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

There were no presentations/petitions or deputations at the meeting.

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

CORPORATE, COMMUNITY & COMMERCIAL SERVICES

Item Number: 11.1 **File Number:** D15/35407

SUBJECT HEADING: MONTHLY FINANCIAL STATEMENTS

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

Executive Summary:

The purpose of this report was for Council to receive a Monthly Financial Report in accordance with section 204 of the Local Government Regulation 2012, on the progress that has been made in relation to the 2014/15 Budget for the period of the financial year up to 31 March 2015.

Discussion:

Council determined that the matter should lay on the table for further consideration at a later point during the meeting to allow all Councillors an opportunity to review the presented statements.

Action:

That the matter lay on the table for further consideration at a later time during the meeting.

Item Number: 11.2 **File Number:** D15/37344

SUBJECT HEADING: QUEENSLAND RAIL - CELEBRATING 150 YEARS OF RAIL IN QUEENSLAND 1865 – 2015

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

Executive Summary:

Queensland Rail (QR) had written to the Mayor advising of their upcoming anniversary event 'Queensland Rail – Celebrating 150 years of rail in Queensland 1865 – 2015. As part of the celebrations QR representatives would like to visit Roma, and present a railway bench seat replica for installation in a suitable location determined by Council.

Resolution No. GM/05.2015/03

Moved Cr O'Neil

Seconded Cr Denton

That Council:

1. With appreciation, accept the gifted Railway bench seat offered by Queensland Rail as part of their 150 year celebrations.
2. Install the gifted seat at Big Rig Parklands as indicated in the officer's report, and relocate the former bench seat to another suitable location within the Big Rig Parklands (funds to be drawn from GL – 2021.2234.2001).
3. Liaise with Queensland Rail to determine a suitable date and time for a handover ceremony in recognition of the occasion.

CARRIED

8/0

Responsible Officer

Coordinator - Elected Members & Community Engagement

INFRASTRUCTURE SERVICES

Item Number:

12.1

File Number: D15/39389

SUBJECT HEADING:

GHD SPACIAL DATA SUPPLY AGREEMENT

Author and Officer's Title:

Erin Tompkins, Associate to the CEO & Mayor

Executive Summary:

Council staff requested access to flood modelling data used by GHD to assist with determining water depth for different flood events on lots or locations within the region.

GHD has agreed to provide Council access to this information, and has issued a Spatial Data Supply Agreement to formalise the terms of use.

Resolution No. GM/05.2015/04

Moved Cr Schefe

Seconded Cr Wason

That Council authorise the Chief Executive Officer to sign the GHD Spatial Data Supply Agreement.

CARRIED

8/0

Responsible Officer

Associate to the CEO & Mayor

Item Number:

12.2

File Number: D15/39669

SUBJECT HEADING:

PROPOSED NEW PAYPHONE INSTALLATION

Author and Officer's Title:

Kym Downey, Manager - Infrastructure Planning & Design

Executive Summary:

Council has received a request to provide comment on a proposal to install a Telstra Card / Coin payphone in McDowall Street, Roma.

Resolution No. GM/05.2015/05

Moved Cr Newman

Seconded Cr Denton

That Council advise the applicant that it has no objection to the installation of the payphone at the indicated locations subject to the final installation not adversely impacting on existing or future infrastructure or other users of the area.

CARRIED

8/0

Responsible Officer

Manager - Infrastructure Planning & Design

Item Number:

12.3

File Number: D15/39883

SUBJECT HEADING:

SURVEY OF ROAD RESERVE WITHIN LAND PARCEL

Author and Officer's Title:

Kym Downey, Manager - Infrastructure Planning & Design

Executive Summary:

Council has received a request to assist in establishing road reserves over existing roads within land parcel Lot 7 on TM 69.

Resolution No. GM/05.2015/06

Moved Cr Scheffe

Seconded Cr O'Neil

That:

- 1. Council contribute to the costs associated with completing a full survey of land parcel Lot 7 on TM69.**
- 2. The contribution be limited to costs associated with establishing road reserves to encase Dundee Road, Kokoda Road and Tullochard Road within this parcel.**
- 3. Reimbursement be made following receipt of documents confirming the road reserves have been registered and associated costs have been paid.**
- 4. Authority be given to the Chief Executive Officer or delegate to negotiate arrangements with the landowner.**

CARRIED

8/0

Responsible Officer

Manager - Infrastructure Planning & Design

DEVELOPMENT, FACILITIES & ENVIRONMENTAL SERVICES

Item Number:

13.1

File Number: D15/35227

SUBJECT HEADING:

SALE OF ABANDONED VEHICLE - INJUNE

Author and Officer's Title:

Kent Morris, (Acting) Coordinator - Environmental Health

Executive Summary:

Council has received an offer to purchase an unregistered vehicle that had been abandoned on the roadside, and subsequently transported to Council's depot at Injune.

Resolution No. GM/05.2015/07

Moved Cr Price

Seconded Cr Chambers

That Council:

1. Decline the offer to purchase the abandoned vehicle, being a 1990 VN Holden Commodore Calais, Vin - 6H8VNX19HLL439717, currently located in the Injune Council depot, and offer all of the eligible abandoned vehicles held by Maranoa Regional Council for sale by public tender.
2. Provide a full listing of abandoned vehicles (and their identification labels), held by Council to the Queensland Police Service (QPS) to assist with their enquiries.

CARRIED

8/0

Responsible Officer

(Acting) Coordinator - Environmental Health

Item Number:

13.2

File Number: D15/15333

SUBJECT HEADING:

INJUNE CARAVAN PARK BEAUTIFICATION PROJECT

Author and Officer's Title:

Ryan Gittins, Specialist - Business Development

Executive Summary:

At the General Meeting held on 10 December 2014, Council resolved to approve Picnic Point Development Venture Pty Ltd's (FKG's) proposal to develop the road reserve adjacent to the Injune Caravan Park, in order to construct a sealed carpark.

FKG's representative (Mark Knight) has requested assurance from Council that the development (once constructed) will remain in place for the remainder of their tenancy at the Injune Caravan Park.

Resolution No. GM/05.2015/08

Moved Cr Newman

Seconded Cr Wason

That Council grant approval (subject to the conditions of GM/12.2014/24) for the proposed car park development to remain in place for the period of Picnic Point Development Venture Pty Ltd's tenancy at the Injune Caravan Park.

CARRIED

8/0

Responsible Officer

Specialist - Business Development

Item Number:

13.3

File Number: D15/34470

SUBJECT HEADING:

REQUEST TO HIRE INJUNE COMMUNITY MEETING ROOM

Author and Officer's Title:

Madonna Mole, Specialist - Lease Management & User Facility Agreements

Executive Summary:

Council has been approached by a massage therapist who wishes to enter into a formal agreement to hire the Community Meeting Room in the Injune Memorial Hall. The applicant was seeking a reduced daily rate. Council was asked to consider the request.

Resolution No. GM/05.2015/09	
Moved Cr Wason	Seconded Cr O'Neil
That Council:	
<ol style="list-style-type: none"> 1. Enter into a User Agreement with the applicant for the use of the Community Meeting Room at the Injune Memorial Hall for a period of 1 (one) year. 2. Introduce an hourly hire rate of \$13.20 for the Community Meeting Room at the Injune Memorial Hall when the room is not hired for the whole day. 3. Not agree to a reduction on the daily hire rate for the Community Meeting Room at the Injune Memorial Hall. 	
CARRIED	8/0

Responsible Officer	Specialist - Lease Management & User Facility Agreements
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Item Number: 13.4 **File Number:** D15/35059

SUBJECT HEADING: SURAT RETURNED & SERVICES LEAGUE (RSL) ROOMS AND KITCHEN

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

Executive Summary:

At the General Council Meeting held on 25 February 2015, Council considered a request from the RSL (Qld) Surat Sub-Branch in regard to ongoing use of the offices and community kitchen at the Council owned facility at 50-52 Burrowes Street Surat.

Council provided permission for the group to use, on an ongoing basis, the offices and community kitchen. However since the meeting, it has been identified that the resolution may be ambiguous.

Council was asked to provide clarification in regard to the RSL (Qld) Surat Sub-Branch's ongoing use of the facility.

Resolution No. GM/05.2015/10	
Moved Cr Denton	Seconded Cr Newman
That Council grant the RSL (Qld) Surat Sub-Branch approval to use the Surat RSL Rooms at 50-52 Burrowes Street Surat on the following terms:-	
<ol style="list-style-type: none"> 1. The exclusive right to use the two offices attached to the RSL Meeting Room. 2. The right to shared use of the community kitchen with bookings to be made with Council's Customer Service Centre. 	
CARRIED	8/0

Responsible Officer	Manager - Facilities (Land, Buildings & Structures)
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Cr Chambers & Cr. O'Neil declared a 'Conflict of Interest' in the following item.
 Cr Chambers due to her being a Board Member of the Queensland Murray-Darling Committee (QMDC), and Cr. O'Neil being an employee of QMDC. Both Councillors left the Chamber at 9.28am, taking no further part in discussions or debate on the matter.

Item Number: 13.5 **File Number:** D15/36275

SUBJECT HEADING: APPROVAL AND PERMISSION FOR SIGNAGE

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

Executive Summary:

Council has received correspondence from Queensland Murray-Darling Committee requesting approval and assistance to install 15 - 20 signs raising awareness of weed spread throughout the Maranoa region.

The committee was also seeking assistance with installation of the signage.

Resolution No. GM/05.2015/11

Moved Cr Price

Seconded Cr Schefe

That Council:

1. Support the Qld Murray-Darling Committee's implementation of a public, weed education project.
2. Approve the installation of signage at all public vehicle wash down facilities, Council Caravan Parks (Roma, Mitchell, Injune and Surat), showgrounds, Maranoa Pony Club, rodeo grounds, Lake Neverfill, Judds Lagoon, Fishermans Rest Mitchell, Mitchell Weir, Surat Race Track, Injune, Surat and Roma Visitor Information Centres and Roma Airport, with final placement of the signs to be decided (through the Chief Executive Officer) by the Coordinator – Land Administration with consideration for the operational requirements of each facility.
3. Enter an agreement with the Qld Murray-Darling Committee, whereby the committee will pay Council to install the signs including supply of all hardware, poles/concrete etc and consumables on the condition that this is on a cost recovery basis with no financial cost to Council. The Agreement is to be entered into prior to any on-site work commencing.

CARRIED

6/0

Responsible Officer

Support Officer – Facilities

At cessation of discussion and debate on the abovementioned item, Cr Chambers and Cr. O'Neil entered the chamber at 9.32am.

Item Number: 13.6 **File Number:** D15/36638

SUBJECT HEADING: BEST START FAMILY LITERACY SERVICE LEVEL AGREEMENT - CHANGE TO FUNDING FRAMEWORK

Author and Officer's Title: Michelle Blair, (Acting) Coordinator - Libraries, Arts & Culture

Executive Summary:

The State Library of Queensland has offered Council the opportunity to have the funds for the first calendar year of the Best Start Family Literacy Initiative transferred to Council to administer.

Resolution No. GM/05.2015/12

Moved Cr Denton

Seconded Cr Chambers

That Council authorise the Chief Executive Officer to sign the letter of acceptance for the funding pertaining to the Best Start Family Literacy Initiative to be transferred to Council to administer.

CARRIED

8/0

Responsible Officer

(Acting) Coordinator - Libraries, Arts & Culture/Chief Executive Officer

Item Number:

13.7

File Number: D15/36932

SUBJECT HEADING:

GRANTING OF EASEMENT - LOT 194 ON DL839181 AND LOT 283 ON DL446 - MITCHELL

Author and Officer's Title:

Josephine Horsfall, Coordinator - Land Administration

Executive Summary:

Ergon Energy sought consent from Council to grant easements over land described as Reserve R4 Dublin being Lot 194 on DL839181 and Lot 283 on DL446 of which Council is the trustee. The purpose of these easements is for the protection of Ergon Assets and the Public.

Council was asked to consider the request for easements from Ergon Energy.

Resolution No. GM/05.2015/13

Moved Cr Price

Seconded Cr Newman

That Council:

- 1. As trustee, consent to the Granting of Easements over Reserve R4 Dublin, being Lot 194 on DL839181 and Lot 283 on DL446 to Ergon Energy.**
- 2. Authorise the Chief Executive Officer to sign 'Form 18' - Consent by Council on Council's behalf.**

CARRIED

8/0

Responsible Officer

Coordinator - Land Administration/Chief Executive Officer

Item Number:

13.8

File Number: D15/37163

SUBJECT HEADING:

DENISE SPENCER POOL MANAGEMENT AGREEMENT - ROMA

Author and Officer's Title:

Dee Schafer, Support Officer - Facilities

Executive Summary:

The current management arrangements for the Denise Spencer Pool Roma are due to expire on 12 June 2015.

Council was asked to consider calling for tenders to manage the pool after the expiry date of current arrangements.

Resolution No. GM/05.2015/14	
Moved Cr O'Neil	Seconded Cr Newman
That Council:	
<ol style="list-style-type: none"> 1. Call for tenders to manage the Denise Spencer Swimming Pool for a period of three years, with the option for Council and the contractor to mutually agree to extend the contract for a further three years. 2. Extend the current management agreement with Stacey Robertson until 31 August 2015 to allow time for the tender period to close, the tenders to be evaluated and a contract to be awarded. 	
CARRIED	8/0

Responsible Officer	Support Officer - Facilities
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Item Number: 13.9 **File Number:** D15/37385

SUBJECT HEADING: MATERIAL CHANGE OF USE - "STORAGE FACILITY"
(FILE REF: 2014/19120)

Location: 5-7 George Street (Warrego Highway), Wallumbilla QLD 4428
(Lot 1 SP24025)

Applicant: DJ Griffith and Mr KB Griffith C/- FYFE Pty Ltd

Author and Officer's Title: Christopher Tickner, Town Planner

Executive Summary:

The application for a Material Change of Use - "Storage Facility" on land at 5-7 George Street, Wallumbilla 4428 (properly described as Lot 1 on SP240425), is subject to Impact Assessment against the relevant provisions of the Bendemere Shire Planning Scheme 2006. Public notification was carried out between 17 March 2015 and 10 April 2015.

No properly made submissions were received.

The application is generally consistent with the provisions of the Bendemere Shire Planning Scheme 2006 including the Desired Environmental Outcomes and Town Zone Code.

Resolution No. GM/05.2015/15	
Moved Cr Newman	Seconded Cr Chambers
That Council approve the application for Material Change of Use- " Storage Facility" on land at 5-7 George Street, Wallumbilla 4428 (properly described as Lot 1 on RP 72786), subject to the following conditions:	
Preamble	
(i) Refer to http://www.cmdg.com.au for the Capricorn Municipal Development Guidelines (CMDG).	

(ii) The relevant planning scheme for this Development Approval is the Bendemere Shire Planning Scheme 2006. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.

Use

1. The approved development is a Material Change of Use - "Storage Facility" as shown on the approved plans.
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.

Removal of buildings and structures

3. All buildings and structures on the site that are not associated with the approved development, and shown in the non-hashed areas of approved drawing 34157_POD_REV A PLAN OF DEVELOPMENT dated 08/08/14, must be removed prior to the commencement of the approved use.

Approved Plans and Documents

4. Maintain the approved development - Material Change of Use – "Storage Facility", generally in accordance with the following approved plans, subject to and modified by any conditions of this approval

Plan/Document number	Plan Document Name	Date
34157_POD_REVA	LAND USE OF LOT 1 ON SP240425 WARREGO HIGHWAY, WALLUMBILLA	08/08/14
34157_BLDG_ELEVS	SHOWING AS CONSTRUCTED DETAILS OF BUILDINGS ON LOT 1 ON SP240425	05/08/14
34157_BLDG_ELEVS	STORAGE/WORKSHOP BUILDING	12/08/2014
1250-SK01	STORMWATER MANAGEMENT PLAN 1250-SK01	
CMDG D5	Capricorn Municipal Development Guidelines - Stormwater Drainage Design D5 Design Guidelines	03/2012
CMDG D7	Capricorn Municipal Development Guidelines - Erosion Control and Stormwater Management D7 Design Guidelines	03/2012
CMDG D11	Capricorn Municipal Development Guidelines - Water Reticulation D11 Design Guidelines	10/2007

Complete and Maintain

5. Complete and maintain the approved development as follows: (i) generally 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 or Referral Agency unless the Council or Referral Agency agrees in writing that those parts will be adequately complied with by amended specifications.
6. Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.

Amenity

7. Waste containers shall be placed in a screened area, accessible by the vehicles used by Council, its agents and/or others. 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.
8. All bins shall be shielded from the view of travelling public and neighbours.
9. 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.
10. 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.
11. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

Avoiding Nuisance

12. 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.
13. Any damage to roads and infrastructure that is attributable to the progress of works on the site or vehicles associated with the development of the site must be repaired to the asset owners satisfaction or the cost of repairs paid to Council.
14. 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.
15. 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.

Operating Hours

16. Hours of operation are 6:00am to 6:00pm Monday to Saturday. No work is permitted on Sundays or public holidays.

Erosion Control

17. All construction works on site are to be undertaken in accordance with the Institute of Engineers (Australia) (IEAUST) Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction sites.

18. If there is a possibility of erosion or silt or other materials being washed off the property during the development process, the developer must document and implement a management plan that prevents this from occurring.
19. The developer shall immediately clean up and satisfactorily remove any deposited construction material or silt runoff from the development site.
20. 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 at no cost to Council. Such works shall be undertaken immediately where there is a potential hazard to pedestrians and/or passing traffic.

Provision of Services

21. At all times during the operation on site effluent is to be disposed of in accordance with Queensland Plumbing and Wastewater Code 2013 and AS1547.2012 (On-site domestic wastewater management). A development permit for the plumbing and drainage works shall be sought from Council for any onsite sewerage system provided to the development.
22. The site must be provided with an on-site water supply with sufficient capacity to meet all operational needs, including watering to minimise dust nuisance and also a potable water supply sufficient to meet the needs of staff and visitors to the site.
23. Any supply of potable water to the site, and disposal of effluent from the site is to be performed by a suitably licensed contractor.
24. The site must be provided with a reticulated supply of electricity.

Stormwater and Drainage

25. Stormwater run-off from the roof and surface areas is to be collected internally and directed to the table drain in George Street, generally in accordance with the approved Drawing 1250-SK01 STORMWATER MANAGEMENT PLAN prepared by Contour.
26. Stormwater must not be allowed to pond on the property being developed during the development process and after the 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.
27. Post-development stormwater runoff flows from the development site are not to exceed pre-development stormwater runoff flows to adjoining properties.
28. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
29. 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.

Access, Car Parking & Manoeuvring

30. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.

31. All vehicle movements within the site are to be clear of proposed parking areas and buildings. Vehicle parking bays must not encroach into swept paths for vehicle movements' onsite.
32. Vehicle access and manoeuvring areas are to comply with AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking.
33. A minimum of two (2) parking spaces are to be provided for the development in accordance with drawing 34157_POD_REV A PLAN OF DEVELOPMENT dated 08/08/14.
34. 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.
35. No on-street parking is permitted at the frontage of the development site at any time.
36. All vehicular access and related items must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area including Schedule 2: "Standards for Roads, Car Parking, Access and Manoeuvring Areas", (iii) Council's standard designs for such work where such designs exist, (iv) any relevant Australian Standard that applies to that type of work and (v) the Capricorn Municipal Development Guidelines (CMDG) and (vii) 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.

Vehicular Traffic

37. Vehicles connected with the use shall not travel through the residential precinct of Wallumbilla as identified on Planning Scheme Maps P2-P5.

Landscaping

38. Site landscaping is to be provided generally in accordance with approved drawing 34157_POD_REVA "LAND USE" dated 08/08/14. Vegetation is to comprise a mix of trees, shrubs and groundcovers.
39. Groundcovers should fully cover vegetated areas within one (1) year of planting.
40. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
41. Site landscaping is to be irrigated via an irrigation system during a minimum establishment period of two years.

Advertising Signs

42. Any proposed advertising signage is subject to a further development approval unless complaint with the self-assessable development provisions of the planning scheme.
43. Any free-standing advertising signage or structure to be constructed on site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

No Cost to Council

44. Services and infrastructure required in connection with the establishment of the approved development must be provided at no cost to Council.

45.	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.
46.	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 the Council, shall be paid to the Council prior to any approved use commencing.
CARRIED	
8/0	

Responsible Officer	Town Planner
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Item Number: 13.10 File Number: D15/37621

SUBJECT HEADING: MATERIAL CHANGE OF USE - "SHOPPING CENTRE" & "PROFESSIONAL OFFICES" (FILE REF: 2014/18858)

Location: 90-92 Bowen Street Roma, 4455 (Lot 1 & 2 on RP93927)

Applicant: Stephen Duff C/- Brandon & Associates Pty Ltd

Author and Officer's Title: David Fermer, Coordinator - Planning

Executive Summary:

The application for a Material Change of Use - "Shopping Centre" and "Professional Offices" on land at 90-92 Bowen Street, Roma (properly described as Lot 1 & 2 on RP93927), is subject to Impact Assessment against the relevant provisions of the Roma Town Planning Scheme 2006. Public notification was carried out between 26 May 2014 and 18 June 2014.

Two properly made submissions were received during this time.

Resolution No. GM/05.2015/16	
Moved Cr O'Neil	Seconded Cr Denton
<p>That the application for Material Change of Use –"Shopping Centre" and "Professional Offices" on land at 90-92 Bowen Street, Roma 4455 (properly described as Lot 1 and Lot 2 on RP 93927) instead be approved as "Shops" and "Professional Offices", subject to the following conditions:</p>	
Preamble	
<p>(i) Refer to http://www.cmdg.com.au for the Capricorn Municipal Development Guidelines (CMDG).</p> <p>(ii) The relevant planning scheme for this Development Approval is the Roma Town Planning Scheme 2006. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.</p>	
Use	
<p>1. The approved development is a Material Change of Use – "Shops" (Stage 1) and "Professional Offices" (Stage 2), as shown on the approved plans. Upon commencement of the use of Stage 1 of the development, the use of the existing premises located on Lot 2 on RP93927 for the purpose of a "Shop" is to cease.</p>	

2. All conditions relating to the establishment of the approved development must be fulfilled prior to any approved use commencing, unless otherwise noted within these conditions.
3. Prior to commencement of use, the applicant shall contact Council to arrange a development compliance inspection.

Approved Plans and Documents

4. Maintain the approved development, in accordance with the following approved plans, subject to and as modified by any conditions of this approval:

Drawing 13216101 Issue F
 Site Plan

Prepared by Brandon & Associates, dated 23/03/15

Drawing 13216102 Issue D
 Proposed Stage 1 Site Plan

Prepared by Brandon & Associates, dated 214/04/15

Drawing 13216103 Issue P5
 Building A Floor Plan

Prepared by Brandon & Associates, dated 14/04/15

Drawing 13216104 Issue P3
 Elevations Building A

Prepared by Brandon & Associates dated 14/04/15

Drawing 13216105 Issue P3
 Turning Paths and Storm Water Layout – Stage 2

Prepared by Brandon & Associates dated 14/04/15

Drawing 13216106 P4
 Building B Floor Plan

Prepared by Brandon & Associates dated 14/04/15

Drawing 13216106 P4
 Elevations Building B Issue P3

Prepared by Brandon & Associates dated 03/02/15

Drawing 13216108 Issue P1
 Fence and Tilt-Up Panels On South Elevation

Prepared by Brandon & Associates dated 14/04/15

D5 Stormwater Drainage Design

dated 03/2012

D6 Site Regrading

dated 03/2012

D7 Erosion Control and
 Stormwater Management

dated 03/2012

Advertising signage

5. Any advertising signage is subject to a further development approval unless compliant with the self-assessable development provisions of the planning scheme.

Operating Hours

6. Hours of operation are restricted to 7:00am to 8:00pm Monday to Saturday. The premises is not permitted to operate on Sundays or public holidays.

7. Loading and unloading of goods, including refuse collection, is restricted from

7:00am – 6:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays.

Amenity

8. Waste containers shall be maintained in a clean and tidy state at all times while the use continues, and shall be emptied, and the waste removed from the site on a regular basis.
9. Fencing to a height of 2 metres shall be provided where the site adjoins residential land.

Noise Attenuation

10. An acoustic study is to be submitted and approved by Council prior to the commencement of any works. The acoustic study must demonstrate how noise generated by the development (both during construction and operation) will be mitigated in relation to the adjoining residential buildings.

The mitigation measures outlined in the approved acoustic study shall be implemented.

Avoiding Nuisance

11. 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.
12. Access and site roadways and surrounds shall be kept in an orderly fashion and free of rubbish.
13. No nuisance is to be caused to adjoining properties and their occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.
14. Lighting of the site, including any temporary or 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.

Landscaping

15. Site landscaping shall be provided in accordance with the approved Drawing No. 13216101 Rev F.
16. Ground covers should fully cover vegetated areas within 1 year of planting.
17. Site landscaping must be planted prior to commencement of use.
18. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any on site infrastructure, public utility or easement.

Footpaths

19. Footpaths must be provided in accordance with Drawing No. 13216101 Issue F and must be provided prior to the commencement of use.

Earthworks

20. All earthworks for the development shall be undertaken in accordance with Schedule 7: "Standards for Construction Activity" of the Roma Town Planning Scheme 2006.

Erosion Control

21. All construction works on site to be undertaken in accordance with the Institute of Engineers (Australia) (IEAUST) Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction sites and the CMDG Design Guidelines – D7.
22. 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.
23. 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.
24. 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

25. The development is to be connected to Council's reticulated sewerage disposal system in accordance with the Water Services Association of Australia (WSAA) publication WSA02-2002 Sewerage Code of Australia (version 2.3) and the CMDG Design Guideline - D12 'Sewerage Reticulation', at no cost to Council.
26. The existing sewer main traversing the site is to be replaced or relined. Any new work is to be in accordance with Capricorn Municipal Development Guidelines specifications. At the completion of works, RPEQ Engineer certified "As Constructed" drawings are to be provided to Council. The drawings are to be submitted in the form of hard copy and .dwg electronic file.
27. The development is to be connected to Council's reticulated water supply system in accordance with the Water Services Association of Australia (WSAA) publication WSA03-2002 Water Reticulation Code of Australia (version 2.3) and the CMDG Design Guideline – D11 'Water Reticulation', at no cost to Council.
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. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the Capricorn Municipal Development Guidelines (CMDG) where it applies (v) any relevant Australian Standard that applies to that type of work and (vi) 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.
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 generally in accordance with approved Drawing 13216105 Issue P3 prepared by Brandon & Associates and the Capricorn Municipal Development Guidelines to the existing kerb in Bowen Street adjacent to the site in accordance with a lawful point of discharge.**
- 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.**

Access, Car Parking and Manoeuvring

- 35. Provide twenty (20) car parking spaces including one space designated for disabled parking, on the site in accordance with the approved plans.**
- 36. 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.**
- 37. Vehicle manoeuvring areas must be provided on-site to allow vehicles to exit designated car parking spaces and exit the site in a forward direction.**
- 38. Any damage to roads and infrastructure that is attributable to the progress of works on the site or vehicles associated with the development of the site must be repaired to Council's satisfaction or the cost of repairs paid to Council.**
- 39. All vehicles access and related elements shall comply with (i) the development approval conditions (ii) Schedule 2 - 'Standards for Road, Car parking, Access and Manoeuvring Areas (iii) Relevant Australian Standards (iv) the CMDG Guidelines (v) any alternative specifications that Council has agreed to in writing and which development must ensure do not conflict with any requirements imposed by any applicable laws and standards.**

Roads

- 40. Jackson Street is to be upgraded in accordance with Schedule 2: "Standards for Roads, Carparking, Access and Manoeuvring Areas" and Capricorn Municipal Development Guidelines Section D1 Table D1.06.02 Access Place. These works will include but not limited to widening of pavement and seal and installation of kerb and channelling to full extent of Jackson Street frontage.**

Environmental

- 41. The developer shall immediately clean up and satisfactorily remove any deposited construction material or silt runoff from the development site.**
- 42. During the establishment of the approved development, no nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.**
- 43. There must not be unreasonable or sustained levels of noise or odour and no**

nuisance caused to adjoining properties during the course of the construction works.	
Use	
44.	All development approval conditions related to the establishment of the approved development must be fulfilled prior to any approved use commencing.
45.	The developer is to notify Council upon completion of the conditions of approval and prior to occupation of the accommodation units.
Infrastructure Contributions	
46.	An infrastructure contribution of \$26,080, in accordance with Council's adopted Priority infrastructure Plan, is payable to the Council. The charge is to be paid prior to commencement of construction.
No Cost to Council	
47.	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.
48.	All civil and related work shall be designed and supervised by a Registered Professional Engineer of Queensland (RPEQ) who are competent in the construction of the works.
49.	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 occupation of the units.
Latest Versions	
50.	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 time 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.
CARRIED	8/0

Responsible Officer	Coordinator - Planning
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Item Number: 13.11 **File Number:** D15/37748

SUBJECT HEADING: ALTERNATIVE SOLUTION TO SATISFY DEVELOPMENT CONDITIONS REQUIRING RETICULATED GAS SUPPLY UNIT 2, 75 WHEELER DRIVE, ROMA (FILE: 2012/18288)

Location: 75 Wheeler Drive, Roma QLD 4455 (Lot 36 on SP257148)

Author and Officer's Title: Christopher Tickner, Town Planner

Executive Summary:

Unit 2 at 75 Wheeler Drive, Roma (properly described as Lot 36 on SP257148) is not connected to a reticulated supply of gas. This is despite a condition of development approval (Condition 20 of Development Approval Ref 2012/18288) that requires the unit to be connected. Instead, two large gas bottles have been attached to the unit which provides a supply of gas to the premises.

Infrastructure Services has advised that the unit was not connected to the reticulated supply of gas because the unique layout of the lot made it uneconomical to do so. The high cost of connecting the unit to reticulated gas was not anticipated when the development approval was issued and only became apparent at time of construction.

Another condition of development approval (Condition 1) states that the approval holder is required to "Complete and maintain the approved development as follows: (i) generally 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 or Referral Agency unless the Council or Referral Agency agrees in writing that those parts will be adequately complied with by amended specifications."

Resolution No. GM/05.2015/17	
Moved Cr Newman	Seconded Cr Scheffe
<p>That Council agree that Condition 20 of Development Approval Ref: 2012/18288 has been adequately complied with by amended specifications, being the provision of onsite gas supply to Unit 2 at 75 Wheeler Drive, Roma.</p>	
CARRIED	8/0

Responsible Officer	Town Planner
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Item Number: 13.12 **File Number:** D15/38156

SUBJECT HEADING: RELOCATION OF LIGHTHORSE SKETCHES

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

Executive Summary:

Council received a request from the President of the Mitchell Returned & Services League (RSL) and Combined Sports Club to permanently relocate the Lighthouse Sketches by artist Madeleine Cobb to the Mitchell RSL and Combined Sports Complex.

Council was asked to consider the request.

Resolution No. GM/05.2015/18	
Moved Cr Newman	Seconded Cr Wason
<p>That Council:-</p> <ol style="list-style-type: none"> Not agree to the request to permanently relocate the Lighthouse Sketches from the Mitchell Administration Office to the Mitchell RSL and Combined Sports Complex. Advise RSL Sub-branches across the region that the Lighthouse Sketches are available for loan upon application, for use in commemorative events. 	
MOTION LOST	3/5

Discussion:

Council determined that the matter should be again discussed at a later point during the meeting in order to consider an alternate draft motion.

Item Number: 13.13 **File Number:** D15/38539

SUBJECT HEADING: REQUEST TO HIRE CONFERENCE ROOM - ROMA COMMUNITY HUB

Author and Officer's Title: Madonna Mole, Specialist - Lease Management & User Facility Agreements

Executive Summary:

Council had been approached by the Roma Alcoholics Anonymous Group to enter into a formal agreement to hire the Meeting/Training Room at the Community Hub Roma.

Council was asked to consider the request.

Resolution No. GM/05.2015/19	
Moved Cr Denton	Seconded Cr Scheffe
<p>That Council approve for the applicant to use the Community Hub Meeting/Training Room every Wednesday (7 – 9 pm), conditional upon the group abiding to all hire conditions, including maintaining public liability insurance of \$10 million.</p>	
CARRIED	8/0

Responsible Officer	Specialist - Lease Management & User Facility Agreements
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Item Number: 13.14 **File Number:** D15/38976

SUBJECT HEADING: OUTDOOR DINING CAMBRIDGE STREET MITCHELL

Author and Officer's Title: Sandra Crosby, Manager - Environmental Health, Compliance & Waste

Executive Summary:

The applicant, Judy Kirby of Kirby & Co operates a licensed commercial food outlet at 32 Cambridge Street Mitchell, and requested placement of picnic tables on the pedestrian footpath immediately in front of the coffee/café shop for use by clients.

Resolution No. GM/05.2015/20	
Moved Cr Price	Seconded Cr Chambers
<p>That Council approve the use of the footpath immediately in front of 32 Cambridge Street Mitchell, subject to the following conditions:</p>	
<ol style="list-style-type: none"> 1. Placement of three picnic tables. 2. Placement of picnic tables is not to impede pedestrian traffic using the footpath. 3. Approval to use the footpath shall be limited to the following hours; Monday to Sunday 6am to 10pm. 4. Council's approval must be displayed in a prominent position, easily viewed by patrons, and must be produced upon request from an authorised person. 5. The applicant must have a \$10 million public liability insurance policy inclusive of the 	

- footpath dining area that indemnifies Council against personal injury and property damage resulting from the footpath dining approval, with a copy of the insurance cover to be supplied to Council.
6. Use of the footpath dining area is not to cause a nuisance.
 7. The approval will not take effect until all fees associated with the application are paid in full to Council.
 8. All facilities and equipment used for footpath dining must at all times be maintained –
 - (a) In good working order and condition;
 - (b) Remain at all times in a clean and sanitary condition;
 - (c) All facilities and equipment used for footpath dining must be removed upon close of business.
 9. Not use an umbrella within the area identified in the approval unless the umbrella has not less than a 2 metre clearance above ground level adjacent to the umbrella and is securely anchored to the satisfaction of an authorised person.
 10. Only use furniture in the area identified in the approval which is -
 - (a) Aesthetically acceptable to the local government;
 - (b) Kept in a proper state of repair.
 11. Regularly clean the area identified in the approval –
 - (a) During business hours for the principal premises;
 - (b) Daily, after the close of business of the principal premises.
 12. Tables are to be removed from the footpath area at the close of business each day.
 13. The approval to be for a period of twelve months, whereby the applicant will be required to apply for another permit.
 14. Any claims for personal injury resulting from the dining approval and operation, are to be notified to Council as soon as the applicant is notified.

CARRIED

8/0

Responsible Officer	Manager - Environmental Health, Compliance & Waste
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Item Number:

13.15

File Number: D15/39011

SUBJECT HEADING:

INVITATION FOR DIAMOND LEVEL SPONSORSHIP - TOOWOOMBA & SURAT BASIN ENTERPRISE (TSBE)

Author and Officer's Title:

Ryan Gittins, Specialist - Business Development

Executive Summary:

Council has been a member of Toowoomba & Surat Basin Enterprise (TSBE) for three consecutive years, at the level of 'Partner Regional Council'.

TSBE invited Council to consider upgrading its membership to the 'Diamond' level, for an additional \$10,000 p.a. (\$30,000 total annual investment).

Resolution No. GM/05.2015/21

Moved Cr Denton	Seconded Cr Wason
That Council:	
<ol style="list-style-type: none"> 1. Decline Toowoomba & Surat Basin Enterprise's offer, on the basis that Council's current membership package is sufficient for its needs. 2. Indicate to Toowoomba and Surat Basin Enterprise that its preference is to continue as a 'Partner Regional Council'. 	
CARRIED	5/3

Responsible Officer	Specialist - Business Development
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Item Number: 13.16 **File Number:** D15/39319

SUBJECT HEADING: SURAT SWIMMING POOL MANAGEMENT AGREEMENT

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

Executive Summary:

The current management agreement for the Surat Swimming Pool has expired. It was recommended that Council call for tenders to manage the Surat Swimming Pool commencing from September 2015.

Resolution No. GM/05.2015/22	
Moved Cr Chambers	Seconded Cr Denton
That Council call for tenders to manage the Surat Swimming Pool for a period of three years, with the option for Council and the contractor to mutually agree to extend the contract for a further three years.	
CARRIED	8/0

Responsible Officer	Manager - Facilities (Land, Buildings & Structures)
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Item Number: 13.17 **File Number:** D15/39888

SUBJECT HEADING: SELECTIVE INSPECTION EXTENSION

Author and Officer's Title: Sandra Crosby, Manager - Environmental Health, Compliance & Waste

Executive Summary:

Selective inspection programs are proposed for townships that were not covered in the program conducted from February 2015 through to 29 May 2015 within the Maranoa Regional Council Area. These inspection programs will assess compliance with Local Laws concerning animal management, overgrown and unsightly allotments, Building Act 1975 requirements for swimming pool and fencing safety and Animal Management (Cats and Dogs) Act 2008 registration and regulated dog provisions. The programs seek that remedial action be undertaken where non-compliance is observed. Should non-compliance be identified again, Council may instigate legal proceedings.

The selective inspection programs will focus on premises where:

- animals are or may be kept;
- an allotment is or may be overgrown;
- objects or materials have or may accumulate on an allotment;
- a swimming pool does or may exist.

Public notice of the selective inspection program is proposed to be given in the local newspaper on Friday 15 May 2015 and on the Council website stating that the program will commence on Monday 1 June 2015 and conclude on Friday 28 August 2015.

Discussion:

Council discussed the acceptable procedures in the instance of properties that do not have a letter box, or delivery service.

Resolution No. GM/05.2015/23

Moved Cr Price

Seconded Cr Denton

That Selective inspection programs be undertaken for townships that were not covered in the program conducted between February 2015 through to 29 May 2015 within the Maranoa Regional Council Area. The selective inspection programs will assess compliance with Local Laws concerning animal management, overgrown and unsightly allotments, Building Act 1975 requirements for swimming pool and fencing safety and Animal Management (Cats and Dogs) Act 2008 registration and regulated dog provisions. The programs will seek that remedial action be undertaken where non-compliance is observed. Should non-compliance be identified again, Council may instigate legal proceedings.

The selective inspection programs will focus on premises where:

- animals are or may be kept;
- an allotment is or may be overgrown;
- objects or materials have or may accumulate on an allotment;
- a swimming pool does or may exist.

Public notice of the selective inspection program will be given in the local newspaper on Friday 15 May 2015 and on the Council website stating that the program will commence on Monday 1 June 2015 and conclude on Friday 28 August 2015.

CARRIED

8/0

Responsible Officer

Manager - Environmental Health, Compliance & Waste

LATE ITEMS

Item Number: L.1 **File Number:** D15/40309

SUBJECT HEADING: APPLICATION FOR CONVERSION OF TENURE - LOT 2 ON SP214984

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 over Grazing Homestead Perpetual Lease (GHPL) 0/206312 being Lot 2 on SP214984 to freehold tenure. Council previously considered this matter at its General Meeting on 11 March 2015. Since this meeting, new information has become available and Council was asked to consider the request again.

Resolution No. GM/05.2015/24	
Moved Cr O'Neil	Seconded Cr Denton
<p>That Council advise the Department of Natural Resources and Mines that it has no objection to the conversion over GHPL 0/206312 being Lot 2 on SP214984 to freehold tenure subject to a review of the land, to ensure there is no local government infrastructure on the property, including roads that may be off alignment.</p>	
CARRIED	8/0

Responsible Officer	Coordinator - Land Administration
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Item Number: L.2 **File Number:** D15/40475

SUBJECT HEADING: SUB-AGREEMENT FOR ROMA TRUCKWASH

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

Executive Summary:

Maranoa Regional Council has received advice that the application for the Roma Saleyards Truck Wash-down Facility Upgrade, submitted under Round 4 of the Royalties for Regions program, has been successful. Council is now required to enter into a sub-agreement with the State Government to receive the funding.

Resolution No. GM/05.2015/25	
Moved Cr Wason	Seconded Cr Scheffe
<p>That Council endorse the Chief Executive Officer to sign the sub-agreement with the Department of State Development, Infrastructure & Planning for the Roma Saleyards Truck Wash-down Facility Upgrade project.</p>	
CARRIED	8/0

Responsible Officer	Coordinator - Grants, Local Development & Council Events/Chief Executive Officer
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Item Number: 13.12 **File Number:** D15/38156

SUBJECT HEADING: RELOCATION OF LIGHTHORSE SKETCHES

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

Executive Summary:

Council received a request from the President of the Mitchell Returned & Services League (RSL) and Combined Sports Club to permanently relocate the Lighthouse Sketches by artist Madeleine Cobb to the Mitchell RSL and Combined Sports Complex.

Council was asked to consider the request earlier during the meeting, where the original motion was lost. A new draft motion was put forward for further consideration.

Moved Cr Chambers

Seconded Cr O'Neil

That Council:-

1. Retain ownership of the Lighthouse Sketches.
2. Agree to the request to display the Lighthouse Sketches at the Mitchell RSL and Combined Sports Club.
3. Make the Lighthouse Sketches available for loan across the region for use in commemorative events, subject to application to and approval by Council.

NO VOTE TAKEN

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
COUNCIL ADJOURNED THE MEETING FOR MORNING TEA AT 10.16AM.

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 11.08AM

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;
- (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/05.2015/26

Moved Cr Wason

Seconded Cr Schefe

That Council close the meeting to the public at 11.09am.

CARRIED

8/0

The Mayor declared a potential perceived 'Conflict of Interest' in Item C.3 Community Grant Applications, due to him being a member of the Bymount Community Recreation Association, a group who put forward an application under the program for Council's consideration.

The Mayor remained for discussion on the item, on the basis that it would not influence his ability to consider the broader public interest.

Cr. O'Neil left the Chamber at 12.38pm, and entered at 12.40pm.

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
 COUNCIL ADJOURNED THE MEETING FOR LUNCH AT 12.40PM.

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING AT 1.43PM

Resolution No. GM/05.2015/27

Moved Cr O'Neil

Seconded Cr Denton

That Council open the meeting to the public at 3.41pm.

CARRIED

8/0

Item Number:

11.1

File Number: D15/35407

SUBJECT HEADING:

MONTHLY FINANCIAL STATEMENTS

Author and Officer's Title:

Christina Tincknell, Coordinator – Corporate, Community & Commercial Services

Executive Summary:

The purpose of this report is for Council to receive a Monthly Financial Report in accordance with section 204 of the Local Government Regulation 2012, on the progress that has been made in relation to the 2014/15 Budget for the period of the financial year up to 31 March 2015.

This matter had been laid on the table earlier during the meeting to allow all Councillors an opportunity to review the presented documents.

Resolution No. GM/05.2015/28

Moved Cr Chambers

Seconded Cr Price

That Council receive and note the Financial Report to 31 March 2015.

CARRIED

8/0

Responsible Officer

Coordinator – Corporate, Community & Commercial Services

Item Number: 13.12 **File Number:** D15/38156

SUBJECT HEADING: RELOCATION OF LIGHTHORSE SKETCHES

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

Executive Summary:

Council received a request from the President of the Mitchell Returned & Services League (RSL) and Combined Sports Club to permanently relocate the Lighthouse Sketches by artist Madeleine Cobb to the Mitchell RSL and Combined Sports Complex.

Council was asked to consider the request earlier during the meeting, where the original motion was lost. A new draft motion was put forward for further consideration.

Discussion:

A draft motion for this item was put forward for Council's consideration, Council voted on this draft motion.

Resolution No. GM/05.2015/29	
Moved Cr Chambers	Seconded Cr O'Neil
That Council:	
<ol style="list-style-type: none"> 1. Retain ownership of the Lighthouse Sketches. 2. Agree to the request to display the Lighthouse Sketches at the Mitchell RSL and Combined Sports Club. 3. Make the Lighthouse Sketches available for loan across the region for use in commemorative events subject to application to, and approval by, Council. 	
CARRIED	8/0

Responsible Officer	Manager - Facilities (Land, Buildings & Structures)
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Item Number: C.1 **File Number:** D15/35226

SUBJECT HEADING: COMMUNITY & AGED CARE REPORT

Author and Officer's Title: Melissa Wathen, Specialist - Community Care Transition

Executive Summary:

This report pertained to the transition and exit plan for the Community and Aged Care Services currently delivered by Council, which ceases on 30 June 2015.

Resolution No. GM/05.2015/30	
Moved Cr Wason	Seconded Cr Newman
That the report be withdrawn from this agenda.	
CARRIED	8/0

Responsible Officer	Specialist - Community Care Transition
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Item Number: C.2 **File Number:** D15/31504

SUBJECT HEADING: SALE FOR REMOVAL - ROMA NEIGHBOURHOOD CENTRE BUILDINGS

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

Executive Summary:

Council included in its 2014/15 Work Program and budget, sale of the former Roma Neighbourhood Centre and adjoining lots being 45 Hawthorne Street and 47 Hawthorne Street. Council resolved to sell the buildings located on the sites by way of auction. In consideration of recent real estate agent advice, Council is asked to review this decision.

Resolution No. GM/05.2015/31	
Moved Cr Chambers	Seconded Cr O'Neil
That Council offer for sale by tender, buildings for removal - currently located on Lot 1 on SP152677 being 29A Bowen Street and Lot 1 on RP66920 being 45 Hawthorne Street, Roma.	
CARRIED	8/0

Responsible Officer	Coordinator - Land Administration
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The Mayor declared a potential perceived 'Conflict of Interest' in the following item, due to him being a member of the Bymount Community Recreation Association, a group which put forward an application under the program for Council's consideration.

The Mayor remained for discussion and debate on the matter on the basis that it would not influence his ability to consider the broader public interest.

Item Number: C.3 **File Number:** D15/38053

SUBJECT HEADING: COMMUNITY GRANT APPLICATIONS

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

Executive Summary:

The Maranoa Regional Council's second round of Community Grant applications for the 2014/15 financial year have been received and assessed.

Council received sixteen applications in total, and nine have been recommended by the panel for consideration as Community Grants.

Resolution No. GM/05.2015/32			
Moved Cr Wason		Seconded Cr Price	
That Council endorse the recommendations of the assessment panel and approve the following applications:			
Applicant	Project	Council Funding	Project Cost
Surat Clay Target Club	Surat Clay Target Club House	\$5,780	\$32,780
Bymount Community Recreation Association	Installation of floor coverings, dishwasher & sink in Bymount community hall	\$7,210	\$14,469

Roma Touch Association	Upgrade verandah at club house	\$14,500	\$40,380
Dunkeld Memorial Golf Club	Refurb soft furnishings, seating & playground	\$5,660	\$10,248
Mungallala Progress and Sporting Association	Community fencing	\$9,093	\$23,893
Yuleba Development Group	Yuleba entrance project	\$4,990	\$13,680
Roughlie Community Centre	Fencing of the community centre lease	\$7,045	\$14,410
Injune Campdrafting Association	Fencing of Injune Campdraft Arena, Stage 2	\$15,000	\$68,009
Blue Care	Music/magic/creative arts program	\$4,317	\$9,357
CARRIED			8/0

Responsible Officer	Coordinator - Grants, Local Development & Council Events
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Item Number: C.4 File Number: D15/38185

SUBJECT HEADING: REQUEST FOR DISCOUNT TO BE GRANTED AFTER LATE PAYMENT OF RATES – ASSESSMENT NO. 15009020

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

Executive Summary:

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

Resolution No. GM/05.2015/33	Seconded Cr Price
Moved Cr Schefe	
That Council not grant the discount on this occasion 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	8/0

Responsible Officer	Coordinator - Rates
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Item Number: C.5 File Number: D15/38648

SUBJECT HEADING: REQUEST FOR SPONSORSHIP

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

Executive Summary:

Council received a request for financial sponsorship for an upcoming event to be held in Roma on 19-20 September 2015. Alternative means of support is available through Council's Community Grants program.

Resolution No. GM/05.2015/34

Moved Cr Chambers

Seconded Cr Denton

That Council decline the opportunity to provide financial sponsorship for the Golden Hobbles Campdraft event, and offer alternative means of support which are available through the Community Grants program.

CARRIED

8/0

Responsible Officer

Coordinator - Grants, Local Development & Council Events

Item Number:

C.6

File Number: D15/38655

SUBJECT HEADING:

APPLICATIONS FOR PAYMENT ARRANGEMENTS

Author and Officer's Title:

Dana Harrison, Coordinator - Rates

Executive Summary:

Proposed rates payment arrangements applications have been received from various ratepayers. Council's consideration of these were requested having regard to the adopted Revenue Statement.

Resolution No. GM/05.2015/35

Moved Cr O'Neil

Seconded Cr Schefe

That Council accept each of the applicants' requested rates payment arrangements, subject to all rates, charges and arrears accumulated being paid in full by 30 June 2016.

CARRIED

8/0

Responsible Officer

Coordinator – Rates

Item Number:

C.7

File Number: D15/39126

SUBJECT HEADING:

REQUEST FOR DISCOUNT – ASSESSMENT NO. 15001779

Author and Officer's Title:

Dana Harrison, Coordinator – Rates

Executive Summary:

The applicant requested that Council consider granting the discount after the close of discount.

Resolution No. GM/05.2015/36

Moved Cr Newman

Seconded Cr Denton

That Council grant the discount in this instance as the circumstances meet the criteria set out in Council's adopted Revenue Statement for granting discount.

CARRIED

8/0

Responsible Officer

Coordinator – Rates

Item Number: C.8 **File Number:** D15/38960

SUBJECT HEADING: CLAIM FOR DAMAGES - ROMA AIRPORT

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

Executive Summary:

The windscreen of a rental car parked at the Roma Airport has been damaged during operational maintenance of the Airport facility.

Council was asked to consider the request for payment of damages.

Resolution No. GM/05.2015/37	
Moved Cr Denton	Seconded Cr Scheffe
<p>That Council pay the invoice amount of \$320 to Western Downs Autoglass for the replacement of the windscreen damaged during operational maintenance at the Roma Airport.</p>	
CARRIED	8/0

Responsible Officer	Support Officer - Facilities
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Item Number: C.9 **File Number:** D15/38640

SUBJECT HEADING: REQUEST FOR REFUND OF DEVELOPMENT APPLICATION FEES (2014/19156)

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

Executive Summary:

The applicant has requested a refund of fees paid to Council (\$616.80) for the assessment of a development application for Reconfiguring a Lot (1 Lot into 2 Lots) at 3-5 Gregory Street, Roma.

The development application was considered by Council at its General Meeting on 10 December 2014. It was determined that the application be refused as a result of the property being subject to Significant Flood Hazard, identified on Council's adopted Flood Hazard Map.

The development assessment concluded that the proposal did not satisfy the Interim Development Assessment Requirements of the State Planning Policy nor the Desired Environmental Outcomes, Overall Outcome (b) or Performance Criteria (PC) 8 of the Roma Town Planning Scheme 2006.

Resolution No. GM/05.2015/38	
Moved Cr Newman	Seconded Cr Chambers
<p>That Council not accommodate the request to refund fees (\$616.80) for the development application for Reconfiguring a Lot located at 3-5 Gregory Street, Roma.</p>	
CARRIED	8/0

Responsible Officer	Planning Officer
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Item Number: C.10 **File Number:** D15/39324

SUBJECT HEADING: REQUEST FOR TENDER – COUNCIL OWNED LAND LOCATED ON GEORGE STEET, WALLUMBILLA

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

Executive Summary:

Council received correspondence from a party interested in purchasing Council owned land located on George Street, Wallumbilla.

Resolution No. GM/05.2015/39

Moved Cr Price

Seconded Cr Newman

That Council:

1. Offer Lot 1 on RP90127, Lot 2 RP90127, and Lot 1 RP5703 (the land on which the library is located), for sale by tender.
2. Initiate communication to advise the community that Council will continue to deliver the library service in the town of Wallumbilla.

CARRIED

8/0

Responsible Officer

Support Officer - Facilities

Item Number: C.11 **File Number:** D15/39387

SUBJECT HEADING: AMENDMENTS TO ORGANISATIONAL STRUCTURE

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

Executive Summary:

The report sought Council approval for a number of organisational structure changes.

Resolution No. GM/05.2015/40

Moved Cr Price

Seconded Cr Newman

That Council approve the following organisational structure amendments:

- Retitle the position of Yuleba Services Centre Facilitator to Coordinator - Yuleba Services Centre, and change the reporting line of the position to directly report to the Manager – Customer and Community Services.
- Replace the positions of Waste Officer and Waste Trainee with a position of Plant Operator/Labourer.
- Retitle the Compliance Officer positions to Community Safety Officers.
- Change the reporting line of the Finance Officer – Accounting Services from reporting to the Coordinator – Creditors, to report to the Specialist – Accounting Services.
- Authorise the Chief Executive Officer to consult with relevant staff about proposed structural changes in the areas of Human Resources, Risk, Quality, Safety & Environment, Organisational Development and Project Planning & Asset Management.

- Authorise the Chief Executive Officer to recruit a part-time or casual position (on a 3 month trial basis) to commence writing new web content, while concurrently advertising for the full time position of an Online Communications Officer.

CARRIED

8/0

Responsible Officer

Associate to the CEO & Mayor/Manager –
Human Resources

Item Number:

C.12

File Number: D15/39392

SUBJECT HEADING:

OBJECTION TO DIFFERENTIAL RATING
CATEGORISATION

Author and Officer's Title:

Sharon Frank, Director - Corporate, Community &
Commercial Services

Executive Summary:

Council has previously received a Notice of Objection from the applicant to the Differential Rating Categorisation of Accommodation Work Camp G for Lot 70 on WT 800341, 3584 Duck Creek Road Highland Plains, Assessment No 13012067. Further information has been provided to Council and a Categorisation Officer has undertaken an inspection of the lot to confirm that the Accommodation Work Camp has been completely removed and the site fully cleared.

Resolution No. GM/05.2015/41

Moved Cr Chambers

Seconded Cr Price

That Council endorse the Chief Executive Officer's decision that:

1. The land was appropriately categorised for the notice issued for 1 July 2014 to 31 December 2014.
2. The rating category should be changed for Lot 70 on WT 800341 from Accommodation Work Camp G to Rural, effective for the new rating period commencing 1 January 2015 given that the land use has changed.

CARRIED

8/0

Responsible Officer

Director - Corporate, Community &
Commercial Services

Item Number:

C.13

File Number: D15/39395

SUBJECT HEADING:

OBJECTION TO RATE CATEGORISATIONS

Author and Officer's Title:

Sharon Frank, Director - Corporate, Community &
Commercial Services

Executive Summary:

Council had previously received a Notice of Objection from the applicant to the Differential Rating Categorisation of Accommodation Work Camp E for Lots 19-22 on SP 13231724 Airport Road Injune, Assessment No 13015821. An inspection was carried out by a Categorisation Officer on 23 April 2015.

Resolution No. GM/05.2015/42

Moved Cr Wason

Seconded Cr Price

That Council endorse the Chief Executive Officer's decision that:

1. The land was appropriately categorised for the notice issued for 1 July 2014 to 31 December 2014.
2. The rating category should be changed for Lots 19-22 on SP 13231724 from Accommodation Work Camp E to Commercial, effective for the new rating period commencing 1 January 2015 given that the land use has changed.

CARRIED

8/0

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number:

C.14

File Number: D15/39393

SUBJECT HEADING:

REQUEST TO CHANGE DIFFERENTIAL RATING CATEGORISATION

Author and Officer's Title:

Sharon Frank, Director - Corporate, Community & Commercial Services

Executive Summary:

Council had received a request from Australia Pacific LNG (Origin) to change the Differential Rating Categorisation on property described as Lot 1 AB 110 Wybara Road, Durham Downs, Assessment Number 13012398 currently categorised as Accommodation Work Camps A, as the camp was vacated on the 31 October 2014 and is no longer in use. An inspection was carried out by a Categorisation Officer on 23 April 2015.

Resolution No. GM/05.2015/43

Moved Cr Schefe

Seconded Cr Chambers

That Council endorse the Chief Executive Officer categorising the property described as Lot 1 AB 110 Wybara Road, Durham Downs, Assessment Number 13012398, as an Accommodation Work Camp category based on the reduced number of units onsite at inspection, effective for the rating period commencing 1 January 2015.

CARRIED

8/0

Responsible Officer	Director - Corporate, Community & Commercial Services
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Item Number: C.15 **File Number:** D15/26454
SUBJECT HEADING: REQUEST TO REMEDY DAMAGE - ACCESS FROM KIMBLER ROAD
Author and Officer's Title: Kym Downey, Manager - Infrastructure Planning & Design

Executive Summary:

Council received a request to remedy damage to a property access from Kimbler Road.

Resolution No. GM/05.2015/44	
Moved Cr Newman	Seconded Cr Chambers
<p>That Council advise the applicant that Council funded additional works will not be carried out on the unmade road.</p>	
CARRIED	6/2

Responsible Officer	Manager - Infrastructure Planning & Design
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LATE CONFIDENTIAL ITEMS

Item Number: LC.1 **File Number:** D15/40770
SUBJECT HEADING: REQUEST FOR REGIONAL DOMESTIC WATER SERVICE OUTSIDE OF THE REGIONAL DOMESTIC WATER SERVICE AREA
Author and Officer's Title: Benjamin (Ben) Godford, Coordinator - Water, Sewerage & Gas Projects, Compliance & Laboratory

Executive Summary:

The applicant requested that a Regional Domestic Water Service be connected to their property in Wallumbilla. The property is located outside the current Regional Water Service Area. The applicant has requested an exemption from this policy to allow the connection to be made to the property.

Resolution No. GM/05.2015/45	
Moved Cr Price	Seconded Cr Scheffe
<p>That Council:</p> <ol style="list-style-type: none"> 1. Approve for a domestic water service to be connected to the identified property, with the full connection and water meter installation costs to be undertaken at the applicant's expense. 2. Commence a regional review on the current policy connection boundaries. 	
CARRIED	8/0

Responsible Officer	Coordinator - Water, Sewerage & Gas Projects, Compliance & Laboratory
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Item Number: LC.2 **File Number:** D15/40627

SUBJECT HEADING: REQUEST FOR THE REMISSION OF CHARGES

Author and Officer's Title: Kent Morris, (Acting) Coordinator - Environmental Health

Executive Summary:

The applicant was issued an invoice for cost recovery from a callout regarding stray stock at the identified property. The applicant sought remission of these charges.

Resolution No. GM/05.2015/46	
Moved Cr Denton	Seconded Cr Scheffe
That Council waive the fees incurred on this occasion.	
CARRIED	8/0

Responsible Officer	(Acting) Coordinator - Environmental Health
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CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 4.07pm.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 27 May 2015, at Roma Administration Centre.

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 Mayor.

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 Date.