

## **MINUTES OF THE GENERAL MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 10 MAY 2017 COMMENCING AT 9.08AM**

### **ATTENDANCE**

Mayor Cr. T D Golder chaired the meeting with Deputy Mayor Cr. J L Chambers, Cr. N H Chandler, Cr. P J Flynn, Cr. G B McMullen, Cr. W M Newman, Cr. C J O'Neil, Cr. D J Schefe, Cr. J M Stanford, Chief Executive Officer – Julie Reitano, Coordinator Communications – Jane Frith, and Minutes Officer – Kelly Rogers in attendance.

### **AS REQUIRED**

Director Development, Facilities & Environmental Services – Rob Hayward, Director Corporate, Community & Commercial Services – Sharon Frank, Manager Facilities (Land, Buildings & Structures) – Tanya Mansfield, Manager Saleyards – Paul Klar, Manager Planning & Building Development – Danielle Pearn, Manager Economic & Community Development – Ed Sims, (Acting) Manager – Customer & Community Services – Samantha Thrupp, Coordinator Debtors – Debbie Gelhaar, Specialist Sport & Recreation – Fiona Vincent, Specialist Lease Management & Facility User Agreements – Madonna Mole, Coordinator Rates – Dana Harrison, Rates Officer – Catherine (Katie) Ballard, Local Development Officer Roma – Kate Papacek.

### **GUESTS**

Representatives from Qantas met with Council during adjournment for Morning Tea.

### **WELCOME**

The Mayor welcomed all present and declared the meeting open at 9.08am.

### **APOLOGIES**

There were no apologies for the meeting.

### **CONFIRMATION OF MINUTES**

**Resolution No. GM/05.2017/01**

**Moved Cr Stanford**

**Seconded Cr Chambers**

**That the minutes of the General Meeting (7-26.04.17) held on 26 April 2017 be confirmed.**

**CARRIED**

**9/0**

### **BUSINESS ARISING FROM MINUTES**

The Chief Executive Officer provided additional detail on LC.3 and LC.8 for the purpose of clarifying the meeting minutes (26 April 2017), and Council's endorsement was sought as detailed below:

#### **ITEM LC.3 – DELEGATED AUTHORITY FOR THE CHIEF EXECUTIVE OFFICER TO SIGN THE TENDER SUBMISSION AND RESULTING CONTRACT FOR PAVEMENT REHABILITATION ON THE CARNARVON HIGHWAY (24E) NORTH OF INJUNE.**

The initial financial implications for the project budget quoted within the officer's report was an estimated contract value of \$700,000, however, upon further negotiations the exact value was advised as \$713,822.25 – a figure more favourable to Council. The Chief Executive Officer sought Council's endorsement for signing the tender submission incorporating the specified project value.

## **ITEM LC.8 - TENDER 17013 – RELINING OF SEWER MAINS IN MAJOR & MCDOWALL STREETS, ROMA**

It was confirmed that the original budget for WO 18388 was sufficient to fund the entire project, therefore the resolution needed to be clarified as follows:

### **Resolution No. GM/04.2017/78**

**That Council:**

- 1. Select Interflow Pty Ltd as the preferred tenderer for Tender 17013 – Relining of Sewer Mains in Major & McDowall Streets, Roma.**
- 2. Authorise the Chief Executive Officer (or delegate) to enter into final negotiations with Interflow Pty Ltd, noting the tendered value of \$383,670.83 (Inc. GST), and contract if the final terms are acceptable.**
- 3. Draw the required funds from WO 18388 ~~and sewerage reserves.~~**

### **Resolution No. GM/05.2017/02**

**Moved Cr Stanford**

**Seconded Cr McMullen**

**That Council:**

- 1. Note the exact amount and endorse the actions of the Chief Executive Officer in signing the tender.**
- 2. Endorse the removal of the words ‘and sewerage reserves’ with respect to item LC.8 and that the minutes of the 26 April Council meeting be annotated accordingly.**

**CARRIED 9/0**

## **ON THE TABLE**

Item C.4 – Reserve for Local Government – Lot 334 on SP282633 had been left on the table at the General Meeting on 12 April 2017.

The following items had been left on the table at the General Meeting held on 26 April 2017:

- Item C.7 – Roma Flood Mitigation Stage 1 – Landholder Negotiations
- Item C.11 – Scales Display at the Roma Saleyards
- Item LC.4 – Development Permit for a Material Change of Use “Caravan Park.”

## **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: D17/33214

SUBJECT HEADING: COMMUNITY CONSULTATION - ROMA DOG PARK

Officer's Title: Coordinator - Councillors & Community Engagement

#### **Executive Summary:**

*Council resolved to seek community feedback to gauge support for an off leash dog park in Roma at the General Meeting held on 14 December 2016. The feedback period was open from 6 April 2017 – 5 May 2017.*

*The report collated the received feedback for Council's review and further consideration.*

#### **Discussion:**

Cr. Scheffe spoke in favour of the motion, indicating that Council had received a very good response from the community during the consultation period, and provided some information on the outcomes including that Council had received a total of 127 responses, with 93% of respondents confirming they would use a dog park, and only 7% indicating they would not. He further highlighted the social media outcomes with 5,484 people reached with 45 'likes', in addition to a further 80 'likes' on shared posts. In closing, he said that it was now up to Council to further investigate budget costs for consideration at budget time.

#### **Resolution No. GM/05.2017/03**

Moved Cr Scheffe

Seconded Cr O'Neil

#### **That Council:**

1. Receive and note the collated community feedback.
2. Include the project in future budget deliberations, including preparation of budget costings.
3. Publicly acknowledge the community response through a variety of media forums.

CARRIED

9/0

Responsible Officer

Coordinator - Councillors & Community Engagement

Item Number: 11.2

File Number: D17/33638

SUBJECT HEADING: COMMUNITY CONSULTATION - ROMA SALEYARDS MULTI-PURPOSE FACILITY

Officer's Title: Coordinator - Councillors & Community Engagement

#### **Executive Summary:**

*Council resolved to seek community feedback for a proposed new Multi-Purpose Facility at the Roma Saleyards. Feedback was sought on a concept floor plan, building finish and elevations. Council worked with Gibson Architects to develop the plans for community comment.*

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*Council has submitted funding applications for the Roma Saleyards Multi-Purpose Facility under the Federal Government Building Better Regions program (submitted 28 February 2017) and the State Government Building our Regions program (submitted 27 April 2017), and is awaiting announcement of successful projects.*

*This report summarised feedback received from the community for Council's review and further consideration.*

**Discussion:**

Cr. O'Neil spoke in favour of the motion, indicating that Council went out to consultation, seeking feedback from the community. In turn the community has responded, and asked a number of questions on different aspects of the project. Cr. O'Neil said he felt it was now important that Council answer those questions and provide details of the broader reasons why Council has supported this project in moving forward with the funding applications to the State and Federal Governments. In closing, he reiterated that it was incredibly important that Council go back and respond to the questions raised.

The Mayor spoke against the motion, indicating that the feedback received was overwhelmingly indicative that the community was not in favour of this project. He further advised that some very strong feedback was received from the group that Council would like to harness, and further he felt the project should be put on hold and focus given to improving the yards supporting the main function of the Saleyards.

Cr. Stanford spoke in favour of the motion, indicating that she felt it was important that Council went back out to the community, having only received 23 pieces of feedback, having regard to the size of the broader community. She expressed her disappointment that more people did not take the time to provide constructive feedback. Cr. Stanford also highlighted the greater response received from the community for a Dog Park in Roma.

Cr. McMullen spoke against the motion, indicating that he believed that a large portion of people didn't know that the community consultation was on. In response, Cr. Flynn indicated that a variety of communication forums had been undertaken in the notification process of the consultation period to raise awareness of the project.

Cr. Stanford also responded to discussions, confirming her thoughts that Council should seek further feedback, regardless of whether the feedback received is positive or negative. She further commented that she believed there was plenty of notification and opportunity for feedback to be given.

Cr. Chandler indicated that she felt Council's role was to look at the big picture, and that the facility is now 50 years old and had never received an upgrade. She further advised that the upgrade was necessary, and that some were getting caught up in the tourism aspect the facility provides. In closing, she indicated that if the project was successful this would set up the Saleyards for the next 50 years.

Cr. Newman indicated that Council was today receiving the feedback and the matter being discussed was Council responding to the feedback received from the consultation period.

Cr. Newman advised that it was appropriate that Council provide the answers to the questions raised during the process, and further reiterated that it was that aspect that should remain the focus of discussions, not Councillors' thoughts as to whether the project concept was good or bad.

Cr. Flynn also commented about the 50th Anniversary of the Saleyards coming up in 2019, and that this is also an important aspect of the project.

In closing, Cr. O'Neil acknowledged all the valuable points raised by Councillors and indicated that he personally, and others, should have spoken more about the longer term benefits of the project if funding submissions are successful, given some angst raised by the community about the level of investment proposed for the facility.

He further confirmed that broader consultation is required, and that Council needs to frame answers to the questions raised and explain how the project was initiated. He referred to an investigative trip that he and the former Deputy Mayor of the previous Council undertook to Canada, where it was recommended that following a resource boom it is important that Council looks at enhancing the platform of major assets in the Maranoa, with the Saleyards being one of those assets. Cr. O'Neil said that a broader conversation with the community providing more detail of what the project will entail is required and he supported the resolution as moved.

**Resolution No. GM/05.2017/04**
**Moved Cr O'Neil**
**Seconded Cr Flynn**
**That Council:**

1. Receive and note the detailed community feedback provided under separate cover.
2. Consider the feedback as part of detailed design if Council is successful in its application for funding under the Federal Government Building Better Regions program and/or the State Government Building our Regions Program.
3. Publicly acknowledge the community response through a variety of media forums.
4. Undertake further community consultation, responding to the questions raised during the feedback period, incorporating the broader opportunities and benefits that the project will provide for the region if Council is successful in securing funding.

CARRIED

7/2

Mayor Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Chambers	Cr. Golder
Cr. Chandler	Cr. McMullen
Cr. Flynn	
Cr. Newman	
Cr. O'Neil	
Cr. Scheffe	
Cr. Stanford	

**Responsible Officer**
**Coordinator - Councillors & Community Engagement**
**INFRASTRUCTURE SERVICES**
**Item Number:**
**12.1**
**File Number: D17/32107**
**SUBJECT HEADING:**
**ROTARY CLUB OF ROMA INC AND ROMA TOURISM  
ASSOCIATION - FUNDRAISING AND ADVERTISING  
MATERIALS - ROMA AIRPORT**
**Officer's Title:**
**Manager - Airports (Roma, Injune, Surat, Mitchell)**
**Executive Summary:**

*The report advised Council of the requests from Rotary Club of Roma Inc. and Roma Tourism Association for the installation of fundraising and advertising materials at the Roma Airport.*

**Discussion:**

Cr. Chandler spoke in favour of the motion, indicating it was a good initiative making more tourism material available at the Roma airport, as currently there is not a lot available. Cr. Chandler welcomed the involvement of the Rotary Club of Roma in supporting tourism.

Cr. Flynn spoke against the motion, indicating that while he was in favour of the majority of the motion, he did not believe the place for a 'Money Spinner' was at an airport terminal.

In summing up, Cr. Chandler indicated that she did not feel the 'Money Spinner' at the airport terminal was detrimental as it provided an opportunity for individuals to deposit loose change that in turn would be directed to fund the Pinaroo Retirement Village, an initiative done in many retail outlets.

**Resolution No. GM/05.2017/05**
**Moved Cr Chandler**
**Seconded Cr O'Neil**
**That Council:**

1. **Endorse the requests from Rotary Club of Roma Inc. to place the two small wall mounted displays and "Money Spinner" in the check-in area or arrivals area of the terminal.**
2. **Note that Rotary Club of Roma will purchase, install and maintain the two items.**
3. **Endorse the requests from Roma Tourism Association for new brochure stands for the baggage collection area and in the future the departure lounge in accordance with relevant Aviation Security Requirements of Roma Airport.**
4. **Note that Roma Tourism Association will purchase, install and maintain the stand/s.**

**CARRIED**
**8/1**
**Responsible Officer**
**Manager - Airports (Roma, Injune, Surat, Mitchell)**
**DEVELOPMENT, FACILITIES & ENVIRONMENTAL SERVICES**
**Item Number:**
**13.1**
**File Number: D17/32596**
**SUBJECT HEADING:**
**WARROO SPORTING COMPLEX ADVISORY GROUP**
**Officer's Title:**
**Specialist - Sport and Recreation**
**Executive Summary:**

*Council recently engaged the services of consultant Scott Alston, MAK Planning and Design, to compile a master plan for the Warroo Sporting Complex, formerly referred to as Surat Racecourse Reserve.*

*This area hosts the sports of campdrafting, clay target shooting, pony club, racing and rodeo. During consultation, feedback was sought on the proposed formation of an advisory group similar to others operating within Council. All five clubs agreed that a Council endorsed and managed advisory group would be extremely beneficial and productive for the site. This group would replace the current operational structure of Racecourse User Group.*

**Discussion:**

The Mayor enquired as to the official process in confirming representation from each of the clubs concerned. The Director Development, Facilities & Environmental Services confirmed this would be requested in a letter to the groups when communicating the resolution outcome.

**Resolution No. GM/05.2017/06**
**Moved Cr McMullen**
**Seconded Cr Stanford**

**That Council adopt the formation of “Warroo Sporting Complex Advisory Group” to act as a consultative committee to assist Council with its decision making about current and future developments at the site.**

**CARRIED**
**9/0**
**Responsible Officer**
**Specialist - Sport and Recreation**
**Item Number:**
**13.2**
**File Number: D17/29437**
**SUBJECT HEADING:**
**REGIONAL POOL REPORT MARCH 2017**
**Officer's Title:**
**Administration Officer - Council Buildings & Structures**
**Executive Summary:**

*Across the region Council maintains five swimming pool complexes and The Great Artesian Spa complex.*

*The pools are operated by contractors under management agreements. Contractors provide monthly reports to Council identifying attendance, pool temperatures, chemical levels, maintenance issues and consumables.*

*Reports for the month of March for the Great Artesian Spa, Mitchell Memorial Swimming Pool, Injune Swimming Pool, Denise Spencer Roma Pool, Surat Swimming Pool and Wallumbilla Swimming Pool were presented.*

**Discussion:**

Cr. Chambers enquired about budget arrangements for maintenance of an untidy section of the front footpath and cemented area outside the Mitchell Spa. The Manager Facilities (Land, Buildings & Structures) confirmed that this element would be included as part of future budget consideration.

**Resolution No. GM/05.2017/07**
**Moved Cr Chambers**
**Seconded Cr Stanford**

**That Council receive the regional swimming pool reports for the month of March 2017.**

**CARRIED**
**9/0**
**Responsible Officer**
**Administration Officer - Council Buildings & Structures**
**LATE ITEMS**
**Item Number:**
**L.1**
**File Number: D17/35001**
**SUBJECT HEADING:**
**BOORINGA ACTION GROUP - TOURISM PROPOSAL TO MARANOA REGIONAL COUNCIL**
**Officer's Title:**
**Manager - Economic & Community Development**
**Executive Summary:**

*Boorunga Action Group (BAG) of Mitchell sought Council's endorsement of key actions associated with BAG's Tourism Development plan for Mitchell.*

**Discussion:**

Cr. Chandler spoke in favour of the motion, congratulating the Booringa Action Group for being proactive in supporting tourism in Mitchell, further indicating that she looked forward to a good upcoming tourism season in Mitchell.

**Resolution No. GM/05.2017/08**
**Moved Cr Chandler**
**Seconded Cr McMullen**
**That Council:**

1. **Approve for the Booringa Action Group (BAG) to restore and maintain the River Walk from the Great Artesian Spa to Fisherman's rest as detailed in its proposal to Council of 31 January 2017.**
2. **Applaud the initiative of BAG in establishing a regular Bus Service from the Neil Turner Weir and Major Mitchell Caravan Park (MMCP) to and from the business centre and the Great Artesian Spa.**
3. **Investigate the other aspects of the proposal with a view to assisting BAG and the Mitchell community in achieving its goals, and report back to BAG by 30 June.**

**CARRIED**
**9/0**
**Responsible Officer**
**Manager - Economic & Community Development**
**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;
- (f) starting or defending legal proceedings involving the local government;
- (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/05.2017/09**
**Moved Cr O'Neil**
**Seconded Cr McMullen**
**That Council close the meeting to the public at 9.33am.**
**CARRIED**
**9/0**

Cr. Flynn declared a potential perceived 'Conflict of Interest' in item C.12 – Request for Expression of Interest 17015 – Roma Airport Runway Overlay, due to his personal business operations at the Roma Airport. Cr. Flynn left the Chamber at 10.22am, taking no further part in discussions on the matter.

At cessation of discussion on the abovementioned item, Cr. Flynn entered the Chamber at 10.28am.

**Resolution No. GM/05.2017/10**

**Moved Cr O'Neil**

**Seconded Cr Chambers**

**That Council adjourn the meeting's closed session so that Councillors could hold discussions with visiting representatives from Qantas during the Morning Tea recess.**

CARRIED

9/0

Council resumed the meeting, following Morning Tea at 11.28am. Cr. Flynn did not return to the Chamber at the resumption of Standing Orders.

**Resolution No. GM/05.2017/11**

**Moved Cr O'Neil**

**Seconded Cr McMullen**

**That Council resume discussion of confidential items in closed session.**

CARRIED

8/0

Cr. Flynn entered the Chamber at 11.32am.

Cr. Newman left the Chamber at 11.37am, and entered at 11.38am.

**SUBJECT HEADING:      SUSPENSION OF STANDING ORDERS**  
COUNCIL ADJOURNED THE MEETING FOR LUNCH AT 12.34PM

**SUBJECT HEADING:      RESUMPTION OF STANDING ORDERS**  
COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 1.21PM.

**Resolution No. GM/05.2017/12**

**Moved Cr O'Neil**

**Seconded Cr Flynn**

**That Council open the meeting to the public at 1.47pm.**

CARRIED

9/0

Item Number: C.1 File Number: D17/29559

SUBJECT HEADING: COMMUNITY SAFETY FINANCIAL YEAR 2017/18 FEES AND CHARGES ADOPTION

Officer's Title: Support Officer - Customer & Community Services

**Executive Summary:**

*The proposed 2017/18 financial year Customer & Community Services fees and charges were presented to Council for consideration and adoption.*

**Resolution No. GM/05.2017/13**

**Moved Cr Chandler**

**Seconded Cr McMullen**

**That Council adopt the proposed fees and changes for Customer & Community Services for the 2017/18 financial year.**

CARRIED

9/0

**Responsible Officer**

**Support Officer - Customer & Community Services**

Item Number: C.2 File Number: D17/32711

SUBJECT HEADING: APPLICATION TO LEASE CAMPING AND WATER RESERVE - LOT 117 ON DL492

Officer's Title: Administration Officer - Land Administration

**Executive Summary:**

*The Department of Natural Resources and Mines sought Council's views on an application it has received to lease Camping and Water Reserve being Lot 117 on DL492 for the proposed land use of grazing.*

**Resolution No. GM/05.2017/14**

**Moved Cr Newman**

**Seconded Cr Chandler**

**That Council advise the Department of Natural Resources and Mines that it objects to the application to lease Camping and Water Reserve being Lot 117 on DL492 for the following reasons:**

- The Reserve contains a large natural waterhole on the Womalilla Creek that is an important recreational area for locals, as well as a source of roadworks water for Council's infrastructure team; and
- The Reserve is traversed by a number of roads, which is problematic with regard to using the Reserve for grazing; and
- The Reserve is part of the stock route network, and is used by travelling stock, and as emergency agistment.

CARRIED

9/0

**Responsible Officer**

**Administration Officer - Land Administration**

**Item Number:** C.3 **File Number:** D17/33287  
**SUBJECT HEADING:** ROMA SWIMMING POOL HOURS  
**Officer's Title:** Specialist - Lease Management & Facility User Agreements

**Executive Summary:**

*The Manager of the Denise Spencer Pool requested that Council review the opening times for the pool for the month of June 2017.*

**Resolution No. GM/05.2017/15**

**Moved Cr Flynn**

**Seconded Cr Newman**

That Council decline the proposed new hours of operation for the month of June as requested by the pool contractor and continue to operate the pool as per the hours previously agreed by Council (Resolution number GM/09.2015.31).

CARRIED

9/0

**Responsible Officer**

**Specialist - Lease Management & Facility User Agreements**

**Item Number:** C.4 **File Number:** D17/32772  
**SUBJECT HEADING:** RESERVE FOR LOCAL GOVERNMENT - LOT 334 ON SP282633  
**Officer's Title:** Manager - Facilities (Land, Buildings & Structures)

**Executive Summary:**

*Council is the trustee of a Reserve for Local Government Purposes in Roma described as Lot 334 on SP282633. Council was asked to consider interest received in using the land.*

**Resolution No. GM/05.2017/16**

**Moved Cr Chambers**

**Seconded Cr Stanford**

**That Council:**

1. Investigate development of Lot 338 on WV1628 (old Police Paddock) into smaller paddocks suitable for grazing horses with costings to be considered in 2017/18 budget deliberations.
2. Approve the request from the applicant to graze horses on Lot 334 on SP282633 until 30 July 2017, at which time continuation of grazing on the site will be reviewed.
3. Register easements over Lot 334 on SP282633 to preserve Council infrastructure on the land being the sewerage pump station and drain.
4. Advise the Department Natural Resources and Mines that Council intends to divide Lot 334 on SP282633 and retain the part of the lot adjoining Lot 220 on WV1692, with the balance of the reserve to be revoked and in turn be available for the Department to negotiate a Deed of Grant in Trust or other arrangement with the Mandandanji People.

5. Advise the Department of National Parks, Sport and Racing to make application to the Department Natural Resources and Mines to acquire part of Lot 334 on SP282633 to expand its operations depot.

CARRIED

9/0

*At its Ordinary Meeting on 24 March 2021 (Item 8.1), a notice of motion was put forward and subsequently Carried [approved], that Council Rescind [Repeal] the abovementioned Resolution and replace with (by Resolution number OM/03.2021/53):*

**That Council:**

1. Investigate development of Lot 338 on WV1628 (old Police Paddock) into smaller paddocks suitable for grazing horses with costings to be considered in 2017/18 budget deliberations.
2. Approve the request from the applicant to graze horses on Lot 334 on SP282633 until 30 July 2017, at which time continuation of grazing on the site will be reviewed.
3. Register easements over the new lots that will be created as a result of dividing Lot 334 on SP282633, for the purpose of preserving Council infrastructure on the land being the drains.
4. Advise the Department Natural Resources and Mines that Council intends to divide Lot 334 on SP282633 and retain the part of the lot adjoining Lot 220 on WV1692, with the balance of the reserve to be revoked and in turn be available for the Department to negotiate a Deed of Grant in Trust or other arrangement with the Mandandanji People.
5. Advise the Department of National Parks, Sport and Racing to make application to the Department Natural Resources and Mines to acquire part of Lot 334 on SP282633 to expand its operations depot.
6. Authorise the Chief Executive Officer, or delegate, to execute the easement documentation and any other related documentation required to action this Council decision.

Responsible Officer	Manager - Facilities (Land, Buildings & Structures)
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Item Number:

C.5

File Number: D17/33272

SUBJECT HEADING:

IVY STREET DRAINAGE EASEMENT

Officer's Title:

Manager - Facilities (Land, Buildings & Structures)

**Executive Summary:**

Council has allocated funds in the Capital Works Budget to complete stormwater mitigation works in Ivy Street Roma. Before construction can commence on site, it is necessary for an easement to be gazetted over Lot 4 on SP864613 to accommodate the planned works.

**Discussion:**

Cr. McMullen spoke in favour of the motion, indicating that this was a really good project which will benefit everyone in the vicinity.

**Resolution No. GM/05.2017/17**

**Moved Cr McMullen**

**Seconded Cr Stanford**

**That Council authorise the Chief Executive Officer to:**

1. Enter on behalf of Council the Easement Acquisition Agreement over part of Lot 4 on SP864613 for the purpose of undertaking drainage works in Ivy Street Roma.
2. Sign the Queensland Titles Office Form 10 to surrender the existing drainage easement over part of Lot 4 on SP864613.
3. Register a new Drainage Easement over part of Lot 4 on SP864613 in accordance with the provisions of the Easement Acquisition Agreement.

CARRIED

9/0

<b>Responsible Officer</b>	<b>Manager - Facilities (Land, Buildings &amp; Structures)</b>
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**Item Number:**

**C.6**

**File Number: D17/32314**

**SUBJECT HEADING:**

**YOUNG ENDEAVOUR YOUTH SCHEME SCHOLARSHIP  
2017**

**Officer's Title:**

**Local Development Officer – Roma**

***Executive Summary:***

*Maranoa Regional Council offers a Young Endeavour Youth Scheme Scholarship to one young person from the Maranoa region each year. The round closed on 24 April 2017.*

**Resolution No. GM/05.2017/18**

**Moved Cr Chandler**

**Seconded Cr O'Neil**

**That Council:**

1. Endorse the applicant for the 2017 Young Endeavour Youth Scheme Scholarship.
2. Consider the future of the scheme at a workshop prior to 2017/18 budget deliberations.

CARRIED

9/0

<b>Responsible Officer</b>	<b>Local Development Officer - Roma</b>
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Item Number: C.7 File Number: D17/32708

SUBJECT HEADING: ROMA FLOOD MITIGATION STAGE 1 - LANDHOLDER NEGOTIATIONS – ASSESSMENT NO. 14008304

Officer's Title: Director - Infrastructure Services

**Executive Summary:**

*The report tabled a letter in relation to a Stage 1 Access Deed and an Acquisition Agreement, signed by both parties. The matter was laid on the table at the last Council meeting and the officer provided additional information in relation to the matter for Council's consideration.*

**Resolution No. GM/05.2017/19**

**Moved Cr Chambers**

**Seconded Cr Newman**

**That Council authorise the Chief Executive Officer, with the assistance of Council's solicitors, to propose an agreement under section 15 of the *Acquisition of Land Act 1967*, with the value consistent with the recommendation included in the report.**

CARRIED

9/0

**Responsible Officer**

**Director - Infrastructure Services**

Item Number: C.8 File Number: D17/33348

SUBJECT HEADING: STAGE 1 ROMA FLOOD MITIGATION - ASSESSMENT OF LOCAL PROPERTY FLOOD RISK AND MITIGATION MEASURES AND CLAIM FOR DAMAGES – ASSESSMENT NO. 14019129

Officer's Title: Director - Infrastructure Services

**Executive Summary:**

*The report tabled a letter in relation to the Stage 1 Roma Flood Mitigation.*

**Resolution No. GM/05.2017/20**

**Moved Cr Chambers**

**Seconded Cr Schefe**

**That Council, through the Chief Executive Officer, authorise its representative to hold discussions as an input into further deliberations at the next General Meeting of Council.**

CARRIED

9/0

**Responsible Officer**

**Director - Infrastructure Services**

Item Number: C.9 File Number: D17/32482

SUBJECT HEADING: REQUEST FOR DISCOUNT – ASSESSMENT NO. 14025514

Officer's Title: Coordinator – Rates

**Executive Summary:**

*Correspondence was received from the applicant requesting discount be granted after payment was received following the close of discount.*

**Resolution No. GM/05.2017/21**

**Moved Cr McMullen**

**Seconded Cr Stanford**

**That Council grant the discount on this occasion as the circumstances for missing the discount date due to an extraordinary weather event were beyond the ratepayer's control in accordance with Council's adopted Revenue Statement and the *Local Government Regulation 2012* for granting discount.**

**CARRIED**

**6/3**

**Responsible Officer**

**Coordinator - Rates**

**Item Number:**

**C.10**

**File Number: D17/33900**

**SUBJECT HEADING:**

**COMMENCE DEBT RECOVERY- ACCOUNT NO. 75983.02**

**Officer's Title:**

**Coordinator – Debtors**

***Executive Summary:***

*The report tabled for consideration the commencement of debt recovery under Council's Debt Recovery Policy.*

**Resolution No. GM/05.2017/22**

**Moved Cr Newman**

**Seconded Cr Chambers**

**That Council approve the commencement of debt recovery action**

**CARRIED**

**9/0**

**Responsible Officer**

**Coordinator - Debtors**

Cr. Flynn declared a potential perceived 'Conflict of Interest' in the following item, due to a relative by marriage being part of one of the businesses who had put forward a quotation for supply and installation of one of the options for screen display.

Cr. Flynn remained for discussion on the basis that this would not influence his ability to consider the Saleyards' business requirements and the broader public interest.

**Item Number:**

**C.11**

**File Number: D17/32704**

**SUBJECT HEADING:**

**SCALES DISPLAY AT THE ROMA SALEYARDS**

**Officer's Title:**

**Manager - Saleyards**

***Executive Summary:***

*The small weighbridge (Scales 2) scales display has stopped working and requires replacement as the current model is obsolete and replacement parts are no longer available. The purpose of this report was for Council to consider the options available for a new scales display system.*

**Resolution No. GM/05.2017/23**
**Moved Cr Chandler**
**Seconded Cr Stanford**
**That Council:**

1. Upgrade to a screen display system for both scales at the Roma Saleyard.
2. Fund the associated cost of \$28,688 (Inc. GST) installed from work order 18090.2491.

CARRIED (Cr. Flynn voted in favour of the motion)

9/0

**Responsible Officer**
**Manager - Saleyards**

Cr. Flynn declared a potential perceived 'Conflict of Interest' in the following item due to his personal business operations at the Roma Airport. Cr. Flynn left the Chamber at 2.02pm, taking no further part in discussions on the matter.

**Item Number:**
**C.12**
**File Number: D17/33324**
**SUBJECT HEADING:**
**REQUEST FOR EXPRESSION OF INTEREST 17015 -  
ROMA AIRPORT RUNWAY OVERLAY**
**Officer's Title:**
**Manager - Procurement & Commercial Services**
***Executive Summary:***

*Council publicly invited interested parties to submit an Expression of Interest (EOI) for the Supply and Placement of Asphalt Overlay on the Runway at Roma Airport.*

*The Expression of Interest period opened on 2 April 2017 with a closing date of 28 April 2017.*

*Responses were reviewed by an evaluation panel and the report was submitted for Council's consideration.*

**Resolution No. GM/05.2017/24**
**Moved Cr O'Neil**
**Seconded Cr Schefe**
**That:**

1. The following respondents to *Expression of Interest (EOI) 17015 – Roma Airport Runway Overlay* be short-listed in accordance with s 228(6)(a) of the *Local Government Regulation 2012*:
  - Fulton Hogan Industries Pty Ltd
  - Boral Resources (Qld) Pty Ltd T/A Boral Asphalt
  - RPQ Asphalt Pty Ltd
2. These entities be invited to tender for the *Supply and Placement of Asphalt Overlay on the Roma Airport Runway*, in accordance with s228(6)(b) of the *Local Government Regulation 2012*.
3. Tenderers be primarily evaluated on the basis of price, local industry participation and the final construction program. Further that Council consider other non-price information within the tender evaluation process, however, short-listed entities not be required to resubmit information that was provided by way of EOI 17015.

CARRIED

8/0

**Responsible Officer**
**Manager - Procurement & Commercial  
Services**

At cessation of discussion and debate on the abovementioned item, Cr. Flynn entered the Chamber at 2.03pm.

**Item Number:** C.13 **File Number:** D17/33574

**SUBJECT HEADING:** REQUEST FOR REDUCTION IN TRADING TERMS

**Officer's Title:** Director - Corporate, Community & Commercial Services

**Executive Summary:**

*Council has received correspondence from a contractor, requesting a reduction in trading terms from twenty-eight (28) days to seven (7) days.*

*The request was tabled for Council's consideration.*

**Discussion:**

Mayor Golder spoke in favour of the motion, indicating that given the circumstances of this business owner he felt that Council should assist in this instance.

Cr. Chambers spoke against the motion, indicating that she believed the trading terms should be reduced to fourteen (14) days rather than seven (7) days as moved by the Mayor, as Council had in previous deliberations for similar requests approved fourteen (14) days, and that seven (7) days was moving away from a precedent already set by Council.

In summing up, the Mayor indicated that he felt this was an opportunity for Council to offer support.

**Resolution No. GM/05.2017/25**

**Moved Cr Golder**

**Seconded Cr McMullen**

**That Council approve the requested reduced trading terms from twenty-eight (28) days to seven (7) days.**

MOTION LOST

2/7

**Responsible Officer**

**Director - Corporate, Community & Commercial Services**

**Discussion:**

Cr. Stanford spoke in favour of the motion, indicating that she felt that reducing the payment terms to fourteen (14) days would assist the business in question, and align consistently with previous decisions, and policy of Council.

**Resolution No. GM/05.2017/26**

**Moved Cr Stanford**

**Seconded Cr Schefe**

**That Council approve a reduction in trading terms from twenty-eight (28) days to fourteen (14) days provided that the invoice for the month's services is not raised prior to the delivery of services for that month.**

CARRIED

7/2

**Responsible Officer**

**Director - Corporate, Community & Commercial Services**

## LATE CONFIDENTIAL ITEMS

Item Number: LC.1 File Number: D17/33902

SUBJECT HEADING: SURAT COBB & CO STORE MUSEUM

Officer's Title: Local Development Officer - Surat

### **Executive Summary:**

*Council called for expressions of interest/nominations for the formation of a formal Surat Cobb & Co Store Museum committee which will be auspiced by the Surat & District Development Association. The report recommended that Council receive and accept the nominations for the Committee, and proposed the launch of the new committee.*

**Resolution No. GM/05.2017/27**

**Moved Cr Newman**

**Seconded Cr McMullen**

**That Council invite the responders to the Call for Expressions of Interest for the Surat Cobb & Co Museum Committee, to a formation meeting and morning tea or similar event. The agenda will include among other things the matters resolved in Council's resolution GM/12.3016/11.**

CARRIED

9/0

**Responsible Officer**

**Local Development Officer - Surat**

Item Number: LC.2 File Number: D17/32950

SUBJECT HEADING: SANTOS GLNG ROMA WEST PHASE 2B PETROLEUM AUTHORITY FOR INSTALLATION AND MAINTENANCE OF PIPELINE INFRASTRUCTURE - ADDENDUM NO. 1

Officer's Title: Manager - Enterprise Risk, Program & Contract Management

### **Executive Summary:**

*Santos GLNG are planning to undertake works within the Roma Hub 2 Gas Fields which involves the installation of a new gas pipeline, referred to as the Roma West Phase 3A. The infrastructure associated with the works will cross a number of Council roads. As the local government in control of the roads, the report proposed that Council execute a Petroleum Authority for Installation and Maintenance of Pipeline Infrastructure with Santos GLNG for the proposed works.*

**Resolution No. GM/05.2017/28**

**Moved Cr Chambers**

**Seconded Cr Flynn**

**That Council authorise the Chief Executive Officer to sign, on Council's behalf, Addendum #1 Roma West Phase 3A Petroleum Authority for the Installation and Maintenance of Pipeline Infrastructure.**

CARRIED

9/0

**Responsible Officer**

**Manager - Enterprise Risk, Program & Contract Management**

**Item Number:** LC.3 **File Number:** D17/34912

**SUBJECT HEADING:** ROMA SALEYARDS - MONTHLY BUSINESS REPORT - MARCH

**Officer's Title:** Manager - Saleyards

**Executive Summary:**

*This report provided a summary of the performance of Council's Roma Saleyards for the month of March, and year to date. The information in this report aimed to review the month's activities, give an overview of financial performance and bring to Council's attention any emerging issues.*

**Resolution No. GM/05.2017/29**

**Moved Cr Flynn**

**Seconded Cr Newman**

**That Council receive and note the Officer's report as presented.**

CARRIED

9/0

**Responsible Officer**

**Manager - Saleyards**

**Item Number:** LC.4 **File Number:** D17/32703

**SUBJECT HEADING:** DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE "CARAVAN PARK"

**Location:** 155 Geoghegan Road, Roma 4455 (Lot 317 on SP219057)

**Applicant:** Roma Clay Target Club Inc. C/- Brandon & Associates Pty Ltd

**Officer's Title:** Coordinator - Planning

**Executive Summary:**

*The application is for a Development Permit for a Material Change of Use – "Caravan Park" on land located at 155 Geoghegan Road, Roma 4455 (properly described as Lot 317 on SP219057).*

*The application is subject to Impact Assessment against the Bungil Shire Planning Scheme 2006. The drafting of the Maranoa Planning Scheme is at an advanced stage and its content is considered relevant to the assessment of this application as it accurately represents the development outcomes sought for the future of the region.*

*Public Notification of the application was carried out between 9 December 2016 and 25 January 2017. One properly made submission opposing the application and 140 letters supporting the application were received during this period.*

*The application is generally consistent with the relevant provisions of the Bungil Shire Planning Scheme 2006. Any perceived conflicts with the planning scheme are addressed having regard to the lawful existing use on the site or can otherwise be appropriately addressed by way of conditions of development approval.*

**Discussion:**

In moving the motion, Cr Newman acknowledged that it has been a challenging application with exhaustive discussions and reviews and she thanked everyone for their effort and advised that she looks forward to it progressing.

**Resolution No. GM/05.2017/30****Moved Cr Newman****Seconded Cr McMullen**

**That Council approve the application for a Development Permit for a Material Change of Use “Caravan Park” on land located at 155 Geoghegan Road, Roma (properly described as Lot 317 on SP219057), subject to the following conditions:**

**Preamble**

- (a) The Capricorn Municipal Development Guidelines apply to this development. Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
- (b) The relevant planning scheme for this development is the Bungil Shire Planning Scheme 2006. All references to the ‘Planning Scheme’ and ‘Planning Scheme Schedules’ within these conditions refer to the above Planning Scheme.
- (c) All Aboriginal Cultural Heritage in Queensland is protected under the (Aboriginal Cultural Heritage Act 2003) and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- (d) 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.
- (e) The land use rating category for the site may change upon commencement of any approved use on the site. Council’s current Revenue Statement, which includes the minimum general rate levy for the approved use/s is available on the Council website: [www.maranoa.qld.gov.au](http://www.maranoa.qld.gov.au).
- (f) A Compliance Permit must be obtained from an Approved Auditor as required by Schedule 18, Table 3 of the *Sustainable Planning Regulation 2009* (Qld).  
  
For information regarding compliance permits, refer to:  
<https://www.qld.gov.au/environment/pollution/management/contaminated-land/compliance/>
- (g) The operation of a caravan park requires a permit under *Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011*.
- (h) It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.

**Use**

- 1. The approved development is a “Caravan Park” as defined in the Planning Scheme and as shown on the approved plans.
- 2. The Caravan Park must not be occupied by any guest or any caravan, campervan, vehicle or other temporary accommodation for a period exceeding 14 consecutive

days, or for any cumulative period of more than 30 days within a 12 month period.

3. Relocatable homes and any permanent accommodation structures are not permitted within the Caravan Park, with the exception of a caretaker's residence.
4. The approved development is permitted to occur in the following two stages;
  - a. Stage 1: "Caravan Park" consisting 22 caravan parking sites and as shown as "STAGE 1" on approved Drawing Number 16220602 prepared by Brandon & Associates dated 22/11/16.
  - b. Stage 2: "Caravan Park" consisting 22 caravan parking sites and 31 car parks and as shown as "STAGE 2" on approved Drawing Number 16220602 prepared by Brandon & Associates dated 22/11/16.

Unless otherwise stated, the conditions of approval apply to all stages of the approved development.

5. All works and operations are to be carried out generally in accordance with the approved plans and specifications listed in the following table. Where approved plans are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.

Plan/Document number	Plan/Document name	Date
16220601	EXISTING SITE PLAN (as amended in Red by Council)	22/11/16
16220602	PROPOSED SITE PLAN (as amended in Red by Council)	22/11/16
16220605	SEWER RETICULATION	22/11/16
16220606	SHOOTING AREA SITE SAFETY TEMPLATE LAYOUT	22/11/16

6. 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.
7. All works on or near roadways shall be adequately signed in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads."
8. 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 (kerb, road pavement, existing underground assets, etc) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

#### Detailed Plans

9. A detailed site plan/s, generally in accordance with the approved plans, must be submitted to Council for approval within 1 month of this approval taking effect. The site plan/s must include:

- a. the location of all designated accommodation sites included as part of Stage 1 and Stage 2 of the approved development;
- b. all vehicle parking, access and manoeuvring areas, including vehicle swept paths demonstrating:
  - (i) how vehicle access and egress to Stage 1 of the development can be accommodated via a single crossover to Geoghegan Road in the approved location;
  - (ii) how the maximum anticipated vehicle size and combination will manoeuvre internally within the site to access the designated accommodation sites provided in each stage of the development;
  - (iii) how two-way vehicle access to Stage 2 of the development will be accommodated via a single crossover in the location proposed; and
  - (iv) how vehicle movements between Stage 1 and Stage 2 of the development will occur i.e. are vehicles required to exit the site onto the roadway to travel between the two stages of the development;
- c. the location and details of all signage and markings required to identify the location of vehicle access and egress to the site and to delineate the direction of vehicle travel internally within the site;
- d. the location and details of all fencing required to satisfy the conditions of development approval (including details of any advertising integrated with the site fencing); and
- e. the location and details of site landscaping for Stage 1 and Stage 2 of the development, including all landscaping required to satisfy the conditions of development approval.

The approved site plan/s will form part of the approved documents for the development.

#### **Caravan Park Licence**

10. A licence for the operation of a Caravan Park, as required by Council's Local Laws, must remain in effect at all times whilst the approved use is carried out. The licence holder is responsible for ensuring any conditions attached to this licence are complied with.

#### **Applicable Standards**

11. All works must comply with:
  - a. this development approval;
  - b. any relevant Acceptable Solutions of the applicable codes of the planning scheme for the area;
  - c. Council's standard designs for such work where such designs exist;
  - d. the Capricorn Municipal Development Guidelines; and
  - e. any relevant Australian Standard that applies to that type of work.

Despite the requirements of paragraphs a-e above, Council may agree in writing to an alternative specification. This alternative specification prevails over those specified in paragraphs a-e in the event of any inconsistency.

The developer must also ensure that any works do not conflict with any requirements imposed by any concurrent lawful requirements outside those stated above.

#### **Advertising Signage**

12. Any proposed advertising signage is subject to a further development approval unless compliant with the self-assessable development provisions of the Planning Scheme, or other applicable planning instrument in force at the relevant time.

13. Any free standing advertising signage or structure to be constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

#### **Refuse Storage**

14. Bulk refuse storage and collection facilities must be located within the “Caravan Park” in a central location that is screened and retains reasonable standards of amenity for occupants of the premises and surrounding properties. The bulk refuse storage must not be visually obtrusive when viewed from the street.
15. The bulk refuse storage area must be enclosed on a minimum of three sides with a screen wall extending 0.2 metres above the height of all refuse containers and screened by dense planting.
16. The bulk refuse storage areas must be located a maximum distance of 50 metres from accommodation areas and no closer than 6 metres to any accommodation area.
17. Convenient access to the bulk refuse storage area must be provided for service vehicles.
18. Waste containers must 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.

#### **Lighting**

19. Lighting of the “Caravan Park”, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 meters from the site at any property boundary.
20. All lighting shall be directed or shielded so as to ensure that no glare directly affects adjoining and nearby properties.

#### **Avoiding Nuisance**

21. During and after the establishment of the approved development, no nuisance is to be caused to adjoining properties and occupiers by way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.
22. There must not be unreasonable or sustained levels of noise or odour and no nuisance caused to adjoining properties during the course of any construction works and after the use commences.
23. The “Caravan Park” and its surrounds must 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 pose any health and safety risks to the community.

#### **Fencing and Screening**

24. 2.4 metre wide solid fencing sections are to be constructed in a staggered arrangement along the entire length of the Stage 1 and Stage 2 northern site boundary (excluding across driveways). The end of each fencing section must be in line with, or overlapping the end of the adjacent section to prevent direct views into and out of the site. The fencing must be established atop an earth mound wholly constructed within the site. Screening to a minimum total height of 3.0 metres above natural ground level must be achieved by a combination of the earth mound and

fencing sections. Landscaping must be provided along the entire length of the Stage 1 and Stage 2 northern site boundary in the voids created by the staggered fencing, to provide a densely vegetated visual screen to a minimum height of 3.0 metres.

25. Fencing must not consist of any product that would amplify or contribute to noise emissions emanating from the site.
26. Detailed plans of the earthworks, fencing and landscaping required by Condition 24 and 25, must be submitted to Council for approval as part of an Operational Works application within 1 month of the development approval taking effect. Fencing and landscaping for Stage 1 must be constructed/planted within 1 month of Council granting approval of the detailed design. Fencing and landscaping for Stage 2 must be constructed prior to the commencement of Stage 2 of the development.

#### Landscaping

27. Additional landscaping elements and plantings must be provided internally within the site to enhance the visual amenity of the area and provide screening and buffering. Site landscaping is to include plantings along the length of the northern site boundary to the extent that accommodation sites are located adjacent to this boundary. Landscape treatments should assist in providing privacy, screening and separation between vehicle access ways, parking areas, accommodation sites, refuse facilities and other built elements. Plant species shall include a mix of trees, shrubs and ground covers. Landscaping may be staged over the two approved development stages, with Stage 1 required to be established within 3 months of this approval taking effect and Stage 2 required to be established prior to the commencement of the use of Stage 2 of the development.
28. Landscaping is to be maintained and irrigated during an establishment period of two years and ground covers should fully cover vegetated areas within one year of planting.
29. Any dead or unhealthy plants must be promptly replaced throughout the life of the development.
30. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
31. Landscaping must not interfere with site lines at intersections for traffic.

#### Earthworks

32. Any earthworks are to be undertaken in accordance with Schedule 8 – Standards for Construction Activity of the Planning Scheme.
33. If retaining walls are to be provided on site, they shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction of the walls. They must not impede, concentrate or pond stormwater.

#### Erosion Control

34. 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.
35. 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.

36. 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.

#### Services

37. The “Caravan Park” is to be connected to Council’s reticulated water supply network in accordance with the Water Services Association of Australia (WSAA) publication WSA02-2002 Water Reticulation Code of Australia (version 2.3) and CMDG Design Guidelines – D11 ‘Water Reticulation’, at no cost to Council.

38. An Operational Works application containing details of the connection to Council’s reticulated sewer network shall be submitted to Council within 3 months of the development approval taking effect. The alignment of the sewer shall be generally in accordance with approved Drawing Number 16220605. The site is to be connected to Council’s reticulated sewerage disposal system within 3 months of the operational works application being approved by Council.

Note: The sewer line as shown on approved Drawing Number 16220605 is not trunk infrastructure. There is no credit or offset against infrastructure charges available for completing these works. The sewer shall be constructed and maintained at no cost to Council.

39. Until such time as the site is lawfully connected to Council’s reticulated sewerage system, the number of people using the Caravan Park shall be limited to 21 Equivalent Persons or the maximum capacity of the existing onsite sewerage treatment system, whichever is the lesser.
40. The “Caravan Park” must be connected to an electricity reticulation service in accordance with the relevant service provider’s requirements and specifications along the relevant building standards, requirements and specifications (as relevant).
41. If the “Caravan Park” is connected to a telecommunication service, then such works shall be undertaken in accordance with the relevant service providers requirements and specifications along with relevant building standards requirements and specifications (as relevant).
42. 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.
43. The site must have access to a reliable water supply for firefighting purposes.

#### Stormwater and Drainage

44. Stormwater runoff from caravans and impervious surface areas is to be collected internally and piped generally in accordance with CMDG Guidelines D-5 ‘Stormwater Drainage Design’ to the existing table drain on Geoghegan Road as a lawful point of discharge.
45. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during construction and at all times after the commencement of use.
46. Post-development stormwater runoff flows from the development site are not to exceed predevelopment stormwater runoff flows to adjoining properties or roads.

47. Stormwater must not be allowed to pond on the property being developed during the development process and after the development has been completed.
48. 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.
49. A stormwater quality and quantity management plan demonstrating how compliance with conditions 44 – 48 will be achieved must be submitted to Council for approval within 3 months of this development approval taking effect, and then complied with at all times afterwards.

#### Access, Car Parking & Manoeuvring

50. All vehicle access and egress for Stage 1 of the “Caravan Park” shall be provided from Geoghegan Road in the location denoted as “Caravan park entrance and exit” Drawing Number 16220602 (as amended).
51. The vehicle crossover for Stage 1 shall be constructed in accordance with CMDG-R-40 Rev E Accesses Along Bitumen Roads ADT <300VPD. Signage shall be erected at this access indicating that it is the Caravan Park site entrance. Signage shall be erected internally within the site indicating that caravans, accommodation vehicles and trailers are to exit the site at this location.
52. All vehicle access and egress to the “Caravan Park” is not permitted west of the Stage 1 accommodation sites shown on approved Drawing Number 16220602 (as amended). Signage shall be erected on the site boundary indicating that access to the “Caravan Park” is not permitted at this location. Signage shall be erected internally within the site preventing caravans, accommodation vehicles and trailers from exiting the site at this location and to direct these vehicle types to exit the site in the approved location.
53. Vehicle access for Stage 1 and all associated signage, including signage restricting access and egress to the site in accordance with these conditions of approval, must be constructed within 3 months of Council approving the amended drawings required by Condition 9.
54. Access and egress for Stage 2 of the development shall be provided from Geoghegan Road in the general location denoted as “Entry and Exit” on approved Drawing Number 16220602 (as amended). The vehicle crossover shall be constructed in accordance with CMDG-R-40 Rev E Accesses Along Bitumen Roads ADT <300VPD prior to the commencement of Stage 2 of the approved development.
55. All vehicle crossovers must be designed to cater for the maximum vehicle size accessing the site with suitable flares and tapers provided for the vehicle swept path movements to ensure no damage to the roadway or verge.
56. The landowner shall be responsible for the construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals required for complying with the applicable designs and standards.
57. A minimum of 22 car parking spaces for the exclusive use of the approved “Caravan Park” are to be provided for Stage 1 of the approved development.
58. A minimum of 22 car parking spaces for the exclusive use of the approved “Caravan Park” are to be provided for Stage 2 of the approved development.
59. All internal access roads shall have a carriageway width no less than 6.0 meters for two way traffic and not less than 4.0 metres for one way traffic. Signposts and markings must be provided to indicate vehicle direction movements.

60. All internal access roads shall be sign posted to discourage vehicle speeds in excess of 15 kilometres per hour.
61. All vehicle driveways are to be sealed with an impervious surface prior to commencement of the use. Surfacing shall consist of reinforced concrete, concrete pavers, segmental clay pavers, asphaltic hotmix or two coat (primerseal/seal) bitumen seal.
62. Service vehicle access and manoeuvring is to be designed in accordance with AS/NZS 2890.2.2004 – Parking facilities Part 2: Off-street commercial vehicle facilities requirements.
63. No on-street parking is permitted at the frontage of the development site at any time. Signage is to be established on the development site boundary to this effect.

#### **General Amenity**

64. Toilet, laundry and ablutions facilities are to be provided on the subject site for visitors to the “Caravan Park”. These facilities must be located a maximum distance of 100 metres from any one Caravan Park site and no closer than 6.0 metres to any Caravan Park site. The number of facilities provided must accord with the Local Law Permit granted for the operation of a caravan park on the site. Should the approved capacity of the “Caravan Park” (i.e. Stage 1: 22 accommodation sites; Stage 2: 22 accommodation sites) exceed this rate of provision, the number of people using the “Caravan Park” will be limited to the number required to achieve compliance with the Local Law Permit.

#### **Separation**

65. Caravan Park sites shall provide a minimum of 112 square metres and be clearly delineated.
66. A minimum 3.0 metre wide buffer must be provided between each “Caravan Park” site.
67. A minimum 2.0 metre buffer must be provided between a “Caravan Park” site and any internal vehicle movement area.
68. Measures such as barricading, fencing, signage and/or line-marking delineating the safety area behind the shooting area from any accommodation area as shown on approved Drawing Number 16220606 must be implemented at all times whilst the shooting facilities within this area are in use.
69. The operator of the Caravan Park must make visitors aware of the safety areas shown on approved Drawing Number 16220606 at the time of check-in.

#### **Infrastructure Contributions**

70. Pay all infrastructure charges levied for the approved development.

**Note:** Refer to Attachment 2 – Adopted Infrastructure Charges Notice

#### **No Cost to Council**

71. Services and infrastructure required in connection with the establishment of the approved development must be provided at the developer’s cost.
72. 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.

73. 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 prior to the commencement of use.

**Latest Version**

74. 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.

**Application Documentation**

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

CARRIED

9/0

**Responsible Officer**

**Coordinator - Planning**

**Item Number:**

**LC.5**

**File Number: D17/34129**

**SUBJECT HEADING:**

**CONTRACT FACILITATOR**

**Author and Councillor's Title:**

**Cr. Tyson Golder**

***Executive Summary:***

*During the past few weeks Council has discussed the idea of a team building session/s within the Councillor group. This report sought support to plan and conduct the session/s in the near future.*

**Resolution No. GM/05.2017/31**

**Moved Cr Chandler**

**Seconded Cr O'Neil**

**That Council conduct a team building exercise at the first available opportunity.**

CARRIED

8/1

**Responsible Officer**

**Mayor**

**Item Number:**

**LC.6**

**File Number: D17/31759**

**SUBJECT HEADING:**

**RECONSIDERATION OF PAYMENT ARRANGEMENT - ASSESSMENT 14023402**

**Author and Councillor's Title:**

**Cr. Tyson Golder**

***Executive Summary:***

*A ratepayer has requested Council's reconsideration of a payment plan for Assessment No.14023402. The proposed plan consists of one lump sum payment on or about 30 May 2017, additional \$200/fortnightly payments and further lump sum payments as rates fall due for the period of 1 July 2017 to 30 June 2018.*

**Resolution No. GM/05.2017/32**

Moved Cr Chandler

Seconded Cr Newman

That Council accept the requested payment plan of \$200/fortnightly payments, plus lump sum payment made on or prior to 30 May 2017 and lump sum/s of all future rates as due, with all rates, charges, and arrears to be paid in full by 30 June 2018.

CARRIED

9/0

Responsible Officer

Mayor

Item Number:

LC.7

File Number: D17/30092

SUBJECT HEADING:

**SUBMISSION TO THE AUSTRALIAN LIVESTOCK MARKETS ASSOCIATION (ALMA) PROPOSING A FUTURE NATIONAL SALEYARDS EXPO EVENT BE HELD IN ROMA**

Officer's Title:

**Associate to the Director - Corporate, Community & Commercial Services**

***Executive Summary:***

*The Australian Livestock Markets Association hold a National Saleyards Expo annually which incorporates the Annual General Meeting & conference of the Association.*

*The report recommended that Council nominate Roma as an event location for a future Saleyards Expo, given the industry significance of the Roma Saleyards; being the largest cattle selling centre in Australia.*

**Resolution No. GM/05.2017/33**

Moved Cr Flynn

Seconded Cr O'Neil

That Council write a letter to the Australian Livestock Marketing Association nominating Roma as an event location for a future National Saleyards Expo.

CARRIED

9/0

Responsible Officer

Associate to the Director - Corporate, Community & Commercial Services

Item Number:

LC.8

File Number: D17/33738

SUBJECT HEADING:

**MINOR AMENDMENTS TO THE ORGANISATIONAL STRUCTURE**

Officer's Title:

**Associate to the Chief Executive Officer**

***Executive Summary:***

*The report sought Council approval for changes to the organisational structure.*

**Resolution No. GM/05.2017/34**

Moved Cr Chambers

Seconded Cr Schefe

That Council endorse the proposed amendments to the organisational structure as follows:

- Retitle the position of Coordinator – Community Safety (0213) to Community Safety Officer / Team Coordinator.
- Retitle the vacant position of Specialist – Emergency Management (0329) to Project Officer – Community Liaison & Emergency Management for a fixed term appointment of 12 months.
- Removal of the position of Project Officer – Community Liaison from the organisational structure.
- Retitle the nominated positions to show the primary and secondary roles.
- Retitle the Support Officer position to Administration Officer – Customer & Community Services.

CARRIED

9/0

Responsible Officer

Associate to the Chief Executive Officer

Item Number:

LC.9

File Number: D17/34967

SUBJECT HEADING:

COUNCIL HOUSING - CHANGE TO RENTAL PAYMENT

Officer's Title:

Associate to the Chief Executive Officer

**Executive Summary:**

*The report tabled a proposal to amend the rental amount charged of a Council housing property.*

**Resolution No. GM/05.2017/35**

Moved Cr Newman

Seconded Cr Stanford

**That Council accept the proposed amendment to the rental amount as set out in the Officer's report.**

CARRIED

9/0

Responsible Officer

Associate to the Chief Executive Officer

Item Number:

LC.10

File Number: D17/34900

SUBJECT HEADING:

WITHOUT PREJUDICE OFFER FOR COUNCIL  
CONSIDERATION - ASSESSMENT NO. 14008445

Officer's Title:

Associate to the Chief Executive Officer

**Executive Summary:**

*The report tabled the 'without prejudice' offer received by Council on 5 May 2017 in relation to Assessment No. 14008445.*

**Resolution No. GM/05.2017/36**

Moved Cr Chambers

**That the matter lay on the table for further consideration at an upcoming General Meeting.**

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CARRIED
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9/0
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Responsible Officer
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Associate to the Chief Executive Officer
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## CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 2.27pm.

**These Minutes are to be confirmed at the next General Meeting of Council to be held on 24 May 2017, at Roma Administration Centre.**

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Mayor.

.....  
Date.