

Minutes of the Ordinary Meeting of the Council of the Shire of Nanango held in the Nanango Shire Council Chambers on 17th July 2007 commencing at 8.07 a.m.

ATTENDANCE: Cr R M McCallum (Mayor)
 Division 1: Cr R Morgan, Cr T Tucker
 Division 2: Cr G Yeates, Cr B Webb
 Division 3: Cr L Caffery, Cr R Gregor
 Division 4: Cr W Browning, Cr B Tillyer

APOLOGIES: Nil

Messrs: Mr Shane Gray (CEO)
 Mr Kerry Mercer (Director Planning, Development & Environment)
 Ms Lynn Halliday (Planning officer)
 Mr Keith Kratzmann (Crow FM)
 Ms Kathy Cope (Executive Secretary)
 Minutes taken by Josephine Schumacher

Confirmation of Minutes

Moved Cr Gregor , seconded Cr Browning , that the Minutes of the Ordinary Meeting 19th June 2007, Committee Meeting 11th July 2007 and the Budget Meeting 3rd July 2007 be confirmed as a true and correct record.

CARRIED 9/0

Moved Cr Caffery, seconded Cr Gregor that the minutes of the Budget Meeting 3rd July 2007 be confirmed as a true and correct record.

CARRIED 9/0

1.1. ENVIRONMENT

This Item was dealt with at 8.09 am

1.1.1 Application for relaxation of a road boundary clearance – J Metters

Name of Applicant: J Metters
Name of Owner: J Metters
Real Property Description: L194/CSH1476, Parish of Taromeo
Location: 15 Morris Street, Blackbutt
Author & Officer’s Title: K Mercer – Director PDE
File No: P:177-1

Executive Summary:

A request has been received from Mr J Metters to construct a Class 10(a) building (i.e. open carport) within the minimum required 6m from a road boundary.

Officer's Recommendation:

To construct within the required minimum distance of a road requires a resolution by Council. It is recommended that approval be granted subject to the requirements of the Queensland Development Code.

Committee Recommendation

That Council adopts the Officer's Recommendation as presented.

Moved Cr Browning seconded Cr Tillyer that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 8.10 am

1.1.2 Application for relaxation of a road boundary clearance – P Brewerton

<i>Name of Applicant:</i>	Oikos Builders Pty Ltd
<i>Name of Owner:</i>	CP & LJ Brewerton
<i>Real Property Description:</i>	L18/RP150374, Parish of Nanango
<i>Location:</i>	65 Wickham Street, Nanango
<i>Author & Officer's Title:</i>	K Mercer - Director PDE
<i>File No:</i>	P:1339

Executive Summary:

A request has been received from Oikos Builders Pty Ltd on behalf of Mr & Mrs Brewerton to construct a Class 10(a) building (i.e. shed) within the minimum required 6m from a road boundary, in this case a rear laneway.

Officer's Recommendation:

To construct within the required minimum distance of a road requires a resolution by Council. It is recommended that approval be granted subject to the requirements of the Queensland Development Code.

Committee Recommendation

That Council adopts the Officer's Recommendation as presented.

Moved Cr Morgan seconded Cr Tucker that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 8.11 am

1.1.3 Application for relaxation of a road boundary clearance – D J Grundy

Name of Applicant: Daniel J Grundy
Real Property Description: L24/RP819239, Par: Taromeo
Location: Stretton Drive, Blackbutt
Author & Officer's Title: K Mercer - Director PDE
File No: Prop: 4582-146

Executive Summary:

A request has been received from Mr Daniel J Grundy to construct a Class 10(a) building (i.e. shed) within the minimum required 6m from a road boundary, in this case the Stretton Drive frontage.

Officer's Recommendation:

To construct within the required minimum distance of a road requires a resolution by Council. It is recommended that approval be granted subject to the requirements of the Queensland Development Code.

Committee Recommendation

That Council adopts the Officer's Recommendation as presented.

Moved Cr Tillyer seconded Cr Browning that Council adopts the Committee Recommendation as presented.

Carried 9/0

FACILITIES COMMITTEE CHAIRPERSON'S REPORT

Cr Webb presented a report to the meeting which included:

- 7 houses built last month
- Budget for cemetery approved

Moved Cr Webb seconded Cr Yeates that the Committee Chairperson's report be adopted.

Carried 9/0

UNDERTAKINGS AND TOWN PLANNING COMMITTEE REPORT

1.2 PLANNING & DEVELOPMENT

This Item was dealt with at 8.12 am

1.2.1 Applications assessed by delegation under Superseded Planning Scheme

Author & Officer's Title: L Halliday – Planning Officer

Executive Summary:

The following applications have been approved for assessment under the Superseded Planning Scheme.

Ref No.	DA No.	Applicant	R.P.D.	Site Address	Locality Code	Development Sought
1.	592	JJ & PM Wellsteed	L10/RP54951 Par: Nanango	71 Chester St, Nanango	Urban Locality – Residential Zone	To erect a shed
2.	596	JL & GS Prior	L8/RP173396 Par: Nanango	48 Burnett St, Nanango	Urban Locality – Residential Zone	Reconfigure a Lot (1 lot into 2 lots)
3.	597	Peter Brewerton	L18/RP150374 Par: Nanango	65 Wickham St, Nanango	Urban Locality – Residential Zone	To erect a Shed
4.	598	M & H Gerathy	L171/RP189486 Par: Taromeo	Cnr Grant & Hilary Rds, Benarkin	Rural Residential Locality – Rural Residential Zone	To erect a Dwelling House
5.	599	P & W Pedler	L38/RP234173 Par: Charlestown	75 Birch Rd, Nanango	Rural Locality – PLU Small Lot Rural	To erect a Dwelling House
6.	600	C Porter & G Dougherty	L14/RP207405 Par: Charlestown	1830 Memerambi-Barkers Creek Rd, Nanango	Rural Locality – PLU Small Lot Rural	To extend existing Dwelling House
7.	601	RG & T Denson	L8/RP172920 Par: Nanango	64 Tom Smith Drive,	Rural Locality –	To erect Patio

				Nanango	PLU Small Lot Rural	
8.	602	James Metters	L194/CSH Par: Taromeo	15 Morris St, Blackbutt	Urban Locality – Residential Zone	To erect a Carport

Planning Assessment

The applications have been assessed under Council’s Superseded Planning Scheme for the following reasons.

1. The application is to construct an ancillary building i.e. shed on a residential parcel of land with an existing dwelling. The proposed building is approximately 4m wide which is in excess of the 3m required under Council’s planning scheme.
2. The application is to subdivide residential land, 1 lot into 2 lots. The application can comply with all aspects of Council’s planning scheme subject to reasonable conditions except for the building setbacks from a side boundary. The land has an existing dwelling and shed. The proposed new boundary, to allow for the required 20m frontage, will only provide a 1.5m clearance from the existing buildings.
3. The application is to construct an ancillary building i.e. shed on a residential parcel of land with an existing dwelling. The proposed building is approximately 6m wide which is en excess of the 3m required under Council’s planning scheme. It is also to be sited 1.5m from both side boundary and rear lane.
4. The application is to construct a dwelling house and the standard of road does not comply with the current planning scheme.
5. The application is to construct a dwelling house and the standard of road does not comply with the current planning scheme.
6. The application is to construct an extension (i.e. veranda) to an existing dwelling. Cannot achieve the required boundary setback of new scheme.
7. The application is to construct an extension (i.e. patio) to an existing dwelling. Cannot achieve the required boundary setback of new scheme.
8. The application was made on the basis that the required boundary clearance of 3.0m under the current scheme could not be achieved whereas the required setback under the superseded scheme could be achieved.

Committee Recommendation

That Council endorses the decisions by delegation under the Superseded Planning Scheme.

Moved Cr Tillyer seconded Cr Webb that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 8.29 am

1.2.2 Reconfigure a Lot (1 lot into 2 lots) – JL & GS Prior

Name of Applicant: O'Reilly, Nunn & Favier
Name of Owner: JL & GS Prior
Real Property Description: L8/RP173396, Parish of Nanango
Location: 48 Burnett Street, Nanango
Author & Officer's Title: L Halliday – Planning Officer
File No: DA596 P1199

Executive Summary:

Approval has been granted for this subdivision application to create 2 lots to be assessed under the Superseded Planning Scheme. The request for consideration under the superseded planning scheme was made on the basis that the siting of existing buildings on the land will not comply with the required building setbacks under the current Planning Scheme.

Approval of the application is supported provided all of the recommended conditions are attached to any development permit issued.

Officer's Recommendation:

That the application to reconfigure a lot (1 lot into 2 lots) on land described as Lot 8 on Registered Plan No. 173396 and situated at 48 Burnett Street, Nanango be approved subject to the following conditions:-

1. Development to be generally in accordance with the submitted proposal plan prepared by O'Reilly, Nunn, Favier, Dwg No 3450P/1, a copy of which stamped for identification as TPDA 596 is attached.
2. Buildings shall maintain boundary setbacks required under the Queensland Development Code (1.5m minimum to outermost projection).
3. Construct barrier type kerb and channel to Burnett Street frontage of the subject land. The new kerb line shall be established 6.9m off the frontage to Burnett Street. The top of kerb and invert of channel to levels advised by Council's Department of Engineering.
4. Extend the existing bitumen road seal to the new kerb and channel to be established under condition 3 above for the full road frontage of the land. The new bitumen seal shall be tapered from either end of the new kerb and channel back to the existing bitumen seal edge.
5. The applicant shall at their cost install/construct a vehicle access crossing to the new lot created providing access in accordance with current Nanango Shire Council standards. Provide access through the kerb required under Condition 3 above for access to the lot containing the existing dwelling house.
6. All footpaths fronting the development are to be filled, graded, regulated and sown with grass seed, and left in a mowable condition.
7. Water shall be reticulated to the additional lot being created in accordance with current Nanango Shire Council and Department of Natural Resources

- standards. The water service connection shall be up to, but excluding, the water meter.
8. Provide a new connection for the additional lot being created to Council's sewerage scheme. All work shall be in accordance with the current Nanango Shire Council and Department of Natural Resources standards, with new sealed connection point located on or within the boundary of the additional lot.
 9. The applicant shall provide written advice from the electricity supply authority for Nanango that electricity is available for immediate connection to the additional lot being created.
 10. The applicant shall obtain an "Infrastructure Provisioning Confirmation" letter that communications cabling is available for connection by future development of the site. This may be obtained by contacting Transfield on 1800803241 requesting an "Infrastructure Provisioning Confirmation" letter. The call centre will take the details over the phone and issue the applicant with a letter.
 11. All stormwater drainage entering onto the land and from the land, including rainwater tank overflows, shall be discharged from the site to a point of legal discharge. All stormwater drainage shall be designed in accordance with the Queensland Urban Drainage Manual.
 12. Payment of a Contribution for Sewerage Headworks as set down in Council's Planning Scheme Policy No 7 - Infrastructure. The payment shall be at the rate ruling at the time of payment and is to be paid to Council prior to the sealing of plan or connection of sewerage, whichever occurs first. The current rate is \$2,867.60 per lot.
 13. Payment of a Contribution for Water Supply Headworks as set down in Council's Planning Scheme Policy No 7 - Infrastructure. The payment shall be at the rate ruling at the time of payment and is to be paid to Council prior to the sealing of plan or connection of water, whichever occurs first. The current rate is \$6,549.19 per lot.
 14. Payment of a Monetary Contribution for the provision of Public Parks Infrastructure as set down in Council's Planning Scheme Policy No 7 - Infrastructure. The payment shall be at the rate ruling at the time of payment and is to be paid to Council prior to the sealing of plan. The current rate is \$1,200 per lot.
 15. Provide easements covering any trunk services (water and sewerage) or drainage paths traversing the land required by Council after inspection of the design plans provided under Condition 15 below. Easements shall generally be 3.0m wide except in the case of drainage when they shall be of a width appropriate to the drainage flow traversing the land to the satisfaction of Council. All required easement shall be in favour of Council for their purpose, shown on the final survey plans and completed prior to the signing and sealing of the Plans of Survey.
 16. The following design details shall be submitted to Council for scrutiny prior to commencement of construction works:
 - a. Water reticulation details
 - b. Sewerage details (house connection)
 - c. Kerb and Channel details
 - d. Stormwater drainage if required
 17. "As constructed" locations of all water supply, sewerage and stormwater infrastructure constructed as part of this subdivision shall be provided to

- Council. This information shall include levels at which water and sewerage pipes have been installed.
18. Effective measures shall be taken to control stormwater discharge from the site of works required as part of this subdivision, generally in accordance with the Queensland Urban Drainage Manual, and to the requirements and satisfaction of Council. A Sediment and Erosion Control Plan shall be submitted with the engineering designs for civil works. Where soil is exposed during works, vegetation cover shall be established on the exposed areas as soon as practicable after completion of the works.
 19. Adequate precautions to the satisfaction of Council shall be taken to ensure dust does not cause annoyance to adjacent or nearby dwellings during construction of subdivision works. Such precautions shall be discussed and agreed with Council's Engineering Services prior to the commencement of any works.
 20. No construction works required for this subdivision shall commence before 6.00pm Monday to Saturday or at any time on Sundays.
 21. A Maintenance Bond shall be lodged with the Council for a period of twelve months from the date of practical completion of the works, equal to 5% of the total cost of construction of the civil works.
 22. All works required shall be completed to the satisfaction of the Chief Executive Officer and the monetary contributions set down in Conditions 12-14 inclusive, paid in full prior to Council signing and sealing the Plan of Subdivision.
 23. It is the responsibility of the applicant to ensure that all conditions are complied with to Council's satisfaction prior to applying for the signing and sealing of the new plan of survey.
 24. This approval unless otherwise extended by Council has a currency period of 4 years commencing at the date of Council's decision.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

Moved Cr Morgan seconded Cr Tucker that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 8.29 am

1.2.3 Reconfigure a Lot (1 lot into 2 lots) – I P Jones

<i>Name of Applicant:</i>	Ian P Jones
<i>Name of Owner:</i>	Ian P Jones
<i>Real Property Description:</i>	L11/RP167974, Parish of Taromeo
<i>Location:</i>	Gibson Road, Blackbutt
<i>Author & Officer's Title:</i>	A J Robbins – Consultant Town Planner
<i>File No:</i>	DA504 P4320

Executive Summary:

This application, lodged under the superseded planning scheme, seeks the reconfiguration of a 20ha lot into 2 parcels. Approval of the application is supported subject to the application of the conditions set out below.

Officer's Recommendation:

That the application to Reconfigure a Lot (1 lot into 2 lots) situated at Gibson Road, Blackbutt and described as Lot 11 on Registered Plan No. 167974, Parish of Taromeo be approved subject to the following conditions:-

1. Development shall be generally in accordance with Drawing No. IJ 001 dated 24.1.2006 copy of which stamped for identification as TP-DA504 is attached.
2. The Simpson and Gibson Road frontages of the land shall be upgraded to a Rural Residential access road standard as set out in Table S2.2 of Schedule 2 in the current planning scheme.
3. The Un-named Road frontage to the east of the land shall be upgraded to a Rural road standard as set out in Table S2.1 of Schedule 2 in the current planning scheme
4. Provide a new vehicle access for each proposed lot in accordance with Council's standard drawing No. R5000-03-01. Any pipe used shall have a minimum diameter of 375mm.
5. The access is to be bitumen sealed between the property alignment and the roadway seal. Width of new seal is to be a minimum of 4.0m.
6. The applicant shall provide written advice from the electricity supply authority for Nanango, that electricity is available for immediate connection to the new lot.
7. The applicant is to contact Transfield on 1800803241 and request an "Infrastructure Provisioning Confirmation" letter. A copy of the letter is to be provided to Council.
8. Prior to the signing and sealing of the survey plan, all conditions shall be complied with in full.
9. Department of Natural Resources Mines and Water (Vegetation Management) conditions – refer to attachment "A".
10. This approval unless otherwise extended by Council has a currency period of 4 years commencing at the date of Council's decision.

Consultative Committee Recommendation:-

- (i) That Condition 2 be changed to read:- The Gibson Road frontage of the land shall be upgraded to a Rural Residential access road standard as set out in Table S2.2 of Schedule 2 in the current planning scheme OR Pay a contribution for the upgrade of the access road from the site to Williams Road, the cost of which is to be calculated by Council's Engineer at the time of construction.
- (ii) That Condition 3 be deleted.
- (iii) That Condition 5 to be confirmed by the Engineer.

Committee Recommendation

That Council adopts the Consultative Committee Recommendation as presented.

Moved Cr Tillyer seconded Cr Browning that Council adopts the Consultative Committee Recommendation with the exception of (iii) which is to be amended to: (iii) That Condition 5 be deleted.

Carried 6/3

Crs Webb, Yeates and Tucker voted against the motion

Attendance: Lee Busby attended the meeting at 8.34 am

This Item was dealt with at 8.35 am

1.2.4 MATTERS DEFERRED FROM JUNE MEETING

(a) REPORT ON PROPOSED MINOR AMENDMENTS TO PLANNING SCHEME.

Background

Usage of the new Planning Scheme has revealed a number of minor errors and raised a number of issues where the stated provisions of the Planning Scheme do not correctly express Council's intent.

These minor errors include:

- spelling and number errors;
- internal inconsistencies between different parts of the scheme,

The suggested corrections are listed below in the order in which they appear in the Planning Scheme. Each correction or group of corrections is followed by the reasons for each.

Part 3, Division 2 – 3.2 Rural Locality

3.2.1 Tables of Assessment: Table 3A Material Change of Use

For *Animal keeping* use - under Code assessable:

- change '7 or more loud birds' to '3 or more loud birds', and
- change '11 or more cats to 7 or more cats'.

Reasons for change: Animal numbers listed in the Tables of Assessment should be consistent with those listed in the relevant definitions and not exceed the defined numbers. The keeping of animals in excess of the limits contained in the definition of *Animal keeping* should be subject to public notification that is requiring a Material Change of Use application subject to impact assessment.

Consultative Committee's Recommendation:-

Recommendation be adopted.

3.2.1 Tables of Assessment : Table 3B Development other than a material change of use

For Building Work not associated with Material Change of Use - under Code assessable:

- In (iii); change 10 Ha to 5 Ha.

Reasons for change; Any stated site areas should relate directly to maximum allowable areas for the *Small Lot Rural* preferred land use area.

Consultative Committee's Recommendation:-

Recommendation be adopted.

Part 3, Division 2 – 3.2.2 Rural Locality Code

Amend the following Acceptable/Probable Solutions for Specific Outcomes O6:

- In S6.2: amend sub clause (b) by the insertion of the word 'sealed' after the word 'constructed', and add ', or' at the end.

Reasons for change; The 10 metres setback only applies where the fronting road is sealed. Otherwise sub clause (c) will apply.

- In S6.2 add a new sub clause (c) at the end to read:

(c) public, gazetted, formed, constructed and unsealed road – 30 metres.

Reasons for change; Consistency with requirements for setback from unsealed roads in other zones on the basis of similar potential for adverse amenity impacts on dwelling houses from dust generated on unsealed roads by passing traffic.

Consultative Committee's Recommendation:-

Recommendation be adopted.

Part 3, Division 2 – 3.3 Rural Residential Locality

3.3.1 Tables of Assessment

For *Animal keeping* use - under Self assessable:

- change '6 or more loud birds' to '3 or more loud birds' and
- change '10 or more cats to 7 or more cats'.

Reasons for change; Animal numbers listed in the Tables of Assessment should be consistent with those listed in the relevant definitions and not exceed the defined numbers.

Consultative Committee's Recommendation:-

Recommendation be adopted.

For *Farming* use - under Impact assessable:

- in (i) delete the words 'more than',
- in (i)(1) change to "more than 10 but less than 30 emus,
- in (i)(2) change to 'for stabling of up to 4 animals/ ha [Check with Kerry re Horse Support preferred land use area],
- in (i)(3) change to 'between 36 and 999 poultry'.

Reasons for change; Consistency with the definitions for *Farming* and *Intensive animal husbandry*

Consultative Committee's Recommendation:-

Recommendation be adopted.

For *Intensive animal husbandry* use - under Impact assessable:

- in (4) change 'emu farming' to 'emu or ostrich farming'.

Reasons for change; To maintain consistency. Emus and ostriches are addressed together elsewhere in the scheme.

Consultative Committee's Recommendation:-

Recommendation be adopted.

Part 3, Division 2 – 3.3.2 Rural Residential Locality Code

Amend the following Acceptable/Probable Solutions for Specific Outcomes O6:

- In S6.1 by inserting new clause (d) at end to read:

(d) Where abutting land in the Residential Zone are separated by a landscaped buffer not less than 2 metres deep to all common boundaries.

Reasons for change; Consistency with requirements elsewhere in the Planning Scheme for at least 2 metres deep landscaping between rural activities and the Residential Zone.

Consultative Committee's Recommendation:-

That (d) not be added and there is not requirement for a buffer strip between Residential and Rural Residential land.

Amend the following Acceptable/Probable Solutions for Specific Outcomes O15:

- In S15.1(b)(ii); after Schedule 2 delete ‘.’ and add ‘, or’.
- After S15.1(b)(ii): add new clause (iii) to read ‘where only one lot is served – a 4 metre wide all-weather road.’.

Reasons for change; Construction of vehicular access within a road reserve to the standard of a 4 metre wide all-weather road will in Council’s opinion, met the requirements of the DEO’s of the Planning Scheme where use of only a single land parcel is sought. In such cases construction of the fronting road for access purposes to the standard set down in Schedule 2 is not a reasonable requirement and a requirement for the specified all weather road is the appropriate development standard.

Consultative Committee’s Recommendation:-

That the Engineering Department investigate this matter further.

Part 3, Division 2 – 3.4 Urban Locality

3.4.1-B Community Expansion Zone Tables of Assessment; Table 6A – Material Change of Use

For *Animal keeping* use - under Self assessable:

- change ‘(3) 4 or less loud birds’ to ‘(3) 2 or less loud birds’ and
- change ‘(5) 8 or less cats’ to ‘(5) 6 or less cats’.

Reasons for change; Animal numbers listed in the Tables of Assessment should be consistent with those listed in the relevant definitions and not exceed the defined numbers.

Consultative Committee’s Recommendation:-

Recommendation be adopted.

Part 3, Division 2 – 3.3.4 Urban Locality Code

Amend the following Acceptable/Probable Solutions for Specific Outcomes O9:

- In S9.2(a) by inserting after ‘Rural Locality’ the words ‘and Rural Residential Locality’.

Reasons for change; Some existing and self assessable activities in the Rural Residential Locality have the potential to adversely impact on adjacent residential uses established after the coming into force of the new Planning Scheme (the

commencement day), notably as a result of activities defined as *Animal keeping* and *Farming*. Buffering consistent with that required for abutting land in the Rural Locality will address this omission.

Amend the following Acceptable/Probable Solutions for Specific Outcomes O11:

- In S11.2 by replacing the existing wording of clause (a)(ii) with new wording as follows;

'(ii) for a Dwelling house and ancillary buildings, 1.5 metres from any other boundary, and for all other uses 3 metres from any other boundary.'

Reasons for change: Council's intention was to maintain the previous minimum setback of 1.5 metres to all boundaries other than road frontage boundaries for a Dwelling house, and this change corrects the error.

Consultative Committee's Recommendation:-

That siting requirement for Residential uses in the Urban Locality be as per the requirements of the Queensland Development Code and not set out in the planning scheme.

- In S11.5 by replacing the existing wording with the following;

'For non residential uses any on site storage not contained within a building that faces a road frontage, park or land in the Residential Zone shall not exceed a height of 2.4 metres and shall be screened by a 1.8m high fence around the perimeter of the storage area where not occupied by a building.'

Reasons for change: The new wording more correctly sets out Councils intent to visually screen external storage of materials and goods. Storage over 2.4 metres in height will be subject to code assessment with applicants able to provide alternative screening or other methods to maintain an acceptable visual appearance to the community.

Consultative Committee's Recommendation:-

Recommendation be adopted.

Amend the following Acceptable/Probable Solutions for Specific Outcomes O11:

- Add new sub clause (ii) to S11.7 as follows;

(ii) Any *Commercial* or *Community* use provides:

(a) a continuous 1.5 metre wide concrete footpath for the full frontage of the site, and

(b) For buildings adjacent to the boundary of a road, a full width concrete footpath for the full length of the building frontage.

Reasons for change; Clarifies requirements for a constructed footpath in front of commercial buildings, particularly shops, in the Urban Locality.

Amend the following Acceptable/Probable Solutions for Specific Outcomes O19:

<<Road frontage construction standards S19.1(a)>>

Consultative Committee's Recommendation:-

That the Engineering Department investigate this matter further.

Part 3, Division 2 – 3.3.5 Village Locality Code

Amend the following Acceptable/Probable Solutions for Specific Outcomes O6:

- Insertion of a new clauses S6.2 – Setbacks and S6.3 – Building Scale; renumbering existing clauses S6.2 and S6.3 as S6.4 – Pedestrian Shelter and S6.5 – On-Site Storage. The new clauses follow;

S6.2 – Setbacks

Residential uses and associated works are located the following distances from the property boundary:

- (a) 6 metres from any trafficable road including stock routes or the Bicentennial Trail, and
- (b) 1.5 metres from any side boundary, and
- (c) 3 metres from a rear boundary.

S6.3 – Building Scale

Consultative Committee's Recommendation:-

That siting requirement for Residential uses in the Urban Locality be as per the requirements of the Queensland Development Code and not set out in the planning scheme.

All buildings shall have an unarticulated wall length not exceeding 15 metres.

Reasons for change; To clarify Council's intent for boundary setbacks and building scale in the Village Zone where previously omitted. Provisions essentially follow those in the Urban Locality for similar Specific Outcomes.

Consultative Committee's Recommendation:-

Recommendation be adopted.

- In the existing S6.3 now renumbered as S6.5, by replacing the existing wording with the following;

'For non residential uses any on site storage not contained within a building that faces a road frontage, park or land in the Residential Zone shall not exceed a height of 2.4 metres and shall be screened by a 1.8m high fence around the perimeter of the storage area where not occupied by a building.'

Reasons for change; The new wording more correctly sets out Councils intent to visually screen external storage of materials and goods. Storage over 2.4 metres in height will be subject to code assessment with applicants able to provide alternative screening or other methods to maintain an acceptable visual appearance to the community.

Consultative Committee's Recommendation:-

Recommendation be adopted.

Part 3, Division 2 – 3.3.6 Bunya Mountains Locality Code

Amend Specific Outcome O7

- Add new clause (g) to the end of Specific Outcome O7 to read:

- (g) No part of any building shall be located within the following setbacks:
 - (i) 6.0 metres to front and rear boundaries;
 - (ii) 4.0 metres to any other boundary.

Reasons for change; Provides building clearance provisions for the Locality previously omitted. Building clearances were a specific requirement of the previous Development Control Plan – BM1 Bunya Mountains and were intended to be incorporated in the new Planning Scheme.

Consultative Committee's Recommendation:-

That the setbacks from the DCP (6.5.1 Built Forms) be adopted.

Part 4, Division 2 – 4.2 Dwelling House, Annexed Unit and Caretakers Residence Code

In (2) Elements – (a) General Siting and Design Provisions (i) Character; Specific Outcome O1

- In Acceptable Solution S1.2(1), insert the word 'Village' after the word 'Urban'.
- Amend the word 'Locality' to 'Localities.'

Reasons for change; Provides site coverage provisions for the Village Locality previously omitted.

Consultative Committee's Recommendation:-

The recommendation was to nominate all zones to have a maximum site coverage of 50%.

In (2) Elements – (c) Siting and Density in the Rural Locality (ii) Amenity and Character; Specific Outcome O6

- In Acceptable Solution S6.1(4); amend '100 metres' to '30 metres'.
- In Acceptable Solution S6.2; change 'S6.1' in the last line to 'S6.1 (1), (2) and (3)'.

Reasons for change; Provides consistency in building setbacks required to avoid the adverse impacts of dust generation from unsealed roads on dwelling houses in the Rural Locality.

Consultative Committee's Recommendation:-

Recommendation is -

- In Acceptable Solution S6.1(4); amend '100 metres' to '30 metres'.
- In Acceptable Solution S6.2; change 'S6.1' in the last line to 'S6.1 (1), (2), (3)and (4)'.

In (2) Elements – (c) Siting and Density in the Rural Locality (iii) Accessibility; Specific Outcome O8

- In Acceptable Solution S8.1(1); replace the present wording with the following:

(1) 'fronts a gazetted road, formed and constructed to the planned standard of service for a rural access road in accordance with Table S2.1 of Schedule 2.'

Reasons for change; States the appropriate desired standard for roads providing residential access in the Rural Locality.

Consultative Committee's Recommendation:-

That no change to the existing S8.1 be made.

Committee Recommendation

That Council approves the Committee Recommendations to be submitted for Planning Scheme Amendment.

Moved Cr Gregor seconded Cr Morgan that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 10.05 am

1.2.5 Nanango Shire Council (BF & DM Blunt)

Name of Applicant: Nanango Shire Council
Name of Owner: BF & DM Blunt
Real Property Description: Lot 1 on RP190541, Parish of Nanango
Location: 21 Nanango-Tarong Road, Nanango Shire Council
Author & Officer's Title: K H Mercer – Director PDE
File No: P2892

Executive Summary:

Following a successful application to rezone land, Lot 1 on RP190541 was gazetted on 25th October 1980 from the Rural C zone to the Light Industry zone. However zoning maps of the planning scheme adopted in September 1989 failed to record this rezoning as gazetted and this parcel of land was shown as have the zoning of Rural B.

Officer's Recommendation:

That Council make a resolution under Schedule 1, Part 1, section 2 of the Integrated Planning Act to amend the planning scheme to depict that Lot 1 on Registered Plan No. 190541, Parish of Nanango be included in the Industrial zone with a Preferred Land Use of General Industry.

Committee Recommendation

That Council adopts the Officer's Recommendation as presented.

Council made its determination in regard to this item at the Committee meeting held 11th July 2007.

This Item was dealt with at 10.11 am

Cr Caffrey declared an interest in item 1.2.7 and left the meeting at 10.05 am

1.2.7 Application for Permanent Road Closure (Parmac Property Group)

Name of Applicant: Parmac Property Group
Name of Owner: MR & AM Iveson
Real Property Description: L401-402 and L409-410 on N231, Parish of Nanango
Location: Corner Henry, Elk and Fitzroy Streets, Nanango
Author & Officer's Title: K Mercer - Director PDE
File No: DA550 P669 & 679

Executive Summary:

In February 2007 Council received an application for permanent road closure of lane separating Lot2 401 and 402 from 409 and 410 on N231 from the Department of Natural Resources and Water. Council responded by advising that the road provides an all weather access to one of Council's pumping stations. Therefore Council wanted some form of surety that access to this pump station would be maintained.

Officer's Recommendation:

That Council accepts the proposed access easement with the conditions to include:-

1. That the access will be fully unencumbered.
2. The applicant is to ensure that after the deletion of the car-parks to allow this access, the remaining number of car-parks is to comply with the carparking requirements of Council's Town Planning Scheme.
3. DNR be contacted advising them of Council's decision.
4. The applicant registers the easement with DNR.

Committee Recommendation

That Council adopts the Officer's Recommendation as presented.

Council made its determination in regard to this item at the Committee meeting held 11th July 2007.

Cr Caffery returned to the meeting at 10.17 am

Attendance: Mrs Liz Caffery and Mr George Groves attended the meeting at 8.40 am to give Council an update on the Nanango History book. Mr Michael Hunter attended the meeting at 8.40 am.

Adjournment: The meeting was adjourned at 9.06 am for morning tea and resumed at 9.36.

This Item was dealt with at 9.36 am

1.2.8 Proposed Amendment to Pool Fees

<i>Name of Applicant:</i>	M C Aquatics
<i>Name of Owner:</i>	Nanango Shire Council
<i>Location:</i>	Henry Street, Nanango
<i>Author & Officer's Title:</i>	K Mercer - Director PDE

Executive Summary:

A request has been received from M C Aquatics in relation to season passes for the Aquatic Centre. It is suggested that to enable easy identification of expiry dates, that season passes are issued with expiry dates of either 30th June or 31st December, depending on time of issue. It is further suggested that fees for season passes be set according to a pro rata basis, as indicated below.

Listed below is a table representing the cost of passes based on the current fee for an adult to purchase an annual season pass.

Month Joined	% of Fee for an Annual Pass	Cost of Annual Pass	% of Fee for a ½ Yearly Pass	Cost of ½ Yearly Pass
July	100	165.00	58	95.70
August	93	153.45	51	84.15
September	86	141.90	44	72.60
October	79	130.35	37	61.05
November	72	118.80	30	49.50
December	65	107.25	23	37.95
January	58	95.70	58	95.70
February	51	84.15	51	84.15
March	44	72.60	44	72.60
April	37	61.05	37	61.05
May	30	49.50	30	49.50
June	23	37.95	23	37.95

Officer’s Recommendation:

That Council makes a recommendation in relation to this matter.

Committee Recommendation

That Council adopts pro rata fee schedule as proposed, including the issue of season passes on a twice-yearly basis.

Moved Cr Tucker seconded Cr Gregor that Council adopts the Committee Recommendation as presented.

Carried 9/0

**UNDERTAKINGS & TOWN PLANNING
COMMITTEE CHAIRPERSON’S REPORT**

Cr Gregor presented a report to the meeting which included:

- Councillors/staff attended Economic Development workshop, with Council mentioned by State Development with industrial sites developments underway

Moved Cr Gregor seconded Cr Caffery that the Committee Chairperson's Report be adopted.

Carried 9/0

2. CHIEF EXECUTIVE OFFICER

This Item was dealt with at 8.12 am

2.1 Concerns regarding Free Camping at Tipperary Flat

Name of Applicant: Nanango Chamber of Commerce
Author & Officer's Title: Shane Gray, CEO
File No: DN 169261

Executive Summary:

Council has received correspondence from Ms Jane Erkens on behalf of the Nanango Chamber of Commerce expressing concerns about the Council-designated 24 hour rest stop area at Tipperary Flat. The Chamber believes it is in direct competition with local caravan parks. Council has been asked to reconsider the location of the rest stop to other areas outside of the township.

Officer's Recommendation:

No recommendation offered.

Committee Recommendation

That Council replaces the existing signage with signage containing the following wording: 'This area is provided for the enjoyment of our citizens and the convenience of the travelling public. Max Stay 20 Hours. Max Penalty \$3,750'

Moved Cr Caffery seconded Cr Gregor that Council amends the wording on the signage to: "This area is provided for the enjoyment and convenience of our citizens and the travelling public. Max Stay 20 hours. Penalty \$75 per unit. Max 50 units."

Carried 5/4

Crs Tillyer, Webb, Yeates, Tucker voted against the motion.

This Item was dealt with at 2.46 am

2.2 Seeking of Financial Support for attending the 2007 World Triathlon Championships in Germany

Name of Applicant: Cassandra Percival
Author & Officer's Title: Shane Gray, CEO
File No: DN 170038

Executive Summary:

Cassandra Percival has requested council for financial support her to attend the 2007 World Triathlon Championships being held in Hamburg, Germany in September of this year as she has been selected in an Australian team. Having participated in numerous local, state and national competitions, Cassandra is passionate about expanding the sport of Triathlon into the South Burnett. The cost of attending the Championships will be approximately \$6000, including airfares, accommodation and team uniforms.

Officer's Recommendation:

That Council considers providing financial assistance to help Cassandra attend the World Triathlon Championships.

Committee Recommendation:

That Council adopts the Officer's Recommendation in the amount of \$300.

Moved Cr Tucker seconded Cr Morgan that Council adopts the Committee Recommendation as presented.
Carried 9/0

This Item was dealt with at 9.46 am

2.3 Request for financial assistance – All Country Music Festival

Name of Applicant: All Country Music Festival
Author & Officer's Title: Shane Gray, CEO
File No: DN169274

Executive Summary:

The All Country Music Festival has requested that Council considers donating the Cultural Centre hire fees back to the All Country Music Festival as the relevant policy outlines that concessional organisations may do so.

Officer's Recommendation:

That Council approves or declines to donate the hire fees as per Council policy.

Committee Recommendation

That Council declines to refund the hire fees as per Council Policy.

Moved Cr Tillyer seconded Cr Yeates that Council adopts the Committee Recommendation as presented.
Carried 9/0

This Item was dealt with at 9.47 am

2.4 Request for waiving of Cultural Centre Hire fees

Name of Applicant: Ruth Calvert, Operation Christmas Child
Author & Officer’s Title: Shane Gray, CEO
File No: DN 169758

Executive Summary:

Ruth Calvert requests that Council waives Cultural Centre hire fees for the community based, non profit event – Operation Christmas Child. This request was passed last year and as the event is organised by a committee of volunteers and receives considerable support from the local community, she would like to make this request again this year.

Officer’s Recommendation:

That Council approves or declines to waive fees for hire of the Cultural Centre.

Committee Recommendation

That Council approves the request to waive the fees for hire of the Cultural Centre for this event.

Moved Cr Gregor seconded Cr Yeates that Council adopts the Committee Recommendation as presented.
Carried 9/0

This item was dealt with at 9.47 am

2.6 Financial Assistance for Sport and Recreation Athletes Grant

Name of Applicant: Jordan Alexander Drew
Author & Officer’s Title: Michael Hunter – Administration Manager
File No: DW 170867

Executive Summary:

Jordan Drew has requested financial assistance under the Sport and Recreation Athletes Grant. Jordan has been selected in the Queensland Primary School Rugby League Team to compete at the 2007 National Exchange being conducted in New South Wales from August 5th to August 11th 2007. The cost of attending the Championships will be approximately \$2500.

Officer's Recommendation:

That Council considers providing financial assistant to support Jordan in attending the Queensland Primary School Rugby League National Exchange as per the Sport and Recreation Policy.

Committee Recommendation

That Council approves the request for financial assistance in the amount of \$150.

Moved Cr Tucker seconded Cr Caffery that Council adopts the Committee Recommendation as presented.

Carried 9/0

3. FINANCIAL & ADMINISTRATION SERVICES COMMITTEE

This Item was dealt with at 9.47 am

3.1 Workplace Health & Safety Policy – Safe Plan 2

Name of Applicant: Nanango Shire Council
Location: Nanango
Author & Officer's Title: Vince Evans – Workplace Health & Safety Officer

Executive Summary:

The WH&S Management System "Safe Plan" and associated guidelines outline the methodologies for the management of WH&S by Nanango Shire Council to ensure a safe and healthy working environment for employees, contractors and visitors to the workplace.

Officer's Recommendation:

That Council adopts the Workplace Health & Safety Policy.

Committee Recommendation

That Council adopts the Officer's Recommendation as presented.

Moved Cr Yeates seconded Cr Webb that Council adopts the Committee Recommendation as presented.

Carried 9/0

4. ENGINEERING SERVICES

This Item was dealt with at 10.11 am

4.1 Road Naming Policy and Procedures

Name of Applicant: Nanango Shire Council
Author & Officer's Title: L. Busby - DES

Executive Summary:

The Road Naming Policy and procedures applies to all existing and proposed roads in Nanango Shire, inclusive of public and private roads. This is to ensure a systematic procedure for the naming of all new roads and the renaming of existing roads with the Shire of Nanango.

Officer's Recommendation:

That Council adopts the policy as presented.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

Moved Cr Yeates seconded Cr Browning that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 10.12 am

4.2 Road Requiring Naming – Division 2

Name of Applicant: Nanango Shire Council
Name of Owner: Nanango Shire Council
Location: Off Heights Road
Author & Officer's Title: L. Busby - DES

Executive Summary:

Engineering Department have been carrying out inspections of the roads within the Shire. Currently the road leading off Heights Road is unnamed. Road naming is required for this road as it leads to a property. From Council's records Paige's (family name) owned a property at the end of the unnamed road.

Officer's Recommendation:

That Council considers a name for this road.

Committee Recommendation

That the road be named 'Paige Road'

Moved Cr Yeates seconded Cr Webb that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 10.15 am

4.3 Road Requiring Naming – Division 3

Name of Applicant: Nanango Shire Council
Name of Owner: Nanango Shire Council
Author & Officer's Title: L. Busby - DES

Executive Summary:

Engineering Department staff have been carrying out inspections of the roads within the shire. Currently at the intersection on D'Aguilar Highway the road going across the intersection is unnamed. Road naming is required for this road at the intersection.

Officer's Recommendation:

That Council considers a name for the road.

Committee Recommendation

That the road be named 'Kiehne Road'

Moved Cr Gregor seconded Cr Caffery that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 10.16 am

4.4 Proposed sensory gardens Nanango Primary School

Name of Applicant: Nanango Primary School
Location: Drayton Street, Nanango
Author & Officer's Title: L. Busby - DES

Executive Summary:

The Nanango State Primary School is seeking approval to construct a sensory garden in front of the main office in Drayton Street. In addition, the school is seeking financial assistance towards the construction.

The school is contributing \$2000 towards the gardens and requests consideration of financial support of approximately \$3000 to assist on the construction which includes plant and materials.

Officer's Recommendation:

That Council makes determination in relation to this matter.

Committee Recommendation

That Council supports the project in principle, and defers a decision until details of design and cost are supplied.

Moved Cr Tucker seconded Cr Yeates that Council adopts the Committee Recommendation as presented.

Carried 9/0

This Item was dealt with at 10.18 am

4.5 Road Signage – Barrett Hill and Laherty Hill

Name of Applicant: DNRW
Author & Officer's Title: L. Busby - DES
File No: D/W 168200

Executive Summary:

The Department of Natural Resources and Water administers the Place Names Act 1994 that controls the official naming of suburbs, localities and geographical features within Local Government areas.

Department field staff have identified two hills within the Nanango Shire signposted as "Barrett Hill" and "Laherty Hill".

The Department seeks Councils knowledge on the signposting and views on whether Council would be interested in formalising the features.

Officer's Recommendation:

That Council makes determination in relation to this matter.

Committee Recommendation

That Council resolves that no further action be taken.

Moved Cr Yeates seconded Cr Webb that Council adopts the Committee Recommendation as presented.

Carried 9/0

This item was dealt with at 10.19 am

4.6 Fees and Charges – Gates and/or Grids

Location: Nanango
Author & Officer’s Title: L. Busby - DES

Executive Summary:

Engineering Department are currently updating gates and/or grids. During this process it has come to light that there is no current Fees or Charges for applications and signage.

Previous records from 2004 indicated an Application Fee of \$250.00 and Signage \$68.21 per item.

Officer’s Recommendation:

It is recommended Fees and Charges be altered to reflect the following:

- Application Fee - \$300.00
- Signage - \$110.00 per item

Committee Recommendation

That Council adopts the Officer’s Recommendation as presented.

Moved Cr Tillyer seconded Cr Morgan that Council adopts the Committee Recommendation as presented.

Carried 9/0

**ENGINEERING SERVICES COMMITTEE
 CHAIRPERSON’S REPORT**

Cr Yeates presented a report to the meeting which included:

- Maintenance crew working on Soldiers Settlement Road
- Road crew working on Blackbutt passing lane
- Sealing of William Road underway

- Jet patcher at Kumbia Road
- Graeme Schulte, foreman, has resigned

Moved Cr Yeates seconded Cr Webb that the Committee Chairperson's Report be adopted as presented.

Carried 9/0

GENERAL BUSINESS

5.1 Incorrect spelling on signage for Barkers Creek

Moved Cr Webb seconded Cr Caffery that Council approaches the Department of Main Roads regarding the correction of signage for Barkers Creek

Carried 9/0

5.2 Council participation in Relay For Life

Michael Hunter advised Council that staff were participating in the Cancer Council's Relay for Life fundraising event on 28-29 August and invited councillors to consider participating in the event. Staff have already raised \$500 through in-house activities and Mr Hunter asked whether Council would consider contributing towards the event by paying the \$100 nomination fee, which is considered a donation to the Cancer Council.

Moved Cr Gregor seconded Cr Webb that Council donates \$100 for the team nomination fee to assist staff in their fundraising for the Cancer Council.

Carried 9/0

5.3 Seminars and conferences

Cr Tucker gave a report on his attendance at the Recovering Rainforest Forum, at which Caroline Haskard spoke about remnant rainforest in the South Burnett area.

5.4 Electronic Signage for public information

Cr Morgan asked the CEO if a quotation had been received for electronic signage for public information and was advised that the engineer had been quoted \$12,000 plus transport and installation.

5.5 Bush Connection event

Michael Hunter advised that The Bush Connection, a state-government funded organisation that provides support and other assistance for people affected by the drought, is hosting an event in Nanango for women in the farming industry and advised that they will be seeking a waiver of Cultural Centre hire fees.

CLOSURE

There being no further business the meeting closed at 11.22 am.

CONFIRMATION

Confirmed before me this 14th August 2007.

Cr Reg B McCallum
MAYOR