



Inglewood Shire Council

Ordinary Meeting of Council

Minutes

Meeting held in the Council Chambers

Cnr Albert and Elizabeth Streets

Inglewood Queensland 4387

Monday 18 June, 2007

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Present: Councillor J White (Mayor)
Councillor RJ Pietsch (Deputy Mayor)
Councillor L Cox
Councillor L Dawson
Councillor R McDougall
Councillor M Moffitt
Councillor T Tait
Councillor D Thompson
Don Ramsland (Chief Executive Officer)

Apologies *Councillor B Johnson*

Officers in Attendance *The following officers attended the meeting at various times during the course of proceedings as recorded in the minutes.*

<i>Dave Burges</i>	<i>Consulting Engineer</i>
<i>Vince Stephens</i>	<i>Environmental Health Officer</i>
<i>Bill Carr</i>	<i>Works Manager</i>
<i>Dave Hayward</i>	<i>Community Development Officer</i>
<i>Andrew Wegener</i>	<i>Accountant</i>

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1. OPENING OF MEETING

The Mayor welcomed all Councillors and declared the meeting open at 9.40 a.m.

2. APOLOGIES

All Councillors with the exception of Cr Johnson were in attendance.

Resolution: 2007-0637

Moved: Cr Pietsch Seconded: Cr Thompson

That the apology of Cr Johnson be accepted and that leave of absence from the meeting be granted.

CARRIED: (VOTE: 8/0)

3. RECEIPT AND CONFIRMATION OF MINUTES

Resolution: 2007-0638

Moved: Cr Dawson Seconded: Cr Tait

That the minutes of the Ordinary Meeting held on 21 May, 2007, as supplied to all Councillors, be confirmed as a true record of the proceedings thereat with the following amendments:-

Page 8733 – Items 8 and 9 of the recommendation be added to resolution number 2007-0624

1. Department of Housing – Units at 10 St Johns Street, Texas.
2. Department of Natural Resources and Water – Road Closure – G Sheather

CARRIED: (VOTE: 8/0)

4. BUSINESS ARISING FROM MINUTES

There is no business arising from the minutes.

5. NOTICE OF MOTIONS PREVIOUSLY GIVEN

Attendance: The Consulting Engineer and Works Manager attended the meeting at 9.45 am.

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6. CONSULTING ENGINEERS REPORT

6.1. TEXAS WASTEWATER REUSE SCHEME – DRAFT REPORT

SYNOPSIS:

Wide Bay Water have been commissioned to prepare a planning report for the possible wastewater reuse scheme at Texas. A draft report is currently being finalised and will be emailed to Councillors if available prior to the meeting.

The report details three possible options, namely:-

Option 1 13.5km pipeline constructed along the Stanthorpe Texas Road.

Option 2 26.7km pipeline constructed principally along Riverton Road and Raleigh Road.

Option 3 18.5km pipeline constructed principally along Riverton Road and an unmade road reserve that ends adjacent to the entrance to the Macmin Mine.

EXECUTIVE SUMMARY:

Option 1 has the lowest capital cost. Options 2 and 3 offer greater opportunity for the reuse of the wastewater if the mine cannot or does not use the available supply. Option 3 is considerably cheaper than option 2 and provides most of the benefits of option 2.

Wide Bay Water are recommending option 3 as the preferred option.

RECOMMENDATION:

That Council receive the Reuse Pipeline to Macmin Silver Planning Report from Wide Bay Water and forward the report to Macmin Silver for information and follow up negotiations.

Resolution: 2007- 0639

Moved: Cr McDougall Seconded: Cr Dawson

That Council receive and note the Reuse Pipeline to Macmin Silver Planning Report from Wide Bay Water and defer the matter for inspection and further report.

CARRIED: (VOTE: 8/0)

6.2. GRID POLICY

SYNOPSIS:

Council's "Gates & Grids on Local Roads" policy was put on public display and submissions closed on Friday 11th May. A report detailing the submissions was tabled at the May Ordinary Meeting of Council. At that time some minor changes were discussed and staff were requested to bring the amended policy back to Council for reconsideration at the June meeting.

EXECUTIVE SUMMARY:

The proposed changes reflect the aim that Council would prefer owners to fence out and hence reduce the number of grids and that a short section of bitumen seal be provided each side of the grid. The revised policy requires the grid installer to pay for the seal with Council maintaining the sealed road.

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Enquiries were made with Warwick Shire Council in relation to their handling of grids. The response was that Warwick has a draft local law that is still in the process of being finalised with this currently on hold pending the local government reform issue outcomes. This local law is essentially the same as the model local law as amended by Inglewood and Stanthorpe. They also advised they have removed some grids where they were unsafe and where they had been fenced out. A sign was erected at the grid asking people to contact Council if they had any objections.

King & Co Solicitors were also contacted to provide some general advice on the liability issues associated with grids on roads. At the time of writing this report this advice had not been received and it is hoped that it can be forwarded to Councillors prior to, or tabled at, the meeting.

RECOMMENDATION:

For Discussion

Resolution: 2007- 0640

Moved: Cr Pietsch Seconded: Cr Dawson

That Council adopt the draft Gates & Grids on Local Roads Policy as attached with the following alterations:-

1. Under Standards and Responsibilities

- i) Gates installed after the date of operation of this policy must comply with requirements of standard gate design (2007) as detailed and included with this policy at Attachment C.

2. Under Implementation:-

Clause 5 be amended to read:-

Gate and grid owners are to undertake the remedial actions identified and within the timeframe specified in accordance with Table 2. If a grid owner disputes the necessity or scope of the defects and remedial actions the matter will be referred to Council. If agreement cannot be reached, the grid owner may provide independent engineering advice and certification at their cost.

3. Under Table 2:-

Item 4 Grid Condition Rating 11 – 12 amend wording to:

Fix or replace specifically identified not critical defects

CARRIED: (VOTE: 8/0)

7. WORKS MANAGERS REPORT

Resolution: 2007-0641

Moved: Cr Thompson Seconded: Cr Moffitt

That the Works Managers report be received and the comments contained therein be noted.

CARRIED: (VOTE:8/0)

Attendance: The Works Manager retired from the meeting at 11.00 am.

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Adjournment: The meeting adjourned for morning tea at 11.00 am and reconvened at 11.21 am.

Councillors inspected the Inglewood Swimming Pool at 11.20 am and reconvened the meeting at 12.16 pm.

6.3 INGLEWOOD SWIMMING POOL – STRUCTURAL ASSESSMENT

SYNOPSIS:

Baker Rossow Consulting Engineers have been engaged to inspect and prepare a report on the structural adequacy of the Inglewood Swimming Pool. This information is required prior to determining the best course of action for the upgrading or replacement of the pool.

At the time of writing this report the Engineers report had not been received. The purpose of this report is to include the matter on the agenda for the Ordinary meeting of Council to be held on Monday 18th June. The report will be emailed to Councillors if available prior to the meeting.

RECOMMENDATION:

That Council consider the report from Baker Rossow Consulting Engineers.

Resolution: 2007- 0642

Moved: Cr Dawson Seconded: Cr Tait

That in relation to the Inglewood Swimming Pool that Council:-

1. Provide for immediate maintenance in 2007/08 budget to make the pool serviceable for the next summer season.
2. Provide for replacement investigation in 2007/08 budget with a view to commencing replacement works at the end of the next summer season..

CARRIED: (VOTE: 8/0)

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8. ENVIRONMENTAL HEALTH OFFICERS REPORT

Resolution: 2007- 0643

Moved: Cr Thompson Seconded: Cr Moffitt

That the Environmental Health Officers report be received and the comments contained therein be noted.

CARRIED: (VOTE: 8/0)

9. COMMUNITY DEVELOPMENT OFFICERS REPORT

Resolution: 2007- 0644

Moved: Cr Tait Seconded: Cr Cox

That the Community Development Officers report be received and the comments contained therein be noted.

CARRIED: (VOTE: 8/0)

9.1 LGA PHYSICAL ACTIVITY FORUM

SYNOPSIS:

A forum on the provision of physical activity opportunities in rural communities will be held in Chinchilla on 10th and 11th of July 2007.

EXECUTIVE SUMMARY:

The Rural Local Government Physical Activity Forum organised by Sport and Recreation Queensland and the Darling Downs Population Health Unit will be sponsored by the Chinchilla Shire Council. Funding for the forum has been organised through the Community Partnerships program and I have been involved in the steering committee through teleconferences to organise the forum.

This forum will benefit local government as it will highlight planning for physical activity and funding options for infrastructure (a copy of the program and registration form is attached).

It is suggested that the Community Development Officer, staff involved in planning and nominated Councillors attend this forum.

RECOMMENDATION:

Council nominate Council representatives to attend the forum.

Noted

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Attendance: The Community Development Officer retired from the meeting at 12.44 pm and the Human Resource Officer joined the meeting at 12.45 pm.

10. HUMAN RESOURCE OFFICERS REPORT

Resolution: 2007- 0645

Moved: Cr McDougall Seconded: Cr Thompson

That the Human Resource Officers report be received and the comments contained therein be noted.

CARRIED: (VOTE: 8/0)

10.1 DRAFT DRUG AND ALCOHOL POLICY

SYNOPSIS:

Drugs and alcohol in the workplace are becoming a prominent issue in all Councils throughout the State. The misuse of drugs and alcohol in the workplace are a serious workplace health and safety issue. From a due diligence point of view Council has the responsibility to provide a safe workplace and a safe environment to all its employees, visitors and contractors. Similarly employees through their own conduct have a duty of care for the health and safety of others in the workplace.

EXECUTIVE SUMMARY:

The Queensland Workplace Health and Safety legislation 1995 places certain responsibilities on employers. Council as an employer has the responsibility to provide a safe workplace for their employees.

In view of this, Council has developed a draft Drug and Alcohol policy to provide guidelines to ensure people are fit for work whilst at work at Council job sites.

RECOMMENDATION:

That Council adopt the Draft Drug and Alcohol Policy in principle and that appropriate feedback be sought.

Resolution: 2007- 0646

Moved: Cr Moffitt Seconded: Cr Cox

That Council adopt the draft drug and alcohol policy in principle and seek feedback.

CARRIED: (VOTE: 8/0)

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Adjournment: The meeting adjourned for lunch at 1.24 pm and reconvened at 1.38 pm.

Attendance: Accountant, Andrew Wegener joined the meeting at 1.45pm

11. ACCOUNTANTS FINANCE REPORT

Resolution: 2007- 0647

Moved: Cr Dawson Seconded: Cr Tait

That the Accountants Finance report be received and the comments contained therein be noted.

CARRIED: (VOTE: 8/0)

11.1 SALE OF LAND FOR ARREARS OF RATES - AUCTION

Synopsis:

Council has previously resolved to commence sale of land for arrears of rates proceedings on various parcels of land within the shire.

On the 13 June 2007, one property was listed for sale by auction for arrears of rates and the outstanding balance on that property being \$1056.73. The auction was conducted by Mr Geoff Lyons, with one bid being received. The property was sold to Solderlund Holdings Pty Ltd for \$1101.00.

Background:

At the Ordinary Meeting of Council held on 18 December 2006, Council resolved, in accordance with the relevant provisions of the Local Government Act 1993, to offer for sale by auction parcels of land, where the rates had remained in arrears for three years or more. Details of the land subject to the motion of 18 December 2006 are listed below at table 1. Council has given notice to the owners of the land in accordance with the provision of the Act, with specific reference to section 1041 of the Act, (Local government must first give notice) and section 39 of the Local Government Regulations 1994 (Notice of intention to sell land).

Table 1

Assessment No	Owner	Property Address	Property Description	Total Amount Outstanding
469	Gary William Richardson Vicki Lyn Richardson	Stanthorpe-Texas Road, Silverspur	Lot 201 S5181: Parish Silverspur Area: 1540 m ²	\$1033.12

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Recommendation:

Council Information

Noted

11.2 ACQUISITION OF LAND – ESTATE OF THE LATE SAIDEE BROOKS

SYNOPSIS:

Council received advice from Frank Carroll, Solicitor, acting on behalf of the Executor of the Estate of Saidee Brooks, that under the terms of the Will the land owned by the deceased at Silverspur is to be returned to the Inglewood Shire Council. The property is described as Lot 105 on Crown Plan S5181 and situated on Stanthorpe-Texas Road, Silverspur with an area of 1310 m².

BACKGROUND:

Council received advice from Frank Carroll, Solicitor, acting on behalf of the Executor of the Estate of Saidee Brooks, that under the terms of the Will the land owned by the deceased at Silverspur is to be returned to the Inglewood Shire Council.

Registration Confirmation Statement issued by the Qld Department of Natural Resources and Water on 05 June 2007 confirming the Transfer from the Estate of Saidee Brooks to Council.

RECOMMENDATION:

Council Information

Noted

12. CHIEF EXECUTIVE OFFICERS REPORT

12.1 MATTERS GENERALLY FOR INFORMATION

Reason for Report

To bring Councillors' attention to the following items that are generally for information only:

- | | | |
|--------|------------|--|
| 12.1.1 | Item No. 1 | - Review of neighbouring relation – Divided fences |
| 12.1.2 | Item No. 2 | - New Licensing Laws for Young Queensland Drivers. |
| 12.1.3 | Item No. 3 | - Calliope Council – A question for Queenslanders |
| 12.1.4 | Item No. 4 | - LGAQ Member Subscriptions 2007/08 |
| 12.1.5 | Item No. 5 | - Minister for Primary Industries and Fisheries – Inglewood Shire Pest Management Plan |
| 12.1.6 | Item No. 6 | - Leven K Lavender - TALGA |
| 12.1.7 | Item No. 7 | - Sue Lewty Photographics – Local Montages |

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Recommendation:

That the CEO's Report in relation to the following matters:

- Item No. 1 - Review of neighbouring relation – Divided fences
- Item No. 2 - New Licensing Laws for Young Queensland Drivers
- Item No. 3 - Calliope Council – A question for Queenslanders
- Item No. 4 - LGAQ Member Subscriptions 2007/08
- Item No. 5 - Minister for Primary Industries and Fisheries – Inglewood Shire Pest Management Plan.
- Item No. 6 - Leven K Lavender - TALGA
- Item No. 7 - Sue Lewty Photographics – Local Montages

be received and noted for information.

Resolution: 2007- 0648

Moved: Cr Pietsch Seconded: Cr McDougall

That the Chief Executive Officers report in relation to the following matters be received and the comments contained therein be noted.

- Item No. 1 - Review of neighbouring relation – Divided fences
- Item No. 2 - New Licensing Laws for Young Queensland Drivers
- Item No. 3 - Calliope Council – A question for Queenslanders
- Item No. 4 - LGAQ Member Subscriptions 2007/08
- Item No. 5 - Minister for Primary Industries and Fisheries – Inglewood Shire Pest Management Plan.
- Item No. 6 - Leven K Lavender - TALGA
- Item No. 7 - Sue Lewty Photographics – Local Montages

be received and noted.

CARRIED: (VOTE: 8/0)

Personal Material Interest: Councillor Dawson declared a personal material interest in the following item (Inglewood Shire Media Policy) and left the meeting at 2.58 pm.

12.2 INGLEWOOD SHIRE MEDIA POLICY

Reason to Report

To establish a media policy for Inglewood Shire.

Background

The recent local government reform issue has highlighted the need for effective communication with all sections of the community right across the Shire. Local residents more than ever want to have a say in what Council intends doing and also understand the reasons for doing what is doing and when that is happening.

The local media, print, radio and TV, plays a key role in the effective dissemination of information of all kinds.

There is the need for an understanding of where responsibilities are in relation to media releases, when they should be made and which members of Council/staff are entrusted with this task as the call for comment/explanation of local issues is often made by the media at very short notice and Council representatives at times have very little lead time to speak on what are at times extremely complex matters.

A draft media policy has been prepared and is attached for Council's consideration.

Recommendation:

That Council adopt the draft Inglewood Shire Media Policy.

Resolution: 2007-0649

Moved: Cr Pietsch Seconded: Cr Cox.

That Council adopt the draft Inglewood Shire Media Policy.

CARRIED: (VOTE: 7/0)

Attendance: Councillor Dawson rejoined meeting at 3.06pm

12.3 LGAQ – ECONOMIC DEVELOPMENT WORKSHOP OPPORTUNITY

Reason to Report

To consider running Economic Development Workshops in Inglewood Shire Council.

Background

LGAQ are encouraging participation from Mayors, CEOs, Councillors and Senior Managers, who have influence over corporate and strategic planning decisions, to attend a proposed economic development workshop.

The workshops offer an opportunity to help effectively position regions for the new landscape post March 2008.

Accordingly, the possibility of a workshop being staged in Inglewood Shire between June and August this year is currently being investigated.

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It is believed such a workshop would have broader local and regional support.

Further information will be provided in due course.

Recommendation:

That Council investigate staging an Economic Development Workshop in Inglewood Shire that has both a local and regional focus during the period June to August 2007.

Resolution: 2007- 0650

Moved: Cr Thompson Seconded: Cr Tait

That Council investigate staging an Economic Development Workshop in Inglewood Shire that has both a local and regional focus during the period June to August 2007.

CARRIED: (VOTE: 8/0)

12.4 MR LES (JINGLES) MEYERS

Reason to Report

For Council to consider recognition of local residents service to Texas community.

Background

A letter dated 22 May, 2007 has been received from Mrs Jenny Ramsay advising that one of the Texas' most valued residents is terminally ill. She has asked if Council could name the rest area along side the Dumaresq River, where the Tick Office was situated, after him as a tribute to him for all he has done for the Shire.

The letter is self-explanatory and worthy of consideration.

Recommendation:

That Council consider whether or not to name the Rest Area on the Dumaresq River at Texas after Les (Jingles) Meyers in recognition of his services to the Texas Community over an extended period.

Resolution: 2007-0651

Moved: Cr Cox Seconded: Cr Moffitt

That Council name the Rest Area on the Dumaresq River at Texas after Les (Jingles) Meyers in recognition of his services to the Texas Community over an extended period.

CARRIED: (VOTE: 8/0)

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12.5 TAMBO SHIRE COUNCIL – RURAL COUNCIL ACTION GROUP

Reason to Report

To allow Council to consider requests from Tambo Shire.

Background

A letter dated 18 May, 2007 has been received from Tambo Shire Council regarding the Rural Council Action Group which was established in 1995 to fight the proposed shire amalgamation that was threatening at that time. They advise that the Council was a member of that group and consequently contributed approximately \$500 towards the fund.

They have asked if we would like our contribution to the refunded or added to the current "Fighting Fund" presently being administered by RAPAD (Remote Area Planning and Development board).

It would seem appropriate that the funds identified be used to fight the current threatened amalgamation proposals. However Council would need to be aware of what action is being proposed before making a formal commitment.

Recommendation:

That Council seek further information from Tambo Shire Council as to the type of action being proposed and a formal decision be left in the hands of the Mayor.

Resolution: 2007- 0652

Moved: Cr McDougall Seconded: Cr Moffitt

That Council seek further information from Tambo Shire Council as to the type of action being proposed and a formal decision be left in the hands of the Mayor.

CARRIED: (VOTE: 8/0)

12.6 LGAQ 111TH ANNUAL CONFERENCE – 27-30 AUGUST 2007, BROADBEACH

Reason to Report

The LGAQ Annual conference will be held during the period 27 – 30 August, 2007 at the Gold Coast Convention and Exhibition Centre.

Council has previously sent the Mayor, Chief Executive Officer and two (2) other Councillors to the Annual Conference.

Over the last two years, Councillors Moffitt, Thompson, Tait and Dawson, attended the conference with the Mayor and Chief Executive Officer.

Background

LGAQ advise that the 11th Annual Conference is to be held on 27-30 August 2007 at Broadbeach. The cost for Council to be represented by 2 delegates has been set at \$1571.80 + \$157.18 GST. The "Early Bird" registration cut off date is 13 July 2007 and from then, no registrations will be accepted after 10 August 2007.

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Recommendation:

That the Mayor, 2 Councillors and the Chief Executive Officer be authorised to attend the LGAQ Annual Conference to be held at the Gold Coast during the period 27 – 30 August, 2007

Resolution: 2007-0653

Moved: Cr Thompson Seconded: Cr Tait

That the Mayor, 2 Councillors (Cr McDougall and Cr Pietsch) and the Chief Executive Officer be authorised to attend the LGAQ Annual Conference to be held at the Gold Coast during the period 27 – 30 August, 2007

CARRIED: (VOTE: 8/0)

12.7 RESOLUTIONS OR INCLUSION IN ANNUAL CONFERENCE AGENDA

The Local Government Association of Qld is calling for resolutions for inclusion in the Annual Conference Agenda.

Rule 25 (A) of the Association states that any Member of the Association may bring forward for discussion any subject connected with the objects of the Association or pertaining to matters of common concern to Members upon giving to the Executive Director six (6) weeks notice in writing.

Any items for inclusion in the conference agenda must be forwarded to the Association by not later than Friday 29 June, 2007.

Council, at its May 2007 Meeting identified that following issues as ones which should be submitted for consideration at the 2007 National General Assembly of Local Government.

1. Constitutional Recognition for Local Government
2. Establishment of a National Local Government Infrastructure fund.
3. A fixed percentage of all taxation revenue (say 2.5%) being ear marked for local government.

Perhaps these issues, together with any others Councillors identify, should also be put to the 2007 LGAQ Annual Conference as well.

Recommendation:

That Council identify any resolutions be put to the Local Government Association for inclusion in the agenda for the LGAQ Annual Conference to be held on the Gold Coast during the period 27 August to 30 August, 2007.

Resolution: 2007- 0654

Moved: Cr McDougall Seconded: Cr Pietsch

That Council put resolutions to the Local Government Association for inclusion in the agenda for the LGAQ Annual Conference to be held on the Gold Coast during the period 27 August to 30 August, 2007

1. Constitutional recognition for Local Government
2. Establishment of a National Local Government Infrastructure fund.
3. A fixed percentage of all taxation revenue (say 2.5%) being ear marked for local government.

CARRIED: (VOTE: 8/0)

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12.8 DEVELOPMENT APPLICATION ENQUIRY – GREG HILL

Reason to Report

To allow Council to consider representations by Mr Greg Hill.

Background

Mr Hill has written to Council requesting clarification/reasoning in response to Council's letter dated 11 April, 2007 not accepting an application to change an existing approval and that Mr Hill would have to lodge a new development application.

Mr Hill lodged a development application to subdivide Lot 7 on T19246 and Lot 26 on T19228 into 5 lots. Council approved this development application on 24 April, 2006 with conditions.

Mr Hill then lodged a request to change an existing approval. His request was to leave the existing Lot 26 as one lot and subdivide Lot 7 into three new lots. On the advice of Council's Town Planners, Campbell Higginson Council advised Mr Hill that the request was materially different to the Reconfiguring a Lot that was originally proposed and that a new development application would need to be lodged.

Mr Hill is querying Council's decision and has asked for clarification and reasoning in the following:-

- 1 What legislation is being applied to enforce why Lot 7 in Texas is unable to be returned to its original form on the town plan without needing to resubmit a new development application?
- 2 What is the legislation being applied in regards to the standard of house removal?
- 3 Why is it okay for one town to put up a particular style of housing ("Queenslander") and not for another town in the same shire?
- 4 Are there any provisions in the Act where the Council can amend that would not have us on equal footing as Brisbane and Toowoomba.

Recommendation:

That Council again write to Mr G Hill explaining the impact of town planning legislation on his proposal.

Resolution: 2007- 0655

Moved: Cr Dawson Seconded: Cr Tait

That Council again write to Mr G Hill explaining the impact of town planning legislation on his proposal.

CARRIED: (VOTE: 8/0)

12.9 EXTENSION OF RUNWAY – INGLEWOOD AIRPORT – AMENDMENT OF RESERVE 105 FOR LANDING GROUND FOR AIRCRAFT

Reason to Report

To update Council on action being taken to extend the runway at Inglewood Airport.

Background

Council is well aware of the extended negotiations and planning that have gone into finding a satisfactory solution to lengthening the runway at the Inglewood Airport.

By letter on 21 May, 2007 the Department of Natural Resources and Water have agreed to Council's proposal to extend the runway which is on that parcel of land known as Reserve 105 (lot 2 on SP121772) by including part of Reserve 404 (Lot 168 BNT 1676) and part of freehold Lot 7 SP150073 (see attached plan).

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Council's surveyor has now been instructed to prepare the two survey plans which will be required to give effect to this proposal.

It is proposed to lodge the two survey plans as required within the three month period nominated together with the NRW fee of \$155.80.

A plan of the final layout is attached.

Prior to the commencement of the runway construction it will be necessary to fence out the amended Reserve for Landing Ground for Aircraft boundary from the remaining Common (Lot 4).

A development application will need to be lodged for the allotment reconfiguration. At this stage I have been unable to locate the development application for the new runway construction and it would appear that if an application has not already been lodged, then one will have to be submitted as a matter of urgency as work is scheduled to commence in the immediate future.

The runway construction project will be undertaken in accordance with site and feasibility inspection reports completed in June 2006 and February 2007 respectively.

A further revised cost estimate for the project has been prepared in the sum of \$535,120.00 which includes an additional subsidy request of \$10,000.00 on top of the previously requested amount of \$185,429.00. This estimate has been further revised to accommodate recent increases in both wages and plant hire costs and, a further request to increase the subsidy level may also be required.

Recommendation:

1. Note and endorse action taken to amend Reserve 105, Reserve 404 and freehold Lot 7 on SP150073 to accommodate the extension of the proposed new runway at Inglewood Airport to 1200 metres.
2. Note the possible need for a revised cost estimate and subsidy application for the project to be prepared and endorse action being taken to facilitate the process.
3. Approve the preparation and lodgement of any necessary development applications to gain formal approval for the project if necessary.
4. Endorse the action taken in instructing Council's surveyor to prepare the necessary survey plans.
5. Approve any costs involved in the action currently being taken as charges against the total project cost.
6. Note that work on the project will commence immediately all necessary approvals are in place and/or appropriate concurrence to the commencement of work are obtained from the necessary agencies.

Resolution: 2007- 0656

Moved: Cr Pietsch Seconded: Cr Dawson

1. Note and endorse action taken to amend Reserve 105, Reserve 404 and freehold Lot 7 on SP150073 to accommodate the extension of the proposed new runway at Inglewood Airport to 1200 metres.
2. Note the possible need for a revised cost estimate and subsidy application for the project to be prepared and endorse action being taken to facilitate the process.
3. Approve the preparation and lodgement of any necessary development applications to gain formal approval for the project if necessary.
4. Endorse the action taken in instructing Council's surveyor to prepare the necessary survey plans.
5. Approve any costs involved in the action currently being taken as charges against the total

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project cost.

6. Note that work on the project will commence immediately all necessary approvals are in place and/or appropriate concurrence to the commencement of work are obtained from the necessary agencies.

CARRIED: (VOTE: 8/0)

12.10 EXTENSION OF INDUSTRIAL LAND – SUBDIVISION OFF AERODROME ROAD, INGLEWOOD

Reason to Report

To consider the extension of the industrial land subdivision off Aerodrome Road, Inglewood and make provision for the reconstruction and sealing of Aerodrome Road, Inglewood in conjunction with the Inglewood Airport Runway extension project.

Background

The initial industrial land subdivision off the Aerodrome Road, Inglewood made provision for the creation of six industrial blocks of land. All of these blocks have now been taken up with development to commence shortly.

It appears that at this stage no provision has been made for the reconstruction and sealing of Aerodrome Road and the cul-de-sac off it.

The estimated cost would be in the order of \$50,000. The road construction should go hand in hand with, but slightly ahead of, the development of the industrial sites.

In view of the lack of suitable industrial land in and around Inglewood there are currently at least three expressions of interest pending should Council opt to develop further land into industrial estate.

During preliminary discussions with Council's surveyor the possibility of at least two, four (4) block cul-de-sacs be developed was canvassed. This would make an additional eight (8) industrial blocks of approximately 4000m² available within three months or so as no additional development approval process would be involved as the land is already zoned "industrial".

Council's surveyor has been requested to prepare sketch plans of a possible further eight (8) allotment subdivision to allow appropriate cost estimates to be prepared to provide services etc.

Recommendation:

That Council

1. Endorse the action taken in arranging for the preparation of a cost estimate for the reconstruction and sealing of Aerodrome Road, Inglewood and proposed cul-de-sac accesses off it with a view to having the works undertaken in conjunction with the Inglewood Airport Runway Project.
2. Endorse the action taken in having a sketch plan prepared for a possible eight block industrial land subdivision.
3. Authorise the preparation of a cost estimate for a possible eight block subdivision.
4. Seek expressions of interest for the purchase/lease of industrial land development.
5. Request that a detailed report be prepared regarding the undertaking of a further staged industrial land release by Council which examines the most suitable methods of marketing such land.

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Resolution: 2007- 0657

Moved: Cr McDougall Seconded: Cr Moffitt

That Council

1. Endorse the action taken in arranging for the preparation of a cost estimate for the reconstruction and sealing of Aerodrome Road, Inglewood and proposed cul-de-sac accesses off it with a view to having the works undertaken in conjunction with the Inglewood Airport Runway Project.
2. Endorse the action taken in having a sketch plan prepared for a possible eight block industrial land subdivision.
3. Authorise the preparation of a cost estimate for a possible eight block subdivision.
4. Seek expressions of interest for the purchase/lease of industrial land development.
5. Request that a detailed report be prepared regarding the undertaking of a further staged industrial land release by Council which examines the most suitable methods of marketing such land.

CARRIED: (VOTE: 8/0)

12.11 DEVELOPMENT OF RESIDENTIAL (RURAL) SUBDIVISION – SMITHS BLOCK INGLEWOOD

Reason to Report

To consider the development of Smiths block, Inglewood as a residential (rural) subdivision to address the shortage of available residential land in Inglewood. Together with ways to kick start such a development with appropriate construction initiatives such as house and land packages and the like.

Background

The issue of the lack of suitable residential/rural land for the construction of new homes is regularly cited as a factor holding back commercial/industrial/agricultural development within Inglewood Shire. It is said prospective staff will not relocate if suitable and affordable housing accommodation is not readily available.

Council has been holding the Smiths block for residential development for some time. It would now be appropriate to prepare preliminary designs and cost estimates for a staged residential (rural) subdivision with allotments varying in size between 1000m² and 2000m² depending on what is seen as the most marketable sized holding.

The initial concept plan would provide for subdivision from Robinson Street in a horseshoe design with a number of allotments backing onto the highway and protected against noise and light production by a grassed/planted sound attenuation barrier. Note access to Bethcar Road would also be provided for. It is envisaged all services would be undergrounded.

Water, sewerage and power appear to be readily available to the proposed site. Drainage and other service requirements would need to be addressed at development concept stage.

The land is zoned as "Rural Residential", as such the minimum lot size is 4,000m². This aspect may need further review.

The offering of construction initiatives such as house and land packages could be used to kick start the development. Already at least one government agency is interested in acquiring two blocks with one for immediate development.

With the possible future uncertainty that could flow from local government reform proposals, the release of a residential land estate would be seen as a positive indicator for future development within the Shire.

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Recommendation:

That Council:

1. Endorse the preparation of a sketch plan for the stage development of Smiths block, Inglewood as a residential estate.
2. Request that a detailed report and cost estimate be prepared for the development of Smiths block, Inglewood as a residential (rural) estate within two (2) months.
3. Canvas the options and interest from both the government and commercial sections for the development of a range of housing development initiatives for a proposed residential (rural) housing estate on Smiths block, Inglewood.

Resolution: 2007- 0658

Moved: Cr Thompson Seconded: Cr Moffitt

That Council:

1. Endorse the preparation of a sketch plan for the stage development of Smiths block, Inglewood as a residential estate.
2. Request that a detailed report and cost estimate be prepared for the development of Smiths block, Inglewood as a residential (rural) estate within two (2) months.
3. Canvas the options and interest from both the government and commercial sections for the development of a range of housing development initiatives for a proposed residential (rural) housing estate on Smiths block, Inglewood.

CARRIED: (VOTE: 8/0)

**12.12 STRENGTHENING OF COUNCIL'S FINANCIAL PERFORMANCE –
INTRODUCTION OF DIFFERENTIAL RATING**

Reason to Report

To gain Council's support to further investigate the introduction of a comprehensive differential rating system from the start of the 2007/2008 financial year.

Background

On Monday 4 June, 2007 Mr David Eastman, Project Leader – Revenue Raising, Governance Division, Local Government Collaboration Branch Department of Local Government, Planning, Sport and Recreation presented a detailed paper on the financial benefits that would flow to Inglewood Shire as a result of introducing a comprehensive system of differential rating across the Shire.

Mr Eastman's presentation was attended by all Councillors and relevant senior staff.

As the next stage is considering whether a comprehensive differential rating should be introduced, it is proposed that a detailed report be prepared for Council's consideration with a view to an early decision being made to allow possible introduction from the 2007/08 financial year.

At this stage the amount of work involved is difficult to gauge accurately, however, it is proposed to set up a small team of 2/3 staff to undertake the necessary property coding to allow appropriate rating forecasts to be prepared.

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Recommendation:

That a detailed report be prepared as soon as possible outlining the financial and other impacts that the introduction of a comprehensive system of differential rating would have on Inglewood Shire.

Resolution: 2007- 0659

Moved: Cr Pietsch Seconded: Cr Dawson

That a detailed report be prepared as soon as possible outlining the financial and other impacts that the introduction of a comprehensive system of differential rating would have on Inglewood Shire.

CARRIED: (VOTE: 8/0)

12.13 SUNWATER – PROPOSED LICENCE AGREEMENT – CVE487 – COOLMUNDA DAM

Reason to Report

To endorse action taken in securing Flood Margin Licence Agreement.

Background

As Council is aware, senior Council representatives have been negotiating with Sunwater recently to secure land adjacent to Council's holdings at Coolmunda Dam to facilitate future economically sustainable and environmentally sensitive development on the Dam foreshores with a specific focus on tourism potential.

The attached letter dated 22 May, 2007 from Sunwater offers Council a Flood Margin Licence Agreement over an area of approximately 5.1 hectares adjacent to Lots 47/51 being part of the flood margin land and described as part of Lot 128 on BNT1468.

Terms and conditions are set out in the letter.

Action has now been taken to advise Sunwater of Council's acceptance of their offer as it is in line with the approach already discussed and agreed to at a Council level.

However, the ten (10) year period of the Flood Margin Licence Agreement has been queried as it may not be long enough to ensure an appropriate type of capital intensive development can be attracted to the area in terms of Council's long term tourism focused strategy.

A further report will be prepared once Sunwater's reply is to hand.

Other initiatives in the area appear to be progressing quite well and the party with some background in tourism resort type development has indicated they will be inspecting the site in the next week or so.

The LGIS has expressed an interest in facilitating any due diligence requirements on expressions of interest process.

Recommendation:

That Council:

1. Endorse the action taken in securing a Flood Margin Licence Agreement over part Lot 128 on BNT1468 that adjoins Lots 47/87 on CVE487 for a ten (10) year period.
2. Endeavour to obtain an extension beyond the negotiated ten (10) year period so as to facilitate future tourism development.
3. Note other initiatives being taken to facilitate future development of the area.

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Resolution: 2007- 0660

Moved: Cr Dawson Seconded: Cr Tait

That Council:

1. Endorse the action taken in securing a Flood Margin Licence Agreement over part Lot 128 on BNT1468 that adjoins Lots 47/87 on CVE487 for a term (10) year period.
2. Endeavour to obtain an extension beyond the negotiated ten (10) year period so as to facilitate future tourism development.
3. Note other initiatives being taken to facilitate future development of the area.

CARRIED: (VOTE: 8/0)

12.14 INFORMATION MANAGEMENT POLICY

Reason to Report

To consider adopting revised information management policy and procedures.

Background

All Councils are required to comply with the provisions of the Public Records Act 2002 in relation to the recording and storage of Council records.

A policy and procedures for the recording and storage of all Council's records has now been prepared.

These are set out in the following documents:-

1. Records Management Policy
2. Records Department Infovision – Business Rules
3. Guidelines to Infovision

and clarify Council's requirements under various State Statutes. Copies have been forwarded under separate cover.

Councillors are requested to note that any correspondence etc ("records") they receive in the course of their duties which are not forwarded to Council for recording are considered to be private records. Similarly, any correspondence they initiate which is not forwarded to Council recording is also considered to be private records.

Accordingly, it is not accessible under various legislation such as the FOI Act of 1992.

Section 1131(3)(b) of the Local Government Act places the responsibility for all correspondence on Council's CEO.

Recommendation:

Council adopt the following policy documents:-

1. Records Management Policy
2. Records Department Infovision – Business Rules
3. Guidelines to Infovision.

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Resolution: 2007-0661

Moved: Cr Cox Seconded: Cr Thompson

Council adopt the following policy documents:-

1. Records Management Policy
2. Records Department Infovision – Business Rules
3. Guidelines to Infovision.

CARRIED: (VOTE: 8/0)

Attendance: Councillor Dawson retired from the meeting at 5.30 pm.

13. MEETING CLOSED TO THE PUBLIC

Resolution: 2007- 0662

Moved: Cr Dawson Seconded: Cr Pietsch

That the meeting be closed to the public under section 463 (1) of the *Local Government Act 1993* for the purposes of discussing human resource issues.

CARRIED: (VOTE: 8/0)

14. MAYORAL MINUTE

Attendance: The Chief Executive Officer left the meeting at 5.30 pm and rejoined the meeting at 5.40 pm

15. MEETING REOPENED TO THE PUBLIC

Resolution: 2007- 0663

Moved: Cr McDougall Seconded: Cr Thompson

That the meeting be reopened to the public.

CARRIED: (VOTE: 8/0)

That it be reported to Council that whilst in Committee the following matters had been discussed.

1. Position of Director of Engineering Services - Update
2. Chief Executive Officer's Contract – Review of Conditions.
3. Temporary Transfer of Water Allocations
4. Landcare Project Officer

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15.1 CHIEF EXECUTIVE OFFICER'S CONTRACT REVIEW.

The Mayor, Deputy Mayor Councillor Pietsch met with the Chief Executive Officer, Mr Don Ramsland on Thursday 14 June, 2007 to discuss the review of conditions of his contract as per Council's resolution at the May, 2007 meeting.

As a result of those discussions the following recommendations is made.

RECOMMENDATION:

That CEO Mr Don Ramsland's contract be varied to

- 1. allow recognition of prior local government service for the purpose of calculating long service and sick leave entitlements.**
- 2. make provision for a redundancy clause in the event of amalgamations as per the LGMA model contract.**
- 3. the motor vehicle allowance be grossed up in the cash component of the contract and motor vehicle lease back fee be paid as an after tax payment to avoid the payment of FBT on the notional figure.**

Resolution: 2007- 0664

Moved: Cr McDougall Seconded: Cr Moffitt

That the CEO Mr Don Ramsland's contract be varied to

1. allow recognition of prior local government service for the purpose of calculating long service and sick leave entitlements.
2. make provision for a redundancy clause in the event of amalgamations as per the LGMA model contract.
3. the motor vehicle allowance be grossed up in the cash component of the contract and motor vehicle lease back fee be paid as an after tax payment to avoid the payment of FBT on the notional figure.

CARRIED: (VOTE: 8/0)

16. CLOSURE

There being no further business, the Mayor thanked Councillors for their attendance and declared the meeting closed at 5:54 pm.

Confirmed:.....

Date:.....

