
MINUTES OF THE GENERAL MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 16 DECEMBER 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 P J Flynn, Cr. W M Newman, Cr. C J O'Neil, Cr. M L Price, Cr. D J Scheffe, Chief Executive Officer – Julie Reitano, Corporate Communications Officer – Amy Rickleman, and Michelle Filan – Support Officer Office of the Mayor, 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 Customer & Community Services – Julie Neil, Manager Strategic Project Planning & Asset Management – Kym Downing, Manager Roads, Drainage & Parks – Evan Woods, Manager Water, Sewerage & Gas – Troy Pettiford, Manager Airports (Roma, Injune, Surat & Mitchell) – Ben Jones, Manager Resource Coordination (Plant, Workshop, Depots & Materials) – Michael Kelly, Coordinator Housing – Margaret Langton, Coordinator Grants, Local Development & Council Events – Sue Sands, Coordinator Debtors – Debbie Gelhaar, Specialist Lease Management & User Facility Agreements – Madonna Mole, Town Planner – Christopher Tickner.

GUESTS

There were no guests in attendance at the meeting.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.07am.

APOLOGIES

There were no apologies for the meeting.

CONFIRMATION OF MINUTES

Resolution No. GM/12.2015/34

Moved Cr Chambers

Seconded Cr Wason

That the minutes of the General Meeting (16-9.12.15) held on 9 December 2015 be confirmed.

CARRIED

9/0

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:** D15/99739

SUBJECT HEADING: COUNCIL HOUSING - RENTAL REVENUE

Author and Officer's Title: Margaret Langton, Coordinator - Council and Community Housing

Executive Summary:

Council approved a rent reduction in August 2015 (Resolution Number – GM/08. 2015/43).

The report sought Council's authorisation to further reduce the market rent for 14 South Street Roma as it remains vacant.

Resolution No. GM/12.2015/35	
Moved Cr Wason	Seconded Cr Denton
<p>That Council approve an amendment to the rental revenue for the specified Roma Council Housing property in the 2015/16 fees and charges schedule (from \$600 per fortnight to \$500 per fortnight as this property remains vacant).</p>	
CARRIED	9/0

Responsible Officer	Coordinator - Council and Community Housing
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Item Number: 11.2 **File Number:** D15/100945

SUBJECT HEADING: CUSTOMER SATISFACTION SURVEY - LGAQ COMPARISON - 2015

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

Executive Summary:

Market Facts was commissioned by Maranoa Regional Council to conduct a benchmark survey measuring levels of community satisfaction with the services provided by Council.

The customer satisfaction survey was conducted in May 2015 with 300 residents throughout the Maranoa participating.

The survey was distributed to Councillors, and results have been collated for review.

The report includes comparisons with LGAQ rural councils and state wide results.

Resolution No. GM/12.2015/36

Moved Cr Schefe

Seconded Cr Price

That Council endorse the 2015 Customer Satisfaction Survey, and approve the distribution of relevant information as deemed appropriate.

CARRIED

9/0

Responsible Officer

Customer & Community Services

INFRASTRUCTURE SERVICES

Item Number:

12.1

File Number: D15/101025

SUBJECT HEADING:

LONG DISTANCE COACH STOPS - MITCHELL AND YULEBA

Author and Officer's Title:

Kym Downey, Manager - Strategic Project Planning & Asset Management

Executive Summary:

Council received a request to consider co-funding upgrade of the long distance coach stops at Yuleba and Mitchell on a 50/50 basis with the Department of Transport and Main Roads (TMR).

Resolution No. GM/12.2015/37

Moved Cr Denton

Seconded Cr O'Neil

That Council give 'In principle' support to co-funding the proposed upgrades to the long distance coach stops located at Yuleba and Mitchell, on a 50/50 basis with the Department of Transport and Main Roads (TMR), subject to the following conditions:

- **Confirmation of final associated costs;**
- **Receipt of matching funding from TMR;**
- **Savings equivalent to the cost being identified in the quarter 2 budget review; and**
- **Confirmation that the installation of a coach stop in Mitchell does not cause undue interference with pedestrian traffic.**

CARRIED

9/0

Responsible Officer

Manager - Strategic Project Planning & Asset Management

DEVELOPMENT, FACILITIES & ENVIRONMENTAL SERVICES

Item Number: 13.1 **File Number:** D15/96970

SUBJECT HEADING: **DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - "HOTEL" AND "TOURIST FACILITY" (ADAPTIVE RE-USE OF THE ROMAVILLA WINERY)**

Location: 77-83 Northern Road, Roma 4455 (properly described as Lot 30 on SP 240420)

Applicant: Bickle Investments Pty Ltd C/-Murray & Associates Pty Ltd

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

Executive Summary:

The application was for a Development Permit for a Material Change of Use – “Hotel” and “Tourist Facility” on land located at 77-83 Northern Road, Roma (properly described as Lot 30 on SP 240420).

The application is subject to Impact Assessment against the relevant provisions of the Roma Town Planning Scheme 2006. Public Notification was carried out between 14 September 2015 and 9 October 2015. Five properly made submissions were received during this period.

The application is generally consistent with the provisions of the Roma Town Planning Scheme 2006 including the Desired Environmental Outcomes and Residential Zone code.

Resolution No. GM/12.2015/38

Moved Cr Flynn

Seconded Cr Scheffe

That Council approve the application for Material Change of Use “Hotel” and “Tourist Facility” on land at 77-83 Northern Road, Roma (properly described as Lot 30 on SP240420), over two stages and subject to the following conditions:

Preamble

- (i) **The Capricorn Municipal Development Guidelines apply to this development. 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 Roma Town 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 – “Hotel” and “Tourist Facility” as shown on the approved plans.**
- 2. The approved development is permitted to occur in the following two stages:**
 - Stage 1: Alterations and additions to the winery building and central facilities building (former distillery building) as shown on approved drawing numbers 1022DA02, 2012DA02, 2013DA02, 2014DA02, 2015DA02, 2021/DA02 and 2023/DA02.**
 - Stage 2: Construction of accommodation units and manager’s villa as shown on approved drawings 2013DA02, 2032DA02, 2041DA02, 2042DA02, 2051DA02 and 2052DA02.**

All development approval conditions relating to the establishment of the approved development must be fulfilled prior to any approved use commencing. Unless otherwise stated, the conditions of approval apply to all stages of the approved development.

3. Prior to commencement of use for each approved development stage, the applicant shall contact Council to arrange a development compliance inspection.
4. An operational works permit is required prior to the commencement of any works associated with the approved use (Stage 1 and Stage 2).

Approved Plans and Documents

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

Drawing 0000 DA02

Cover Sheet

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 1012 DA02

Site Plans, Site and Landscape Concept Plan

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 1011DA02

Site Plans Existing/Demo Site Plan

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 1021 DA02

Existing Buildings Exist/Demo Winery Ground Floor Plan

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 1022 DA02

Existing Buildings Exist/Demo Winery Cellar & Roof Plan

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2011 DA02

Winery Ground Floor Plan

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2012 DA02

Winery Cellar Floor Plan

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2014 DA02

Winery Elevations North and South

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2015 DA02

Winery Elevations East & West

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2021 DA02

Central Facility Ground Floor Plan

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2023 DA02

Central Facility Elevations

Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2023 DA02
Central Facility Elevations
Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2031 DA02
Studio Accommodation Ground, First and Roof Plan
Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2031 DA02
Studio Accommodation Ground, First and Roof Plan
Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2032 DA02
Studio Accommodation Elevations
Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2041 DA02
Villa Accommodation Ground and Roof Plan
Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2042 DA02
Villa Accommodation Elevations
Prepared by WallaceBrice Architecture dated 12/16/13

Drawing 2051 DA02
Admin Office & Managers Villa Ground and Roof Plan
Prepared by WallaceBrice Architecture dated 12/16/13

Document – DSDIP Information Request Traffic Response
Prepared by ttm dated 28 January 2014

Document – Statement of Heritage Impact
Revision P1
Prepared by WallaceBrice Architecture dated 20.03.2013

Document – Romavilla Winery Structural Inspection and Report
Job No. 2012.424.300
Prepared by Bligh Tanner Pty Ltd dated 19.02.2013

Document – Structural Engineering Inspection Report
Version 1
Prepared by Kehoe Myers Consulting Engineers dated 18.7.2012

Prior to the commencement of Stage 1 works

- 6. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities prior to the commencement of any works associated with Stage 1 of the approved development.**

Prior to the commencement of Stage 2 works

- 7. A certified sewer analysis demonstrating that the sewer has the capacity to accept the additional loading from the proposed Stage 2 works is required to be submitted to Council prior to the commencement of any works associated with Stage 2 of the development.**
- 8. The developer is responsible for implementing reasonable and practical measures to ensure that the progress of Stage 2 works on the site do not have a detrimental impact on the State heritage listed Romavilla Winery and for obtaining any clearances required from the responsible entity in the event that there is potential for the works to have any detrimental impact.**

Advertising signage

9. Any advertising signage is subject to a further development approval unless compliant with the self-assessable development provisions of the planning scheme.
10. 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.

Operating Hours

11. Hours of operation for the winery building and central facilities building are restricted from 7:00am to 11:00pm Monday to Sunday.

The operator may apply to Council to vary the hours of operation for a particular event where the extended operating hours are necessary in the opinion of the Council having considered the requirements and community benefits of the particular event and the duration of the additional impacts upon the local community. Any decision to alter the operating hours may be subject to consultation with adjacent land owners.

Amenity

12. 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.
13. 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.
14. All lighting shall be directed or shielded so as to ensure that no glare directly affects adjoining and nearby properties.
15. A 2 metre high acoustic fence shall be provided along the full length of the common boundary between the subject site and the adjoining property to the south, properly described as Lot 25 on RP151795.
16. Prior to the commencement of Stage 2 works, a 2 metre high acoustic fence shall be provided along the full length of the common property boundary between the development site and the two residential properties directly north-east (properly described as Lot 2 on RP30944 and Lot 1 on RP20944).

Noise Attenuation (building materials)

17. The walls of the proposed winery building and central facilities building are to be insulated for noise to a standard that will prevent excess noise levels to adjoining properties.

Avoiding Nuisance

18. 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.
19. Access and site roadways and surrounds shall be kept in an orderly fashion and free of rubbish.
20. 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.

Loading and Unloading

21. 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.
22. No loading or unloading of goods is to occur on Sundays or Public Holidays.

Landscaping

23. Landscaping shall be provided generally in accordance with approved Site and Landscape Concept Plan prepared by WallaceBrice Architecture dated 12/16/13.

A list of the species to be used in the site landscaping must be submitted and approved by Council in the form of an operational works application prior to any plantings taking place. The list must be prepared by a suitably qualified professional and must only incorporate species contained on Council's Preferred List of Species (list available upon request).

Note: Landscaping may be staged over the two approved development stages, provided a landscape plan prepared by a suitably qualified professional, detailing the proposed planting stages, is submitted and approved by Council.

24. Landscaping is to be irrigated during an establishment period of two years and ground covers should fully cover vegetated areas within one year of planting.
25. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any on site infrastructure, public utility or easement.

Managers Villa

26. The proposed Managers Villa approved as part of Stage 2 of the development is to be used solely for the purposes of a caretaker's residence in conjunction with the approved use.

Accommodation Units

27. The studio accommodation and villa accommodation units approved as part of Stage 2 of the development are to be used for short term accommodation only. For the purposes of this approval, short term accommodation is defined as "premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months)."

Earthworks

28. All earthworks for the development shall be undertaken in accordance with the Capricorn Municipal Design Guidelines and Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites (IE Aust – or later versions).

Erosion Control

29. 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.
30. 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.

31. 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.

32. 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

33. Stage 1 and Stage 2 of the development is to connect to Council's reticulated sewerage disposal system in accordance with the Water Services Association of Australia (WSAA) publication WSA02-2002 Sewerage Code of Australia at no cost to Council and the CMDG Design Guideline - D12 'Sewerage Reticulation', at no cost to Council.

34. Upgrades to the existing reticulated sewerage disposal system will be required prior to the commencement of Stage 2 works.

35. Written Council approval will be required if building over or within 3 metres of any sewer infrastructure.

36. All buildings and associated building supports are to be located a minimum distance of 3 metres from the centre of any sewer manhole located within the development site.

37. 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.

38. 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).

39. 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).

40. 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.

Stormwater and Drainage

41. Stormwater run-off from roof and impervious surface areas is to be collected and stored internally and piped to a lawful point of discharge.

42. 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.

43. 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.
44. Post-development stormwater runoff flows from the development site are not to exceed predevelopment stormwater runoff flows to adjoining properties.

Access, Parking and Manoeuvring

45. Site access for motor vehicles to the development site shall be provided from Northern Road and Bassett Lane East only, located generally in accordance with Site and Landscape Concept Plan prepared by WallaceBrice Architects dated 12/16/13.
46. Access for motor vehicles to and from Edna Street shall be prohibited. Landscaping and/or bollards shall be placed at this access point to prevent motor vehicles from entering and exiting the site at this location.
47. 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 that may be required and for complying with the applicable design standards.
48. Each vehicle access to the site is to be constructed in accordance with CMDG-R-043 Commercial Driveway Slab Type B – Two Lane Access.
49. Vehicle crossovers to the proposed lots must be located a minimum distance of one metre from any street signage, power poles, street lights, manholes, stormwater gully pits of other Councils assets.
50. A total of 273 car parking bays, including 4 dedicated car parking bays for people with a disability, are to be provided for the overall development in accordance with approved Site and Landscape Plan prepared by WallaceBrice Architecture dated 12/16/13. Parking shall be provided in accordance with the following approved stages;

Stage 1 of the development is to provide 73 dedicated parking spaces, including 2 dedicated car parking bays for people with a disability; and

Stage 2 of the development is to provide a further 200 parking bays, including 2 dedicated parking bays for people with a disability.
51. Parking bay configurations (widths and lengths) are to be in accordance with AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-Street Car Parking.
52. Disabled car parking bays shall be designed in accordance with AS/NZS 2890.6:2009 Parking Facilities Part 1: Off Street Car Parking.
53. 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 facility requirements.
54. A dedicated area for 10 on-site bicycle parking spaces is to be provided as part of Stage 1 of the development. The bicycle parking spaces are to be provided in an area that is well lit and sheltered and must be protected from other vehicles, deliveries and bins.
55. A total of 5 dedicated motorcycle/scooter parking spaces are to be provided in addition to the 273 car parking bays prior to the commencement of use.

56. All car parking spaces and driveway areas are to be sealed with an approved impervious surface. Surfacing shall consist of; patterned, reinforced concrete, concrete pavers, segmental clay pavers, asphaltic hotmix or two coat (primerseal/seal) bitumen seal.
57. 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.
58. 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 specification or the cost of repairs paid to Council.
59. 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

60. Bassett Lane East is to be upgraded to a 10 metre wide bitumen sealed road from the intersection of Northern Road and Bassett Lane East to the proposed site access from Bassett Lane East. Curb and channelling is to be provided along the portion of Bassett Lane East fronting the proposed development in accordance with Schedule 2: "Standards for Roads, Carparking, Access and Manoeuvring Areas" and Capricorn Municipal Development Guidelines D1 Geometric Road Design.

Environmental

61. The developer shall immediately clean up and satisfactorily remove any deposited construction material or silt runoff from the development site.
62. 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.

Infrastructure Contributions

63. In accordance with Council's Adopted Infrastructure Charges Resolutions (Roma) 2015, a \$736,500 Infrastructure Contribution is payable to the Council prior to the commencement of Stage 2 works. (Refer attached Adopted Infrastructure Charges Notice).

No Cost to Council

64. 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.
65. All civil and related work shall be designed and supervised by a Registered Professional Engineer of Queensland (RPEQ) who is competent in the construction of the works.
66. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid to the Council prior to the commencement of the use.

Latest Versions

67. 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

9/0

Responsible Officer
Town Planner

Councillors Wason and Price declared a perceived 'Conflict of Interest' for the following item, due to each of them receiving financial compensation from Santos GLNG activities carried out on parcels of land owned by each of them. Councillors Wason and Price left the Chamber at 9.17am, taking no further part in discussion or debate on the matter.

Item Number:
13.2
File Number: D15/100568
SUBJECT HEADING:
REQUEST FOR PERMISSIBLE CHANGE TO A DEVELOPMENT PERMIT (C12.346 / 2015/19378)
Location:

1234 Wallumbilla South Road, Wallumbilla (Lot 667 on WV445)

Applicant:

Santos Ltd

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

The applicant sought a permissible change to Development Permit C12.346 / 2015/19378 issued in June 2010, for a Material Change of Use for "Undefined Use" (Workers' Camp - Stage 1: 48 beds and Stage 2: 32 beds), Preliminary Approval for Building Work and Operational Work.

The requested change involves a reduction in the scale of the development and the removal of the development staging.

Resolution No. GM/12.2015/39
Moved Cr Newman
Seconded Cr Denton

That Council approve the request for a Permissible Change to Development Permit C12.346 / 2015/19378 for a Material Change of Use – "Undefined Use" (Workers' Camp – Stage 1: 48 beds, Stage 2: 32 beds), Preliminary Approval for Building Work and Operational Work to reduce the scale of the Workers' Camp to a total of 38 beds, and to remove the development staging.

CARRIED

7/0

Responsible Officer
Planning Officer

At cessation of discussion and debate on the above mentioned item, Councillors Wason & Price entered the chamber at 9.18am.

Item Number: 13.3 **File Number:** D15/100978

SUBJECT HEADING: REQUEST FROM LIFELINE DARLING DOWNS & SOUTH WEST - ICE RESPONSE.

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

Executive Summary:

Council received a request from Lifeline Darling Downs to participate in funding a 6-month position to run the 'Communities Against ICE' program. The position will be based in Roma. Lifeline is seeking support from all Councils in the South West region to help fund this position.

Resolution No. GM/12.2015/40	
Moved Cr O'Neil	Seconded Cr Chambers
That Council:	
<ol style="list-style-type: none"> 1. Provide \$3,000 to Lifeline Darling Downs to facilitate the employment of a staff member on a 6-month contract to run the 'Communities Against ICE' program. This commitment is to be dependant on Lifeline securing sufficient funds from other sources to allow the position to be fully funded. 2. Transfer \$600 from each of the five Local Development General Operations budgets (WO 14825-9) to Sponsorship General Ledger Account 2887.2249.2001 to fund payment of this request. 	
CARRIED	9/0

Responsible Officer	Coordinator - Grants, Local Development & Council Events
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Item Number: 13.4 **File Number:** D15/101121

SUBJECT HEADING: SCENIC LOOKOUT RESTORATION FUND - APPLICATION FOR ARCADIA VALLEY LOOKOUT

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

Executive Summary:

Council is eligible to apply for funding under the State Government's new \$3 million Scenic Lookout Restoration Fund. Funding is available on a dollar for dollar basis. It is was recommended that Council apply for funding for the Arcadia Valley lookout.

Resolution No. GM/12.2015/41	
Moved Cr Price	Seconded Cr Schefe
That:	
<ol style="list-style-type: none"> 1. Council apply for funding for the Arcadia Valley lookout under the Scenic Lookout Restoration Fund. 2. Matching funds be allocated from the Tourism budget at the quarterly review, pending advice of a successful outcome. 	

3. Allocate a maximum of \$12,500 in the 2016/17 budget.
4. Create a new allocation, for another project, as this is a three year funding program.

CARRIED

9/0

Responsible Officer

Coordinator - Grants, Local Development & Council Events

Item Number:

13.5

File Number: D15/99824

SUBJECT HEADING:

CONVERSION OF LEASES TO FREEHOLD - LOT 12 ON PLAN WV1032, LOT 55 ON PLAN WV1204, LOT 87 ON PLAN WT226

Author and Officer's Title:

Dee Schafer, Support Officer - Facilities

Executive Summary:

The Department of Natural Resources and Mines sought Council's views on the conversion of Term Lease (TL) 208830 being Lot 12 on WV1032, Term Lease (TL) 209490 being Lot 55 on WV1204 and Term Lease (TL) 209745 being Lot 87 on WT226 to freehold tenures.

Resolution No. GM/12.2015/42

Moved Cr Chambers

Seconded Cr O'Neil

That Council advise the Department of Natural Resources and Mines:

1. It has no objection to the conversion over TL 208830 being Lot 12 on WV1032, TL 209490 being Lot 55 on WV1204 and TL 209745 being Lot 87 on WT226 to freehold tenure.
2. That all properties are zoned Rural and no zoning changes are proposed in the new planning scheme.
3. That all properties' rates are paid to the 31 December 2015.

CARRIED

9/0

Responsible Officer

Support Officer – Facilities

Item Number:

13.6

File Number: D15/99894

SUBJECT HEADING:

APPLICATION FOR CONVERSION OF TENURE - LOT 8 ON DL497

Author and Officer's Title:

Dee Schafer, Support Officer – Facilities

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) 36/7345 being Lot 8 on DL497 to freehold tenure.

Resolution No. GM/12.2015/43
Moved Cr Flynn
Seconded Cr Wason

That Council advise the Department of Natural Resources and Mines that it has no objection to the conversion over GHPL 36/7345 being Lot 8 on DL497 to freehold tenure.

CARRIED

9/0

Responsible Officer
Support Officer - Facilities
Item Number:
13.7
File Number: D15/100076
SUBJECT HEADING:
APPLICATION FOR CONVERSION OF TENURE - LOT 279 ON DL268
Author and Officer's Title:
Dee Schafer, Support Officer - Facilities
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) 36/7281 being Lot 279 on DL268 to freehold tenure.

Resolution No. GM/12.2015/44
Moved Cr O'Neil
Seconded Cr Denton

That Council advise the Department of Natural Resources and Mines it has no objection to the conversion over GHPL 36/7281 being Lot 279 on DL268 to freehold tenure.

CARRIED

9/0

Responsible Officer
Support Officer - Facilities
Item Number:
13.8
File Number: D15/100496
SUBJECT HEADING:
APPLICATION FOR PERMIT TO OCCUPY OVER ROAD (STOCK ROUTE) - LOT 5 ON KE60 AND LOT 10 ON KE64
Author and Officer's Title:
Dee Schafer, Support Officer - Facilities
Executive Summary:

The Department of Natural Resources and Mines sought Council's views on an application for Permit to Occupy over road (stock route) adjoining Lot 5 on KE60 and Lot 10 KE64 for grazing purposes.

Resolution No. GM/12.2015/45
Moved Cr Schefe
Seconded Cr Wason

That Council advise the Department of Natural Resources and Mines it has no objection to the Permit to Occupy over road (stock route) adjoining Lot 5 on KE60 and Lot 10 KE64.

CARRIED

9/0

Responsible Officer
Support Officer - Facilities

Item Number: 13.9 **File Number:** D15/101068
SUBJECT HEADING: ROMA SWIMMING POOL - BOXING DAY CLOSURE
Author and Officer's Title: Madonna Mole, Specialist - Lease Management & User Facility Agreements

Executive Summary:

Council received correspondence from the Manager of the Denise Spencer Swimming Pool seeking Council's approval for the closure of the Pool on Boxing Day 26 December 2015.

Council was asked to consider the request.

Resolution No. GM/12.2015/46	
Moved Cr Denton	Seconded Cr Newman
That Council:	
<ol style="list-style-type: none"> 1. Approve the requested closure of the Denise Spencer Swimming Pool to the general public on Boxing Day, Saturday 26 December 2015, with the pool to be open on the Boxing Day Public Holiday being Monday 28 December 2015. 2. Advise the community of the closure through a notice at the pool and through Council's approved media forums. 	
CARRIED	8/1

Responsible Officer	Specialist - Lease Management & User Facility Agreements
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LATE ITEMS

Item Number: L.1 **File Number:** D15/101477
SUBJECT HEADING: APPLICATION FOR STATE EMERGENCY SERVICE (SES) NON-RECURRENT SUBSIDY PROGRAM - WALLUMBILLA LOCAL EMERGENCY COORDINATION CENTRE
Author and Officer's Title: Susan (Sue) Sands, Coordinator - Grants, Local Development & Council Events

Executive Summary:

The 2016/17 State Emergency Service (SES) Non-Recurrent Subsidy Program is now open for applications for SES Accommodation and SES vehicles. It was recommended that Council apply for funding for the Wallumbilla Local Emergency Coordination Centre.

Resolution No. GM/12.2015/47	
Moved Cr Price	Seconded Cr Denton
That Council:	
<ol style="list-style-type: none"> 1. Apply for funding for the Wallumbilla Local Emergency Coordination Centre under the 2016/17 State Emergency Service (SES) Non-Recurrent Subsidy Program. 	

2. Authorise the Chief Executive Officer to sign a sub-agreement for any successful applications.
3. Enter into appropriate user agreements for the facility with the Wallumbilla State Emergency Service (SES) and the Wallumbilla Rural Fire Brigade (RFB), if the project is successful.
4. Commit to ongoing maintenance of the facility if required (subject to the terms of the user agreement), as the centre will be built on Council owned land.

CARRIED

9/0

Responsible Officer	Coordinator - Grants, Local Development & Council Events
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Item Number: L.2 File Number: D15/88034

SUBJECT HEADING: POLICY REVIEW - REQUEST FOR CAPITAL UPGRADE OF ROADS

Author and Officer's Title: Graham Sweetlove, Engineer - Asset & Service Planning

Executive Summary:

The policy "Request for Capital Upgrade of Roads" was adopted in December 2013. It is a requirement that policies be regularly reviewed.

Resolution No. GM/12.2015/48

Moved Cr Flynn

Seconded Cr Scheffe

That Council adopt reviewed policy "Request for Capital Upgrade of Roads" as follows:

1. Policy Purpose

Maranoa Regional Council (Council) owns public roads for the community to use under the Local Government Act. The Act confers a "right of passage" by a member of the public to pass along a public road, subject to such restrictions as are imposed by the Council or law.

The purpose of this policy is to define the process for application for an upgrade or improvement to a road listed in Council's endorsed road register and for the provision of a response.

The objectives of this policy are to clearly articulate that Council:

- a. is under no obligation to construct a road or pavement;
- b. is under no obligation to extend the length of an existing road;
- c. is under no obligation to upgrade the level of service or hierarchy class of an existing road;

And to:

- a. establish the basis and process for staff to deal with requests to construct new, lengthen existing and/or upgrade the level of service of roads;
- b. ensure that there is a process that ensures all requests to construct new, lengthen existing and/or upgrade the level of service of roads are dealt with in a consistent, transparent and equitable manner;

- c. ensure that there is a fair and transparent process in place for the improvement of roads.

2. Policy Scope

This Policy applies to roads listed in the road register.

This policy does not apply to vehicular access (driveway) from the road to the property boundary, as the property owner is responsible for the construction and maintenance of such accesses.

To be clear this policy does not apply to new road reserves created by the reconfiguration of existing lots in accordance with a Council approved Development Application.

3. Definitions

The Local Government Act 2009 Section 59 defines:

- (1) A road is:
- a) an area of land that is dedicated to public use as a road; or
 - b) an area of land that:
 - i. is developed for, or has a 1 of its main uses, the driving or riding of motor vehicles; and
 - ii. is open to, or used by, the public; or
 - c) a footpath or bicycle path; or
 - d) a bridge, culvert, ferry, ford, punt, tunnel or viaduct.
- (2) However, a road does not include:
- a) a State-controlled road; or
 - b) a public thoroughfare easement.

Dedicated Road An area of land dedicated to public use as a road, but does not include a State-controlled road under the Transport Infrastructure Act 1994.

Constructed Road A public road that has gravel paving or / and bitumen surfacing added to the formation

Formed Road A public road reserve that does not have gravel paving but which is formed using a grader so that stormwater will drain off laterally.

Unformed Road A public road reserve that has been cleared and open to, and customarily used by the public.

4. Policy Details

There is no legal obligation on the Council to undertake capital improvements on roads within a public road reserve.

All requests for capital upgrade or improvement to a Council road will be referred to a meeting of Council for resolution. Council officers do not have the authority to undertake upgrade or improvement works that have not been included as part of Council's endorsed operational plan or budget.

Where Council receives a request in relation to a capital improvement to a road listed in the road register; the following standards and requirements will apply:

4.1 Initial Inspection

A Council officer will carry out an initial inspection to determine the current condition, standard and geometry of the section for which the application has been made.

4.2 Report and Recommendation

The Council officer will provide a report to the elected members providing detail of:

- The current standard of the road;
- The standard applicable according to adopted design standards and function of the road;
- An estimate of the cost to complete the works; and
- An estimate of the annual increase in maintenance costs and capital renewal costs should the works be undertaken;

4.3 Consideration by Council

Council will give consideration to:

- benefit to other users;
- impact of improvements on the whole network;
- impact on adopted budget and financial strategies;
- other considerations as deemed relevant to the application.

4.4 Response to Applicant

The applicant will be advised of the Council resolution as recorded in the minutes of the meeting at which the report is presented.

Should the proposed works be deferred for future programming the applicant will be advised of same and receive progress updates as the works are considered further.

4.5 Register of Requests

A register will be maintained to record all requests for capital upgrades to Council's road network. This register will be reviewed annually as part of Council's budget deliberations.

5. Special Provisions (e.g. Privacy Provisions etc)

Nil

6. Related Policies and Legislation

- Council Policy : Register of Roads
- Council Policy : Road Network Design Standards
- Local Government Act 2009

7. Associated Documents

Nil

CARRIED

9/0

Responsible Officer

Engineer - Asset & Service Planning

Item Number: L.3 **File Number:** D15/97574

SUBJECT HEADING: REQUESTS FOR CAPITAL UPGRADES TO EXTEND THE ROAD LENGTH FOR MYALL LANE AND TO ADD AN ACCESS ROAD TO COUNCIL'S ROAD REGISTER

Author and Officer's Title: Graham Sweetlove, Engineer - Asset & Service Planning

Executive Summary:

Council received a request to review its decision at the General Meeting on 23 September 2015 to not extend the length of road for Myall Lane to provide an alternative access to the property (Resolution Number GM-09.2015/46).

Additionally, the applicant has requested that an access road off Iona Bardlomey Road be added to Council's Road Register in order to have that section maintained in the future.

Resolution No. GM/12.2015/49	
Moved Cr Flynn	Seconded Cr Chambers
That Council:	
<ol style="list-style-type: none"> 1. In accordance with resolution GM/09.2015/46 the length of Myall Lane on which Council will continue to undertake maintenance will not be extended. 2. Advise the applicant that as an alternative maintained access is available, the access road off Iona Bardlomey Road will not be added to Council's Road Register. 	
CARRIED	7/2

Responsible Officer	Engineer - Asset & Service Planning
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Item Number: L.4 **File Number:** D15/87833

SUBJECT HEADING: REQUEST FOR RECONSIDERATION - UPGRADE TO REVILO ROAD

Author and Officer's Title: Kym Downey, Manager - Strategic Project Planning & Asset Management

Executive Summary:

Council received a request to reconsider its response to an initial request to undertake capital upgrade works on Revilo Road in the Mitchell area.

Resolution No. GM/12.2015/50	
Moved Cr Chambers	Seconded Cr Price
That Council:	
<ol style="list-style-type: none"> 1. Advise the applicant that the decision detailed in Resolution GM/04.2015/04 from the General Meeting of 8 April 2015 stands. 2. Install appropriate flood hazard warning signs at the Maranoa River crossing of Revilo Road. 	
CARRIED	9/0

Responsible Officer	Manager - Strategic Project Planning & Asset Management
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Item Number: L.5 **File Number:** D15/100559

SUBJECT HEADING: REVIEW AND ADOPTION OF ROAD REGISTER

Author and Officer's Title: Kym Downey, Manager - Strategic Project Planning & Asset Management

Executive Summary:

Council's Road Register has been reviewed, and endorsement was sought for the amendments made to the register.

Resolution No. GM/12.2015/51	
Moved Cr Price	Seconded Cr O'Neil
That Council, in accordance with sections 73 and 74 of the Local Government Act 2009:	
<ol style="list-style-type: none"> 1. Endorse the updates as detailed in the officer's report. 2. Adopt the amended Road Register as presented to Council, inclusive of the abovementioned changes. 	
CARRIED	9/0

Responsible Officer	Manager - Strategic Project Planning & Asset Management
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Item Number: L.6 **File Number:** D15/101538

SUBJECT HEADING: MEETING ATTENDANCE BY TELECONFERENCE

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

Executive Summary:

Section 276 of the Local Government Regulation 2012 states that for Councillors to take part in a meeting by teleconference, and to be taken to have attended, the arrangement must be approved by the local government.

The report sought Council's approval that any future involvement of Councillors by teleconference at a Special meeting is able to be taken as attendance.

Resolution No. GM/12.2015/52	
Moved Cr O'Neil	Seconded Cr Chambers
That Council approve the involvement of Councillors by teleconference at Special Meetings to be taken as attendance, unless otherwise resolved by Council.	
CARRIED	9/0

Responsible Officer	Associate to the CEO & Mayor
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Item Number: L.7 **File Number:** D15/102784

SUBJECT HEADING: **CONSIDERATION OF ELECTED MEMBER ATTENDANCE AT CONFERENCES**

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

Executive Summary:

The report sought formalisation of Elected Member attendance at a recent event as part of advocacy activities and/or enhancing strategy and policy development for Maranoa Regional Council.

Resolution No. GM/12.2015/53	
Moved Cr Denton	Seconded Cr Scheffe
That Council endorse the attendance of the Mayor at the Premier's Cabinet Christmas Reception on 14 December 2015, in Brisbane.	
CARRIED	9/0

Responsible Officer	Coordinator - Elected Members & Community Engagement
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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;
- (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/12.2015/54	
Moved Cr O'Neil	Seconded Cr Denton
That Council closed the meeting to the public at 9.46am.	
CARRIED	9/0

Cr. Flynn left the Chamber at 9.47am, and entered at 9.51am.

Cr. Price left the Chamber at 9.48am, and entered at 9.50am.

The Mayor left the Chamber at 9.51am, with the Deputy Mayor assuming the role of Acting Chair in the Mayor's absence.

The Mayor entered the Chamber at 9.52am and assumed the Chair.

Cr. Wason declared a perceived "Conflict of Interest" in item C.2 – Conduct and compensation Agreement AGR-002705 Geotechnical Investigations (Santos GLNG).

Cr. Wason receives financial compensation from Santos GLNG for activities carried out on parcels of land owned by him. Cr. Wason left the Chamber at 10.02am, taking no further part in discussions on the abovementioned item.

At cessation of discussion on the abovementioned item, Cr. Wason entered the Chamber at 10.06am.

Cr. Price declared a perceived "Conflict of Interest" in items:

- C.2 – Conduct and Compensation Agreement AGR-002705 Geotechnical Investigations (Santos GLNG).
- C.3 – Origin APLNG SLA 1 Variation 1 – Lump Sum Payments for Programmed Works on Wybara Road, Crossroads Road and Lambing Flat Road.

Cr. Price receives financial compensation from Santos GLNG and Origin APLNG for activities carried out on parcels of land owned by her. Cr. Price left the Chamber at 10.02am, taking no further part in discussions on the abovementioned items.

At cessation of discussion on the abovementioned items, Cr. Price entered the Chamber at 10.07am.

Cr. Flynn declared a "Conflict of Interest" in item C.4 – November Monthly Business Unit Report – Airports, due to his personal Business operations out of the Roma Airport. Cr. Flynn left the Chamber at 10.07am, taking no further part in discussions on the abovementioned item.

At cessation of discussions on the abovementioned item, Cr. Flynn entered the Chamber at 10.19am.

Cr. Chambers declared a 'Conflict of Interest' in item LC.3 – Tender 16028 – Movement and Control of Stock Services at Roma Saleyards, due to one of the tenders under consideration being submitted by a relative. Cr. Chambers left the Chamber at 10.36am, taking no further part in discussions on the matter.

At cessation of discussion on the abovementioned item, Cr. Chambers entered the Chamber at 11.42am.

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
COUNCIL ADJOURNED THE MEETING FOR MORNING TEA AT 10.46AM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 11.24AM

Cr. Chambers did not return to the meeting at resumption of standing orders, having declared a 'Conflict of interest' in relation to item LC.4, as discussions were still progressing on the matter.

At cessation of discussion on the abovementioned item, Cr. Chambers entered the Chamber at 11.42am.

Cr. O'Neil did not return to the meeting at resumption of standing orders.

Cr. O'Neil entered the Chamber at 11.31am.

Cr. O'Neil left the Chamber at 11.55am, and entered at 11.56am.

Cr. Flynn declared a 'Conflict of Interest' in relation to item LC.9 – Roma Airport Redevelopment, due to his personal Business operations out of the Roma Airport. Cr. Flynn left the Chamber at 12.17pm, taking no further part in discussions on the abovementioned item.

At cessation of discussion on the abovementioned item, Cr. Flynn entered the Chamber at 12.25pm.

Cr. O'Neil left the Chamber at 12.41pm, and entered at 12.42pm.

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
COUNCIL ADJOURNED THE MEETING FOR LUNCH AT 12.45PM.

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 1.40PM.

At resumption of standing orders the Mayor was not present and the Deputy Mayor, Cr. Wason assumed the role of Acting Chair in his absence.

The Mayor entered the Chamber at 1.42pm and assumed the Chair.

Cr O'Neil left the Chamber at 1.58pm and entered at 1.59pm.

Cr. Wason declared a 'Conflict of Interest' in relation to item LC.14 – Update of Organisational Structure – Changes for Roma Quarry, due to him owning the parcel of land on which Mt Saltbush Quarry is sited, the operation of which sees him entitled to payment of royalties (funds) for material extracted from the site.

Cr. Wason left the Chamber at 2.36pm taking no further part in discussion on the matter. At cessation of discussions on the abovementioned items, Cr. Wason entered the Chambers at 2.37pm.

Resolution No. GM/12.2015/55

Moved Cr O'Neil

Seconded Cr Scheffe

Council opened the meeting to the public at 3.20pm.

CARRIED

9/0

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
COUNCIL ADJOURNED THE MEETING FOR A BRIEF RECESS AT 3.20PM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 3.26PM

Item Number:

C.1

File Number: D15/94888

SUBJECT HEADING:

**MANAGEMENT OF WALLUMBILLA SCHOOL OF ARTS
MEMORIAL HALL**

Author and Officer's Title:

Josephine Horsfall, Coordinator - Land Administration

Executive Summary:

The committee of the Wallumbilla School of Arts Memorial Hall have written to Council in regard to the proposed draft management agreement between Council and the committee in respect to the operation of the hall.

The Committee have also expressed reservations regarding their future involvement in the operation of the facility.

Council was asked to consider the correspondence as provided.

Resolution No. GM/12.2015/56

Moved Cr Price

Seconded Cr O'Neil

That Council:

1. **Agree to take responsibility for the day to day management of the Wallumbilla School of Arts Memorial Hall.**
2. **Incorporate this change in Council's 2015/16 Fees & Charges Register (Category 1 Hall).**

CARRIED

9/0

Responsible Officer

Coordinator – Land Administration

Cr. Wason declared a perceived 'Conflict of Interest' in relation to the following item due to him receiving financial compensation from Santos GLNG for activities carried out on parcels of land owned by him. Cr. Wason left the Chamber at 3.26pm, taking no further part in discussion or debate on the matter.

Cr. Price declared a perceived "Conflict of Interest" for the following two items. Cr. Price receives financial compensation from Santos GLNG and Origin APLNG for activities carried out on parcels of land owned by her. Cr. Price left the Chamber at 3.26pm, taking no further part in discussion or debate on the items.

Item Number:

C.2

File Number: D15/100571

SUBJECT HEADING:

CONDUCT AND COMPENSATION AGREEMENT AGR-002705 GEOTECHNICAL INVESTIGATIONS (SANTOS GLNG)

Author and Officer's Title:

**Talia Barr, Support Officer - Infrastructure Contracts
Dylan Hesselberg, Manager – Infrastructure Contracts**

Executive Summary:

Santos GLNG, as compensation for carrying out geotechnical investigations within Council's road reserve, will compensate Council for an agreed amount per hole drilled.

A Conduct and Compensation Agreement setting out this provision and other detail to sufficiently protect Council against consequential loss has been prepared by Santos, in conjunction with Council officers and McCullough Robertson.

It is anticipated that the investigations will occur early in 2016, and take no longer than a few days.

Resolution No. GM/12.2015/57

Moved Cr O'Neil

Seconded Cr Newman

That Council authorise the Chief Executive Officer to sign on Council's behalf, Conduct and Compensation Agreement AGR-002705 Geotechnical Investigations, conditional on the agreement being to the Chief Executive Officer's satisfaction.

CARRIED

9/0

Responsible Officer

Manager – Infrastructure Contracts

At cessation of discussion on the abovementioned item, Cr. Wason entered the Chamber at 3.27pm.

Item Number: C.3 **File Number:** D15/100630

SUBJECT HEADING: ORIGIN APLNG SLA 1 VARIATION 1 - LUMP SUM PAYMENTS FOR PROGRAMMED WORKS ON WYBARA ROAD, CROSSROADS ROAD AND LAMBING FLAT ROAD

Author and Officer's Title: Paul Cummins, Engineer

Executive Summary:

Council resolved on 11 November 2015 for the Chief Executive Officer to sign the APLNG-SLA 1 variation. This variation included upgrade works for the Eurombah Creek Crossing on the Wybara Road, gravel re-sheeting on Crossroads Road and the upgrade of the intersection of Lambing Flat Road and Gullagimbi Road. Origin APLNG has notified Council that they wish to pay the amount identified for these projects in the varied Works Schedule as a lump sum prior to the works being completed.

Resolution No. GM/12.2015/58

Moved Cr Chambers

Seconded Cr Wason

That Council authorise the Chief Executive Officer, through agreement with Origin APLNG, for the works outlined in the APLNG-SLA 1 variation 1 for Wybara Road, Crossroads Road and Lambing Flat Road to:

- 1. Agree to receive a lump sum payment from Origin APLNG upon the execution of the APLNG-SLA 1 Variation 1 by all parties to the value of:**
 - a. \$300,000 for the project works on Wybara Road and;**
 - b. \$200,000 for the project works on Lambing Flat Road; and**
 - c. \$433,929 for the project works on Crossroads Road.**
- 2. Supersede all conditions surrounding the calculation of Work Costs as well as Invoicing and Payment Terms for Roadworks Work Costs detailed in the Infrastructure Agreement between Council and Origin APLNG for the projects listed above.**

CARRIED

9/0

Responsible Officer

Engineer

At cessation of discussion on the abovementioned item, Cr. Price entered the Chamber at 3.28pm.

Cr. Flynn declared a "Conflict of Interest" in relation to the following item, due to his personal Business operations out of the Roma Airport. Cr. Flynn left the Chamber at 3.28pm, taking no further part in discussions or debate on the item.

Item Number: C.4 **File Number:** D15/100943

SUBJECT HEADING: NOVEMBER MONTHLY BUSINESS UNIT REPORT - AIRPORTS

Author and Officer's Title: Ben Jones, Manager - Airports (Roma, Injune, Surat & Mitchell)

Executive Summary:

This monthly report was presented to Council to provide a performance evaluation of Council's Airports (Roma, Injune Surat & Mitchell) over the past month, and year to date. The report reviews the month's activities, provides an overview of financial performance and highlights any emerging issues.

Resolution No. GM/12.2015/59

Moved Cr Denton

Seconded Cr O'Neil

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

CARRIED

9/0

Responsible Officer

Manager - Airports (Roma, Injune, Surat & Mitchell)

At cessation of discussion on the abovementioned item, Cr. Flynn entered the Chamber at 3.29pm.

Item Number:

C.5

File Number: D15/101358

SUBJECT HEADING:

PROPOSED NEW SITE FOR INJUNE STOCKPILE MATERIALS

Author and Officer's Title:

Michael Kelly, Manager - Resource Coordination (Plant, Workshop, Depots & Materials)

Executive Summary:

Material stockpiles in Injune are currently unsecured and are easily accessible increasing the risk of theft. The Department of Resource Coordination were allocated funds in the 2015/16 budget to resolve this issue, however, it was discovered that the proposed location was unsuitable due to environmental reasons (it sits over an old tip) and a potential alternative site had to be sourced.

Resolution No. GM/12.2015/60

Moved Cr Schefe

Seconded Cr Flynn

That Council grant permission for Stores to acquire approximately 1HA of land owned by Council located in the Industrial Estate at Injune described as Lot Plan: 6SP132317, with funds drawn from Work Order 17567.

CARRIED

9/0

Responsible Officer

Manager - Resource Coordination (Plant, Workshop, Depots & Materials)

LATE CONFIDENTIAL ITEMS

Item Number:

LC.1

File Number: D15/101386

SUBJECT HEADING:

TENDER 16008 - SALE OR LEASE OF THE OLD BUTTER FACTORY

Author and Officer's Title:

Josephine Horsfall, Coordinator - Land Administration

Executive Summary:

Council requested by Tender, the Sale or Lease of the building known as The Old Butter factory situated at 18-20 Station Street Roma. Tenders closed on 6 October 2015 with 4 tenders being received.

At its General meeting held on 14 October 2015 Council considered all tenders and resolved (Resolution No. GM/10.2015/26) to accept the tender from 'Team Fruit & Veg' to purchase the Old Butter Factory for the tendered price of \$325,000.

Resolution No. GM/12.2015/61

Moved Cr Chambers

Seconded Cr O'Neil

That Council:

1. Authorise the Chief Executive Officer (or delegate) to enter into final negotiations for the purchase by Team Fruit & Vege of The Old Butter Factory situated at 18-20 Station Street in Roma.
2. Requires the following conditions as part of the negotiations for the contract of sale:
 - i. the purchase price for The Old Butter Factory is \$325,000;
 - ii. a deposit of 10% (and no more than 10%) be provided at the signing of contract;
 - iii. the contract be in the form of the current version of the REIQ Commercial Land and Buildings contract with special conditions as negotiated (Contract);
 - iv. the Contract may be 'subject to finance';
 - v. balance of the purchase price to be paid as a single lump sum within 12 months of the signing of the Contract; and
 - vi. if the contract is terminated or not settled by the date specified in the contract, then an amount equal to \$500 per week from the date of signing of the contract until the Contract is terminated will be payable by the buyer in addition to any other payments Council may be entitled to under the terms of the Contract.
3. Authorise the Chief Executive Officer to accept the final agreed terms of the Contract.

CARRIED

8/1

Responsible Officer

Director - Corporate, Community & Commercial Services

Item Number:

LC.2

File Number: D15/101576

SUBJECT HEADING:

WRITE OFF AMOUNTS IN DEBTORS

Author and Officer's Title:

Debbie Gelhaar, Coordinator - Debtors

Executive Summary:

This report recommended Council consider the write off of debts that are deemed to be irrecoverable or unviable for Council to pursue further recovery action.

Resolution No. GM/12.2015/62

Moved Cr O'Neil

Seconded Cr Price

That the matter lay on the table for further consideration at a future General Meeting pending the outcomes of internal investigations.

CARRIED

9/0

Responsible Officer

Coordinator – Debtors

Cr. Chambers declared a "Conflict of Interest" in the following item, due to one of the Tenders under consideration being submitted by a relative. Cr. Chambers left the Chamber at 3.33pm, taking no further part in discussion or debate on the matter.

Item Number: LC.3 **File Number:** D15/102849

SUBJECT HEADING: TENDER 16028 - MOVEMENT AND CONTROL OF STOCK SERVICES AT ROMA SALEYARDS

Author and Officer's Title: Sharon Frank, Director - Corporate, Community & Commercial Services

Executive Summary:

Council invited suitably skilled and qualified applicants to tender for the Movement and Control of Stock Services at the Roma Saleyards - Australia's largest cattle selling complex.

The current service agreement finishes on 30 April 2016.

The tender period opened on 11 November 2015 with an initial closing date of 2 December, extended for a week to 9 December 2015, following receipt of informal feedback.

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

Resolution No. GM/12.2015/63

Moved Cr Flynn

Seconded Cr Denton

That Council:

1. **Select Livestock Link Pty Ltd as preferred tenderer for Tender 16028 – Movement and Control of Stock Services at the Roma Saleyards for a term of two (2) years, with a further two (2) year term at Council's discretion.**
2. **Authorise the Chief Executive Officer (or delegate) to enter into final negotiations with Livestock Link Pty Ltd and accept the contract, if the final terms are acceptable.**

CARRIED

8/0

Responsible Officer

Director – Corporate, Community and Commercial Services

Item Number: LC.4 **File Number:** D15/102310

SUBJECT HEADING: TENDER 16023 - SEWER MAIN UPGRADE NORTHERN ROAD, ROMA, QLD - PREFERRED TENDERER SELECTION

Author and Officer's Title: Paraic Butler, Engineer

Executive Summary:

Council's 2015/16 capital work budget includes provision for construction of a new sewer main between the Arthur St Pump Station and Alexander Parade.

Tenders were called for its construction, with the tender period opening on 19 November 2015 and closing on 11 December 2015.

Responses were reviewed by an evaluation panel comprising internal stakeholders, and the report was submitted for Council's consideration.

Resolution No. GM/12.2015/64

Moved Cr Schefe

Seconded Cr Wason

That Council:

1. **Select FB Contracting as preferred tenderer for Tender 16023 – Sewer Main Upgrade Northern Road Roma.**
2. **Authorise the Chief Executive (or delegate) to enter into final negotiations with FB Contracting noting the tendered value of \$1,175,341.20 (including GST), subject to securing the additional funding.**
3. **In parallel with the next stage of negotiations, including timeframes for completion, review funding for the project as part of the quarter 2 review, for consideration at the meeting on 20 January 2016.**

CARRIED

9/0

Responsible Officer

Engineer

Item Number:

LC.5

File Number: D15/102314

SUBJECT HEADING:

**TENDER 16022 - WATER MAIN NETWORK
AUGMENTATION, INJUNE, QLD - PREFERRED
TENDERER SELECTION**

Author and Officer's Title:

Paraic Butler, Engineer

Executive Summary:

Council's 2015/16 capital work budget includes provisions for construction of a new trunk water mains between Injune Bores 1, 2, 3 and the new ground reservoir on Annadale St and a new upgraded reticulation mains between the new water booster pump station on Annadale St to the Hutton St and 5th Avenue Intersection.

Tenders were called for its construction, with the tender period opening on 19 November 2015 and closing on 11 December 2015.

Responses were reviewed by an evaluation panel comprising internal expertise, and the report is submitted for Council's consideration.

Resolution No. GM/12.2015/65

Moved Cr Denton

Seconded Cr Schefe

That Council:

1. **Select Mackenzies Ace Pty Ltd (Trading name – Chris Buckley Plumbing) as preferred tenderer for Tender 16022 – Water Main Network Augmentation, Injune, QLD.**
2. **Authorise the Chief Executive Officer (or delegate) to enter into final negotiations with Mackenzies Ace Pty Ltd noting the tendered value of \$431,643.85 (Inc. GST) and accept the contract if the final terms are acceptable.**

CARRIED

9/0

Responsible Officer

Engineer

Item Number: LC.6 **File Number:** D15/101016

SUBJECT HEADING: MINOR AMENDMENTS TO THE ORGANISATION CHART AND DELEGATED AUTHORITY FOR THE CHIEF EXECUTIVE OFFICER & MAYOR RELATING TO ~~THE PICKANJINNIE NORTH ROAD UPGRADE~~ **COUNCIL'S PROGRAM OF WORKS FOR 2016/2017/2018** (COUNCIL REQUESTED THE HEADING BE UPDATED AT GENERAL MEETING 27/09/17 TO BE MORE REFLECTIVE OF THE OVERALL PROGRAM)

Author and Officer's Title: Evan Woods, Manager - Roads, Drainage & Parks

Executive Summary:

This report had two (2) purposes:

1. *To seek approval from Council to make minor amendments to the Organisational Chart for the purposes of completing the Pickanjinie North Road Upgrade Project.*
2. *To seek delegated authority for the Mayor & Chief Executive Officer to sign the Memorandum of Understanding between Maranoa Regional Council and the Department of Transport and Main Roads (RoadTek), for services and resources required to assist in the delivery of the Maranoa Regional Council's Program of Works for 2016/2017/2018.*

Resolution No. GM/12.2015/66

Moved Cr Flynn

Seconded Cr Newman

That Council authorise the Chief Executive Officer to:

1. **Sign the Memorandum of Understanding between Maranoa Regional Council and the Department of Transport and Main Roads (RoadTek) on behalf of Council.**
2. **Implement a temporary resource plan to deliver the Pickanjinie North Road Upgrade Project, which will be dissolved at the completion of the Pickanjinie North Upgrade Project.**

CARRIED

9/0

Responsible Officer

Manager - Roads, Drainage & Parks

Item Number: LC.7 **File Number:** D15/102346

SUBJECT HEADING: BUDGET AMENDMENT FOR THE BUNGIL CREEK CLEARING PROJECT

Author and Officer's Title: Evan Woods, Manager - Roads, Drainage & Parks
 Gabrielle Franklin, Support Officer - Roads, Drainage & Parks

Executive Summary:

This report sought to reallocate surplus funds from the Big Rig Parklands Pond Repairs (WO17596), and use them to complete the existing scope of works for the Bungil Creek Clearing Project (WO17589). Furthermore, it seeks to extend the scope of works, to clear approximately two (2) kilometres of further creek, maximising the benefits of the existing scope of works, and to reallocate the necessary funds to do so from the George Street East Gravel Resheet projects that will potentially be affected by flood levee activities. (WO17688 & WO17689).

Resolution No. GM/12.2015/67			
Moved Cr Chambers		Seconded Cr Denton	
That Council amend the 2015/16 budget as indicated in the table below:			
Project	Works Order	Allocated Budget	Proposed Revised Budget
George Street East Gravel Resheet Ashburn Road to Short Street	17688	\$22,500	\$0
George Street East Gravel Resheet Short Street to Clayton Road	17689	\$67,500	\$0
Big Rig Parklands Pond Repairs	17596	\$150,000	\$100,000
Bungil Creek Clearing Project (Creek Street to Miscamble Street)	17589	\$100,000	\$150,000*
Bungil Creek Additional Scope (Miscamble Street to McPhie Street)	17589	\$0	\$90,000
TOTAL	-	\$340,000	\$340,000
CARRIED			9/0

Responsible Officer	Support Officer - Roads, Drainage & Parks
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Item Number: LC.8 **File Number:** D15/101737

SUBJECT HEADING: 2016 AUSTRALIA DAY NOMINATIONS

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

Executive Summary:
The 2016 Australia Day Awards Assessment Panel has assessed the nominations for the Maranoa Region.

Resolution No. GM/12.2015/68	
Moved Cr O'Neil	Seconded Cr Flynn
That Council accept the recommendations from the Awards Assessment Panel for the 2016 Australia Day Award Recipients for the Maranoa Region.	
CARRIED	
9/0	

Responsible Officer	Coordinator - Grants, Local Development & Council Events
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Cr. Flynn declared a "Conflict of Interest" in relation to the following item, due to his personal business operations out of the Roma Airport. Cr. Flynn left the Chamber at 3.44pm, taking no part in discussions or debate on the item.

Item Number: LC.9 **File Number:** D15/102752

SUBJECT HEADING: TENDER NO. 16024 - ROMA AIRPORT REDEVELOPMENT

Author and Officer's Title: Ben Jones, Manager - Airports (Roma, Injune, Surat & Mitchell)

Executive Summary:

Council's 2015/16 Airport's capital budget includes funding for construction of the Roma Airport terminal redevelopment.

Tenders were called for these services with the tender period opening on 10 November 2015 and closing on 10 December 2015.

Responses were reviewed by an evaluation panel comprising internal and external expertise, and the report was submitted for Council's consideration.

Resolution No. GM/12.2015/69	
Moved Cr Scheffe	Seconded Cr Wason
That Council:	
<ol style="list-style-type: none"> 1. Select SM & KA Duff Builders Pty Ltd as preferred tenderer for Tender 16024 – Construction of Roma Airport Terminal Redevelopment at the tendered price of \$2,646,050 (including GST), subject to agreement by the parties on the final contract terms (Noting this tender also represents the lowest priced conforming tender). 2. Authorise the Chief Executive Officer (or delegate) to enter into final contract negotiations with SM & KA Duff Builders Pty Ltd. 3. Authorise the Chief Executive Officer to accept the final agreed terms of the contract on behalf of Council. 	
CARRIED	6/2}

Responsible Officer	Manager - Airports (Roma, Injune, Surat & Mitchell)
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At cessation of discussion on the abovementioned item, Cr. Flynn entered the Chamber at 3.47pm.

Cr. Price declared a potential perceived "Conflict of Interest" in the following item due to one of the tenders submitted being a relative. Cr. Price elected to remain for discussion and debate on the matter on the basis that it would not affect her ability to consider the broader public interest.

Item Number: LC.10 **File Number:** D15/102841

SUBJECT HEADING: TENDER NO. 15013 - REGISTER OF PRE-QUALIFIED SUPPLIERS FOR WATER CARTAGE

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

Executive Summary:

Each year, Council's budget includes provision for various works requiring, from time to time, for Council to supplement its own plant and resources. One such area is Water Cartage.

The tender period opened on 4 September 2015 with a closing date of 28 September 2015.

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

Resolution No. GM/12.2015/70

Moved Cr Newman

Seconded Cr O'Neil

That Council:

1. **Appoint the following businesses to Council's Register of Pre-qualified Suppliers for Water Cartage, being established in accordance with section 232 of the Local Government Regulation 2012:**

ARC Transport Pty Ltd
BC Vincent & Sons Pty Ltd
DND Services
Geejay (Qld) Pty Ltd t/a G&J Tipper Hire
KL & R Morvell Transport Pty Ltd
RCC & VA Humphreys
Shamar Earthworks Pty Ltd
SKS Contractors Pty Ltd
T&W Earthmoving
Adrian A and Helen E Chapman t/a Warroo Water & Gravel

2. **Appoint to the Register (panel) for a two year period subject to satisfactory performance.**
3. **Refresh the Register (panel) in 2016 (tenders to be called in approximately September), with existing appointments not needing to reapply.**
4. **Accommodate the work location preferences of the tenderers and structure the sub-panels as follows:**

Anywhere in the Region:

ARC Transport Pty Ltd
DND Services
Geejay (Qld) Pty Ltd t/a G&J Tipper Hire
KL & R Morvell Transport Pty Ltd
RCC & VA Humphreys
Shamar Earthworks Pty Ltd
SKS Contractors Pty Ltd
T&W Earthmoving
Adrian A and Helen E Chapman t/a Warroo Water & Gravel

Roma, Muckadilla and Surrounds:

ARC Transport Pty Ltd (Identified Closest to Injune and Roma)
BC Vincent & Sons Pty Ltd
DND Services (Closest to Roma)
Geejay (Qld) Pty Ltd t/a G&J Tipper Hire
KL & R Morvell Transport Pty Ltd
RCC & VA Humphreys (Identified Closest to Injune and Roma)
Shamar Earthworks Pty Ltd
SKS Contractors Pty Ltd (Identified Closest to Roma, Surat, Injune)
T&W Earthmoving
Adrian A and Helen E Chapman t/a Warroo Water & Gravel

Wallumbilla, Yuleba, Jackson:

ARC Transport Pty Ltd (Also marked as close to work location)
 BC Vincent & Sons Pty Ltd
 DND Services
 Geejay (Qld) Pty Ltd t/a G&J Tipper Hire
 KL & R Morvell Transport Pty Ltd
 RCC & VA Humphreys
 Shamar Earthworks Pty Ltd
 SKS Contractors Pty Ltd
 T&W Earthmoving
 Adrian A and Helen E Chapman t/a Warroo Water & Gravel

Mitchell, Amby, Mungallala:

ARC Transport Pty Ltd
 BC Vincent & Sons Pty Ltd
 DND Services
 Geejay (Qld) Pty Ltd t/a G&J Tipper Hire
 KL & R Morvell Transport Pty Ltd
 RCC & VA Humphreys
 Shamar Earthworks Pty Ltd
 SKS Contractors Pty Ltd
 T&W Earthmoving
 Adrian A and Helen E Chapman t/a Warroo Water & Gravel

Injune:

ARC Transport Pty Ltd (Identified Closest to Injune and Roma)
 BC Vincent & Sons Pty Ltd (Closest to Injune)
 DND Services
 Geejay (Qld) Pty Ltd t/a G&J Tipper Hire
 KL & R Morvell Transport Pty Ltd
 RCC & VA Humphreys (Identified Closest to Injune and Roma)
 Shamar Earthworks Pty Ltd
 SKS Contractors Pty Ltd (Identified Closest to Roma, Surat, Injune)
 T&W Earthmoving
 Adrian A and Helen E Chapman t/a Warroo Water & Gravel

Surat:

ARC Transport Pty Ltd
 DND Services
 Geejay (Qld) Pty Ltd t/a G&J Tipper Hire
 KL & R Morvell Transport Pty Ltd
 RCC & VA Humphreys
 Shamar Earthworks Pty Ltd
 SKS Contractors Pty Ltd (Identified Closest to Roma, Surat, Injune)
 T&W Earthmoving
 Adrian A and Helen E Chapman t/a Warroo Water & Gravel (Did not identify Surat as Closest, but business is located in Surat).

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

9/0

Responsible Officer

Chief Executive Officer

Item Number: LC.11 File Number: D15/102844

SUBJECT HEADING: TENDER NO. 16015 - VEGETATION MANAGEMENT SERVICES

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

Executive Summary:

Each year, Council's budget includes provision for various works requiring, from time to time, for Council to supplement its own plant and resources. One such area is Vegetation Management Services (including Grounds Maintenance).

The tender documents were released on 28 October and closed on 25 November 2015. It was originally intended to close on 18 November 2015 however given the level of interest and this being one of the early tenders an additional week's extension was provided.

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

Resolution No. GM/12.2015/71

Moved Cr Scheffe

Seconded Cr Price

That Council:

1. Subject to item 2, appoint the following businesses to Council's Register of Pre-qualified Suppliers for Vegetation Management Services, being established in accordance with section 232 of the Local Government Regulation 2012, noting that most of the tenderers nominated that they would work anywhere in the region:

Urban Allotments:

Bendemere Construction Pty Ltd – Anywhere (5 Star Local)
RTC Contracting Pty Ltd trading as ProCrew – Anywhere
Locksmiths Roma – Anywhere (5 Star Local)
JFW Enterprises Trust (Trustee - Australian Agricultural and Environmental Solutions Pty Ltd) - Anywhere (3 Star Local)

Urban Public Space / Major Facilities:

Joe Demase – Anywhere (5 Star Local)
Bendemere Construction Pty Ltd – Anywhere (5 Star Local)
RTC Contracting Pty Ltd trading as ProCrew - Anywhere
Howe & Co Contracting Pty Ltd – Anywhere (5 Star Local)
Locksmiths Roma – Anywhere (5 Star Local)
JFW Enterprises Trust (Trustee - Australian Agricultural and Environmental Solutions Pty Ltd) - Anywhere (3 Star Local)

Rural Roadside Slashing:

Joe Demase (5 Star Local)
Howe & Co Contracting Pty Ltd – Anywhere (5 Star Local)
Bendemere Construction Pty Ltd – Anywhere (5 Star Local)
RTC Contracting Pty Ltd trading as ProCrew - Anywhere
JFW Enterprises Trust (Trustee - Australian Agricultural and Environmental Solutions Pty Ltd) - Anywhere (3 Star Local)
Peak Tractors Pty Ltd (All areas except Injune and Surrounds)

Rural Herbicide Spraying:

Bendemere Construction Pty Ltd – Anywhere (5 Star Local)
 RTC Contracting Pty Ltd trading as ProCrew - Anywhere
 Locksmiths Roma – Anywhere (5 Star Local)
 JFW Enterprises Trust (Trustee - Australian Agricultural and Environmental Solutions Pty Ltd) - Anywhere (3 Star Local)
 Scientific Pest Management (Australia / Pacific) Pty Ltd trading as Scientific Pest & Vegetation Management - Anywhere

Specialist Arborist Services:

Cut Above Tree Care (Aust) Pty Ltd (Anywhere in the Region)

2. Refer two (2) of the identified contractors to the Chief Executive Officer for further review to ascertain how the notified conflicts of interest can be managed (referring back to Council if a satisfactory resolution cannot be achieved).
3. Refresh the Register (panel) in approximately October 2016 to align with the new Tender Calendar, noting that for existing panel members (appointed in 2015), appointment to the panel can be extended for a further 12 months, with reapplication only required for any change to Council’s requirements.

CARRIED

9/0

Responsible Officer	Chief Executive Officer
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Item Number: LC.12 **File Number:** D15/102846

SUBJECT HEADING: TABLING OF E-MAIL FROM MR PHIL HARVEY

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

Executive Summary:

An e-mail has been received requesting that its contents be read out at the next available Council meeting.

Resolution No. GM/12.2015/72

Moved Cr Price

Seconded Cr Scheffe

That Council:

1. Receive and note the contents of the email received.
2. Endeavour to work with the applicant to advocate to the State Government for a change to relevant legislation.

CARRIED

9/0

Responsible Officer	Chief Executive Officer
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Item Number: LC.13 **File Number:** D15/102847

SUBJECT HEADING: LETTER EXCHANGE WITH OSTWALD BROS

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

Executive Summary:

The report provided a subsequent step post the Deed of Settlement to resolve a number of residual issues associated with the flood levee contract. The letter also clarifies those items that remain outstanding.

Resolution No. GM/12.2015/73

Moved Cr Denton

Seconded Cr Newman

That Council authorise the Chief Executive Officer to sign the letter as recommended.

CARRIED

9/0

Responsible Officer

Chief Executive Officer

Cr. Wason declared a "Conflict of Interest" for the following item, due to him owning the parcel of land on which Mt Saltbush Quarry is sited, the operation of which sees him entitled to payment of royalties (funds) for material extracted from the site. Cr. Wason left the Chamber at 3.52pm taking no further part in discussions or debate on the item.

Item Number: LC.14 **File Number:** D15/102848

SUBJECT HEADING: UPDATE OF ORGANISATIONAL STRUCTURE -
CHANGES FOR ROMA QUARRY

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

Executive Summary:

The report proposed to finalise the merger of the Roma Quarry with the Department of Resource Coordination.

Resolution No. GM/12.2015/74

Moved Cr O'Neil

Seconded Cr Scheffe

That Council approve the merger of the two Departments, under a single Manager – Manager Resource Coordination.

CARRIED

8/0

Responsible Officer

Chief Executive Officer

At cessation of discussion and debate on the abovementioned item, Cr. Wason entered the Chamber at 3.54pm.

Item Number: LC.15 **File Number:** D15/100554

SUBJECT HEADING: RESPONSE TO TENDER 16005 - SALE 52 OXFORD STREET MITCHELL
 RESPONSE TO TENDER 16006 - SALE 197 ALICE STREET MITCHELL

Author and Officer's Title: Margaret Langton, Coordinator - Council and Community Housing

Executive Summary:

Tenders were called for the sale of the two Mitchell properties, GM/12.2014/59, 52 Oxford Street and 197 Alice Street.

One tender was received for each property, for Council consideration.

Resolution No. GM/12.2015/75	
Moved Cr Chambers	Seconded Cr Newman
That Council:	
<ol style="list-style-type: none"> 1. Not approve the submitted tenders for the two Mitchell properties. 2. Commence the process to list the properties with Council's Real Estate Agent for sale. 	
CARRIED	9/0

Responsible Officer	Coordinator - Council and Community Housing
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Item Number: LC.16 **File Number:** D15/99512

SUBJECT HEADING: MARKET RENTS - LONG TERM COMMUNITY HOUSING

Author and Officer's Title: Margaret Langton, Coordinator - Council and Community Housing

Executive Summary:

Market rents were not set for Long Term Community Housing in the 2015/16 Fees and Charges as it was anticipated that Council would have exited the program by this time.

As it is now time for Annual Rent Reviews and with the considerable reductions in rent throughout the region, last year's figures need to be reviewed so that Council can continue to be a competitive rental provider.

Resolution No. GM/12.2015/76	
Moved Cr Wason	Seconded Cr Price
That Council approve the proposed new rental figures as recommended in the Officer's report.	
CARRIED	9/0

Responsible Officer	Coordinator - Council and Community Housing
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Item Number: LC.17 **File Number:** D15/98669
SUBJECT HEADING: REQUEST TO TENANT OFFICE - ROMA COMMUNITY HUB
Author & Officer's Title: Madonna Mole, Specialist – Lease Management & User Facility Agreements

Executive Summary:

An Expression of Interest has been received from the Western Queensland Primary Health Network to tenant two offices within the Roma Community Hub until 30 June 2016.

The matter was withdrawn from the agenda at the General Meeting on 9 December 2015 to be further considered at an upcoming General Meeting.

Resolution No. GM/12.2015/77	
Moved Cr Chambers	Seconded Cr Denton
The Council decline to enter into a tenancy agreement with Western Queensland Primary Health Network for tenancy of additional two office spaces within the Roma Community Hub until 30 June 2016, as all offices are currently tenanted.	
CARRIED	9/0

Responsible Officer	Specialist – Lease Management & User Facility Agreements
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MAYORAL MINUTE

The Mayor thanked Councillors and staff for their commitment during the year and wished all a Merry Christmas.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 4.03pm

These Minutes are to be confirmed at the next General Meeting of Council to be held on 20 January 2016, at Roma Administration Centre.

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 Mayor.

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 Date.