



Minutes

Of The

General Council Meeting

Held in the Council Chambers, 45 Glendon Street Kingaroy

on Wednesday, 20 March 2013

Chief Executive Officer: Ken McLoughlin

SOUTH BURNETT REGIONAL COUNCIL MINUTES

Wednesday, 20 March 2013

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Minutes of the meeting of the South Burnett Regional Council, held in the Council Chambers, 45 Glendon Street Kingaroy on 20 March 2013 at 9:00am.

PRESENT:

Councillors:

Present: Cr DW Kratzmann (Mayor), Cr KM Campbell, Cr CD Dalton, Cr KA Duff, Cr BL Green, Cr DJ Palmer, Cr DP Tessmann

Council Officers:

Ken McLoughlin (Chief Executive Officer), Gary Wall (General Manager Finance & Information Services), John Kersnovski (General Manager Infrastructure Services), Eleanor Sharpe (General Manager Communities), Stan Taylor (General Manager Planning & Environment)

1. Leave Of Absence

Nil.

3. Confirmation Of Minutes Of Previous Meeting

3.1 South Burnett Regional Council Minutes

Officer's Recommendation

That the minutes of the previous meeting held on Wednesday 20 February 2013 as recorded be confirmed.

Resolution:

Moved Cr KA Duff, seconded Cr DJ Palmer.

That the minutes of the previous meeting held on Wednesday 20 February 2013 as recorded be confirmed.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

2. Prayers

A representative of the Ministers Fraternal, Pastor Hedley Fihaki offered prayers for Council and for the conduct of the Council Meeting.

4. Mayoral Report

The Mayor congratulated General Manager Gary Wall and Program Director Flood Restoration Maurie McGuire on winning the 2013 Local Government Managers of Australia Queensland (LGMAQ) Procurement Professional Award at the Procurement Gala Awards Function on Wednesday 6 March 2013.

4.1 MR - 1145020 - Mayoral Report

Summary

Mayoral Report to council for the period 13 February 2013 to 11 March 2013.

Officer's Recommendation

That the Mayoral Report to council for the period 13 February 2013 to 11 March 2013 be received.

Resolution:

Moved Cr DW Kratzmann, seconded Cr KM Campbell.

That the Mayoral Report to council for the period 13 February 2013 to 11 March 2013 be received.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

CONSIDERATION OF BUSINESS SECTIONS INCLUDING BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETINGS

See Business Function Headings

5. Planning & Environment

5.1 Environmental Services

5.1.1 ES - 1145427 - Review of Wondai - Murgon Transfer Stations Opening Hours - March 2013

Summary

Further to the Council resolution late in 2012 in relation to its commitment to review the opening hours of the Wondai and Murgon Transfer Stations this report is tabled for Council's consideration and decision.

Officer's Recommendation

That Council

1. Issue an Expression of Interest for Caretakers for the Wondai and Murgon Transfer Stations to carry out the opening, closure and any minor general clean up functions.
2. Upon a suitable caretaker being appointed, open the Wondai and Murgon Transfer Stations from 6am to 6pm without direct supervision.
3. Investigate the feasibility of an honesty system for the identification and payment of commercial waste disposal fees at the Wondai and Murgon Transfer Stations.

Resolution:

Moved Cr CD Dalton, seconded Cr KA Duff.

That the Officer's Recommendation be adopted

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

5.2 Natural Resource Management (NRM) & Parks

Nil.

5.3 NRM, Parks and Environment Portfolio Report

5.3.1 NRMP&E - 1145337 - NRM Parks & Environment Portfolio Report

Summary

NRM & Environment Portfolio Report to council for the period 13 February 2013 to 11 March 2013

Officer's Recommendation

That the NRM Parks & Environment Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

Resolution:

Moved Cr KA Duff, seconded Cr DP Tessmann.

That the NRM Parks & Environment Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

6. Planning, Land Management and Waste

6.1 Planning and Land Management

6.1.1 P&LM - 1124770 - Forwarding SeDA - Reconfiguration of a Lot (1 lot into 2 lots) at 10 Reen Street Kingaroy - Lot 7 RP36999

Summary

Key Point Summary

- Application for the Reconfiguration of a Lot (1 lot into 2 lots) on a Residential zoned property – Preferred Land Use of Residential B
- Proposed Lot 2 is less than 600m² in area and Proposed Lot 1 contains a Dwelling House and Associated Outbuildings which encroach on Proposed Lot 2
- Property is affected by Special Management Overlay Area (SMOA) Map 2E(i) – Community Facilities (Major Utilities)

- Application is Code Assessable against the Kingaroy Shire IPA Planning Scheme - Urban Locality Code - Elements (b), (d), (f) & (g) and Community Facility Overlay Code
- Proposed reconfiguration for freehold allotments less than 600m² but greater than 300m² in area is consistent with the Urban Locality Code within the Kingaroy Shire IPA Planning Scheme
- The application is recommended for approval subject to reasonable and relevant conditions.

Officer's Recommendation

That Council *approve* the Development Application for Reconfiguration of a Lot – 1 lot into 2 Lots at 10 Reen Street, Kingaroy (and described as Lot 7 on RP36999), subject to the following conditions:

General

- GEN1. The subject site is to be developed generally in accordance with the plans and information submitted with the application unless otherwise amended by the following conditions:
- Site Plan – Prepared by Blueprint Drafting Services – Project Number 11-1483-DWL, dated 19th December 2011, Sheet 1 of 2.
 - Optional Floor Plan – Prepared by Blueprint Drafting Services – Project Number 11-1483-DWL, dated 19th December 2011, Sheet 2 of 2.
 - Proposed Subdivision, Prepared by O'Reilly, Nunn Favier – Drawing No 4927P/1, Drawn 9/1/13, Sheet No 1 of 1.
- GEN2. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.
- GEN3. Prior to the sealing of the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being a charge over the subject land under any Act in accordance with Section 815 of the Sustainable Planning Act 2009.
- GEN4. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.
- GEN5. The proposed boundaries are to be located –
- a) so that associated services do not encroach on adjoining lot;
 - b) to comply with setbacks specified by the Department of Infrastructure and Planning Queensland Plumbing and Wastewater Code (QPW code), 1 January 2008, and Australian Standards (AS) 1547.200, under the *Plumbing and Drainage Act 2002*;
 - c) to comply with the Building Regulation 2006 and the Building Code of Australia.

Earthworks

- GEN6. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

Department of Environment & resource Management Valuation Fees

- GEN7. Payment of Department of Environmental and Resource Management valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$88.00 (2 Lots X \$44.00) Register of Regulatory & Cost-Recovery Fees and the rate applicable at the time of payment.

Compliance Assessment

GEN8. All conditions of this approval are to be satisfied prior to Council issuing a Compliance Certificate for the Plan of Survey, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

Sealing of a Plan of Survey or A Compliance Certificate fee will be charged, with payment required prior to Council consenting to the Plan of Survey or Council approval of the associated documentation requiring compliance assessment.

Water Connection

ENG1. A water connection will be required to service each proposed lot to current South Burnett Regional Council standards.

Sewerage Connection

ENG2. A sewerage connection will be required to service each proposed lot to current South Burnett Regional Council standards.

Stormwater

ENG3. Prior to sealing the survey plan provide a drawing to the satisfaction of Councils Infrastructure department demonstrating a minimum of 1500L of stormwater detention to be provided to each lot. It is noted that the low level outlet from any stormwater tanks should be internal to the tank.

ENG4. All stormwater drainage systems, including all surface, underground and roof water components, to effectively drain all stormwater falling on to the proposed development to Council's stormwater system, rain water tanks or other lawful point of discharge.

ENG5. The stormwater drainage system serving the site is to be designed so that the post-development flows at the point of discharge to all downstream properties including road reserves remains consistent with the pre-developed case.

Access

ENG6. Property access to each lot shall be in accordance with IPWEAQ Standard Drawing R-050 and table S2.7 – Design and Construction Standards of the Kingaroy Shire Council IPA Planning Scheme.

Building Over and Adjacent to Sewers

ENG7. Any work over or adjacent to Council's sewer infrastructure, including the construction/rebuilding/alteration of buildings or other structures and filling or excavation of material, is to be in accordance with Council's Building Over and Adjacent to Sewers Policy.

Fence

RAL1. Fence construction between the 2 properties is to be solid screen fencing to a height not exceeding 1.8m.

Electricity and Telecommunications

RAL2. Prior to Council sealing the Plan of Survey the applicant is to provide each lot with a telecommunication service. Where supply is not able to be provided at this time, details of the proposed service is to be provided for Council's consideration and approval.

RAL3. Prior to Council sealing the Plan of Survey the applicant is to provide each lot with an electricity supply. Where supply is not able to be provided at this time, details of the proposed supply shall be provided for Council's consideration and approval.

Property Boundaries

RAL4. All existing on-site structures, are to be demolished or relocated so as not to cross the proposed property boundary.

Advice

ADV1. Section 341(3) of the *Sustainable Planning Act 2009* provides that, if this approval is not acted upon within the period of 4 (four) years the approval will lapse. Note that in accordance with section 341(7) a related approval may extend the relevant (currency) period.

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

ADV3. Telecommunication connections can be arranged by logging onto Telstra's website.

ADV4. Council would encourage you to discuss the development with Ergon Energy upon receipt of this approval to facilitate the timely supply of electricity to the development. Connection of electricity can take up to eight (8) months from the date of application to Ergon Energy.

ADV5. Attached for your information is a copy of Division 8 of the *Sustainable Planning Act 2009* as regards Rights of Appeal. With respect to Appeal Rights of Applicants, the following is drawn to your attention—

- a) the applicant's Appeal Period commences upon receipt of this advice and expires twenty (20) business days thereafter.
- b) should the applicant notify the Assessment Manager (Council) in writing of acceptance of the conditions of approval and that it is not intended to make an appeal, the Applicant's Appeal Period is at an end.

Resolution:

Moved Cr CD Dalton, seconded Cr KM Campbell.

That the Officer's Recommendation be adopted

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

6.1.2 P&LM - 1134174 - Forwarding building application in relation to enclosing the concrete area at the side of the building and requesting that the building fees of \$387 be waived as the club is not for profit and it is a council building

Summary

Council received a written request from the South Burnett Woodcrafters Inc for the 100% waiver of building applications fees for the renovations to the building occupied by the group on Council land located at 124-126 Haly Street, Kingaroy (Lot 6 on FY1221 and Lot 4 on RP103849).

Officer's Recommendation

That Council *approve* 100% waiver of the building application fees (\$387.00) less document lodgement (\$161), having regard to the community nature of the organisation.

Resolution:

Moved Cr CD Dalton, seconded Cr DJ Palmer.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

6.1.3 P&LM - 382253 - Leigh W & Cecile M Gault - IDAS Application for Preliminary Approval for Material Change of Use (Residential Uses) and Reconfiguration of a Lot (1 lot into 31 lots) at 23 George Street, Blackbutt - Lot 6 SP146204

Summary

Key Point Summary

- Application for Reconfiguration of a Lot (1 lot into 27 lots) within the Community Expansion Zone under the Nanango Shire IPA Planning Scheme
- Application was lodged with the former Nanango Shire Council on 17 May 2004
- Public Notification of the proposed development was undertaken between 10 June 2004 and 6 July 2004
- One (1) submission was received by Council during Public Notification
- Correspondence from the Applicant on 7 March 2008 reduced the scale of the proposed development from thirty-one (31) lots to twenty-seven (27) lots
- The former Nanango Shire Council's Consultant Town Planner forwarded the proposed development to the General Meeting of 11 March 2008 recommending that Council exercise its discretion and approve the 27 lot development
- The former Nanango Shire Council decided to approve the proposed Reconfiguration of a Lot application at its General Meeting of 11 March 2008 but did not apply conditions of development approval
- No Decision Notice was issued by the former Nanango Shire Council advising the Applicant of Council's decision
- Recommendation that Council issues a Decision Notice to the Applicant containing reasonable and relevant conditions pursuant to Section 3.5.19 of the Integrated Planning Act 1997 given that the application was submitted when this Act was in force.

Officer's Recommendation

That Council apply the following conditions of development approval to the Reconfiguration of a Lot (1 Lot into 27 Lots) at 23 George Street, Blackbutt (and described as Lot 6 on SP146204).

General

- GEN1. The subject site is to be developed generally in accordance with Drawing No. 3373P/1 Sheet 1 of 1 'Option A' prepared by O'Reilly Nunn Favier (as amended by South Burnett Regional Council) and information submitted with the application unless otherwise amended by the following conditions.
- GEN2. The relocation of any infrastructure or services required as a result of this approval, including these conditions, is to be carried out at no cost to Council.
- GEN3. Any new earthworks or structures are not to concentrate or impede the pre-development surface flow or water across property boundaries to adjoining properties.
- GEN4. Dust prevention measures are to be undertaken to ensure that dust does not cause a nuisance to occupiers or adjacent premises, during and after construction.
- GEN5. Prior to sealing the Survey Plan the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Section 3.7.2 of the *Integrated Planning Act 1997*.
- GEN6. Payment of Department of Natural Resources and Mines (DNRM) valuation fees that will result from the issue of split valuations prior to Council sealing the Survey Plan. The contribution is currently assessed at \$1,056.00 (24 x \$44.00); however, the actual amount payable will be based on Council's Register of Regulatory & Cost-Recovery Fees and the rate applicable at the time of payment.
- GEN7. The Applicant is required to maintain the site in a clean and orderly state at all times, clearing of declared weeds and feral animals.
- GEN8. All conditions of this approval are to be satisfied prior to Council issuing a Compliance Certificate for the commencement of the use, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A Compliance Certificate fee will be charged, with payment required prior to Council approval of the associated documentation requiring compliance assessment (Survey Plan).

Further Development Permits

- GEN9. The development herein may not commence until the following Development Permits or Certificates have been issued and complied with as required:

- Compliance Permit for On-site Stormwater Management Plan
- Development Permit for Operational Works

Amended Plans

- GEN10. The Applicant shall provide an amended proposal plan to Council incorporating the following revisions:

- An extension of proposed Lots 2, 4 & 6 (on proposal plan 3373P/1) south to the common boundary of the subject site and Lot 16 on SP146204. Lots 2, 4 and 6 are to be designated parkland and shall accommodate a detention basin;

- The proposed access road adjacent to the southern boundary of the subject site should have a reserve width of 20.0m with an additional width provided to accommodate a turning circle east of its boundary with proposed Lot 6;
- Grosvenor Lane shall be extended through the site at its current alignment and at its current reserve width (20.1m) to the intersection with the proposed new road along the southern boundary of the site.

Survey Marks

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

Electricity

RAL2. Reticulated electricity is to be provided to the development in accordance with relevant Australian Standards.

RAL3. Written confirmation from the electricity authority, that all matters relating to the reticulation of electricity including electrical civil works have been completed, is to be provided to Council prior to sealing the Survey Plan.

Telecommunications

RAL4. Evidence of an agreement to provide a telephone service is to be provided to Council prior to sealing the Survey Plan.

Easements

RAL5. Easements are required over any inter-allotment drainage systems. Such easements shall be not less than three (3) metres in width.

Street Names and Signage

ENG1. The applicant is required to make an application to Council for the name of the proposed new road. A minimum of three (3) names are to be provided by the applicant for each new road.

Stormwater Management

ENG2. Submit an on-site stormwater management plan in accordance with the Queensland Urban Drainage Manual (QUDM) for compliance assessment by Council's Infrastructure Department indicating drainage paths for all roofed and impervious areas. The stormwater management plan should be certified by a Registered Professional Engineer Queensland (RPEQ) and should detail the following:

- Hydraulic design for stormwater including sizing and location of all proposed pipe and channel flows
- Location of gully pits
- Details of all pre and post development flows
- Details of any cut or fill require to direct stormwater to a legal point of discharge

ENG3. Stormwater drainage is to be designed such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development.

ENG4. All stormwater collected from the site including roof water and all impervious areas are to be piped to a legal point of discharge. Such works are to be constructed as determined by a future Development Permit for Operational Works.

ENG5. The stormwater drainage system serving the site is to be designed so that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland flow at the point of discharge to all downstream

properties including road reserves. In the event that a material change to the pre-development stormwater flows will occur, the applicant is to produce evidence to Council's satisfaction of a legal right as to the method for stormwater discharge over the downstream land.

Roadworks

ENG6. Construction and sealing of all roads internal to the site must be carried out to an 8m width (minimum) for the full length of the roads. The road must be designed and constructed in accordance with Schedule 2 of the Nanango IPA planning scheme. The profile of semi mountable kerb and channel must be installed in accordance with IPWEAQ Standard Drawing R-080 type M1. Detailed engineering designs of these road works, certified by a Registered Professional Engineer of Queensland (RPEQ), must be submitted to Council's Infrastructure Department as part of an application for an operational works permit.

ENG7. Construction and sealing of George Street to an ultimate 8m width (minimum) must be carried out for the full frontage of the site to George Street. The road must be designed and constructed in accordance with Schedule 2 of the Nanango IPA planning scheme. The profile of semi mountable kerb and channel must be installed in accordance with IPWEAQ Standard Drawing R-080 type M1. Detailed engineering designs of these road works, certified by a Registered Professional Engineer of Queensland (RPEQ), must be submitted to Council's Infrastructure Department as part of an application for an operational works permit.

Water Supply

ENG8. Water is to be reticulated to each lot in accordance with South Burnett Regional Council requirements by the extension of mains to service the entire frontage of all lots.

ENG9. Nominal Main Sizes are to be designed in accordance with the "Guidelines for the Planning and Design of Urban Water Supply Schemes" and Technical Bulletins published by the Department of Natural Resources and are to have consideration for the demand and pressure required at each lot including the demand created by all future stages.

Sewerage Disposal

ENG10. Reticulated sewerage disposal is to be connected to each lot in accordance with South Burnett Regional Council requirements.

ENG11. Sewer mains servicing each lot within the development shall be designed and constructed in accordance with South Burnett Regional Council requirements, WASA guidelines and DERM's "Planning guidelines for water supply and sewerage"

Infrastructure Agreement - Parkland

ENG12. The applicant is required to enter into a voluntary infrastructure agreement with Council in respect of parkland. The agreement shall include, but not be limited to:

- A monetary contribution towards improvements in the Blackbutt Parkland to compensate for loss of amenity caused by the development.

Development Contributions

ENG13. Payment prior to Council sealing the Survey Plan, a contribution toward water supply in accordance with Nanango Shire IPA Planning Scheme Policy No. 7 - Infrastructure for 66.0 equivalent persons (calculated at 69.0EP with a 3.0EP credit for the existing lot) at the rate applicable at the time infrastructure contributions are paid to Council. At current rates, the contribution is **\$129,340.20** based on an amount of \$1959.70/EP.

ENG14. Payment prior to Council sealing the Survey Plan, a contribution toward sewerage supply in accordance with Nanango Shire IPA Planning Scheme Policy No. 7 - Infrastructure for 66.0 equivalent persons (calculated at 69.0EP with a 3.0EP credit for the existing lot) at the rate applicable at the time infrastructure contributions are paid to Council. At current rates, the contribution is **\$51,791.52** based on an amount of \$784.72/EP.

Earthworks

ENG15. All stormwater collected from the site including roof water and all impervious areas are to be piped to a legal point of discharge. Such works are to be constructed as determined by a future Development Permit for Operational Works.

General

- ADV1. Section 3.5.21(2)(b) of the *Integrated Planning Act 1997* provides that, if this approval is not acted upon within the period of four (4) years the approval will lapse. Note that in accordance with Section 3.5.21(7) a related approval may extend the relevant (currency) period.
- ADV2. Each lot is to be provided with 9,000 litre of roof water storage in association with a future Dwelling House in accordance with Schedule 9 of the Nanango Shire IPA Planning Scheme and Part 2 of MP4.2 of the Queensland Development Code (QDC).
- ADV3. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.
- ADV4. Telecommunication connections can be arranged by logging onto Telstra's website (www.telstrasmartcommunity.com) and completing the 'Intent to Develop' form to register your development.
- ADV5. Council would encourage you to discuss the development with Ergon Energy upon receipt of this approval to facilitate the timely supply of electricity to the development. Connection of electricity can take up to eight (8) months from the date of application to Ergon Energy.
- ADV6. Attached for your information is a copy of Section 4.1.27 of the *Integrated Planning Act 1997* as regards Rights of Appeal. With respect to Appeal Rights of Applicants, the following is drawn to your attention—
- a) the applicant's Appeal Period commences upon receipt of this advice and expires twenty (20) business days thereafter.
 - b) should the applicant notify the Assessment Manager (Council) in writing of acceptance of the conditions of approval and that it is not intended to make an appeal, the Applicant's Appeal Period is at an end.
- ADV7. Condition GEN10 contained in this Decision Notice requires the applicant to incorporate a 20.0m wide road reserve along the northern boundary of the subject site culminating at the eastern boundary of proposed Lot 6 (to be extended northwards to the common boundary with Lot 6 on SP146204). A Development Permit for Reconfiguration of a Lot has been approved over Lot 16 on SP146204. In the event that the development over Lot 16 on SP146204 is commenced prior to the commencement of the development on

the subject site (Lot 6 on SP146204), there is no requirement to extend proposed Lots 2, 4 and 6 northwards to the common boundary.

Resolution:

Moved Cr CD Dalton, seconded Cr DJ Palmer.

That following investigation into the joint frontage of Margaret Street Blackbutt the Chief Executive Officer be delegated authority to adjust the conditions accordingly.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

6.1.4 P&LM - 1140809 - Forwarding Request for Negotiated Decision - Material Change of Use (Shop & Child Care Centre) at 25 & 25A Kingaroy Street and 27 Oasis Drive Kingaroy - Lots 10, 11 & 16 SP204673

Summary

Key Point Summary

- Applicant has requested a Negotiated Decision Notice;
- Written representations have been forwarded to Council in relation to Conditions MCU4 (Landscaping), ENG3 (Vehicle Manoeuvring), ENG11 (Footpaths), ADV1 (Amended Plans) in relation to the proposed Child Care Centre and Infrastructure Charges Notice; and
- Recommendation that Conditions MCU4, ENG3, ADV1 be deleted and Condition ENG11 and Infrastructure Charges Notice remain unchanged and retained.

Officer's Recommendation

That the Council **refuse in part** the Applicant's Request for a Negotiated Decision Notice by refusing representations in relation to Condition ENG11 by retaining this condition as per Council's Decision Notice and **approve in part** the Applicant's Request for a Negotiated Decision Notice by approving the deletion of Conditions MCU4, ENG3 and ADV1. All other conditions are to be retained as per Council's Decision Notice dated 22 February 2013.

General

GEN1. The subject site is to be developed generally in accordance with the plans and information submitted with the application unless otherwise amended by the following conditions.

- Drawing Number 3352A.DA.06 Revision H (Ground Floor Plan) prepared by Alex Enborisoff Architects and dated 22 November 2012
- Drawing Number 3352A.DA.07 Revision H (Ground Floor Plan - Part 1) prepared by Alex Enborisoff Architects and dated 22 November 2012
- Drawing Number 3352A.DA.08 Revision H (Ground Floor Plan - Part 2) prepared by Alex Enborisoff Architects and dated 22 November 2012
- Drawing Number 3352A.DA.09 Revision H (Roof Plan) prepared by Alex Enborisoff Architects and dated 22 November 2012
- Drawing Number 3352A.DA.10 Revision H (Section) prepared by Alex Enborisoff Architects and dated 22 November 2012

GEN2. All works, including the relocation of services (Telstra, lighting etc.) are to be completed at no cost to Council.

- GEN3. The applicant is required to maintain the site in a clean and orderly state at all times, clearing of declared weeds and feral animals.

Compliance Assessment

- GEN4. All conditions of this approval are to be satisfied prior to Council issuing a Compliance Certificate for the commencement of the use, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A Compliance Certificate fee will be charged, with payment required prior to Council approval of the associated documentation requiring compliance assessment.

Further Development Permits

- GEN5. The development herein may not commence until the following Development Permits or Certificates have been issued and complied with as required:

- Development Permit for Building Work
- Development Permit for Plumbing and Drainage Work
- Development Permit for Operational Works

Fencing

- MCU2. Fence construction along the side and rear boundaries is to be solid screen fencing to a minimum height of 1.8m.

Lighting

- MCU3. Lighting used to illuminate any areas of the premises is to be designed and constructed in accordance with Australian Standard AS4282 (Obtrusive Effects of Outdoor Lighting) to ensure that lighting does not directly illuminate any nearby premises or roadways.

Landscaping

- MCU4. ~~The applicant is required to prepare a landscape plan for the subject site in accordance with Planning Scheme Policy No. 5 of the Kingaroy Shire IPA Planning Scheme for Compliance Assessment by Council and is to incorporate a minimum 1.0m wide landscape strip along each street frontage and a 2.0m wide landscape strip along the northern and western side boundaries of 25A Kingaroy Street (Lot 11 on SP204673). This plan is to be submitted to and approved by Council prior to the landscaping work commencing. Plant species may be selected from Council's *Branching Out – Your Handy Guide to Tree Planting in the South Burnett* (refer to booklet provided).~~

Amalgamation

- MCU5. The two (2) allotments (Lots 10 & 16 on SP204673) are to be amalgamated via a Survey Plan prior to the issue of a Certificate of Classification for the Child Care Centre.

Existing Material Change of Use Approvals (Shop and Child Care Centre)

- MCU6. The Applicant must request that Council under Section 379 of the *Sustainable Planning Act 2009*, cancel the existing Material Change of Use approval (Shop and Child Care Centre) over Lots 37, 38, 39, 49 & 50 on SP204673 (Council Reference: IR 570874). A notice to cancel the approval must be provided prior to the Applicant acting on the current approval.

Car Parking

- ENG1. Prior to the commencement of use, provide a total of sixteen (16) car parking spaces on Lots 10 and 16 on SP204673 in association with the approved Child Care Centre.

Roads & Access

- ENG2. All property accesses shall be designed and constructed in accordance with IPWEAQ Standard Drawing No. R-0050 and Table S2.7 - Design and Construction Standards of the Kingaroy Shire IPA Planning Scheme and located as per approved plans referenced in Condition GEN1.

Vehicle Manoeuvring

~~ENG3. All vehicle manoeuvring occurring associated with the Child Care Centre (Lots 10 & 16 on SP204673) is to be in designed and constructed for a B99 class vehicle based on Australian Standard AS2890.1:2004. A revised proposal plan is required to be submitted to and approved by Council's Infrastructure Department.~~

Car Parking Areas

ENG4. All vehicle manoeuvring areas, car parking areas, loading areas and driveways are required to be sealed with either bitumen, concrete or asphaltic concrete.

Water Supply

ENG5. A water connection will be required to service the Child Care Centre (Lots 10 & 16 on SP204673) to current South Burnett Regional Council standards.

Sewerage Reticulation

ENG6. A sewerage connection will be required to service the Child Care Centre (Lots 10 & 16 on SP204673) to current South Burnett Regional Council standards.

Stormwater

ENG7. All stormwater drainage systems, including all surface, underground and roofwater components, to effectively drain all stormwater falling on the proposed development to Council's stormwater system, rain water tanks or other lawful points of discharge.

ENG8. The stormwater drainage system serving the site is to be designed so that the post-development flows at the point of discharge to all downstream properties including road reserves remains consistent with the pre-developed case.

ENG9. Provide all workings associated with "Section 3.0 Stormwater Quantity Management" of the site based stormwater management plan submitted for this site. Particular attention should be given to the pre development time of concentration for the site. Provide a drawing of the proposed detention tanks. Provide a stormwater management layout plan for the site detailing the location and sizing of all proposed stormwater infrastructure on site including pipes, tanks and grass swales. The following should be noted when providing this information;

- Any over flow from rainwater tanks being utilized for detention proposes should be internal to the tanks.
- The minimum diameter allowable for overflows internal to these rainwater tanks will be 40mm.
- The actual detention provided by the rainwater tanks should be calculated considering the flows allowable from a 40mm orifice.
- The maximum inflow to each rainwater tank will be that resulting from a Q20 rain event falling on the roof area that the tank services.
- Rainwater tank storage should not be included in the detention required based on the stormwater calculations to be received.

Kerb Adaptors

ENG10. Provide a drawing of Kerb adaptors should be installed where the site stormwater is proposed to be piped to the existing kerb and channel system along the site frontage. Stormwater socket reducers may be required to accommodate this depending on the pipe diameters proposed.

Footpaths

ENG11. The Applicant is required to construct a 1.5m wide concrete footpath along the full frontage of Lots 10 & 16 on SP204673 in accordance with IPWEAQ Standard Drawing R-065. Kerb ramps are to be installed at locations agreed to by Council in accordance with IPWEAQ Standard Drawing R-090.

Earthworks

ENG12. Any proposed earthworks shall be undertaken in accordance with the Urban Locality Code, Element (g) within the Kingaroy IPA Planning Scheme unless approved separately under a Development Permit for Operational Works.

Advice

~~ADV1. In order to comply with Condition MCU1 it may be necessary to prepare a completely separate or 'clean sheet' design. For assistance in redesigning the proposed Shop to achieve a greater level of compliance with key requirements of the Kingaroy Shire IPA Planning Scheme please contact Council's Senior Planning Officer, Peter Mulcahy on (07) 4189 9100.~~

ADV2. Section 341(1)(a) of the *Sustainable Planning Act 2009* provides that, if this approval is not acted upon within the period of four (4) years the approval will lapse. Note that in accordance with section 341(7) a related approval may extend the relevant (currency) period.

ADV3. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

ADV4. Attached for your information is a copy of Division 8 of the *Sustainable Planning Act 2009* as regards Rights of Appeal. With respect to Appeal Rights of Applicants, the following is drawn to your attention—

- a) the applicant's Appeal Period commences upon receipt of this advice and expires twenty (20) business days thereafter.
- b) should the applicant notify the Assessment Manager (Council) in writing of acceptance of the conditions of approval and that it is not intended to make an appeal, the Applicant's Appeal Period is at an end.

ADV5. With the introduction of the *Sustainable Planning (Housing Affordability and Infrastructure Charges Reform) Amendment Act 2011*, an applicant's obligations with respect to infrastructure contributions/charges is now contained in a separate adopted infrastructure charges notice rather than in this development approval.

Resolution:

Moved Cr CD Dalton, seconded Cr DP Tessmann.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

6.1.5 P&LM - 1328668 - O'Reilly Nunn Favier - Forwarding a Request for Negotiated Decision - Reconfiguration of a Lot (1 lot into 2 lots) - 261 Tarong Railway Road, Tarong - Lot 20 FY506 - O'Reilly Nunn Favier

Summary

Key Point Summary

- Applicant has requested a Negotiated Decision Notice
- Written representations have been forwarded to Council in relation to Conditions RAL1, RAL3 and RAL4
- Recommendation that Condition RAL1 be retained as per Council's Decision Notice and Conditions RAL3 and RAL4 be deleted as per the Applicant's request

Officer's Recommendation

That the Council **refuse in part** the Applicant's Request for a Negotiated Decision Notice by refusing representations in relation to Condition RAL1 by retaining this condition as per Council's Decision Notice and **approve in part** the Applicant's Request for a Negotiated Decision Notice by approving the deletion of Conditions RAL3 and RAL4. All other conditions are to be retained as per Council's Decision Notice dated 28 August 2012:

General

GEN1. Development is to proceed generally in accordance with information submitted with the application including supporting material and the following proposal plan unless otherwise amended by these conditions:

- Drawing No. 4751P/1 (Proposed Subdivision) Sheet 1 of 1 prepared by O'Reilly Nunn, Favier Consulting Surveyors

GEN3. Any new earthworks or structures are not to concentrate or impeded the natural flow of water across property boundaries onto any other lots.

GEN4. The applicant is required to undertake dust prevention measures to ensure that dust does not cause a nuisance to occupiers of adjacent premises.

GEN5. All internal services are to be contained within respective lots.

GEN6. The site must be cleared of any declared Class 1 & 2 pests under the *Land Protection (Pest and Stock Route Management) Act 2002*.

Compliance Assessment

GEN7. All conditions of this approval are to be satisfied prior to Council issuing a Compliance Certificate for the commencement of the use, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A Compliance Certificate fee will be charged, with payment required prior to Council approval of the associated documentation requiring compliance assessment.

Amalgamation

RAL1. Part Lot 1 and Part Lot 2 as shown on Drawing No. 4751/1 (Proposed Subdivision) Sheet 1 of 1 prepared by O'Reilly Nunn Favier is required to be amalgamated with the balance of proposed Lot 2. A revised proposal plan is required to be submitted to and approved by Council prior to Council sealing the Survey Plan.

Survey Marks

- RAL2. Prior to the submission of the Survey Plan to Council, the applicant is to install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

Remnant Vegetation (Proposed Lot 1)

- RAL3. ~~The applicant is required to enter into a voluntary conservation covenant with Council to prevent clearing, destruction and damage of the identified remnant vegetation on proposed Lot 1 and provide clear separation between the identified vegetation and all agricultural activities.~~

~~The conservation covenant is required to be submitted to Council and approved prior to sealing of the Survey Plan.~~

Deleted

Referrable Wetland (Proposed Lot 2)

- RAL4. ~~The applicant is required to enter into a voluntary conservation covenant with Council to minimise the potential impact on the wetlands, water quality and water regimes by establishing a 200m buffer area to the wetland located in the south-east corner of proposed Lot 2.~~

~~The conservation covenant is required to be submitted to Council and approved prior to sealing of the Survey Plan.~~

Deleted

Vehicle Access

- ENG1. Access to Tarong Railway Road is only permissible via the two (2) existing access points as shown on the approved plan referenced in Condition GEN1.
- ENG2. Each access point on Tarong Railway Road is to comply with the requirements of the Nanango Shire Council IPA Planning Scheme – Schedule 2 Table S2.7 Design and Construction Standards.

Advice

- ADV1. Section 341(2)(a) of the *Sustainable Planning Act 2009* provides that, if this approval is not acted upon within the period of two (2) years the approval will lapse. Note that in accordance with section 341(7) a related approval may extend the relevant (currency) period.
- ADV2. Fencing along the full length of the common boundary between proposed Lot 1 and Lot 2 shall comply with the *Vegetation Management Act 1999* and associated DERM guidelines for *routine management*.
- ADV3. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

ADV4. Attached for your information is a copy of Division 8 of the *Sustainable Planning Act 2009* as regards Rights of Appeal. With respect to Appeal Rights of Applicants, the following is drawn to your attention—

- a) the applicant's Appeal Period commences upon receipt of this advice and expires twenty (20) business days thereafter.
- b) should the applicant notify the Assessment Manager (Council) in writing of acceptance of the conditions of approval and that it is not intended to make an appeal, the Applicant's Appeal Period is at an end.

Resolution:

Moved Cr CD Dalton, seconded Cr DJ Palmer.

That the Council approve the request for a Negotiated Decision Notice by deleting conditions RAL1, RAL3 and RAL4. All other conditions are to be retained as per Council's Decision Notice dated 28 August 2012.

Reason:

To ensure viability and sustainability for agricultural purposes and support succession planning.

Carried 7/0

FOR VOTE - Councillors voted unanimously

6.1.6 P&LM - 1146480 - Notice of Repeal of Resolution - Requesting extension to currency period & change to development approval - Material Change of Use - Multiple Dwelling at 41-43 Wickham Street Nanango - L 262 N2320

Summary

In accordance with section 262 of the Queensland Local Government Regulation 2012 Councillor Barry Green proposes to repeal the following resolution adopted at the General Meeting held on Wednesday 20 February 2013:

Resolution:

Moved Cr CD Dalton, seconded Cr DJ Palmer.

That the Officer's Recommendation be adopted

Carried 7/0

FOR VOTE - Councillors voted unanimously

(Officer's Recommendation)

That Council refuse the Applicant's request for an additional two (2) year extension to the currency period for the following reasons:

- The proposal was subject to submissions under the original development application and was assessed under a Superseded Planning Scheme;
- The grounds provided by the applicant relate solely to financial reasons with no planning grounds to support a genuine intention to exercise the approval.
- Given the time lapsed since the original approval was granted and public submissions received in the past, it is considered reasonable to refuse the

extension. The applicant can renew the approval by lodging an application for a development permit.

- **The applicant has not demonstrated a genuine intent to implement the approval as no substantial works have been undertaken on the subject site (refer to Figures 1-3 for site photographs). No subsequent Development Permit for Operational Works has been approved since the original Material Change of Use approval was granted.**
- **It is considered reasonable that the proposed development is assessed against the provisions of the current Planning Scheme and Council's policy regarding unit development in predominantly residential areas.**

Should the proposed repeal be successful, Cr Green proposes to move the following motion:

“That Council approve the application for an extension of time for the currency period for an additional two (2) years and nine (9) months to 20 December 2015 for Material Change of Use - Multiple Dwelling (6 Units) at 41-43 Wickham Street Nanango - L262 N2320.”

Report

(Acting Chief Executive Officer – Stan Taylor)

A meeting was held on 13 March 2013 with the Applicant, Applicant's Planning Consultant, Councillor Barry Green, Manager Planning and Land Management, and Acting Chief Executive Officer regarding Council's decision to refuse an extension of the Development Permit Material Change of Use – Multiple Dwelling at 41-43 Wickham Street Nanango (Lot 252 N2320).

The major issue that resulted in the original decision of Council was that the development had not substantially commenced.

Further documentary evidence was presented to the meeting to support an extension of time as listed below:-

1. Building Contract signed on 31 October 2012 before expiration date of development permit.
2. Other financial requirements such as Long Service Leave payment and BSA Construction Insurance have been paid.
3. Plumbing work recently commenced.
4. Building Approval (Private Certifier) still current to December 2013 with a capability of a further two (2) year extension being granted by the Building Certifier

In view of the above additional information being provided, an extension of time is warranted to a maximum period of two (2) years nine (9) months to expire on 20 December 2015.

Officer's Recommendation

That

- the resolution from Item 6.1.9 of the General Meeting held on 20 February 2013 – P&LM – IR Number 1360063 be repealed.
- Council approve the application for an extension of time for the currency period for an additional two (2) years and nine (9) months to 20 December 2015 for Material Change of Use - Multiple Dwelling (6 Units) at 41-43 Wickham Street Nanango - L262 N2320.”

Resolution:

Moved Cr BL Green, seconded Cr CD Dalton.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

6.2 Waste

Nil.

6.3 Planning & Land Management & Waste Portfolio Report

6.3.1 PLM&W - 1146306 - Planning Land Management & Waste Portfolio Report

Summary

Planning Land Management & Waste Portfolio Report to council for the period 13 February 2013 to 11 March 2013

Officer's Recommendation

That the Planning Land Management & Waste Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

Resolution:

Moved Cr CD Dalton, seconded Cr DJ Palmer.

That the Planning Land Management & Waste Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

7. Community & Cultural Services

7.1 Community & Cultural Services

7.1.1 C&CS - 1145642 - Recommendations from the Arts Culture & Heritage Management Advisory Committee for the 2012/2013 RADF Round 3

Summary

The Arts Culture & Heritage Management Advisory Committee (ACH MAC) was unable to meet on 5 March 2013 due to the uncertain weather conditions and recent flood events to assess the 2012-2013 RADF Round 3 applications received. Council's RADF Liaison Officer contacted the Committee Members to seek their endorsement for Councillor Cheryl Dalton and the RADF Liaison Officer to review the RADF applications received, for the MAC to further review and ratify their recommendations.

Responses were received from Peter Peacey, Liz Schneidewin, Robyn Dower and Julia Shaw. A verbal response was received from Cr Debra Palmer and Cr Cheryl Dalton. Three (3) committee members were not able to respond in the required timeframe.

The following RADF applications were received and Round 4 RADF Dates were forwarded to the committee members for approval. The ACH MAC approved the applications and the Round 4 RADF dates and seeks Council's endorsement of their decision.

2012-2013 Round 3 RADF Applications		
Applicant	Project	Amount Approved
Kingaroy State High School	Creative Generations - Stage Schools on Stage 2013	\$14,320
Murgon Art Group	Don Milner Two (2) Part Art Course	\$1,885
South Burnett Regional Council	The South Burnett through Video	\$1,600

It was also decided that for the 2012-2013 financial years, Council would call for a fourth round for RADF funding. The dates below were provided to the committee members for their approval.

2012-2013 Round 4 RADF Dates:

RADF Round 4 to open on 25 March 2013.

RADF Round 4 to close on 19 April 2013

Arts Culture Heritage Management Advisory Committee Meeting, Monday 29 April 2013

Officer's Recommendation

That Council endorse the recommendations from the Arts Culture & Heritage Management Advisory Committee for the 2012/2013 RADF Round 3 Applications and inclusion of a RADF Round 4 for the 2012-2013 financial year.

2012-2013 Round 3 RADF Applications		
Applicant	Project	Amount Approved
Kingaroy State High School	Creative Generations - Stage Schools on Stage 2013	\$14,320
Murgon Art Group	Don Milner Two (2) Part Art Course	\$1,885
South Burnett Regional Council	The South Burnett through Video	\$1,600

Resolution:

Moved Cr DJ Palmer, seconded Cr CD Dalton.

That the Officer's Recommendation be adopted

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

7.1.2 C&CS - 1143149 - Community Recovery Flexible Funding Program - Re-discover the Magic Visual Art Tour

Summary

After the devastating floods in 2011, Council was granted \$250,000 to assist with the local community's recovery efforts. These funds were to be provided to community groups to help them assist with the human and social recovery of the community and also to contribute to the community's disaster preparedness.

Officer's Recommendation

That Council endorse the recommendation from the Flexible Funding Review Committee to deny funding of \$19,950 to the Wondai Regional Art Gallery for the Re-discover the Magic Visual Art Tour.

Resolution:

Moved Cr DJ Palmer, seconded Cr CD Dalton.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

7.1.4 C&CS - 1143331 - Community Recovery Flexible Funding Program - 'Building Strong Resilient Communities'

Summary

After the devastating floods in 2011, Council was granted \$250,000 to assist with the local community's recovery efforts. These funds were to be provided to community groups to help them assist with the human and social recovery of the community and also to contribute to the community's disaster preparedness.

Officer's Recommendation

That Council endorse the recommendation from the Flexible Funding Review Committee to grant funding of \$8,000 to Graham House Community Centre to host a preparedness workshop called 'Building Strong Resilient Communities'.

Resolution:

Moved Cr CD Dalton, seconded Cr KA Duff.

That the Officer's Recommendation be adopted

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

7.1.3 C&CS - 1145593 - Flexible Funding**Summary**

Following the 2011 flood event, Council received \$250,000 under the NDRRA Flexible Funding Program to support our community's human and social recovery and to be better prepared to respond to and recover from any future disaster events. To date Council has committed funds to the following projects:

Project Title	Project Completion date - actual or anticipated	Estimated or actual total cost of project
Bunya Mountains Dragonfly retreat	March 12	\$3,000
Murgon SES - Murgon to Brisbane Trek	Nov 12	\$33,000
Crow FM - Breakfast events	Nov 12	\$5,822
Tractor Tattoo 2012	May 13	\$12,500
South Burnett Regional Council - Disaster Recovery Plan	May/June 13	\$60,000
Boots 'n' Bulldust - Go NananGO	April 2013	\$40,000
Bloomin' Beautiful - Disaster Readiness and Awareness Activities	May 2013	\$2,000
Blackbutt Tourism and Heritage - Taromeo Cemetery Opening	Feb 2013	\$7,100
Brisbane Valley Heritage Trails - Flood Memento Photo Book	May 2013	\$10,421
Blackbutt Tourism and Heritage - Documentary of the reconstruction of Taromeo Cemetery	May 2013	\$4,633
Total		\$175,476

Following the 2013 Australia Day flood event and the two subsequent flood events experience in late February, the issue of disaster preparedness for the community has been highlighted as an ongoing concern.

A significant proportion of the funding committed to date focuses on the community recovery process following a disaster. It is proposed to use the remainder of the funds on projects which assist the community to be better prepared for emergencies and to deal with emergencies whilst they are happening.

Discussions with representatives from the Department of Communities has confirmed the view that the remainder of the flexible funding available should be used in preparing the community to deal with disaster readiness.

Officer's Recommendation

That Council commit the remainder of the funds available from the flexible funding program towards projects which help prepare the community for emergencies and response before and as disasters occur.

Resolution:

Moved Cr KM Campbell, seconded Cr DJ Palmer.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

7.1.5 C&CS - 1145607 - Communication House

Summary

Council currently owns Communication House located in MacKenzie Street, Wondai (Lot 106 FY2879). South Burnett Training Centre (CTC) has a demountable building established on the back part of the lot. They currently lease the land on which the building is situated (expires on 30 June 2013). Part of Communication is currently subleased to Kym Cross Photography on a month by month basis.

Council has no future need for Communication House. If Council elects to keep Communication House, a maintenance and upgrade program needs to be developed.

Officer's Recommendation

That in accordance with *Section 228 of the Local Government Regulation 2012*, Council offer Communication House, MacKenzie Street Wondai for sale by tender, subject to the potential subdivision of Lot 106 FY2870 into two lots to allow CTC to have long term access to their facility.

Resolution:

Moved Cr DJ Palmer, seconded Cr DP Tessmann.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

ATTENDANCE:

Chief Executive Officer Ken McLoughlin left the meeting at 10:19am.

7.1.6 C&CS - 1145510 - Future use and management arrangements for Council owned halls

Summary

Council currently owns 14 halls and operates 13 of those halls (The Blackbutt Community Council has recently taken over the management of the Blackbutt hall). The future use and management arrangements for the halls needs to be determined after community consultation is undertaken.

Officer's Recommendation

That during the next 12 months, Council consults with individual communities on the future use and management of halls in the region.

Resolution:

Moved Cr DJ Palmer, seconded Cr CD Dalton.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

7.1.7 C&CS - 1145596 - Nanart - Nanango Cultural Centre

Summary

Nanart is one of two Community Art Groups in Nanango. They would like to use a portion of the Nanango Cultural Centre as an art gallery. This will impact on other hall users. A consultation meeting was held with major users of the hall and the second art group to discuss issues around Nanart utilising the space as an art gallery.

Officer's Recommendation

That Council advise Nanart that the Nanango Cultural Centre will not be made available to their group for an art gallery and encourage them to join with Winds of Change to share their space and resources.

Resolution:

Moved Cr DJ Palmer, seconded Cr KM Campbell.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

ATTENDANCE:

Chief Executive Officer Ken McLoughlin returned to the meeting at 10:21am.

7.2 Community & Cultural Services Portfolio Report

Nil.

8. Economic & Tourism Development

8.1 Economic & Tourism Development

Nil.

8.2 Economic & Tourism Development Portfolio Report

Nil.

9. Operations and Technical Services

9.1 Operations

Nil.

9.2 Technical Services

Nil.

10. Water & Wastewater

10.1 Water & Wastewater

ATTENDANCE:

General Manager Eleanor Sharpe left the meeting at 10:26am

10.1.1 W&WW - 1138520 - Anthony and David Beutel - Requesting their water charges be reduced to the lowest possible rate and Council investigate the possibility of them accessing the Wivenhoe water supply and requesting use of water from Council dam

Summary

Council currently supplies bulk untreated water for irrigation to four (4) customers directly from the Tarong to Blackbutt (Nukku) pipeline at the Blackbutt water treatment plant. Council has a specific charge for this under the 2012/13 fees and charges schedule at the rate of \$1.12 per kilolitre. A request has been received to review the pricing of this water by Council's largest customer in this respect.

The pricing for water from this pipeline is based on the following three (3) inputs:

1. Sunwater charges (Part A & B)	\$ 550 per ML
2. Operational costs (electricity, permits etc)	\$ 230 per ML
3. Depreciation based on \$25M valuation	<u>\$1,100</u> per ML
TOTAL	<u>\$1,880</u> per ML (\$1.88 per KL)

It is considered that the valuation at \$25M as was provided at handover is not consistent with Council's current unit rates and will be re-valued downwards prior to 30 June 2013. The primary purpose of this pipeline was to provide alternative water security for the loss of the access to the Wivenhoe pipeline when it converted to recycled water only. These irrigators in the Blackbutt area were supplied water from this similar to the current scenario, at a significantly cheaper rate. If Council were to lose the revenue from these customers, Council would be left fully funding all the Part A Sunwater charges and all depreciation costs from the Blackbutt town water supply. Given the current charge is not at full cost recovery, it is considered that the charge could be amended for the balance of the current financial year to cover Sunwater charges, operational costs and 10% of current depreciation costs. This would result in the charge being reduced to \$890 per ML (\$0.89 per KL). Invoicing for water use at the current rate has been issued up to 1 March 2013.

Officer's Recommendation

That Council amend the 2012-13 Fees and Charges for the Blackbutt Bulk Nukku Pipeline water from \$1.12 per KL to \$0.89 per KL effective for any water use from 1 March 2013 to 30 June 2013. Pricing for 2013-14 will be reviewed when Sunwater charges are confirmed.

Resolution:

Moved Cr BL Green, seconded Cr DJ Palmer.

That That Council amend the 2012-13 Fees and Charges for the Blackbutt Bulk Nukku Pipeline water from \$1.12 per KL to \$0.89 per KL effective for any water use from 1 July 2012 to 30 June 2013. Pricing for 2013-14 will be reviewed when Sunwater charges are confirmed.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

ATTENDANCE:

General Manager Eleanor Sharpe returned to the meeting at 10:28am.

10.2 Water & Wastewater Portfolio Report

10.2.1 W&WW - 1146494 - Water & Wastewater Portfolio Report

Summary

Water & Wastewater Portfolio Report to council for the period 13 February 2013 to 11 March 2013

Officer's Recommendation

That the Water & Wastewater Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

Resolution:

Moved Cr BL Green, seconded Cr DP Tessmann.

That the Water & Wastewater Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

ADJOURNMENT:

Motion:

Moved Cr DP Tessmann, seconded Cr KA Duff.

That the meeting adjourn for twenty (20) minutes

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

During the adjournment a citizenship ceremony was held for:

Mrs Rashmi Bachel, Mr Viraj Govinda Perera Imiyage, Ms Lien Thi Le, Ms Thi Ngoc Em Ly, Mr Tuan Van Mai, Mr Tuan Vinh Mai, Mr George Jr Berber Olbes, Mrs Jovylene Corpuz Olbes, Mr James Russel Corpuz Olbes, Mr Dinesh Raj Shah, Mr Paul Leonard Shorter, Mrs Pranee Songdechakaivut, Mrs Thi Kim Phuong Trinh

RESUMPTION:

Motion:

Moved Cr BL Green, seconded Cr KA Duff.

That the meeting resume at 11:17am with attendance as previous to the adjournment

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

9.3 Roads Portfolio Report

9.3.1 O - 1146497 - Roads Portfolio Report

Summary

Roads Portfolio Report to council for the period 13 February 2013 to 11 March 2013

Officer's Recommendation

That the Roads Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

Resolution:

Moved Cr DP Tessmann, seconded Cr KA Duff.

That the Roads Portfolio Report to council for the period 13 February 2013 to 11 March 2013 be received.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

11. Finance & Information Services

11.1 Information Services

Nil.

11.2 Financial Operations

11.2.1 FO - 1145175 - Community Loan - Kingaroy Kindergarten Association Inc

Summary

Kingaroy Kindergarten Association Inc. has made application for a \$20,000 Community Loan from Council to construct a driveway for their new building.

Officer's Recommendation

That Council provide a \$20,000 Community Loan to the Kingaroy Kindergarten Association Inc. with the following conditions:

- The loan will be repaid in full within 3 Years.
- Provision of bank guarantees to the value of the loan.
- The loan will be Interest free if paid in full within 12 months.
- Interest rate equal to the current debt pool rate set by Queensland Treasury, from the commencement of the loan, for any loans not repaid within 12 months.
- Payments will be made on a quarterly basis.
- Two missed payments - show cause why guarantees should not be recalled.
- Three missed payments – guarantees will be recalled.

Resolution:

Moved Cr KM Campbell, seconded Cr DP Tessmann.

That the Officer's Recommendation be adopted

Carried 7/0
FOR VOTE - Councillors voted unanimously

Perceived Conflict of Interest

The Mayor declared a perceived conflict of interest in respect of the following item stating he was currently an unfinancial ordinary member of the Murgon Golf Club and would remain in the chamber voting in the public interest. The Mayor voted in the affirmative.

11.2.2 FO - 1145193 - Community Loan - Murgon Golf Club

Summary

Murgon Golf Club has made application for a \$30,000 Community Loan from Council to assist with the construction of an outdoor covered deck to the northern side of the existing clubhouse.

Officer's Recommendation

That Council provide a \$30,000 Community Loan to the Murgon Golf Club with the following conditions:

- The loan will be repaid in full within 3 Years.
- Provision of bank guarantees to the value of the loan.
- The loan will be Interest free if paid in full within 12 months.
- Interest rate equal to the current debt pool rate set by Queensland Treasury, from the commencement of the loan, for any loans not repaid within 12 months.
- Payments will be made on a quarterly basis.
- Two missed payments - show cause why guarantees should not be recalled.
- Three missed payments – guarantees will be recalled.

Resolution:

Moved Cr KM Campbell, seconded Cr DJ Palmer.

That the Officer's Recommendation be adopted

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

11.3 Financial Planning**11.3.1 FP - 1145676 - Review of Capital Works Budget 2012/13****Summary**

A review of the 2012/13 Capital Works Budget has been undertaken to determine changes to the program based on:

- Projects likely to be completed or commenced by the 30 June 2013
- Projects to be carried over to 2013/2014
- Projects that have been deferred to 2013/2014 for which funds will need to be re-provided
- Adjustments to current projects to account for over or under expenditures
- Possible reallocation of funds to some addition projects

The following table details the changes in funding sources:

Funding Source	Original Budget July 2012	Proposed Budget March 2013	Carry Over 2013/2014
Carry Over Funds 2011/12	\$5,019,220	\$5,019,220	
Council Revenue	\$11,934,525	\$10,670,762	\$1,263,763
Sale Assets	\$715,000	\$715,000	
Grants	\$4,928,116	\$2,951,285	\$813,950
Loan Borrowings	\$4,500,000	\$2,465,000	\$2,035,000
Reserve Funds	\$3,229,599	\$2,002,241	\$1,227,358
Total Funds Available	\$30,326,460	\$23,823,508	\$5,340,071

The following table details the changes in expenditure by Department:

Program	Adopted Budget December 2012	Proposed Budget March 2013	Carried Over 2013/2014
Executive Services	\$1,442,789	\$417,789	\$1,020,000
Finance & Information Services	\$4,612,035	\$3,995,035	\$600,000
Communities	\$1,745,728	\$1,988,994	\$8,000
Planning & Environment	\$964,518	\$1,147,224	
Infrastructure	\$8,845,557	\$8,033,466	\$1,265,950
Water	\$7,126,462	\$4,424,562	\$2,701,900
Waste Water	\$3,634,880	\$3,015,980	\$618,900
Waste Management	\$214,500	\$142,000	\$72,500
Loan Repayments (Principal)	\$693,458	\$693,458	
Total	\$29,279,927	\$23,823,508	\$6,287,250

Officer's Recommendation

That the following amended budgets for the 2012/13 Capital Works Program be adopted

Project	Revised Budget	Amended Budget
Executive Services		
Kingaroy Aerodrome Runway reseal	\$450,000	\$0
Coolabunia Saleyards Upgrades	\$100,000	\$80,000
Yallakool Tourist Park	\$583,000	\$13,000
Lake Boondooma – Drainage Powered Sites	\$90,000	\$70,000
SB Private Hospital	\$0	\$35,000
	\$1,223,000	\$198,000
Finance & Information Services		
IP Wan Network	\$15,000	\$12,000
Install Cisco switches	\$5,000	\$0
Business Operating System	\$1,487,742	\$887,742
Emergency Power Backup	\$20,000	\$13,000
Phone Base Stations	\$27,000	\$25,000
	\$1554,742	\$937,742
Communities		
Streetscapes	\$200,000	\$488,730
Kingaroy Art Gallery – Preservation of floor	\$8,000	\$0
Kingaroy Hall	\$10,000	\$4,000
Murgon Hall	\$64,000	\$64,210
Hall upgrades - general	\$0	\$5,300
Cobbs St Gully	\$71,074	\$25,500
Murgon Swimming Pool – Heat pumps	\$97,000	\$117,000
Murgon Swimming Pool – Chemical Dosing Machine	\$0	\$13,100
Wondai Pool	\$108,100	\$68,100
Kingaroy Aquatic Centre	\$174,600	\$190,100
	\$732,774	\$917,310
Planning & Environment		
Kingaroy Animal Shelter	\$30,000	\$27,000
Kingaroy Memorial Park – Fence etc	\$190,000	\$190,460
River Road Park – New Toilet Block	\$0	\$135,000
Blackbutt Park – New Toilet Block	\$110,000	\$160,000
Graffiti Walls	\$0	\$86,000
	\$330,000	\$598,460
Infrastructure Services		
Town Entrance Statements	\$30,000	\$0
Intersection Improvements		
Millis Way (Golf entrance)	\$19,000	\$20,005
Kumbia Apex Park (Roberts St)	\$8,500	\$9,070
Scott/Hathway (Benakin)	\$9,000	\$0
Transmitter Rd/ Bunya Highway Intersection	\$88,500	\$100,670
Culverts & Inverts		
Alice Creek Road	\$25,000	\$27,500
Mondure Wheatlands	\$0	\$6,000
Old Wondai Road	\$0	\$4,000
Pringles Hill Road	\$0	\$10,000
Rackemanns Rd	\$30,000	\$10,000
Drainage		
Summit View Estate (Premier Drive)	\$10,000	\$0

Project	Revised Budget	Amended Budget
Kerb & Channel		
Albert St Kingaroy	\$24,000	\$25,060
Beresford St Proston	\$17,500	\$18,250
Burnett Street, Nanango	\$16,500	\$17,065
Douglas St Blackbutt	\$5,000	\$0
Minor Urban Seal		
Crawford Road	\$26,000	\$0
Hospital Tce Nanango	\$8,000	\$0
Minor Rural Seal		
Lucas Road	\$25,000	\$0
Carparks		
Wheatlands School Carpark	\$15,000	\$15,630
Special Drainage Project		
Tessmann Rd North	\$160,000	\$80,000
Footpaths & Bikeways		
Baynes Street Wondai	\$0	\$1,255
Glendon Street Kingaroy	\$0	\$5,700
Jarrah Street Kingaroy	\$0	\$28,350
TIDS Works		
Radunzs Road	\$184,225	\$34,225
SafeSt Projects		
Windera State School setdown	\$94,000	\$98,720
Tanduringie State School setdown	\$100,000	\$34,450
RRG Tids Works		
Hivesville Road	\$92,500	\$96,545
Petersen Drive Intersection Improvements	\$2,111	\$2,210
Manumbar Rd	\$204,000	\$487,100
Nanango Brooklands Road	\$318,110	\$337,000
Petersen Drive (Royles Rd Intersection)	\$29,000	\$31,000
Kapernick Bridge	\$75,000	\$80,000
RTR Works		
Hivesville Road	\$37,500	\$39,350
Kearneys Road	\$300,000	\$0
Malar Road	\$200,000	\$4,200
Nanango Brooklands Rd	\$221,116	\$231,116
Petersen Drive	\$25,000	\$28,000
Transmitter Road	\$100,000	\$0
Loan Funded Works		
Road Restoration Works	\$0	\$15,000
Drainage		
Drainage Plans	\$0	\$50,000
Survey & Design	\$260,000	\$0
	\$2,759,562	\$1,947,471
Waste Management		
Regional Waste – Purchase PDA's	\$18,500	\$0
Kingaroy Refuse Tip	\$100,000	\$49,800
Hivesville Transfer Station – Skip Bin	\$18,000	\$14,200
	\$136,500	\$64,000
Water		
Design & Drafting	\$50,000	\$0
Telemetry Upgrades	\$30,000	\$58,100
Water Fluoridation	\$12,000	\$15,000
Blackbutt:		

Project	Revised Budget	Amended Budget
Mains	\$101,504	\$97,300
Water Treatment Plant Upgrades	\$12,500	\$15,664
Pump Station Upgrade	\$15,000	\$16,040
Kingaroy:		
Replace Rising Main	\$2,250,000	\$1,450,000
Treatment Plant	\$2,060,000	\$509,000
Gordonbrook Dam Safety review	\$100,000	\$151,000
New Shed	\$300,000	\$0
Murgon:		
Intake Upgrade & land Acquisition	\$55,000	\$10,000
Nanango:		
Mains	\$319,775	\$331,045
WTP Upgrades	\$62,000	\$52,300
Upgrade Bore Pumps	\$10,000	\$8,430
Proston:		
Mains	\$0	\$70,000
Proston Rural:		
Mains	\$146,045	\$76,045
	\$5,302,820	\$2,657,820
Waste Water		
Kingaroy:		
Treatment Plant Upgrade	\$1,152,380	\$552,380
Murgon		
Wash System Clarifier	\$15,000	\$10,900
Shed	\$7,500	\$8,200
Treatment Building Refurbishment	\$25,000	\$9,500
Nanango:		
Mains	\$200,000	\$190,000
WWTP – Upgrade for septic & oily water	\$15,000	\$25,000
	\$1,414,880	\$795,980

Resolution:

Moved Cr KM Campbell, seconded Cr KA Duff.

That the amended budgets for the 2012/13 Capital Works Program be adopted subject to the funds allocated to River Road Park toilet being deleted and funds reallocated to other projects to be determined.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

11.3.2 FP - 1145364 - Monthly Financial Statements**Summary**

The following information provides a snapshot of Council's Financial Position as at 8 March 2013.

Officer's Recommendation

That the Monthly Financial Report as at 8 March 2013 be received and noted.

Resolution:

Moved Cr KM Campbell, seconded Cr KA Duff.

That the Monthly Financial Report as at 8 March 2013 be received and noted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

11.4 Financial and Information Services Portfolio Report

11.4.1 F&IS - 1146499 - Financial and Information Services Portfolio Report

Summary

Finance and Information Services Portfolio Report to Council for the period 13 February 2013 to 11 March 2013

Officer's Recommendation

That the Finance and Information Services Portfolio Report to Council for the period 13 February 2013 to 11 March 2013 be received.

Resolution:

Moved Cr KM Campbell, seconded Cr DJ Palmer.

That the Finance and Information Services Portfolio Report to Council for the period 13 February 2013 to 11 March 2013 be received.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

12. Executive Services

12.1 Executive

Nil.

12.2 Human Resources

Nil.

12.3 Governance

12.3.1 Leave of Absence for Cr Damien Tessmann

Summary:

Cr Damien Tessmann is requesting leave of absence from 11 April 2013 to 15 May 2013 as he has been selected as the Nationals delegate on the 29th Australian Political Exchange Council (APEC) delegation to the United States.

Motion:

Moved Cr KA Duff, seconded Cr KM Campbell.

That Council accept the Leave of Absence request from Cr Damien Tessmann from 11 April 2013 to 15 May 2013 and the Mayor hold the Roads Portfolio for this period.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

12.4 Strategic Projects & Grants

Nil.

12.5 Governance Portfolio Report

Nil.

13. Information Section

13.1 IS - 1145295 - Reports for the Information of Council

Summary

Listing of Correspondence pending completion of assessment report
Delegated Authority Report
Minutes of the Audit Committee Meeting held on 8 February 2013
Workplace Health & Safety Report

Officer's Recommendation

That the reports be received.

Resolution:

Moved Cr KA Duff, seconded Cr DJ Palmer.

That the reports be received.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

14. General Section

Nil.

CLOSED SESSION:

Motion:

Moved Cr DP Tessmann, seconded Cr KM Campbell.

That the meeting be closed to the public for Council discussions in accordance with Section 275(1)(e) contracts proposed to be made by it, of the Local Government Regulation 2012.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

OPEN COUNCIL:

Motion:

Moved Cr DJ Palmer, seconded Cr DP Tessmann.

That the meeting resume in Open Council.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

Report:

The Mayor reported that whilst in Closed Session, in accordance with *Section 275(1)(e) contracts proposed to be made by it, of the Local Government Regulation 2012*, Council considered matters concerning tenure extension proposal for Site 3000176 at Lot 2 Coolabunia Road Kingaroy.

Motion:

Moved Cr DW Kratzmann, seconded Cr KM Campbell.

That the Mayor's report be received

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

15. Confidential Section

15.1 CONF - 1332308 - Forwarding Tenure Extension Proposal for Site 3000176 at Lot 2 Coolabunia Road Kingaroy - Lot 2 RP107795

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(e) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it

Recommendation

That

1. the Chief Executive Officer be authorised to conduct negotiations with Crown Castle Australia Pty Ltd on the possible lease extension on the Ushers Hill tower site and to report back to Council on the outcome of discussions.
2. a business case to operate the tower as a commercial entity of Council also be presented when the outcome of discussions with Crown Castle Australia Pty Ltd are reported to Council.

Resolution:

Moved Cr DJ Palmer, seconded Cr BL Green.

That the Officer's Recommendation be adopted.

*Carried 7/0
FOR VOTE - Councillors voted unanimously*

There being no further business the meeting was declared closed at 11:58 am.

Confirmed before me this day of2012

..... **MAYOR**

