



Inglewood Shire Council

## **Ordinary Meeting of Council**

# **Minutes**

Meeting held in the Council Chambers

Cnr Albert and Elizabeth Streets

Inglewood Queensland 4387

Tuesday, 29 January, 2008

## **Tuesday, 29 January, 2008 – 9:36 a.m.**

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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  
Councillor B Johnson  
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.*

*Paul Turri Director of Engineering Services*  
*Dion Jones Works Manager*  
*Vince Stephens Environmental Health Officer*  
*Dave Hayward Community Development Officer*  
*Andrew Singh Human Resource Officer*

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**1. OPENING OF MEETING**

The Mayor welcomed all Councillors and declared the meeting open at 9.36am.

**2. APOLOGIES**

All Councillors were in attendance.

**3. RECEIPT AND CONFIRMATION OF MINUTES**

**Resolution: 2008- 0914**

**Moved: Cr Moffitt Seconded: Cr Thompson**

That the minutes of the Ordinary Meeting held on 17 December, 2007 as supplied to all Councillors, be confirmed as a true and correct 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**

Nil.

**Attendance:** Council's Consulting Engineer, Director of Engineering Services and Works Manager attended the meeting at 9:44 am.

**6. DIRECTOR OF ENGINEERING SERVICE'S REPORT**

**6.1. TEXAS STORMWATER DRAINAGE**

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**SYNOPSIS:**

Council over a number of years have worked to minimise the impact of stormwater flows to residents along a natural occurring open drainage system running east-west through Texas.

**EXECUTIVE SUMMARY:**

Council to defer the upgrading of stormwater drainage in Avon street until 08/09 financial year. The 07/08 budget amount to be used to upgrade various structures feeding into the stormwater drain.

**RECOMMENDATION:**

**That Council defers the upgrading of stormwater drainage system in Avon Street until next financial year.**

**That Council uses the budget amount on urgent infrastructure works required in the same stormwater system.**

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**Resolution: 2008- 0915**

**Moved: Cr Tait Seconded: Cr Cox**

That Council defers the upgrading of stormwater drainage system in Avon Street until next financial year.

That Council uses the budget amount on urgent infrastructure works required in the same stormwater system.

**CARRIED: (VOTE: 9/0)**

**6.2. WHEELCHAIR KERB ACCESS RAMP UPGRADE – ALBERT STREET,  
INGLEWOOD**

**SYNOPSIS:**

Upgrading of kerb access ramp in Albert Street, Inglewood.

**EXECUTIVE SUMMARY:**

A hazardous kerb access ramp was replaced during the week ending Friday 25 January 2008. This was a proactive step to reduce council's liability.

**RECOMMENDATION:**

**For Council's information only.**

**Resolution: 2008- 0916**

**Moved: Cr Pietsch Seconded: Cr Dawson**

That the Director of Engineering Services' report on wheelchair kerb access ramp upgrade be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**6.3. CLAIM FROM R & J BURRASTON**

**SYNOPSIS:**

Letter dated 4 December 2007 from R & J Burraston was tabled during Council's ordinary meeting held on 17 December 2007 for consideration. Council requested the Engineering Department to investigate the claim as well as the drainage system as a whole.

**EXECUTIVE SUMMARY:**

The claims made in the letter are speculative and unfounded.

**RECOMMENDATION:**

**That Council denies all liability to the claim.**

**Resolution: 2008- 0917**

**Moved: Cr Johnson Seconded: Cr Pietsch**

That Council deny all liability to the claim made by R & J Burraston.

**CARRIED: (VOTE: 9/0)**

**6.4. TRAFFIC COUNT REPORT – JAN 2008**

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**SYNOPSIS:**

Metro Traffic Count Program.

**EXECUTIVE SUMMARY:**

Since the last report additional roads surveyed were:

1. Bosnjaks Road
2. Columba Road
3. Coolmunda Access 1 Road
4. Coolmunda Access 2 Road
5. Coolmunda Access 3 Road
6. Coolmunda Access 4 Road
7. Coolmunda Access 5 Road
8. Luna Road
9. Potters Road
10. Spring Creek Road

Data attached.

**RECOMMENDATION:**

**That the report be received and the comments contained therein be noted.**

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**Resolution: 2008- 0918**

**Moved: Cr Dawson Seconded: Cr McDougall**

That the Technical Officer's traffic counter report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**7. WORKS MANAGER'S REPORT**

**Resolution: 2008 - 0919**

**Moved: Cr Johnson Seconded: Cr McDougall**

That the Works Manager's report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**Attendance:** Council's Director of Engineering Services and Works Manager retired from the meeting at 10.42 am.

**Adjournment:** The meeting adjourned for morning tea at 10.42 pm and reconvened at 11.10 pm.

**Attendance:** Council's Community Development Officer attended the meeting at 11.10 pm.

**8. COMMUNITY DEVELOPMENT OFFICER'S REPORT**

**Resolution: 2008 - 0920**

**Moved: Cr Tait Seconded: Cr Dawson**

That the Community Development Officer's report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**8.1 OPTIONS FOR AGED CARE HOSTEL**

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**SYNOPSIS:**

The Greenup Masonic Lodge has vacant land adjoining the community housing units in St John Street Texas that they are considering options for use.

**EXECUTIVE SUMMARY:**

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Bevan Pavel, Richard Coventry and Ross Hockley from the Greenup Masonic Lodge called to discuss the progress with the building of new units to house aged residents. Advised them of tenders and that we should be finalising contracts with approved tenderer in late January 2008, copies of plans emailed to Bevan as requested.

They mentioned the vacant land in St John Street that was purchased by Masonic Care Queensland some time ago with the intention of future use for more housing units. There is still room for an additional 2 units on the present site after the current project is completed and they were doubtful that any more units would be required to meet community needs (current site when fully developed will have 10 X 2 bedroom units and 2 X 1 bedroom units).

They were looking at other options for this land but still preferring that development have a linkage to housing aged residents.

An unmet need that has been identified in the Texas community for a number of years is the lack of aged hostel facilities. Currently the community is reasonably well catered for with independant living units managed by the Masons and high level aged care at the Texas MPHS facility. What is lacking is the transitional stage from independence to requiring full high level care; a facility that provides supervision and living assistance with some level of independence is required in the long term.

The demographics of the Texas community indicate a larger than average aged population (over 65) with projections of 37% of the population in this category by 2026. The need for this type of facility will become more urgent over the next 10 years and planning should be considered now.

There are funding options for capital works as well as on going operational costs from Department of Health and Ageing. There is considerable work to be done to make this proposal a reality but we should start by organising a meeting of appropriate stakeholders to consider the options.

The MPHS is interested in being involved as they can see the benefits of integrating aged care services in small communities. Because they are co-funded by both State and Federal governments they are not eligible to apply for capital works funding. They could however contract to provide some services to maximise the use of resources and provide efficiencies in integrating services.

Masonic Care Queensland would need to be agreeable to any proposals as they own the land.

I have suggested that we organise a meeting with representatives from Masons, Council, Texas MPHS and Department of Health and Ageing to fully discuss options. Perhaps there may be a need to set up a community aged care organisation with management committee etc to progress the proposal if it is feasible following investigation with the relevant government departments and community stakeholders.

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**RECOMMENDATION:**

**For Council's information.**

**Resolution: 2008 - 0921**

**Moved: Cr Johnson Seconded: Cr McDougall**

That the Community Development Officer's "Options for Aged Care Hostel" report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

## **8.2 TENDERS - INGLEWOOD SWIMMING POOL**

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### **SYNOPSIS:**

Council called tenders for the design and construction of the new Inglewood Swimming Pool. Initially Expressions of Interest were called and from the respondents and shortlist was prepared to invite chosen companies to submit a formal tender. Tenders closed on 21st January 2008 and a summary of tenders is attached.

### **EXECUTIVE SUMMARY:**

Three tenders were received from the shortlisted companies and there is a large variation in the tendered prices. The referee checks and assessment of each companies suitability to complete the work required under the tender was previously carried out during the shortlisting process. All tenderers are considered capable of completing the required scope of works and the consideration of tenders is based on quoted prices.

The tender from Venue Group at \$1,200,525 (Ex GST) is substantially higher than the other two and this is due to the fact that they are primarily a Project Management company who will subcontract out the various elements of the tender. Excess cost are no doubt the result of management fees.

Rogers Pools were the mid range price at \$970,030 (Ex GST) and with extensive experience in the business probably realistic in todays market.

Nortask Pty Ltd was the cheapest priced tender by a considerable margin at \$852,582 (Ex GST) and they have provided a breakdown of the costs of various elements of the work. Much of their pricing is based on a similar project that they recently completed for the Balonne Shire (Dirranbandi Pool). Our pool specifications are different in that the pool is slightly wider, includes an access ramp and wet deck system and it is assumed that these elements have been considered in their pricing.

Because of the relatively large variations in the tenders prices it would be advisable to have an independent assessment of the chosen tender to satisfy council that the tender is realistic and that the work can be completed for the nominated price.

Tender documentation is under separate cover.

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### **RECOMMENDATION:**

- 1) That Council accept the tender for the design and construction of the Inglewood Swimming Pool from Nortask Pty Ltd for a price of \$852,582 (Ex GST).**
- 2) That acceptance be subject to an independent assessment by a consulting engineer of the tender price against the scope of works required.**
- 3) That acceptance of the tender be subject to the confirmation of loan funds being available to undertake the project.**

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**Resolution: 2008- 0922**

**Moved: Cr Johnson Seconded: Cr McDougall**

- 1) That Council accept the tender for the design and construction of the Inglewood Swimming Pool from Nortask Pty Ltd for a price of \$852,582 (Ex GST).
- 2) That acceptance be subject to an independent assessment by a consulting engineer of the tender price against the scope of works required.
- 3) That acceptance of the tender be subject to the confirmation of loan funds being available to undertake the project.
- 4) That the necessary Council make application to "exceptional circumstances" determination during the Election Care Taker period.

**CARRIED: (VOTE: 9/0)**

### **8.3 TENDERS - LONG TERM COMMUNITY HOUSING PROJECT**

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**SYNOPSIS:**

Council called tenders for the construction of 2 X 2 bedroom duplex through project managers Arthur Martin Design and Drafting. Tenders closed on 4th January 2008 and although 4 expressions of interest were recorded only one lodged a formal tender.

**EXECUTIVE SUMMARY:**

The construction of the 2 X 2 bedroom duplex at St John St Texas is being funded by the Department of Housing under the Long Term Community Housing Program. A Capital Assistance Agreement between Council and the Department of Housing dated 17<sup>th</sup> January 2007 details the funding arrangements as : Grant \$615,709 (including GST), Council Land, Masonic Lodge \$10,000 (Total \$625,709 + land).

Project Management fees (Arthur Martin Design and Drafting) amount to \$43,494 (including GST) leaving \$582,215 (including GST) available for construction.

Only one tender was received and the tender documents have been forwarded to the Department of Housing for assessment. The department advised that as this was an open tender process they will accept this tender conditional on satisfactory assessment.

The tender price of \$545,380 (including GST) is comfortably within project budget provided a fixed price contract is signed with no variation allowed.

Copies of tender summary are attached. Copies of tender documents and BSA Licence Search 1005203 are attached under separate cover.

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**RECOMMENDATION:**

**That Council accept the tender for the construction of 2 X 2 bedroom duplex at 10 St John St. Texas from Redline Project Management Pty Ltd for a price of \$545,380 (including GST); subject to satisfactory assessment and approval by the Queensland Department of Housing.**

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**Resolution: 2008- 0923**

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

That Council accept the tender for the construction of 2 X 2 bedroom duplex at 10 St John St. Texas from Redline Project Management Pty Ltd for a price of \$545,380 (including GST); subject to satisfactory assessment and approval by the Queensland Department of Housing.

**CARRIED: (VOTE: 9/0)**

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**8.4 TENDER – ALL ABILITIES PARK, TEXAS**

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**SYNOPSIS:**

Council called tenders for the design of an All Abilities Park at Broadway, Texas. Tenders closed on 11th January and 2 conforming tenders and 1 alternate tender were received.

**EXECUTIVE SUMMARY:**

Three tenders for the design of the All Abilities Park were received and are listed on the attached summary.

Two of the tenders addressed the information requested in the tender package with the third and cheapest tender failing to fully address all requirements.

The cheapest the tender price is not detailed, does not include travel & accommodation costs as requested and is an estimate only not a firm tender. This tender also fails to provide details of professional qualifications, methodology and deliverables.

The other two tenders are well presented, provide information requested in the tender package. Referee checks on both of these tenders indicate that the quality of their work is to a high standard and general satisfaction by clients. Both tenders are equally suitable for the project with the only real difference being the tender price. Pricing for most stages of the design process are similar but Place Design Group price for the Final Design Stage is substantially higher than the Play Works tender.

Copies of the tender summary is attached. Copies of the tender documents from Place Design Group, Play Works and Play Environment Consulting and tender assessment summaries are attached under separate cover.

It is recommended that the tender from Play Environment Consulting not be included in final consideration because it failed to provide a formal tender price or all the information required in the tender.

Of the remaining two tenders it is recommended that The Play Works tender be accepted on the basis of lower price.

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**RECOMMENDATION:**

**That Council accept the tender for the design of the All Abilities Park at Texas from The Play Works for a price of \$38,500 (including GST).**

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**Resolution: 2008 - 0924**

**Moved: Cr Cox Seconded: Cr Thompson**

That Council accept the tender for the design of the All Abilities Park at Texas from The Play Works for a price of \$38,500 (including GST).

That Council not accept the lowest tender as it failed to meet the tender criteria.

**CARRIED: (VOTE: 9/0)**

**Attendance:** Council's Human Resources Manager attended the meeting at 11.52 am.

**Attendance:** Council's Community Development Officer retired from the meeting at 11.57 am.

**9. HUMAN RESOURCES MANAGER'S REPORT**

**Resolution: 2008 - 0925**

**Moved: Cr Pietsch Seconded: Cr Dawson**

That the Human Resource Manager's Report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**Attendance:** Council's Human Resources Officer retired from the meeting at 12.15 pm and the Environmental Health Officer attended the meeting 12:17 pm.

**10. FINANCE REPORT**

**Resolution: 2008 - 0926**

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

That the Assistant Finance Officer's finance report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**11. ENVIRONMENTAL HEALTH OFFICER'S REPORT**

**1. ENVIRONMENTAL MANAGEMENT PLANS**

**Inglewood Sewage Treatment Plant**

The monitoring samples taken for the month of December are attached with this report. The treated effluent e.coli result is above the acceptable level of 1000 organisms per 100ml (1100) but this is an improvement from the previous results. The recent sample have been taken from the new sample point which is a tap at the boundary of the Sewage Treatment Plant property just before

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release into Mr Wylie's property and it has been a trial and error process to adjust the chlorine levels to reduce the e-coli count in a short contact time.

**Texas Sewage Treatment Plant**

There have been no changes to the operation of the Texas Sewage Treatment Plant.

The monitoring samples taken for the month of December are attached. There are no issues with the quality of the treated effluent for this month.

EPA have sent a letter of request for an update on the status of the EMP for Texas STP as the original EMP expired 31 December 2007. A response is being drafted to be sent to EPA before 31 January 2008.

**2. WATER QUALITY**

The results of the water testing taken for the month of December have indicated the drinking water quality for both townships meet the NH&MRC guidelines.

The recent rains have affected the water quality and increased the workload of the treatment plants as the raw water has a high turbidity.

**3. LANDFILL FACILITIES**

With the heavy equipment on another work assignment over the past few weeks the pushing and compacting of the waste has been done by the backhoe which is not achieving the same results.

The blocks are due for relocating as the current cell is almost complete. The litter control fences have been pushed over – they will be erected in the new positions with the relocation of the block wall.

**4. HEALTH & ENVIRONMENT COMPLAINTS**

This month a number of complaints have been addressed concerning overgrown allotments and an increase in dog and animal related complaints. This month a number of dogs and cats have been surrendered to Council for destruction.

**5. LICENSED PREMISES**

All licensed premises operators should have received their license renewal forms this past month. As the license fees are paid and new licenses issued the inspection program will recommence. The table will be updated with the numbers upon renewal of licenses.

<i>Licensed Premises</i>	<b>Total Number</b>	<i>Inspected this month</i>	<i>Total Inspected</i>
Environmentally Relevant Activities	11		
Food Premises	33		
Dangerous Goods	17		
Hairdressing Salons	3		
Itinerant Vendors	1		
<b>Totals</b>	<b>65</b>		

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**6. ANIMAL CONTROL**

To date the working relationship between ACO and EHO has produced beneficial results for animal owners, the community and both Officers.

**Resolution:** 2008 - 0927

**Moved:** Cr Dawson **Seconded:** Cr Pietsch

That the Environmental Health Officer's report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**12. DEVELOPMENT APPLICATIONS**

**12.1. MATERIAL CHANGE OF USE – SMITH**

**SYNOPSIS:**

A development application was lodged by Wesley and Zalae Smith for a Material Change of Use from vacant land to a multi dwelling on land at 3 Robinson Street, Inglewood, described as Lot 11 on RP 123681. The application has now been assessed and the following recommendations are for Council's consideration.

**RECOMMENDATION:**

It is considered that the proposed development is generally in accordance with the intention of the Inglewood Shire Planning scheme. On balance, and having regard for all relevant issues, it is recommended that the development application be approved subject to appropriate conditions as outlined below. The conditions attached to the approval are such as to ensure compliance with relevant planning matters and operational standards.

**Assessment Manager's Conditions**

**Development Approval – Material Change of Use – “vacant land to multi dwelling”**

1. The site is to be developed generally in accordance with the development layout plan submitted with the application.
2. No more than one (1) dwelling unit per 400 sq metres of site area.
3. Total use area is to be no more than 50% of the site area.
4. Buildings and structures must have a side boundary clearance of not less than 2.5 metres and the rear boundary of not less than 6 metres from property boundaries.
5. One sealed vehicle crossover shall be provided from the Robinson Street road frontage, to appropriate engineering standards.
6. Vehicle manoeuvring areas shall be provided so that all vehicles can enter and leave the site in a forward direction.
7. A minimum of two (2) tenants and one (1) visitors car parking spaces shall be provided on site.

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8.	All internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed in accordance with relevant engineering standards and to the satisfaction of Council.
9.	The building shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.
10.	The building shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
11.	The subject site shall be adequately drained and all surface and roof drainage stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards.
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.	An approved metal "colorbond" 1.8 m high screen fence shall be erected on the western, southern and eastern boundaries of the subject site.
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.	A landscaping plan is to accompany a development application for building works.
16.	An application for a permit to undertake access and stormwater drainage works on a road reserve is required to be submitted to Council for approval prior to commencement of any works.

**Resolution: 2008- 0928**

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

That the development application be approved subject to the following conditions:-

Assessment Manager's Conditions

Development Approval – Material Change of Use – “vacant land to multi dwelling”

1. The site is to be developed generally in accordance with the development layout plan submitted with the application.
2. No more than one (1) dwelling unit per 400 sq metres of site area.
3. Total use area is to be no more than 50% of the site area.
4. Buildings and structures must have a side boundary clearance of not less than 2.5 metres and the rear boundary of not less than 6 metres from property boundaries.
5. One sealed vehicle crossover shall be provided from the Robinson Street road frontage, to appropriate engineering standards.
6. Vehicle manoeuvring areas shall be provided so that all vehicles can enter and leave the site in a forward direction.
7. A minimum of two (2) tenants and one (1) visitors car parking spaces shall be provided on site.
8. All internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed in accordance with relevant engineering standards and to the satisfaction of Council.
9. The building shall be connected to Council's reticulated water supply system to the satisfaction of Council and to relevant engineering standards.

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10. The building shall be connected to Council's reticulated sewerage system to the satisfaction of Council and to relevant engineering standards.
11. The subject site shall be adequately drained and all surface and roof drainage stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards.
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. An approved metal "colorbond" 1.8 m high screen fence shall be erected on the western, southern and eastern boundaries of the subject site.
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. A landscaping plan is to accompany a development application for building works.
16. An application for a permit to undertake access and stormwater drainage works on a road reserve is required to be submitted to Council for approval prior to commencement of any works.

**CARRIED: (VOTE: 9/0)**

**Adjournment:** The meeting adjourned for lunch at 12.56 pm and reconvened at 1.50 pm.

## **12.2. MATERIAL CHANGE OF USE – BENNETT**

### **SYNOPSIS:**

A development application was lodged by RJ & DC Bennett for a Material Change of Use for "lot feeding (intensive) (Cattle Feedlot 150 SCU) on land at Coolmunda Dam Access Road, Inglewood, described as Lot 1 on RP 145748. Council's Town Planners have now assessed the application and the following recommendations are for Council's consideration.

### **RECOMMENDATION:**

It is considered that the proposed development is generally in accordance with the intention of the Inglewood Shire Superseded Planning Scheme. On balance, and having regard for all relevant issues, 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 are such as to ensure compliance with relevant planning matters and operational standards.

#### **Assessment Manager's Conditions**

**Development Approval – Material Change of Use – "Lot Feeding (Intensive) (Cattle Feedlot 150 SCU)"**

1. Approval is granted for the purpose of "Lot Feeding (Intensive)" for a cattle feedlot not exceeding 150 standard cattle units.
2. The development shall be in accordance with the plan "Site Plan 001", dated

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- 13 November 2007 and other supporting information supplied by the applicant with the development application.**
- 3. An appropriate vehicle crossover shall be provided from the Coolmunda Dam Access Road to the subject site in accordance with relevant engineering standards and to the satisfaction of Council.**
  - 4. All internal driveways and areas surrounding the feedlot where vehicles regularly manoeuvre and park shall be constructed and maintained to a standard for all weather access in accordance with relevant engineering standards and to the satisfaction of Council.**
  - 5. Any loading/unloading shall be carried out only within the boundaries of the subject site.**
  - 6. The site shall be provide with a supply of water of a volume and quality appropriate for feedlot purposes, including adequate supply for fire fighting purposes, in accordance with relevant engineering standards to the satisfaction of Council.**
  - 7. The site shall be provided with an on-site effluent and treatment system adequate for the proposed use in accordance with relevant engineering standards to the satisfaction of Council.**
  - 8. The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards. The stormwater disposal system shall be designed to include appropriate silt traps and pollution control devices to ensure no contamination or silting of waterways.**
  - 9. 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.**
  - 10. Prior to commencement of the use, the applicant shall rehabilitate to its natural state any land disturbed during construction.**
  - 11. A landscaping plan for the overall site shall be submitted by the applicant to and for the approval of Council prior to the commencement of the use.**
  - 12. Landscaping shall include vegetative buffers provided where necessary around the pens in a manner that provides effective visual screening of the feedlot from Coolmunda Dam Access Road and adjoining land.**
  - 13. All landscaping areas shall be planted with screening trees, shrubs and ground cover and shall be in accordance with the approved landscaping plan and maintained at all times while the use continues.**
-

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**Resolution: 2008 - 0929**

**Moved: Cr Johnson Seconded: Cr McDougall**

That the development application be approved subject to the following conditions:-

Assessment Manager's Conditions

Development Approval – Material Change of Use – “Lot Feeding (Intensive) (Cattle Feedlot 150 SCU)”

1. Approval is granted for the purpose of “Lot Feeding (Intensive)” for a cattle feedlot not exceeding 150 standard cattle units.
2. The development shall be in accordance with the plan “Site Plan 001”, dated 13 November 2007 and other supporting information supplied by the applicant with the development application.
3. An appropriate vehicle crossover shall be provided from the Coolmunda Dam Access Road to the subject site in accordance with relevant engineering standards and to the satisfaction of Council.
4. All internal driveways and areas surrounding the feedlot where vehicles regularly manoeuvre and park shall be constructed and maintained to a standard for all weather access in accordance with relevant engineering standards and to the satisfaction of Council.
5. Any loading/unloading shall be carried out only within the boundaries of the subject site.
6. The site shall be provide with a supply of water of a volume and quality appropriate for feedlot purposes, including adequate supply for fire fighting purposes, in accordance with relevant engineering standards to the satisfaction of Council.
7. The site shall be provided with an on-site effluent and treatment system adequate for the proposed use in accordance with relevant engineering standards to the satisfaction of Council.
8. The subject site shall be adequately drained and all stormwater shall be disposed of to the satisfaction of Council and to relevant engineering standards. The stormwater disposal system shall be designed to include appropriate silt traps and pollution control devices to ensure no contamination or silting of waterways.
9. 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.
10. Prior to commencement of the use, the applicant shall rehabilitate to its natural state any land disturbed during construction.
11. A landscaping plan for the overall site shall be submitted by the applicant to and for the approval of Council prior to the commencement of the use.
12. Landscaping shall include vegetative buffers provided where necessary around the pens in a manner that provides effective visual screening of the feedlot from

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Coolmunda Dam Access Road and adjoining land.

13. All landscaping areas shall be planted with screening trees, shrubs and ground cover and shall be in accordance with the approved landscaping plan and maintained at all times while the use continues.

14. All manure must be fully composted on site before being spread.

**CARRIED: (VOTE: 9/0)**

### **13. CHIEF EXECUTIVE OFFICER'S REPORT**

#### **13.1 MATTERS GENERALLY FOR INFORMATION**

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

- 13.1.1 Item No. 1 - Inglewood Shire Council Drought Management Plan
- 13.1.2 Item No. 2 - Texas 2ML Reservoir & Inglewood Swimming Pool
- 13.1.3 Item No. 3 - Texas & Inglewood Heritage Railway Society
- 13.1.4 Item No. 4 - Health Quality and Complaints Commission
- 13.1.5 Item No. 5 - State Rural Leasehold Land Strategy
- 13.1.6 Item No. 6 - Local Government Association of Queensland – Summaries of Circulars
- 13.1.7 Item No. 7 - SES Annual Local Government Subsidy
- 13.1.8 Item No. 8 - Queensland Litter Laws
- 13.1.9 Item No. 9 - 2007/08 Road and Drainage Grant
- 13.1.10 Item No. 10 - Sale of Council-owned land to Euabalong West Wreckers
- 13.1.11 Item No. 11 - Change to Public Library Operational Models
- 13.1.12 Item No. 12 - Application to amend Reserve 105 and Reserve 404
- 13.1.13 Item No. 13 - Scouts – Annual report
- 13.1.14 Item No. 14 - Queensland Transport Annual Report 2006/07
- 13.1.15 Item No. 15 - Iconic Places Legislation
- 13.1.16 Item No. 16 - Queensland Murray Darling Committee
- 13.1.17 Item No. 17 - Improvement of Texas STP
- 13.1.18 Item No. 18 - Environmental Protection Act 1994
- 13.1.19 Item No. 19 - Blueprint for the Bush – 'Our Place Our Future'

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**Recommendation:**

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

- Item No. 1 - Inglewood Shire Council Drought Management Plan
- Item No. 2 - Texas 2ML Reservoir & Inglewood Swimming Pool
- Item No. 3 - Texas & Inglewood Heritage Railway Society
- Item No. 4 - Health Quality and Complaints Commission
- Item No. 5 - State Rural Leasehold Land Strategy
- Item No. 6 - Local Government Association of Queensland – Summaries of Circulars
- Item No. 7 - SES Annual Local Government Subsidy
- Item No. 8 - Queensland Litter Laws
- Item No. 9 - 2007/08 Road and Drainage Grant
- Item No. 10 - Sale of Council-owned land to Euabalong West Wreckers
- Item No. 11 - Change to Public Library Operational Models
- Item No. 12 - Application to amend Reserve 105 and Reserve 404
- Item No. 13 - Scouts – Annual report
- Item No. 14 - Queensland Transport Annual Report 2006/07
- Item No. 15 - Iconic Places Legislation
- Item No. 16 - Queensland Murray Darling Committee
- Item No. 17 - Improvement of Texas STP
- Item No. 18 - Environmental Protection Act 1994
- Item No. 19 - Blueprint for the Bush – 'Our Place Our Future'

be received and noted for information.

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**Resolution: 2008 - 0930**

**Moved: Cr Dawson Seconded: Cr Pietsch**

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

- Item No. 1 - Inglewood Shire Council Drought Management Plan
- Item No. 2 - Texas 2ML Reservoir & Inglewood Swimming Pool
- Item No. 3 - Texas & Inglewood Heritage Railway Society
- Item No. 4 - Health Quality and Complaints Commission
- Item No. 5 - State Rural Leasehold Land Strategy
- Item No. 6 - Local Government Association of Queensland – Summaries of Circulars
- Item No. 7 - SES Annual Local Government Subsidy
- Item No. 8 - Queensland Litter Laws
- Item No. 9 - 2007/08 Road and Drainage Grant
- Item No. 10 - Sale of Council-owned land to Euabalong West Wreckers
- Item No. 11 - Change to Public Library Operational Models
- Item No. 12 - Application to amend Reserve 105 and Reserve 404
- Item No. 13 - Scouts – Annual report
- Item No. 14 - Queensland Transport Annual Report 2006/07
- Item No. 15 - Iconic Places Legislation
- Item No. 16 - Queensland Murray Darling Committee
- Item No. 17 - Improvement of Texas STP
- Item No. 18 - Environmental Protection Act 1994
- Item No. 19 - Blueprint for the Bush – 'Our Place Our Future'

be received and noted for information.

**CARRIED: (VOTE: 9/0)**

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## **12.1 COMMUNITY ADVISORY NETWORK (CAN)**

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### **Reason for Report**

To consider Queensland Police Service response to request from Inglewood Community Advisory Network for amber flashing lights adjacent to the Inglewood State School.

### **Background**

The request for amber flashing lights adjacent to the Inglewood State School on the Cunningham Highway (Albert Street) was one of a series of issues raised by the Inglewood Community Advisory Network in their letter dated 6 November, 2007.

As subsequently advised to Council on 17 December, 2007 (Item 12.1.4), the matter had been referred to both the Inglewood Police and Department of Main Roads for comment and the Police response is now attached for Council's consideration.

### **Recommendation:**

**That the response of the Inglewood Police be forwarded to the Department of Main Roads supporting request that amber flashing lights be installed on the Cunningham Highway adjacent to the Inglewood State School.**

### **Resolution: 2008 - 0931**

#### **Moved: Cr Tait Seconded: Cr Dawson**

That the response of the Inglewood Police be forwarded to the Department of Main Roads supporting request that amber flashing lights be installed on the Cunningham Highway adjacent to the Inglewood State School.

**CARRIED: (VOTE: 9/0)**

## **12.2 APPLICATION FOR PERMANENT ROAD CLOSURE – J. RYAN**

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### **Reason for Report**

To further consider application for permanent road closure by J. Ryan at Texas.

### **Synopsis**

The Department of Natural Resources and Water has received an application for the permanent closure over part of Hart Street between Flemming Street and the western boundary of Avon Street; part of Severn Street between Mitchell and Chandler Streets; part of Severn Street between Chandler and Hart Streets; and Lot 1 on RL5682, Parish of Texas and seeking Councils view in respect of their proposal.

### **Background**

Council considered this matter at its' December 2008 meeting when it was resolved to *"That Council consider the application for permanent road closure when a development application has been lodged for the reconfiguration of land which will be landlocked"*.

Mr Ryan has now contacted Council concerning the "land locking" issue raised by Council. In essence it bails down to whether or not the subject land on the river flats at Texas could even be used for building.

Two scenarios have been put forward should this not be the case and both would be acceptable with the preference being given to the one based on the existing fencing/land parcel configuration. Details of both scenarios will be tabled at the meeting.

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"Preliminary advice is that the land is flood liable and not suitable for building purposes without extensive land fill".

**Recommendation:**

**That Council raise no objection to the proposed permanent road closure application provided the appropriate land reconfiguration is carried out in conjunction with such road closures.**

**Resolution: 2008 - 0932**

**Moved: Cr Moffitt Seconded: Cr Thompson**

That Council raise no objection to the proposed permanent road closure application provided the appropriate land reconfiguration is carried out in conjunction with such road closures.

**CARRIED: (VOTE: 9/0)**

### 12.3 STATE LIBRARY OF QUEENSLAND – REQUEST FOR PERMISSION TO ARCHIVE

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**Reason for Report**

To consider a request to archive Council's website.

**Synopsis**

A request from the State Library of Queensland requesting permission to archive the Inglewood Shire Council website, presumably following the forthcoming amalgamations, and to periodically reactivate that site to record significant changes.

At this point in time, there appears to be no valid reason not to comply with the request received.

The Goondiwindi Regional Council Local Transition Committee should be advised of Council's decision as a matter of courtesy.

**Recommendation:**

**That Council give its approval to the Queensland State Library's request to archive Council's website [www.inglewood.qld.gov.au](http://www.inglewood.qld.gov.au) and that the Goondiwindi Regional Council Local Transition Committee be advised of Council's decision as a matter of courtesy.**

**Resolution: 2008 - 0933**

**Moved: Cr Johnson Seconded: Cr McDougall**

That Council give its approval to the Queensland State Library's request to archive Council's website [www.inglewood.qld.gov.au](http://www.inglewood.qld.gov.au) and that the Goondiwindi Regional Council Local Transition Committee be advised of Council's decision as a matter of courtesy.

**CARRIED: (VOTE: 9/0)**

## 12.4 TEXAS & INGLEWOOD RAILWAY SOCIETY – RAIL TRACK INFRASTRUCTURE

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### **Reason for Report**

To consider a request for Council to retain rail track infrastructure on behalf of the Texas and Inglewood Heritage Railway Society.

### **Background**

Council is familiar with the proposal of the Texas and Inglewood Heritage Railway Society to restore the Inglewood/Texas railway corridor and establish a railway museum including operational rolling stock.

The attached letter from Queensland Rail Network Access dated 17 December, 2007 which is self explanatory.

Council is currently endeavouring to arrange a meeting between the parties to further explore the concept and issues involved.

It is believed that the Heritage Railway Society's proposal should involve the entire discussed railway corridor between Texas and Inglewood in order to prevent that corridor being broken up. There is believed there is a real possibility of that corridor being revived at some stage in the future in conjunction with the proposed inland rail network.

### **Recommendation:**

**For Council's information.**

## 12.5 HANDLING CONFIDENTIAL INFORMATION: GUIDELINES & POLICY FOR LOCAL GOVERNMENTS

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### **Reason for Report**

To consider the adoption of a procedure for handling confidential information.

### **Background**

A letter received 14 December, 2007 from the Minister for Local Government, Sport and Recreation enclosed a copy of guidelines and sample confidentiality policy and procedures for Councillors.

It would be ideal for Council to implement such a policy, even though the remaining term of office is short. That policy could then be incorporated into the policies for the new Regional Council.

### **Recommendation:**

**That Inglewood Shire Council adopt the sample Confidentiality Policy and Procedures for Councillors.**

**Resolution: 2008 - 0934**

**Moved: Cr Cox Seconded: Cr Dawson**

That Inglewood Shire Council adopt the sample Confidentiality Policy and Procedures for Councillors.

**CARRIED: (VOTE: 9/0)**

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**12.6 QUADRENNIAL LOCAL GOVERNMENT ELECTIONS – CARETAKER PERIOD ARRANGEMENTS**

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**Reason for Report**

To outline caretaker period arrangements ahead of the forthcoming Local Government elections.

**Background**

Section 441(D)(1) provides that a Local Government must not make a major policy decision in the caretaker period for an election for the Local Government.

Exceptional circumstances provisions do apply which allow the Minister to approve the making of a major policy decision in the public interest. It is believed it would be very difficult for Council to prove “exceptional circumstances”.

Section 441C defines the caretaker period as “the election for the election under this Act”. A “major policy decision” means:

- (a) about the appointment of a Chief Executive Officer of the Local Government.
- (b) about the remuneration of the Chief Executive Officer of the Local Government.
- (c) to terminate the employment of the Chief Executive Officer of the Local Government.
- (d) to enter into a contract the total value of which is more than the greater of the following:
  - (i) \$150,000
  - (ii) 1% of the Local Government’s net rate and utility charges as stated in the Local Government’s audited financial statements included in the Local Government’s most recently adopted annual report.

As far as has been possible, every endeavour has been made to ensure arrangements for major projects will be finalised in time to meet caretaker period requirements which it is anticipated will commence on 2 February, 2008.

**Recommendation:**

**For Council’s information.**

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**12.7 REVISION OF COUNCIL’S BORROWING POLICY FOR 2007/08**

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**Reason for Report**

To amend Council’s Borrowing Policy for 2007/08.

**Background**

Council’s Borrowing Policy for 2007/08 and the following four years as adopted on 31 July, 2007 is attached.

It is now proposed to amend that programme to be as follows:

	2007/08
1. Inglewood Swimming Pool	\$1,000,000
2. Texas 2Mg Water Reservoir	<u>\$600,300</u>
Total	\$1,600,300

It is proposed that all work on the Apsey redevelopment project be funded from a combination of loan and government grant details of which have been previously provided to Council.

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**Recommendation:**

**That Council adopt the amended Borrowing Policy for 2007/08 as attached.**

**Resolution: 2008 - 0935**

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

That Council adopt the amended Borrowing Policy for 2007/08 as attached.

**CARRIED: (VOTE: 9/0)**

**14. MATTERS OUTSTANDING**

**Resolution: 2008 - 0936**

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

That the Chief Executive Officer's Matters Outstanding Report be received and the comments contained therein be noted.

**CARRIED: (VOTE: 9/0)**

**Resolution: 2008 - 0937**

**Moved: Cr Thompson Seconded: Cr Tait**

That Council invite purchase by tender for Lots 7 – 14 Aerodrome Road, Inglewood and Lots 2 – 11 Robinson Street, Inglewood.

**CARRIED: (VOTE: 9/0)**

**Resolution: 2008 - 0938**

**Moved: Cr Dawson Seconded: Cr Tait**

That Council object to the Minister of Health, with a copy of Michelle McKay, District Manager, Darling Downs Regional Health to the non availability of the Mobile Breast Screening Clinic in Texas.

**CARRIED: (VOTE: 9/0)**

**Resolution: 2008 - 0939**

**Moved: Cr Pietsch Seconded: Cr Dawson**

That action recommended by the Goondiwindi Regional Council Local Transition Committee at their meeting held on the 25 January, 2008 be approved.

**CARRIED: (VOTE: 9/0)**

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The meeting went into committee at 3:45 pm and came out of committee at 4:55 pm.

**15. MEETING CLOSED TO THE PUBLIC**

**Resolution: 2008 - 0940**

**Moved: Cr Thompson Seconded: Cr Moffitt**

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: 9/0)**

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**16. MEETING REOPENED TO THE PUBLIC**

**Resolution: 2008 - 0941**

**Moved: Cr Dawson Seconded: Cr Cox**

That the meeting be reopened to the public.

**CARRIED: (VOTE: 9/0)**

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

1. Performance Review – Chief Executive Officer – Mr D.H. Ramsland

That Council endorse the actions of the Committee.

**Resolution: 2008 - 0942**

**Moved: Cr Pietsch Seconded: Cr Dawson**

Following the successful annual performance review of the Chief Executive Officer, Mr Don Ramsland that his remuneration package be increased by the most recent CPI, (Brisbane).

**CARRIED: (VOTE: 9/0)**

**17. CLOSURE**

There being no further business, the Mayor thanked Councillors for their attendance and declared the meeting closed at 5:00 pm.

Confirmed:.....

Date:.....

