



Inglewood Shire Council

Ordinary Meeting of Council

Minutes

Meeting held in the Council Chambers

Cnr Albert and Elizabeth Streets

Inglewood Queensland 4387

Monday 19 March, 2007

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17. CLOSURE8687

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

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

Dave Burges Consulting Engineer
Vince Stephens Environmental Health Officer
Bill Carr Works Manager
Dave Hayward Community Development Officer

Presentations and Representations *The following persons were invited to address Council and attend the meeting at times as recorded in the minutes.*

Mr Haydn Counsel Department Primary Industries
Mr Terry Gleeson Stock Inspector, Goondiwindi.

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1. OPENING OF MEETING

The Mayor welcomed all Councillors and declared the meeting open at 9.32 a.m.

2. APOLOGIES

All Councillors were in attendance.

3. RECEIPT AND CONFIRMATION OF MINUTES

Resolution: 2007-0454

Moved: Cr Pietsch **Seconded:** Cr Tait

That the minutes of the Ordinary Meeting held on 19 February, 2007, as supplied to all Councillors, be confirmed as a true record of the proceedings thereat.

CARRIED: (VOTE: 9/0)

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 9.40 am.

6. CONSULTING ENGINEERS REPORT

6.1 GRIDS POLICY

SYNOPSIS:

Council has requested that the Grid Policy be revisited and has advised that several grids within the Shire may be able to be removed. Grids specifically mentioned are on Cement Mills Road and Stanthorpe Texas Road.

The Department of Main Roads has been contacted in relation to state controlled roads. They have provided verbal advice that there may be some flexibility in their historical attitude to grids by way of them paying for or contributing to the cost of removal of a grid that is no longer required subject to the property owner being agreeable to the removal. It is up to Council as to their position on funding or assisting with the removal of grids on Shire roads.

RECOMMENDATION:

For Discussion

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Resolution: 2007-0455

Moved: Cr Pietsch Seconded: Cr Johnson

That Council adopt in principle the Gates and Grids on Local Roads Policy with the additional clauses:-

1. Where an area is under Exception Circumstance (EC) declaration, a landholder so affected may make application to deferral of grid maintenance works except those that involve signage or have a grid rating of 13 or above.

and

2. That the draft grid policy be placed on public exhibition for a period of 28 days and public comment be invited and
3. A copy of the draft policy be forwarded to all existing grid holders.

CARRIED: (VOTE: 9/0)

6.2 TEXAS SEWERAGE TREATMENT PLAN

SYNOPSIS:

Council has requested Country Energy prepare a quote to provide power to the Texas sewerage treatment plant. Country Energy have identified three options in terms of route and have requested Council provide their preferred option so the design can be progressed.

EXECUTIVE SUMMARY:

Should Council wish to minimise or avoid tree clearing associated with the provision of power to the treatment plant a route that traverses private property will be required.

It would seem reasonable for Council to pay some level of compensation in that situation and due to the minimal impact on the land a figure somewhere around \$1000 to \$1500 may be reasonable.

RECOMMENDATION:

For Decision

Resolution: 2007-0456

Moved: Cr Cox Seconded: Cr Tait

That Council negotiate option 1 - which is to offer compensation to the owners of Lot 1 RP49346 up to the value of approximately \$1,500 for the power supply to Texas Sewerage Treatment Plant.

CARRIED: (VOTE: 9/0)

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6.3 SEWERAGE PUMP STATION SWITCHBOARD REPLACEMENTS

EXECUTIVE SUMMARY:

A quotation has been received for the replacement of several sewerage pump station switchboards in Inglewood. Only 1 quotation has been requested for the works, namely from Council's preferred electrical contractor.

RECOMMENDATION:

That Council accept the quotation from Ensbey Electrical Pty Ltd for the replacement of two sewerage pump station switchboards at a cost of \$11,986 excl GST each as it is satisfied that there is only one supplier reasonably available to carry out and subsequently maintain the works and that it is satisfied that the works are of such a specialised nature that it would be disadvantageous to invite further quotations.

Resolution: 2007-0456

Moved: Cr Johnson Seconded: Cr McDougall

That Council accept the quotation from Ensbey Electrical Pty Ltd for the replacement of two (2) sewerage pump station switchboards at a cost of \$11,986 excl GST each as it is satisfied that there is only one supplier reasonably available to carry out and subsequently maintain the works and that it is satisfied that the works are of such a specialised nature that it would be disadvantageous to invite further quotations.

CARRIED: (VOTE: 9/0)

7. SUMMARY MAIN ROAD TRAFFIC DATA

Road	Location	AADT	% Light	% Heavy
Cunningham Highway	200m west of Leslie Dam Road	1710		
Cunningham Highway	1km west of Inglewood	1443	65.5	34.5
Cunningham Highway	3km west of Yelarbon	1236	59.2	40.8
Millmerran Inglewood Road	6km north of Inglewood	213	77.6	22.4
Inglewood Texas Road	Princess Street	716	91.6	8.4
Inglewood Texas Road	5km south of Inglewood	177	74.8	25.2
Inglewood Texas Road	200m south of Greenup Road	323	80.1	19.9
Inglewood Texas Road	At Texas Yelarbon Road	644	83.1	16.9
Inglewood Texas Road	800m north of New South Wales border	428	84.9	15.1

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Stanthorpe Texas Road	22.5km west of Stanthorpe	158	88.6	11.4
Stanthorpe Texas Road	2km west of Stanthorpe Inglewood Road	87	91.0	9.0
Stanthorpe Texas Road	2km west of Glen Lyon Dam Road	35	88.4	11.6
Stanthorpe Texas Road	100m west of River Road in Texas	718	94.5	5.5
Stanthorpe Texas Road	At Inglewood to Texas	1454	98.6	1.4
Stanthorpe Inglewood Road	4.5km east of Greenup Road	246	87.8	12.2
Stanthorpe Inglewood Road	100m north of Old Goondiwindi Road	124	78.0	22.0
Texas Yelarbon Road	200m west of Whyalla feedlot entrance	154	70.8	29.2
Texas Yelarbon Road	700m south of Cunningham Highway	133	67.3	32.7

Noted.

8. WORKS MANAGERS REPORT

Resolution: 2007-0457

Moved: Cr Dawson Seconded: Cr Tait

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

CARRIED: (VOTE: 9/0)

Adjournment: The meeting adjourned for morning tea at 11.08 am and reconvened at 11.27 am.

Attendance: Haydn Counsel, Department of Primary Industry and Terry Gleeson, Stock Inspector, Goondiwindi attended the meeting to give a presentation on NLIS and the legislative requirements of Council for Council's reserves.

Attendance: Councillor Johnson left the meeting at 11.46 am.

Attendance: The Environmental Health Officer attended the meeting at 12.20 pm.

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9. ENVIRONMENTAL HEALTH OFFICERS REPORT

Resolution: 2007-0558

Moved: Cr White Seconded: Cr Dawson

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

CARRIED: (VOTE: 8/0)

9.1 INTRODUCTION OF A FULL TIME COMPLIANCE OFFICER

SYNOPSIS:

The purpose of this report is to suggest the introduction of a full time Compliance Officer incorporating the Animal Control Officer position to provide a more effective method of maximising compliance matters and an increased level of customer service for the Community.

EXECUTIVE SUMMARY:

Over the years the role and responsibilities of the Animal Control Officer (ACO) has varied with each Environmental Health Officer. In the past the ACO has been required to attend to complaints involving other animals besides dogs and monitor the Texas and Inglewood Refuse Tips for illegal lighting of fires.

The current contract for the ACO position requires 45 hours per month attending to complaints and issues relating to dogs in the townships of Inglewood and Texas. During this time many of the complaints that have been received by Council received have been addressed and resolved within Council's customer service policy of attending to complaints within a three (3) day period. As the current position is part-time, the present ACO has other full-time employment and fits the required 45 hours within the full-time work schedule.

Complaints relating to other animals and Local Law issues are currently attended to by the Environmental Health Officer (EHO).

For the year 2006	46 dog complaints		ACO	
16 animal complaints	(horses, goats, roosters)	EHO		19
complaints	(overgrown allotments, rubbish, noise)	EHO		
To date 2007	10 dog complaints		ACO	
3 animal complaints		EHO		5 complaints
(overgrown allotments, rubbish, noise)		EHO		

Under the current 45 hour per month arrangements the animal complaints are being addressed; however, the programs that will achieve greater results regarding responsible pet ownership are being neglected due to limited time.

Maximising the time and efficiency of the ACO into a Compliance Officer role, the responsibilities could be expanded to include other duties while conducting investigations in relation to dog complaints. These would include but not be limited to: -

Identification of overgrown allotments;

Investigation of animal complaints;

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Confirmation of noise, dust, odour and smoke nuisances;
Monitoring Council's Camping Reserves;
Attending to other issues related to Local Laws;
Implementation of the Approved Inspection Program; and
Assistance with compliance to Development Approval conditions.

It is envisaged that the position could be increased to provide compliance and regulatory support to the EHO, Pest Management Officer and Building Certifier.

With the additional support for the EHO, more time could be allocated to the Responsible Pet Ownership program, the introduction to Food Hygiene Courses for people in the food industry and 'not for profit', community or charitable organisations and the development of a waste management strategy.

Each of these activities will provide an increase in the level of service for and to the community.

RECOMMENDATION:

It is recommended that Council consider the opportunity of extending the role of the Animal Control Officer from a 45 hour per month position to a permanent full time position of Compliance Officer to include the increase in responsibilities and duties.

Resolution: 2007-0559

Moved: Cr Dawson Seconded: Cr Tait

That Council consider the opportunity of extending the role of the Animal Control Officer from a 45 hour per month position to a permanent full time position of Compliance Officer to include the increase in responsibilities and duties in conjunction with the 2007/2008 budget.

CARRIED: (VOTE: 8/0)

10. NATURAL RESOURCE OFFICERS REPORT

Resolution: 2007-0560

Moved: Cr Moffitt Seconded: Cr Thompson

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

CARRIED: (VOTE: 8/0)

Adjournment: The meeting adjourned for lunch at 1.08 pm and reconvened at 1.38 pm

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Attendance: At the recommencement of the meeting, Councillors Moffitt and Tait were not in attendance. Councillor Johnson rejoined the meeting at 1.38 pm.

11. COMMUNITY DEVELOPMENT OFFICERS REPORT

Attendance: Community Development Officer attended the meeting at 1.38pm. Cr Tait rejoined the meeting at 1.44pm and Council Moffitt rejoined the meeting at 1.46pm.

Resolution: 2007-0561

Moved: Cr Johnson **Seconded:** Cr Moffitt

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

CARRIED: (VOTE: 9/0)

11.1 COMMUNITY MEMORIALS RESTORATION PROGRAM

SYNOPSIS:

Funding round has just opened and there may be some projects that we can apply for.

EXECUTIVE SUMMARY:

The program is a \$ for \$ based grant scheme for which expressions of interest close on 18th of April 2007.

There are two categories namely;

Monument resoration and repair - subsidies up to \$25,000 per project. Projects that we could consider are provision of disabled access and disability aids (rails etc) in toilets for Texas Memorial Hall, repairs to any war memorials, honour boards etc in both towns. I have already had the visiting Occupational Therapist inspect the Texas Memorial Hall to give some suggestions on disabled access etc.

Cemetery restoration and reclamation - subsidies up to \$15,000 per project. Projects that we could consider are restore, fence, clear and mark the old cemetery at Silver Spur (identified in survey of council reserves) and restoration of any historic gravesites in shire.

Recent erection of monument at old Texas cemetery site would have been suitable for this type of funding and we should liase with the historical societies and RSL in each community to identify projects that can be funded (we can at least obtain 50% funding for work that we would probably be doing anyway).

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RECOMMENDATION:

We consult Historical Societies and RSL regarding monuments and honour boards.

Meeting of council representatives be organised at Texas Memorial Hall to consider options for disabled access and any other work that may meet funding criteria.

Resolution: **2007-0562**

Moved: Cr Thompson Seconded: Cr McDougall

That Council consult Historical Societies and RSL regarding monuments and honour board.

Meeting of Council representatives be organised at Texas Memorial Hall to consider options for disabled access and any other work that may meet funding criteria.

CARRIED: (VOTE: 9/0)

11.2 COUNTRY WEEKLY EXPO

SYNOPSIS:

As an initiative of Blueprint for the Bush the Queensland Government is supporting a Country Week Expo in Brisbane on 6th to 8th of July 2007.

EXECUTIVE SUMMARY:

A prospectus for the Country Week Expo was received on 26th of February and after some research into what it offers the following is a summary of the potential benefits and costs for our shire of being involved in the expo.

There have been similar expos run in New South Wales in the past 3 years and these attracted approx 10,000 visitors according to the organisers - with the migration of people to Queensland from interstate the organisers expect that a minimum of 10,000 would attend.

The expo is designed to promote communities west of the Great Divide and target people and businesses from interstate and South East Queensland that may be looking to relocate.

Firstly the cost of involvement would include the cost of a site at a minimum of \$2,395 plus the cost of council representatives to man the site.

Also if we were involved a package of professional advertising resources would be required - this would involve planning and coordinating the production of resources plus cost of production (static and electronic media displays, information brochures etc.)

The councils website update that is in progress needs to be current and support the information on offer at the expo - there needs to be an ongoing resource that any interested people can access for future reference.

Decisions would need to be made on what incentives council could offer to entice business relocation to the shire so that we maximise the impact of any presence at the expo.

A clear strategy for marketing the shire is required and this should involve input from local business and service providers - What type of businesses do we want to attract? What type of image do we want to project with regards to selling a lifestyle? What type of skills to we need to import into the shire? What other stakeholders do we involve in promoting the shire?

This initiative offers an opportunity to promote the shire however it does come at a cost and if council decides to participate a professional site presentation is essential otherwise there is little point being involved. We would probably need to allocate a total budget of at least \$15,000 depending on the level of resource development required. Perhaps for the cost we may be better to invest in other long term strategies for promoting the shire.

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The timing of the Expo also coincides with the school holidays and is on the same weekend as the 100 years of Railways in Inglewood celebrations.

A decision would need to be made at the next council meeting to allow planning and resource development if required.

Further information is available on www.countryweek.com.au/qld

RECOMMENDATION:

This report be received and:

Council consider whether the Shire of Inglewood will have a marketing presence at the Country Week Expo in Brisbane on the 6th to 8th of July 2007.

Resolution: 2007-0563

Moved: Cr White Seconded: Cr Tait

That Council receive the country weekly report and not accept the offer to have marketing presence at the country weekly expo to be held in Brisbane on the 6 July to 8 July, 2007 and that

The CEO and available Councillors attend the Country Weekly expo to assess the value of the expo for future years.

CARRIED: (VOTE: 9/0)

11.3 GRANTS FOR FACILITIES

SYNOPSIS:

Consideration needs to be given to strategies to leverage access to funding opportunities.

EXECUTIVE SUMMARY:

One of the major disincentives to small community organisations applying for grants is the necessity to provide varying levels of contribution.

In particular groups who use council owned facilities could assist with funding improvements through grants but they do not necessarily have access to provide equity in the projects.

Examples of projects that clubs in the shire have expressed interest in but do not have adequate funds to meet contributions are:

Upgrading lights at the Inglewood Sports Complex - Inglewood Rugby League are keen to complete this project. Estimated cost of lighting the field is \$80,000- which would require \$26,666 contribution to secure Minor Facilities funding of 67% of project cost.

Remodel Inglewood Sport and Rec Centre - discussions with representatives from school and the centre reveal that their preference would be to remodel the existing facility as it is well situated, has existing management structure and can be modeled to suit user needs. No costing for the project has occurred as they had been told previously that there was no funding to renovate existing facilities and that building new facilities was a better option for funding.

Resurface Texas tennis courts - replace old ant bed courts with artificial grass to provide all weather surface that is more usable. Estimated costs from similar work on the Inglewood courts would be \$60,000 to \$70,000 which would require up to \$23,333 contribution.

These are just some examples of how user groups could assist with facility improvement if they had access to the required funds to contribute to the projects.

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The benefits to council are that the facilities would be meeting community needs, project management would rest with the community organisations and partnershiping would improve user numbers and compliance with better maintenance of facilities.

In order to attract more outside funding from grants, council could consider setting aside an amount in the budget to leverage grant funds. For example \$50,000 could allow lighting of Inglewood sports oval and resurfacing of Texas tennis courts and if these types of projects can be funded on a continuing basis a considerable difference could be made over a 5 year period. It would also allow planning of facility improvement on a prioritised basis.

Facilities would not necessarily be council owned but provided it was established that there was a wider community benefit assistance under the funding allocation could be considered.

Individual projects would have to submit their proposal to council for support with funding equity requirements. Any funds granted would be subject to successful application to the grant source.

RECOMMENDATION:

This report be received and that;

Council give consideration to allocation of funds in the annual budget to assist with leveraging funds from external grants.

Level of allocation be reviewed annually.

Resolution: **2007-0564**

Moved: Cr McDougall Seconded: Cr Johnson

That the grants for facilities report be received and that;

Council give consideration to allocation of funds in the annual budget to assist with leveraging funds from external grants.

Level of allocation be reviewed annually.

A report on the revised Grants and Donations Policy be brought back to Council.

CARRIED: (VOTE: 9/0)

11.4 REQUEST TO TRANSFER FREEHOLD LAND AT OLD TEXAS TICK OFFICE

SYNOPSIS:

Transfer of the Lease is in the process of being finalised however, investigation of the title particulars revealed that the yards and dipping facility are actually located on two freehold lots and NSW DPI are now requesting that Inglewood Shire Council take control of these facilities (letter is attached).

EXECUTIVE SUMMARY:

When the proposed transfer of the Old Tick Office at Texas was first negotiated in August 2004 the correspondence on file indicates that all parties assumed all the buildings and structures were located on the leasehold site. Council agreed to having the lease transferred in the knowledge that a minor degree of chemical residue contamination existed on the site. The original transfer of the lease was never lodged and we are in the process of lodging the transfer documents now that minister's consent has been obtained. While arranging the transfer of the lease we discovered that the yards are on two freehold blocks with complicated tenancy arrangements.

The main reason for council agreeing to the original transfer was to maintain the yards in a suitable condition for use in the event of any bio-security issues on the border. Bearing this in mind council will

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need to agree to the transfer of the freehold blocks, that are subject to minor chemical contamination, if we wish to retain these facilities in current condition.

We are now in receipt of a formal request from the NSW DPI to transfer the freehold blocks and council will need to consider this request as the original arrangements were only for the transfer of the lease. There will also be solicitors costs involved with the preparation of transfer documents if ISC agree to the request.

RECOMMENDATION:

For council's consideration.

Resolution: 2007-0565

Moved: Cr Dawson Seconded: Cr White

That this report be received and that the matter of transfer freehold land at the old Texas tick office lay on table to be considered at a later date.

CARRIED: (VOTE: 9/0)

Attendance: The Community Development Officer retired from the meeting at 3.05 pm and the Human Resource Manager attended the meeting at 3.05pm.

12. HUMAN RESOURCE OFFICERS REPORT

Resolution: 2007-0566

Moved: Cr Moffitt Seconded: Cr Johnson

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

CARRIED: (VOTE: 9/0)

Attendance: The Human Resource Manager retired from the meeting at 3.33 pm and the Accountant attended the meeting at 3.33 pm.

13. ACCOUNTANTS FINANCE REPORT

Resolution: 2007-0567

Moved: Cr Moffitt Seconded: Cr Thompson

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

CARRIED: (VOTE: 9/0)

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13.1 DEPARTMENT MAIN ROADS - KPI

SYNOPSIS:

Council has been made aware of the potential of Inglewood Shire Council to reach certain KPI on the 63/17c/305 – Cunningham Highway Widening and Overlay.

The highest possible KPI was 7.2%.

Per my recollection Council had been committed to pay-out to employees a bonus amount in excess of 5% of a possible total of 7.2% to employees.

Council has not made this commitment in writing and it is advised to do so, for when the KPI payment comes through.

RECOMMENDATION:

It is recommended that council commit to the pay-out of the 1.5% amount. Also that the payout is pro-rated to part-time/casuals, non-payable to school-based trainees and contract workers

Resolution: 2007-0568

Moved: Cr White Seconded: Cr Tait

That Council commit to the payout of the 1.5% amount. Also that the payout is pro-rated to part-time/casuals, non-payable to school based trainees and contract workers.

CARRIED: (VOTE: 9/0)

Material Personal Interest

Councillor Dawson declared a Material Personal Interest in the following matter and left the meeting at 4.22 pm.

14. TRUE COUNTRY BROCHURE

Resolution: 2007-0569

Moved: Cr Tait Seconded: Cr Cox

That Council accept the quotation received from the MacIntyre Gazette to publish 1,000 True Country Brochures at the cost of \$695.25 (69 cents per brochure).

CARRIED: (VOTE: 8/0)

Material Personal Interest

Councillor Dawson returned to the meeting at 4.29 pm.

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15. CHIEF EXECUTIVE OFFICERS REPORT

Attendance: The Accountant retired from the meeting at 4.40pm.

15.1 IDENTIFICATION AND REVIEW OF KEY STRATEGIC, FUNCTIONAL AND OPERATIONAL AREAS

Since commencing duties on 19 February, 2007 a concentrated effort has been made to identify key strategic, functional and operational areas where review and refocusing of existing commitment and resources will have the greatest short to medium impact on achieving positive outcomes for the organisation.

Not in any order of priority, the following issues have been identified.

1. Review of financial operations to the year ended 30 June, 2006 to identify both adverse and favourable trends.
2. Review of financial operations for the year ending 30 June, 2007 to identify possible variances between budgeted figures and actual figures with a view to initiating corrective action to achieve a balanced budget for the current financial year.
3. Review of Queensland State Governments "Size, Shape and Sustainability" exercise to understand how the concept has been progressed to date and then consider what future action could be implemented with an emphasis on resource sharing based outcomes that could also address key functional opportunities including catchment based operations, across border issues, local advocacy and representation.
4. Review of Council's Organisational Structure to achieve increased efficiencies, productivity and effectiveness.
5. Finalisation of Inglewood Shire's Enterprise Bargaining Agreement to achieve a reasonable level of industrial harmony and financial security for the organisation.
6. Provision of adequate stocks of land for residential and rural residential development.
7. Provision of adequate stocks of land for future industrial development.
8. Construction and sealing of new airstrip at Inglewood, servicing the whole shire for emergency evacuations in particular.
9. Development of Apsey block in Inglewood ASAP.
10. Establishment of comprehensive position descriptions for all staff coupled to a performance appraisal process and staff training plan.
11. Review and establishment of an up to date set of Council Policies, Codes and Standard Operating Procedures. This would encompass a review of local laws.
12. Review and establishment of effective system of internal financial controls coupled with appropriate delegations of authority to staff to improve organisational efficiency and effectiveness.
13. Review development of Council land at Coolmunda Dam with a view to improving local tourism opportunities.

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14. Review of business/trading functions including Water and Sewage utilities to ensure ongoing deliverance of viable services of an acceptable standard.
15. Representative of the Community – Consultation/Media Strategy to allow for Council to keep the local community informed and up to date on local Council/local government issues
16. To introduce an effective strategic planning process from 2007/2008 that eliminates the ad hoc approach that has been taken to both capital and revenue expenditure in the past and which draw adverse comment from the QTC in the Inglewood Financial Sustainability Review in January, 2007.
17. Each of the issues identified above will be the subject of a following report for Council's consideration and determination in due course.
18. Whenever possible it is proposed to undertake as much work as possible on an "in-house" basis and avoid the use of outside consultants unless necessary to contain costs.

Recommendation:

For Council's consideration.

Noted

15.2 TEMPORARY TRANSFER OF HIGH PRIORITY WATER

Resolution: 2007-0570

Moved: Cr Johnson Seconded: Cr Moffitt

That the CEO and Mayor be delegated to put out to tender the surplus balance of high priority water from the MacIntyre Brook for the 2006/2007 year.

CARRIED: (VOTE: 8/0)

Attendance: Councillor Dawson and Councillor Tait left the meeting at 5.04 pm.

15.3 OLIVE GROVE MANAGEMENT

At the February meeting of Council it was resolved that "The CEO and Councillor Tait be delegated to make a decision in the matter of the olive grove management".

Proposals have been received from the following and are attached:-

- Brookside Olives
-

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- The Barkworth Group

A review of the Management of Council's Olive Grove to ensure effective and efficient management that produces the most desirable returns and

At this stage the Barkworth Group proposal leaves very little for Council. Further details are being provided to Brookside Olives with a view to allowing them to firm up their offer.

Councillor Tait and the CEO have also discussed the matter with Gesine Owens and are currently firming up a third proposal.

It is proposed that this matter be the subject of a supplementary report.

Recommendation:

For Council's consideration.

Resolution: 2007-0571

Moved: Cr Cox Seconded: Cr Thompson

That Council:

1. Endorse the actions taken in arranging for the 2007 Olive Grove harvest to be carried out in conjunction with Mrs Owen.
2. That the matter of ongoing maintenance and harvest for the 2007/2008 year be subject to a further report.
3. That all olives other than the Brook Street Olive Grove be made available to the local public.

CARRIED: (VOTE: 7/0)

15.4 QUEENSLAND WEEDS SYMPOSIUM

This matter was discussed at the February Meeting of Council when it was resolved "That Council be represented by Land Protection Officer, Mr Cobby Hobbs at the 9th Qld Weeds Symposium and; that Council liaise with Natural Resource Officer, Rose Coburn to seek funding through QMDC".

The attached letter dated 2 March, 2007 from Rose Coburn (Local Government Natural Resource Management Officer) indicated that a minimum amount of \$250 will be available from the Queensland Murray Darling Committee (QMDC) Inc to defray expenses for Inglewood Shire staff (Cobby Hobbs) attendance.

Recommendation:

That Council accept the funding offer of QMDC for Council staff to attend the Queensland Weeds Symposium.

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Resolution: 2007-0572

Moved: Cr Johnson Seconded: Cr Moffitt

That Council accept the funding offer of QMDC for Council staff to attend the Queensland Weeds Symposium.

CARRIED: (VOTE: 7/0)

15.5 INGLEWOOD AIRSTRIP CONSTRUCTION AND SEALING

Contact has now been made with Aviation and Regional Transport Management Unit advising that this project will be commencing in May, 2007 and projected completion achieved by August, 2007 and requested funding of \$ be provided on this basis.

In addition, the Department of Natural Resources and Water has been contacted seeking approval to vary the area of the Landing for Aircraft Reserve.

Council has now been requested to provide survey plans showing the areas of land to be transferred.

Also attached for Council's information is a copy of the site and feasibility inspection prepared for the Inglewood Aerodrome by Aerodrome Operation Support Pty Ltd.

Council should note that the current construction proposals allow for uses by small aircraft with less than 5,700 Kg MTOM. This will allow RFDS to operate.

The potential for a future run way extension and method of construction used for the development of the new run way will have a bearing on further upgradings to cater for the future growth within the Inglewood Shire.

Recommendation:

Council note arrangements being made for the construction and sealing of the proposed new run way at Inglewood Aerodrome.

Noted.

Attendance: Councillor Tait and Councillor Dawson rejoined the meeting at 5.17 pm.

15.6 APSEY DEVELOPMENT

Following Council's decision to proceed with the Apsey Development at Council's February 2007 meeting, arrangements are in hand for the fencing of the site and erection of appropriate development signage.

Council's impact is now sought as to its preferred option with regards undertaking the development i.e. by inviting tenders for the whole project or alternatively managing the project in house and arranging development on a subcontract basis, with a particular emphasis on sourcing local/regional suppliers.

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Recommendation:

That Council consider the most appropriate approach to the Apsey Development.

A further report to be presented to Council at the April Ordinary Meeting.

15.7 REVIEW OF FINANCIAL OPERATIONS – POSSIBLE EXTRA ORDINARY MEETING AT TEXAS TO CONSIDER BUDGET REVIEW

Council staff are currently preparing a review of the financial operations for the year ended 30 June, 2006 to identify the reasons for the blow out from a budgeted deficit of \$297,395 to an actual deficit of \$439,722. A negative variance of \$142,327.

This will then be used as a starting point to undertake a budget review of the period ending 30 June, 2007 with a view to containing results as far as is practicable to a balanced result, if necessary by recommending a series of budget variations.

It is estimated that these reviews will not be finalised until early April and it is proposed that a Special Meeting of Council be held at Texas possibly in conjunction with our inspection of the Macmin Silver Mine project.

Recommendation:

That Council note the intention to hold a Special Meeting in early April, 2007 to review Council's financial operations.

Noted

15.8 SHIRE TOUR OF INSPECTION/ INSPECTION OF MACMIN MINING DEVELOPMENT

The suggestion has been made that it may be timely in the lead up to setting the budget for 2007/08 for Council to arrange to have a tour of inspection of the Shire to assist in the determining of funding priorities and projects. This should include a tour of the Macmin Mining project.

Recommendation:

That if a Special Meeting of Council is held in April, 2007, it be tied in with a Shire Inspection/Tour if possible.

Noted

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15.9 COUNCIL RESIDENCE – 42 WHITE STREET, TEXAS

This residence is currently vacant and varying options have been put forward with regards to renovations/sale.

It would appear more detailed costing/report of both proposals be obtained prior to a decision as to whether to renovate or sell being made. Such a decision also needs to be tied into future staff accommodation requirements as well as the proceeds of sale could well be transferred to reserve to offset future requirements in this regard at either Texas or Inglewood bearing in mind the shortage of reasonable accommodation at both Centres.

Recommendation:

That a detailed report be prepared in relation to 42 White Street, Texas outlining the costs and benefits of both renovations and sale options.

Noted

15.10 REVIEW OF INGLEWOOD LOCAL DISASTER MANAGEMENT PLAN

Review of Inglewood Local Disaster Management Plan and associated documents including Inglewood Risk Management Study and Inglewood Mitigation Plan to ensure these are up to date in the event of a major local event.

The Inglewood Risk Management Study is now ready for local review.

Recommendation:

That appropriate action be taken to review the Inglewood Risk Management Study.

Attendance: Councillor Dawson retired from the meeting at 5.38 pm.

15.11 RADF

Resolution: **2007-0572**

Moved: Cr Cox Seconded: Cr McDougall

That the listed items which have been assessed, approved and funded by the Inglewood Shire Council RADF committee, be ratified and endorsed by Council.

CARRIED: (VOTE: 8/0)

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Material Personal Interest

Councillor McDougall and Councillor Johnson declared a Material Personal Interest in the following item and retired from the meeting at 6.08 pm

16. DEVELOPMENT APPLICATION – 3 RIVERS LUCERNE

SYNOPSIS:

1. The Proposal

A development application was lodged by 3 Rivers Lucerne Ltd on or around 15 December 2006 for a Material Change of Use for a “Industrial activities” – “Industry” (lucerne drying and packaging facility) on land at Cremasco Road, Inglewood.

The proposed development seeks to establish a facility for drying and packaging lucerne. The proposed site area is approximately 3.6 ha, part of Lot 511 on RP226715. The proposal consists of two new buildings (2000 sq m and 1000 sq m in area), one being for the purpose of the processing plant, the other for storage.

The proposal includes the provision of 20 car parking spaces. Vehicle access to the site is proposed via and internal driveway on Lot 511 to Cremasco Road.

The proposed use is to be operated 24 hours a day, 6 days a week.

3. Site Details

The subject site is part of Lot 511 on RP226715, which has an overall area of 3668.4 ha. The site for the proposed development is, as mentioned a part of Lot 511, being an area of 3.6 ha. Lot 511 has a road frontage to Cremasco Road along the south-eastern boundary.

The site is located approximately 8 km west from the town of Inglewood. The surrounding land uses are predominantly rural.

4. IDAS Referrals

The following agency was identified as a referral agency for the proposed development pursuant to the *Integrated Planning Regulation 1998*. A full copy of the Decision Notice is required to be forwarded to the referral agency pursuant to the requirements of the *Integrated Planning Act 1997*:

Department of Natural Resources & Water (DNRW) - concurrence

Trigger – A Material Change of Use if the lot contains remnant vegetation, and the existing use is rural, and the size of the land is 2 ha or larger.

DNRW issued a referral agency response on 25 January 2007 containing two conditions. A copy of the referral agency response from DNRW is required to be attached to the Decision Notice. Please note section (8) of the draft Decision Notice which refers to the referral agency response as Appendix A.

5. Planning Scheme

We note that the original application was lodged on or around 16 March 2006 and an Acknowledgement Notice was issued to the applicant. However, it was later noted that the application was not ‘properly made’ as it did not contain the correct land owners consent. Thereafter, the correct land owners consent was provided to Council and it is our understanding Council re-issued an Acknowledgment Notice on or around 9 January 2007, being under the Inglewood Shire Planning Scheme

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The development application was assessed using the Impact Assessment process pursuant to the requirements of the *Integrated Planning Act 1997*.

The following provisions of the Inglewood Shire Planning Scheme are applicable to the proposed development, also pursuant to the requirements of the *Integrated Planning Act 1997*:

STRATEGIC DIRECTIONS (Part 3)

- The Environment (s3.1)
- Economic Development (s3.2)
- Community Services (s3.3)

CODES (Part 4.1 – Rural Zone Code)

- Rural Zone Code – Purpose (s4.1.3.3)
- Performance Criteria and Acceptable Solutions – “Material Change of Use” (s4.1.3.4)

SCHEDULES

- Schedule 1 – Design and Construction Standards

5.2 Strategic Direction

The desired environmental outcomes for Inglewood Shire are as follows:

3.1 The Environment

In Inglewood Shire, ecological systems (including the Dumaresq River, its tributaries), the natural environment (including Coolmunda Conservation Park, Lake Coolmunda and the declared catchment), and items and places of cultural and heritage significance are protected and enhanced by development.

- *Development is managed to minimise any adverse impacts on air and water quality, to prevent land degradation, loss of unique habitat and biodiversity and to protect riparian areas, ridgelines and escarpments.*
- *Protected areas (including Coolmunda Conservation Park, Lake Coolmunda and the declared catchment) and areas, local items and places of cultural significance (including areas along water courses) are identified to ensure their environmental and landscape values and historic significance are protected and enhanced through compatible development.*

3.2 Economic Development

The economy of Inglewood Shire is enhanced and diversified through the sustainable use of natural resources (including land, soil and mineral resources) and through a wide range of other economic activities that respect the roles of the urban centres while utilising the locational attributes of the Shire.

- *The Planning Scheme reinforces and consolidates the roles of Inglewood and Texas as the principal places for business, industry and commerce within the Shire.*
- *Productive rural land, rural industries and natural features (including mineral and extractive resources and tourist resources such as Coolmunda Conservation Park, Lake Coolmunda and the declared catchment) are protected to reflect and enhance their continued economic potential and viability.*
- *The Shire’s industrial areas in Inglewood and Texas are consolidated and protected to ensure their role as the key areas for industrial activity is reinforced.*

3.3 Community and Services

Development in Inglewood Shire is consistent with community expectations and needs, and contributes to community well-being through the enhancement of core community elements (including the built environment, services, facilities and infrastructure).

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- *The settlement pattern is logical and sequenced and the built environment contributes to the overall urban service centre and rural amenity and character of Inglewood Shire.*
 - *People are connected to public spaces (including recreational areas) and community services through an appropriate land use structure and the provision of infrastructure, particularly within the urban centres of Inglewood and Texas.*
 - *Development contributes to the health and safety of people and provides a diverse range of housing types, services and facilities.*
 - *Infrastructure (including water, sewerage and roads) reflects community expectations and needs, meets engineering and environmental standards and is provided in an orderly and logical sequence to ensure cost effectiveness.*

It is considered that the proposed development is generally in accordance with the Strategic Direction of the planning scheme. The proposal will not negatively impact on the ecological systems, natural environment or areas of cultural significance. The proposal seeks to support the rural industry and enhance the economy of the Inglewood Shire. The proposal satisfies a community need for the expansion of rural industry within the Shire.

5.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) *The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible "uses".*
- (2) *The Rural "Zone" retains its viability as an area of primary production.*
- (3) *Future "Rural activities" are appropriately located within the Rural "Zone" and existing and future "Rural activities" are not prejudiced by inappropriate development.*
- (4) *Within the Rural "Zone", "development":*
 - (a) *maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;*
 - (b) *protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land "uses" in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;*
 - (c) *is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;*
 - (d) *maintains the rural amenity;*
 - (e) *does not prejudice or impact adversely on other "uses" including those within other "Zones";*
 - (f) *does not prejudice extractive or mining resources;*
 - (g) *has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network;*
 - (h) *protects areas and sites of conservation importance, including cultural and high landscape values;*
 - (i) *is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;*
 - (j) *is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;*
 - (k) *has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the "use"; and*
 - (l) *does not impact adversely on infrastructure.*
- (5) *Within the Rural "Zone", the Rural "Zone" Code allows for:*
 - (a) *tourist related uses ("bed and breakfast premises" and "visitor accommodation") and "home businesses" where they are of a small scale and are compatible with surrounding "uses";*
 - (b) *the protection of existing "intensive animal industries" and "extractive industries" from incompatible "uses";*
 - (c) *"intensive animal industries" and "extractive industries", where located and operated so as to ensure no detrimental impact on surrounding "uses" or on the environment; and*

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- (d) *limited industrial "uses", where it can be demonstrated those "uses" are associated with rural production and can not reasonably be established in the Industrial "Zone".*

It is considered the proposed development generally meets the requirements of the Rural Zone Code Purpose. The nature and locality of the proposal does not prejudice GQAL and maintains the rural amenity. It is considered the proposed industrial use is associated with rural activities and therefore supports the rural area.

The provision of water supply, stormwater disposal, sustainable effluent and waste disposal, power and access to the road network to appropriate standards can be adequately addressed in conditions on the draft Decision Notice. It is considered the proposal will have no detrimental impacts on the provision of infrastructure.

6. Submissions

Public Notification was carried out in accordance with the requirements of the *Integrated Planning Act 1997* as noted in the Notice of Compliance from the applicant received by Council on 2 March 2007. The Notice of Compliance indicated that the following actions were undertaken:

- i) a sign was placed on the land from 6 February 2007 to 28 February 2007
- ii) adjoining land owners were notified; and
- iii) a public notice was placed in the Macintyre Gazette on 8 February 2007.

It is our understanding that no properly made submissions were received by Council within the notification period.

7. Recommendations

It is considered that the proposal is generally in accordance with the Strategic Direction, Rural Zone Code, including the Code Purpose, Performance Criteria and Acceptable Solutions of the Inglewood Shire Planning Scheme. It is recommended that the development application be approved subject to appropriate conditions as outlined in the attached draft Decision Notice. The conditions attached to the approval area such as to ensure compliance with relevant planning matters and operational standards.

Resolution: 2007-0573

Moved: Cr White Seconded: Cr Tait

That Council approve the development application with the following conditions:-

(7) Assessment Manager's Conditions

Development Approval – Material Change of Use – “Industrial activities” – “Industry” (lucerne drying and packaging facility)

1. Approval is granted for the purpose of “Industrial activities” – “Industry” (lucerne drying and packaging facility).
2. The development shall be in accordance with the following site layout plans and other supporting information supplied by the applicant with the development application as shown on the plan - “Site Plan”, Drawing No.6617, prepared by FSA Consulting.
3. The proposed use shall only occur within the subject site being part of Lot 511 as shown on the plan - “Site Plan”, Drawing No.6617, prepared by FSA Consulting.
4. A maximum of one vehicle crossover shall be provided from the Cremasco Road as shown on the plan: “Site Plan”, Drawing No.6617, prepared by FSA Consulting. Vehicle access shall be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1). Crossovers shall be sealed or constructed of other appropriate materials to ensure all-

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weather operations.

5. Vehicle manoeuvring areas shall be provided so that all vehicles, including heavy vehicles, can enter and leave the site in a forward direction.
6. A minimum of twenty (20) customer and employee car parking spaces shall be provided on site as shown on the plan: "Site Plan", Drawing No.6617, prepared by FSA Consulting and in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) or to other relevant engineering standards to the satisfaction of Council. All parking spaces on site shall be delineated and kept at all times for vehicle parking purposes.
7. All internal driveways and areas where vehicles regularly manoeuvre and park, including the area within the proposed shed as shown on the plan: "Site Plan", Drawing No.6617, prepared by FSA Consulting, shall be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b) or to other relevant engineering standards to the satisfaction of Council. All internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed or constructed of other appropriate materials to ensure all-weather operations.
8. Any loading/unloading shall be carried out only within the boundaries of the site and shall not be undertaken external to the site.
9. The site shall be connected shall be provided with a supply of water adequate for the proposed use to relevant engineering standards to the satisfaction of Council.
10. The site shall be provided with an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2 or to other relevant engineering standards to the satisfaction of Council.
11. The subject site shall be adequately drained and all stormwater shall be disposed of in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 or to other relevant engineering standards to the satisfaction of Council.
12. Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site, to the satisfaction of Council and to relevant engineering standards, and shall remain in place for the duration of construction.
13. A vegetated buffer shall be maintained around the subject site sufficient to ensure visual screening of the processing plant.
14. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
15. Provision shall be made on site for the collection of general and industrial refuse in covered waste containers with a capacity sufficient for the use. At all times while the use continues, waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.
16. At all times while the use continues, the site shall be kept in a clean and tidy state.
17. At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise as a result of dust, noise, night lighting or any other potentially detrimental impact.
18. The operator/occupant shall be responsible for mitigating any complaints arising from the on-site operations.
20. The cost of carrying out works and providing services to the subject site, as required by the conditions of approval, shall be at the expense of the applicant.

Carried: (Vote: 6/0)

Attendance: Councillor McDougall and Councillor Johnson rejoined the meeting at 6.15 pm

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17. CLOSURE

There being no further business, the Mayor thanked Councillors' for their attendance and declared the meeting closed at 6.22 pm.

Confirmed:.....

Date:.....

