

Minutes of the Ordinary Meeting of the Council of the Shire of Nanango held in the Nanango Shire Council Chambers on 14th August 2007 commencing at 8.08 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 Kerry Mercer (Deputy CEO)
Ms Kathy Cope (Executive Assistant)
Minutes taken by Miss Josephine Schumacher (Trainee)

Condolences

Dorothy Stern, Harry Lawton, Edwin Smith

MINUTES

Moved Cr Tillyer, seconded Cr Browning, that the Minutes of the Ordinary Meeting 17th July 2007 and Committee Meeting 8th August 2007 be confirmed as a true and correct record.

CARRIED 9/0

BUSINESS ARISING

1. PLANNING, DEVELOPMENT & ENVIRONMENT

1.1 ENVIRONMENT

This item was dealt with at 8.13am

1.1.1 Application to build a hangar at Nanango Aerodrome

Name of Applicant: Peter (Spider) Webb
Name of Owner: Nanango Shire Council
Location: Racecourse Road
Author & Officer's Title: K Mercer – Director Planning Development & Environment

Executive Summary:

The above applicant is seeking approval from Council to build a hangar to house a small aeroplane at Nanango Aerodrome.

Officer's Recommendation:

That Council makes a recommendation to approve the application to build at the Nanango Airport, subject to the caretaker's approval.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

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

This item was dealt with at 8.14 am

1.1.2 Addition to Fees and Charges 2007/2008 – Maidenwell Oval

<i>Name of Applicant:</i>	Nanango Shire Council
<i>Name of Owner:</i>	Nanango Shire Council
<i>Location:</i>	Maidenwell Sports Ground
<i>Author & Officer's Title:</i>	K Mercer - Director

Executive Summary:

Groups regularly use the Kitchen and Toilet Facilities at Maidenwell Oval for many occasions, particularly while visiting the Maidenwell Observatory. Previously the Maidenwell Eco-Tourism Group took the bookings for the Maidenwell Kitchen, but since this group has folded the Maidenwell kitchen hasn't been readily available or accessible.

We propose a charge of \$20 for the hire of the kitchen, and a further charge for groups (\$2 per child, \$5 per adult) to use the toilet and shower facilities of which will entitle the group to a key found at Maidenwell General Store.

Officer's Recommendation:

That the proposed Fees and Charges for Maidenwell Oval Kitchen be added into the Schedule of Fees and Charges 2007/2008.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

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

CARRIED 9/0

This item was dealt with at 8.16 am

1.1.3 Animal Control Inspection Program

Name of Applicant: Nanango Shire Council
Location: Whole of Shire
Author & Officer's Title: Sarah Saxer, Local Law Officer

Executive Summary:

It is proposed that Council runs a "Keeping and Control of Animals" Inspection Program throughout the Shire

Officer's Recommendation:

It is recommended that Council runs the "Keeping and Control of Animals" Inspection Program from 20th August 2007 for a period of 3 months, expiring on 20th November 2007.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

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

CARRIED 9/0

This item was dealt with at 8.17 am

1.1.4 Pest Survey Program

Name of Applicant: Nanango Shire Council
Name of Owner: Whole of Shire
Author & Officer's Title: Sarah Saxer, Local Laws Officer

Executive Summary:

It is proposed that Council runs a Pest Survey Program under the Queensland and Protection (Pest and Stockroutes Management) Act 2002 (Sec 241).

Officer's Recommendation:

It is recommended that Council runs the Pest Survey Program from 20th August 2007 for a period of 3 months, expiring 20th November 2007.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

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

CARRIED 9/0

This item was dealt with at 8.17 am

1.1.5 Definition of 'Commercial Waste' for Purpose of Landfill Fees & Charges

Name of Applicant: Nanango Shire Council
Location: Nanango & Blackbutt Landfills
Author & Officer's Title: Megan Savill (Environmental Health Officer)

Executive Summary:

Nanango Shire Council currently operates two landfill facilities, located at Blackbutt and Nanango. These sites receive the following waste –

- | | |
|-----------|---|
| Blackbutt | Residents and commercial operators are able to access the site to deposit waste not collected through collection services. |
| Nanango | All domestic and commercial refuse from waste collection services.
All domestic and commercial refuse from Blackbutt Waste Facility and Maidenwell & Wattlecamp Transfer Stations.
Residents and commercial operators are able to access the site to deposit waste not collected through collection services. |

Council recently adopted the Fees & Charge Schedule for 2007/2008, which prescribed a fee of \$15 (plus GST) for the disposal of 'Commercial Waste' (please note – a commercial waste fee has been in place for a number of years). The question has been asked, 'What is commercial waste?'

The aim of this report is to :

1. present to Council the Environmental Protection Agency's definition of commercial waste;
2. provide a rationale for waste disposal charges & user pays principle for commercial users;
3. suggest an amended schedule of fees & charges for commercial waste;
4. propose an implementation strategy.

1 - Environmental Protection Agency's Definition of Commercial Waste

As per the *Environmental Protection (Interim Waste) Regulation 1996* commercial waste is defined as –

'waste (other than garden waste, recyclable waste, interceptor waste or waste discharged to a sewer) resulting from the use of occupation of any premises, or part thereof, being –

- (a) a hotel, motel, caravan park, café, food store, canteen or like premises; or
- (b) an assembly building, institutional building, school, kindergarten or child minding centre; or
- (c) premises where any spectator sport or any game is played; or
- (d) an exhibition ground, showground, racecourse, or like premises; or
- (e) an office, shop or other premises whatsoever, where there is carried out any business or work, other than a manufacturing process.

Please note that the definition **excludes** recyclable waste (such as paper & cardboard).

2 - Rationale for Waste Disposal Charges and User Pays Principle

There is little denying that users of a particular service should pay for the service. The concept of the user pays principle has been around for some time and is generally accepted as a fair and equitable system.

Currently some commercial waste, largely waste generated from Tarong Power Station, is being charged a disposal fee. However, a number of commercial operators are **not** being charged.

Although many commercial operations are serviced by the collection of wheelie or skip bins, they do not necessarily reflect what should be provided. Excess waste is often taken directly to the landfill thereby avoiding any fees. Other commercial operations are not serviced by the collection of wheelie or skip bins, allowing businesses to provide an in-house collection and disposal service. Businesses are happy to do this as they avoid waste fees & charges (as not being charged at the landfills or via refuse collection charge).

Where Council does not have a strict policy for recuperation of costs associated with the disposal of commercial waste, waste is often deposited at the landfill for no fee (as explained above) thereby shifting the overall burden for funding commercial waste disposal to the ratepayer.

The only fair and equitable system is for commercial operators to pay their fair share of the overall cost to dispose of waste.

3 - Fees and Charges

Council has recently adopted a general charge of \$15 per cubic metre (plus GST) for the disposal of commercial waste. The implementation of this fee is suitable for its current use, i.e. charging tip trucks and similar for the disposal of large quantities of waste. The implementation of this ‘cubic metre’ fee could prove difficult for businesses disposing of commercial waste (refer to EPA definition) in utes, trailers, etc. It is proposed that the fees & charges currently in place at Wattlecamp Transfer Station (for domestic waste disposal) be adopted for commercial users at Nanango and Blackbutt landfills. That is –

Vehicle	Size	Cost
Car – sedan or wagon (or less than 240litres of waste)	Passenger	\$2.50
Light Van or Ute	Standard	\$3.30
Trailer	Single Axle	\$5.50
Trailer	Dual Axle	\$11.00
Truck (including skips)	per cubic metre	\$16.50

(inclusive of GST)

As per current practice, monies will not be accepted on site and invoices will be generated for commercial landfill users. It is envisaged that accounts will be issued on a monthly basis, allowing disposal fees to be ‘batched’ (in most instances eliminating accounts being raised for minor amounts).

The disposal of green waste; waste oil; batteries; light gauge metal; and clean fill will remain **free**.

For Council’s information, the provision of a recycling bay for ‘co-mingled recyclables’ will be provided at Nanango Landfill within a month.

4 - Implementation

As with any change in service and more so when the changes requires the customers to pay for a service, there will be concern, emotive reaction and plenty of misinformation. It is important therefore to have in place an implementation strategy, which will not entirely eliminate any of the above but will certainly minimize it.

Communication with the community generally and specifically with affected stakeholders, strong political support, a fair schedule of fees and charges and staff training are all key elements of a successful implementation strategy.

Officer's Recommendation:

That Council adopts the above fees and charges for the disposal of commercial waste (as defined by the Environmental Protection Agency).

Committee Recommendation:

That the terms of the fees and charges be rewritten with a view to including all users of the Nanango and Blackbutt landfills rather than one sector of the community, for review at the September general meeting.

This item was dealt with at 8.18 am

1.1.6 Placement of Flowers and Other Objects at Lawn Cemeteries

<i>Name of Applicant:</i>	Nanango Shire Council
<i>Location:</i>	Nanango & Blackbutt Cemeteries
<i>Author & Officer's Title:</i>	Megan Savill (Environmental Health Officer)

Executive Summary:

It has been observed that a number of statues, vases, artificial flowers, etc are being placed at lawn section graves at Nanango and Blackbutt cemeteries. A sign has been placed at Nanango Cemetery stating 'Being a lawn cemetery, no other objects other than natural flowers are to be placed on the lawn above any grave'. Does Council still stand by this policy? If so, what shall be done with the non-conforming items?

Allowing items, other than natural flowers, will have the following disadvantages –

1. The risk of damaging items, other than natural flowers, is high. The design of a lawn cemetery is to allow for ease of maintenance. Ride on mowers, whipper snippers, etc could easily cause harm to objects. This would cause distress to the bereaved.
2. Such items, upon wear and age, often impact upon the visual amenity of the lawn section. Visual amenity is also affected if large numbers of items are laid or if they become strewn across the area (windblown if not secured, etc).
3. Difficulty is encountered when mowing the lawn section. Items often have to be removed from the grave to allow maintenance. This not only increases maintenance time but also causes confusion as to 'what belongs where' when maintenance is completed.
4. The items pose a workplace, health and safety risk. For example, when mowing the lawn section a statue could be hit. Fragments could injure staff members, in the form of fast moving projectiles.

Should Council confirm the existing policy, the following implementation plan is proposed-

1. Replacement signs shall be arranged at both cemeteries, notifying cemetery visitors of the fresh flower policy.
2. Four to eight weeks following the erection of the signs, a public notice will be placed in local newspapers advising that items other than fresh flowers are to be removed from lawn sections. The notice shall also explain that upon a certain timeframe, all items other than fresh flowers will be removed from the lawn section and be kept by Council for a prescribed period of time, after which they shall be appropriately disposed of.
3. Funeral service providers will be advised in writing of Council's policy, suggesting that the information be forwarded to clientele.

Officer's Recommendation:

That Council :

- confirms the existing policy, allowing only fresh flowers to be placed on lawn section graves; and,
- supports the implementation plan, as outlined above.

Committee Recommendation:

That the current policy be maintained.

This item was dealt with at 8.19 am

1.1.7 Council Fees and Charges for Rental Properties

Name of Applicant: Nanango Shire Council
Location: Whole of Shire
Author & Officer's Title: Sarah Saxer, Local Law Officer

Executive Summary:

Inconsistencies have occurred with the current fees and charges for rental accommodation, The following is provided for Council's consideration.

Officer's Recommendation:

It is recommended that Council re vise the rental accommodation fees and charges and set more equitable charges for rent.

Committee Recommendation:

That a committee comprising councillors and relevant staff meet to discuss and review the fees and charges and present a proposal for daily and weekly rates to the next committee meeting.

REVISED SCHEDULE

Property	06/07 Fee (per week)	Proposed 07/08 Fee (per week)	Council Budget Fees Set (per week)	Actual 07/08 Budget Fee
Drayton Villas				
Standard Unit	\$90	\$90	\$110	
Extended Unit	\$110	\$110	\$130	
Main Unit	N/A	\$125	\$140	
Appin Place				
Standard Unit	\$90	\$90	\$110	
Extended Unit	\$110	\$110	\$130	
Main Unit	N/A	\$125	\$140	
Brighthave n				
Units 1 - 10	\$64	\$70	\$90	\$90
Scotthaven				
Units 1 -4	\$64	\$70	\$90	\$90
Houses				
Brisbane Street	\$130	\$150	\$130	

Moved Cr Tucker seconded Cr Gregor that the revised schedule of rental charges be adopted as presented.

CARRIED 9/0

1.1.8 Concrete Plaque Base at Nanango Cemetery

Name of Applicant: Nanango Shire Council
Location: Nanango Cemetery
Author & Officer’s Title: Megan Savill (Environmental Health Officer)

Background:

Further to Council’s discussion last week regarding the placement of items (fresh flowers, fake flowers, statues, etc) at Nanango & Blackbutt Lawn Cemeteries, I wish for Council to reconsider the installation of concrete ‘strip’ plaque bases at the new lawn section of Nanango Cemetery.

Last week Council confirmed that only fresh flowers are to be placed at graves located at lawn sections. The installation of concrete strips would allow persons to place flowers using the provided ‘vase’. This would be a vast improvement to the current system where persons –

- lay flowers directly on the grave, where they wither and die without access to water; and, become an issue when maintaining the cemetery (flowers have to be removed, replaced, etc).
- provide their own ceramic, glass, etc vase, which causes workplace, health & safety concerns when maintaining the cemetery, etc
- install PVC pipe directly into the ground, causing a trip hazard, etc.

Furthermore, the installation of concrete strip will

- improve the appearance of the cemetery
- reduce maintenance costs (time taken reduced)
- ease of mowing, etc
- reduction to damage of plaques, etc.

\$15 000 was sought in the 2007/2008 Budget. I request that Council reconsider the installation of concrete stripping as a late budget item.

Officer’s Recommendation:

That \$15 000 be designated in the 2007/2008 budget for the installation of concrete plaque base at the new lawn section of Nanango Cemetery

Moved Cr Webb seconded Cr Yeates that the Officer’s Recommendation be adopted as presented.

***Carried 7/2
 Crs Tucker and Morgan voted against the motion***

FACILITIES COMMITTEE CHAIRPERSON'S REPORT

Cr Webb submitted a verbal report to Council, which included:

- Housing numbers down on last month
- Summary of upcoming improvements to Nanango Cemetery

Moved Cr Webb seconded Cr Yeates that the Report be adopted as presented.

Carried 9/0

1.2 PLANNING & DEVELOPMENT

This item was dealt with at 8.32 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.	603	K Webb	L19/RP184135 Par: Nanango	39 North Kerton Road, Nanango	Rural Locality – PLU Small Lot Rural	To erect a carport
2.	604	L Lepomme	L9/RP4278 Par: Nanango	17 Dalkeith St, Nanango	Urban Locality – Residential Zone	To erect a carport
3.	605	R & L Everett	L18/RP199593 Par: Taromeo	960 Old Esk Road, Benarkin	Rural Residential Locality – Rural Residential Zone	To erect a carport
4.	606	DJ Grundy	L24/RP819239 Par: Taromeo	Stretton Drive, Blackbutt	Rural Locality – PLU Small Lot Rural	To erect a shed
5.	607	D W Bidgood	L7/RP194296 Par: Taromeo	369 Hayne Kite Millar	Rural Residential	To erect a shed

				Road, Blackbutt	Locality – Rural Residential Zone	
6.	1284 & 1285	Nanango Shire Council	L224/N231 & L2RP87203 Par: Nanango	95 Brisbane Street, Nanango	Urban Locality – Residential Zone	To realign a boundary

For information only

This item was dealt with at 8.32 am

**1.2.2 Reconfigure a Lot (2 lots into 2 lots – Boundary Realignment)
– C G O’Meley**

Name of Applicant: Kimmorley Surveying Pty Ltd
Name of Owner: C G O’Meley
Real Property Description: L355-356/N2320, Parish of Nanango
Location: 17 Drayton Street, Nanango
Author & Officer’s Title: L Halliday – Planning Officer
Consultant Town Planner: Cristie Evenhuis
File No: DA587 P1411

Executive Summary:

Approval has been sought to realign a boundary between 2 parcels of land located in the Urban Locality. Currently one parcel is located in the Residential Zone and the other is situated in the Community Expansion Zone.

Approval of the application is supported subject to the appropriate conditions being attached to any development permit issued.

Officer’s Recommendation:

That the application to reconfigure a lot (2 lot into 2 lots) on land described as Lots 355 & 356 on Registered Plan No. N2320 and situated at 17 Drayton Street, Nanango be approved subject to the following conditions:-

1. Development to be generally in accordance with the submitted proposal plan prepared by Kimmorley Surveying Pty Ltd Dwg No. 05657-B, a copy of which stamped for identification as TP-DA587 is attached.
2. Buildings shall maintain boundary setbacks required under the Nanango Shire Council Planning Scheme (3.0m minimum to outermost projection).
3. The applicant shall at their cost install/construct a vehicle access crossing to the proposed Lot 1 in accordance with current Nanango Shire Council standards.

- Provide access through the kerb required under Condition 3 above for access to proposed lot 2 containing the existing dwelling house.
4. Water shall be reticulated to the newly realigned unserviced 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.
 5. Provide a new connection for the newly realigned unserviced lot 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.
 6. 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.
 7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. 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 16 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.
 12. 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. Stormwater drainage if required
 13. "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.
 14. 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.

15. 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.
16. No construction works required for this subdivision shall commence before 6.00pm Monday to Saturday or at any time on Sundays.
17. All works required shall be completed to the satisfaction of the Chief Executive Officer and the monetary contributions set down in Conditions 13 and 14, paid in full prior to Council signing and sealing the Plan of Subdivision.
18. 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.
19. 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

That the Officer's Recommendation be adopted as presented.

Committee Recommendation:

That the Consultative Committee Recommendation be adopted with the exception of condition 3 which is to be amended to:

3. The applicant shall at their cost install/construct a vehicle access crossing to the proposed Lot 1 in accordance with current Nanango Shire Council standards.

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

This item was dealt with at 8.33 am

1.2.3 Notice of Appeal – A J Mortimore

<i>Name of Applicant:</i>	Woods Murdoch - Solicitor
<i>Name of Owner:</i>	A J Mortimore
<i>Real Property Description:</i>	L7/RP188098, Parish of Kunioon
<i>Location:</i>	179 Major Road, Nanango
<i>Author & Officer's Title:</i>	L Halliday – Planning Officer
<i>Consultant Town Planner:</i>	Cristie Evenhuis
<i>File No:</i>	DA525 P3277

Executive Summary:

Council has received a Notice of Appeal – No. 1980 of 2007 in the Planning and Environment Court, Brisbane for Mortimore v Nanango Shire Council.

The appeal was lodged on 16 July 2007.

Officer’s Recommendation:

That Council makes a recommendation as to the required action.

Town Planning Consultative Committee Recommendation:

That Edgar and Wood be contacted and that Council’s Consultant Town Planner liaises.

Committee Recommendation:

That Council adopts the Consultative Committee Recommendation as presented.

Moved Cr Caffery seconded Cr Gregor that Council adopts the Committee Recommendation as presented
CARRIED 9/0

This item was dealt with at 8.35 am

1.2.4 SA & KL Kuhl - Negotiated Decision Notice

<i>Name of Applicant:</i>	Scott Kuhl
<i>Name of Owner:</i>	Scott and Kylie Kuhl
<i>Real Property Description:</i>	L19/RP902676, Parish of Kunioon
<i>Location:</i>	Knowles Street, Nanango
<i>Author & Officer’s Title:</i>	L Halliday – Planning Officer
<i>Consultant Town Planner:</i>	Cristie Evenhuis
<i>File No:</i>	DA576 P2844-113

Executive Summary:

The applicant has supplied information seeking an alternative solution to condition no. 10 of the Decision Notice dated 25 June 2007. The main area of negotiation is the sealed vehicle turning and manoeuvring area.

Officer’s Recommendation:

That the Committee negotiates Condition 10 with the applicant following advice of the Director of Engineering Services.

Town Planning Consultative Committee Recommendation:

That Council issues a negotiated decision notice permitting the revised condition 10 to read as follows:

- 10: All areas used for the manoeuvring of vehicles used to deliver or remove goods from the site including loading and unloading areas (an AV is required under the Planning Scheme) shall be on a road base/cement powder rolled for compaction, topped with coloured stone at a depth acceptable to Council's Director of Engineering Services.

Committee Recommendation:

That Council adopts the Consultative Committee 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 8.36 am

1.2.5 Nanango Shire Council – Reconfiguration of Lot (2 lots into 2 lots – Boundary Realignment)

<i>Name of Applicant:</i>	Nanango Shire Council
<i>Name of Owner:</i>	Nanango Shire Council
<i>Real Property Description:</i>	L224/N231
<i>Location:</i>	95 Brisbane Street
<i>Author & Officer's Title:</i>	L Halliday – Planning Officer
<i>Consultant Town Planner:</i>	<i>Cristie Evenhuis</i>
<i>File No:</i>	DA445

Executive Summary:

The application is to realign a common boundary between an existing dwelling house and the tennis courts. The proposed boundary will allow the tennis courts that are currently erected over the boundary to be contained in one parcel.

An application has been made to have this application assessed under the Superseded Planning Scheme due to non compliance with the side boundary clearance for the existing dwelling house.

Officer's Recommendation:

That the application to reconfigure a lot (2 lot into 2 lots) on land described as Lots 355 & 356 on Registered Plan No. N2320 and situated at 17 Drayton Street, Nanango be approved subject to the following conditions:-

1. Development to be generally in accordance with the submitted proposal plan prepared by Kimmorley Surveying Pty Ltd Dwg No. 07647-1, a copy of which stamped for identification as TP-DA445-1 is attached.
2. Buildings shall maintain boundary setbacks required under the Nanango Shire Council Superseded Planning Scheme (1.5m minimum to outermost projection).
3. 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

That the Officer's recommendation be adopted as presented.

Committee Recommendation:

That Council adopts the Consultative Committee Recommendation as presented.

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

CARRIED 9/0

Moved Cr Tucker seconded Cr Yeates that Council offers 95 Brisbane Street, Nanango, for sale on completion of the reconfiguration.

Carried 9/0

This item was dealt with at 8.41 am

1.2.6 Schedule of Fees – Town Planning 2007-2008

Name of Applicant: Nanango Shire Council
Author & Officer's Title: L Halliday – Planning Officer

Executive Summary:

A schedule of fees for the financial year 2007-2008 have yet to be adopted by Council.

Officer's Recommendation:

That Council adopts the schedule of fees for town planning as proposed.

Committee Recommendation:

This item is to be discussed at the next Town Planning Consultative Committee Meeting and brought back to Council at the August ordinary Meeting.

Process	07/08 \$	06/07 \$
ADMINISTRATIVE		
PLANNING AND DEVELOPMENT CERTIFICATES –		
Limited Certificate - (Lot, Reg Plan, Zone & Use)	66.00	60.00
Standard Certificate - (Limited certificate + all current development approvals for land)	395.00	360.00
Full Certificate - (Standard plus full details (conditions) for all developments)	660.00	600.00
SUPERSEDED TOWN PLANNING SCHEME -		
Planning Scheme (5 working days notice required)	66.00	60.00
Bunya Mountains DCP (5 working days notice required)	39.00	36.00
NEW PLANNING SCHEME		
CD (Planning Scheme Document and maps)	33.00	30.00
Planning Scheme Document (Hard copy)	100.00	100.00
Planning Scheme Map (A3 Hard copy)	10.00	10.00
Planning Scheme Map (A1 Hard copy)	p.o.a.	p.o.a.
SEALING OF SURVEY PLANS		
Per survey plan	200.00	180.00
Reseal of plan (lapsed / already sealed)	50% Fee	25.00
Pre Lodgement Meeting (Total of fee can be deducted from the application fee if and when application is lodged)	100.00	
Written Response to Enquiry	200.00	180.00
Purchase of Public Notification Signs	44.00	44.00
DEVELOPMENT APPLICATIONS		
MATERIAL CHANGE OF USE – CODE ASSESSABLE- MINOR VARIATIONS		
Class 10a Buildings Ancillary to Dwelling House - Complying with area and < 7.5m wide	120.00	120.00
Class 10a Buildings Ancillary to Dwelling House - Area & width non compliant and < 81m ² & 9m wide	240.00	240.00
Class 10a Buildings Ancillary to Dwelling House - Not falling into above categories.	360.00	360.00
Siting Variation	150.00	
Road Non-Compliance	150.00	
All other code assessable applications	900.00	900.00
REQUEST TO BE ASSESSED UNDER SUPERSEDED SCHEME	120.00	
MATERIAL CHANGE OF USE – IMPACT ASSESSABLE		
Simple (up to 2000m ² GFA)	1,250.00	1,140.00
Complex (Where involving over 2000m ² GFA or involving an ERA)	1,915.00	1,740.00
RECONFIGURE A LOT		
Change in boundaries – no additional lots	500.00	480.00
Up to 5 lots	1,100.00	1,020.00

6 lots or more	1,900.00	1,740.00
Community Title	1,250.00	1,140.00
Request to Change Approval Conditions	790.00	720.00
Request to Extend an Approval Currency Period	790.00	720.00
MONETARY CONTRIBUTIONS		
Car Parking Contribution – Per car parking space required under the Scheme and not provided on site	5,280.00	4,800.00
Parks and Recreation Space – Per lot created where the creation of less than 5 lots is involved or where agreed by Council	1,200.00	1,200.00
Headworks charges – Refer to Engineering		
SUBDIVISION - ENGINEERING		
Operation Work Approval – Scrutiny of submitted engineering plan - 1% if estimated cost		
Subdivision Inspection Fee – Supervision of development work completed by a contractor other than council – 1% of estimated cost.		
REFUNDS		
If withdrawn prior to acknowledgement notice	75%	75%
If withdrawn prior to Committee Meeting Agenda (after completion of Public Notification)	50%	50%
If withdrawn after preparation for Agenda	Nil	Nil

Moved Cr Morgan seconded Cr Tucker that the Schedule of Fees – Town Planning 2007-2008 including amendments as indicated be adopted.

CARRIED 9/0

UNDERTAKINGS & TOWN PLANNING COMMITTEE CHAIRPERSON’S REPORT

Cr Gregor presented a report which included:

- Fees and charges currently being set are on a par with those of other shires of similar size to Nanango
- Existing Town Planning Scheme will be retained with the amalgamation for the tie being at least.
- There is a need to keep the Town Plan/Development Applications simple.

Moved Cr Gregor seconded Cr Caffery that the report be adopted.

Carried 9/0

Citizenship Ceremonies

Caroline and Robert Bannister and Brenda and Kenneth Sparrow underwent citizenship ceremonies at 8.50 am. Crs Webb and Morgan congratulated the four new Australians on their commitment to their new home, and invited them to attend morning tea with Council

Adjournment: Council adjourned for morning tea at 9.10 and resumed at 9.30 am.

2. CHIEF EXECUTIVE OFFICER

This item was dealt with at 9.32 am

2.1 Consideration of RADF Matters

Name of Applicant: RADF Committee
Author & Officer's Title: Shane Gray, CEO

Executive Summary:

One application for funding under the RADF program was received in Round 1 2007-08 and is recommended for approval by the RADF Committee:

- \$2440 for professional development activities for the percussion section of the South Burnett Community Orchestra Inc.

The RADF Committee approved the South Burnett Community Orchestra application for \$2400 and further offers the orchestra use of the Blackbutt Hall and Nanango Cultural Centre free of charge for one rehearsal and one performance at each venue, with hire fees at RADF's cost.

Committee members and the RADF Liaison Officer will be attending the RADF bi-annual conference in November.

Officer's Recommendation:

That Council ratifies the application as per RADF committee recommendation listed above.

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

This item was dealt with at 9.33 am

2.2 Approval of Funding under Community Memorials Restoration program

Author & Officer's Title: Shane Gray

Executive Summary:

Council staff applied for funding under the Department of Public Works' Community Memorials Restoration Program for a twofold project taking in the digitisation of Nanango's cemetery records and restoration and repair of selected monument in Nanango cemetery. Notification has been received that the application was successful.

Officer's Recommendation:

For information only.

This item was dealt with at 9.33 am

2.3 Consideration of meeting dates

Author & Officer's Title: Shane Gray, CEO

Executive Summary:

Proposed dates for committee and ordinary meetings for Nanango Shire Council are indicated below.

Month	Committee	Ordinary
August	Wednesday 8 th	Tuesday 14 th
September	Wednesday 12 th	Tuesday 18 th
October	Wednesday 10 th	Tuesday 16 th (Maidenwell)
November	Wednesday 14 th	Tuesday 20 th
December	Wednesday 12 th	Tuesday 18 th

Officer's Recommendation:

That Council adopts the meeting dates as presented.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

Council resolved to adopt the meeting dates as presented.

Carried 9/0

This item was dealt with at 9.33 am

2.4 Request for hall hire fee reimbursement

Name of Applicant: Blackbutt and Benarkin Aged Care Assn Inc.
Location: Blackbutt
Author & Officer's Title: Shane Gray, CEO
File No: DW171798

Executive Summary:

The Blackbutt and Benarkin Aged Care Assn Inc requests that Council considers reimbursing hall hire fees for their fundraising dance held at the Blackbutt Hall in July. The organisation is registered as a charity and is not-for-profit.

Officer's Recommendation:

That Council considers the request from Blackbutt and Benarkin Aged Care Assn Inc to refund hall hire fees.

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

This item was dealt with at 9.34 am

2.5 Request for sponsorship of Regional Training awards

Name of Applicant: Wide Bay Group Training Scheme Ltd
Location: Maryborough
Author & Officer's Title: Shane Gray, CEO
File No: DW172239

Executive Summary:

The Wide Bay Group Training Scheme Ltd hosts an annual trainee and apprentice awards event to recognise the achievements of trainees from the region. Council has been invited to sponsor the event in return for promotional rights. Council currently has three trainees under the Wide Bay Group Training scheme.

Officer's Recommendation:

That Council considers sponsoring the awards night.

Committee Recommendation:

That Council sponsors the Wide Bay Group Training Scheme trainee and apprentice awards event in the amount of \$550.00.

Moved Cr Tillyer seconded Cr Tucker that Council adopts the Committee Recommendation as presented
CARRIED 9/0

This item was dealt with at 9.35 am

2.6 Nominations for Queensland Regional Achievement and Community Awards

Name of Applicant: Regional Achievement and Community Awards
Author & Officer's Title: Shane Gray, CEO

Executive Summary:

Nominations are called for under the Queensland Regional Achievement and Community Awards under the following categories:

- The Stanwell Corporation Regional Service award
- Department of Communities "Blueprint for the Bush" Community of the Year award
- Bartercard Business Enterprise Award
- MacAir Airlines Events and Tourism Award
- Kleenheat Gas Environment and Landcare Award

Nominations may be placed via mail or online and close on 28th September 2007.

Officer's Recommendation:

For information only.

This item was dealt with at 9.35 am

2.7 Petition received from residents of Elouera Drive, Nanango

Name of Applicant: Residents of Elouera Drive, Nanango
Author & Officer’s Title: Shane Gray, CEO

Executive Summary:

Residents of Elouera Drive, Nanango have presented a petition to Council requesting that the walkway at the southern end of Nanango be extended from the corner of D’Aguilar Highway and Tarong Road to Elouera Drive. This is a distance of approximately 3 km and would be of benefit to residents and visitors who use the track for exercise purposes.

Officer’s Recommendation:

That Council considers extending the walkway as requested.

Committee Recommendation:

That Division 3 Councillors inspect the site and report back to the August general meeting.

Deferred to September meeting.

This item was dealt with at 9.37 am

2.8 Inward Correspondence for Information

Author & Officer’s Title: Shane Gray, CEO

Executive Summary:

The following items of correspondence have been received and are included for information only. Copies of these items appear in Supporting Information.

Sender	Subject	Date Received
LGAQ	Summary of Circulars and News Releases Forwarded between 28 June and 11 July 2007	13/07/07
Bunya Wakka Wakka Cultural & Heritage Corporation	Information for landowners regarding Indigenous sites project.	16/07/07
LGAQ	Academic Critique of State Government view	19/07/07

	on Council Finances	
LGAQ	DLGPSR Requests Information on Poll Resolutions	23/07/07
LGAQ	LGAQ Preparations for LGRC Report	23/07/07
RSL Nanango Sub-Branch	Advice that the Korean Conflict Memorial Day Service will be held on 27 th July at 10.00 am.	23/07/07

Officer's Recommendation:

For information only.

Attendance: Cr Webb left the meeting at 9.47 am and returned at 9.50 am.

3. CORPORATE SERVICES

This item was dealt with at 9.40 am

3.1 Consideration of renewal of lease

Name of Applicant: Department of Natural Resources
Location: Locke Lane
Author & Officer's Title: Margie Williams – Rates Officer
File No. DW168865

Executive Summary:

Letter received from the Department of Natural Resources advising the Department is currently reviewing TL/210608 - Lot 21/FY560 presently leased to Gavin Crocker and due to expire on the 13th January 2008. The Department of Natural Resources lists the following, for consideration by Council:-

- (a) Renewal of the Lease for grazing purposes for the term of the lease.
- (b) (or) If the land has been set aside for a community purpose under the Land Act 1994 if so is the land still required for this or another community purpose.

Officer's Recommendation:

That Council declines or approves this request.

Committee Recommendation:

That Council approves the request from Department of Natural Resources to renew the lease TL.210608 – Lot 21/FY560.

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

CARRIED 9/0

This item was dealt with at 9.42 am

3.2 Offer to purchase Council land

Name of Applicant: Blackbird Energy Pty Ltd
Location: Henry Street
Author & Officer's Title: Margie Williams - Rates Officer

Executive Summary:

Council has received an expression of interest from Blackbird Energy Pty Ltd to purchase the following crown land.

L2/RP178867 L103/N231 L104/N231

The purchase of these three lots would be conditional upon the applicant also purchasing adjacent land at Lots 7 & 8/RP886404, currently owned by Dennis R & Linda P Vines.

Officer's Recommendation:

That Council considers the request.

Committee Recommendation:

That the CEO arranges valuation for the property and reports back to Council with options available for the development of this site.

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

CARRIED 9/0

This item was dealt with at 9.42 am

3.3 Setting of sale price for library merchandise

Name of Applicant: Nanango Shire Council
Location: Drayton St, Nanango
Author & Officer's Title: Michael Hunter – Administration Manager

Executive Summary:

The Nanango Shire Council Library has officially launched the bookmark promotion and would like to set a fee in Council fees and charges register for the purchase of the book marks. The fees recommended would support the promotion and contribute to our community engagement as well as keeping the cost of the bookmark to a minimum.

Officer's Recommendation:

That Council sets a price of 50 cents per bookmark or a complete set of 6 for \$2.00.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

<p><i>Moved Cr Morgan seconded Cr Webb that Council adopts the Committee Recommendation as presented</i></p> <p style="text-align: right;"><i>CARRIED 9/0</i></p>

This item was dealt with at 9.42 am

3.4 Annual Valuation Effective 30th June 2008

Name of Applicant: Department of Natural Resources and Water
Location: Nanango Shire
Author & Officer's Title: Sharon Frank – Finance Manager

Executive Summary:

The department is seeking Council's opinion on whether an annual valuation should be undertaken to be effective in 2008 in line with the criteria set out below. A response is required today 8th August, 2007.

Officer's Recommendation:

No recommendation offered.

Committee Recommendation:

A motion was carried at the August Committee Meeting in regard to item 3.4.

This item was dealt with at 9.43 am

3.5 Financial Statements for July 2007

Name of Applicant: Nanango Shire Council
Location: Nanango Shire
Author & Officer's Title: Sharon Frank – Finance Manager

Executive Summary:

These reports are required pursuant to Section 528 (i) (ii) (iii) and (iv) of the Local Government Act 1993 and are consistent with the Local Government Finance Standards.

Officer's Recommendation:

That the Financial Statements for the period ended 31st July 2007 be adopted.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

Moved Cr Caffery seconded Cr Gregor that Council adopts the Committee Recommendation as presented
CARRIED 9/0

ADMINISTRATION & FINANCIAL SERVICES COMMITTEE CHAIRPERSON'S REPORT

Cr Caffery presented a report which included:

- \$2.16 M in plant
- Blackbutt ECU became revenue neutral this financial year
- Property transfers for 06/07 currently at \$6.942 M, compared to \$4.41 M in 05/06.

Moved Cr Caffery seconded Cr Gregor that the report be adopted.
Carried 9/0

4. ENGINEERING SERVICES

Attendance: Mr Grant attended the meeting at 9.53 am

This item was dealt with at 9.53 am

4.1 Show Society Recycled Water Funding Application

Name of Applicant: Nanango Shire Council
Location: Sewerage Treatment Plant Nanango
Author & Officer's Title: Andrew Grant MWS

Executive Summary:

The Show Society has applied for assistance in moving its point of access for recycled water to the lagoons at the Nanango STP and associated costs in providing some type of storage to ensure water quality.

Officer's Recommendation:

Council considers contribution towards costs of installation of pumping system and storage tank at sewerage treatment plant.

Committee Recommendation:

That Council contributes 100% of the cost of a new pump at the sewerage treatment plant.

Moved Cr Tillyer that Council follows the Engineer's advice as offered earlier in the meeting.

Motion lapsed for want of a seconder

Moved Cr Gregor seconded Cr Webb that a TMP Committee meeting be held with a view to formulating agreements on recycled water use between Nanango Shire Council and the Show Society and also with the Nanango Golf Club.

CARRIED 7/2

This item was dealt with at 10.37 am

4.2 Nanango Bulk Water Standpipe

Name of Applicant: Nanango Shire Council
Location: Dalby Street Standpipe
Author & Officer's Title: Andrew Grant MWS

Executive Summary:

Peter Mangan previously approached the council requesting a greater volume of water delivery from the standpipe on Dalby Street.

Officer's Recommendation:

Council considers upgrading the current standpipe at the Nanango depot to 100mm pipe-work with installation of a new cabinet, 100mm ABB mag-flow meter.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented, including an increase of \$1 per kilolitre for water charges at the standpipe to cover costs.

Deferred to September meeting, pending further investigation.

This item was dealt with at 10.41 am

4.3 Sharing of Staff with Rosalie Shire for Yarraman Water and Sewerage

Name of Applicant: Rosalie Shire
Author & Officer's Title: Andrew Grant MWS

Executive Summary:

Rosalie Shire has approached DES/MWS requesting consideration of provision of staff to operate Yarraman water and sewerage treatment plants.

Officer's Recommendation:

Council approves the CEO, DES and MWS to conduct initial negotiations with Rosalie over possible provision of staff for Yarraman.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

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

CARRIED 9/0

This item was dealt with at 10.41 am.

4.4 Spending of Blackbutt WTP funding

Name of Applicant: Andrew Grant
Author & Officer's Title: Andrew Grant MWS

Executive Summary:

Remaining SCAP funding for Blackbutt WTP needs to be spent by December 2007.

Officer's Recommendation:

Council approves for initial investigations into provision of a SCADA (alarm and control system) for Blackbutt/Nanango approximately \$200K, portable genset approximately \$50K, laboratory equipment, security fencing, modifications to the building for staff access and safety. MWS recommends that OPUS be employed for initial advice relating to tendering for supply of a SCADA system similar to RATEL or equivalent, as this type of system has been proven usable in other Shires.

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

This item was dealt with at 10.43 am

4.5 New Pipeline for Boondooma Blackbutt

Name of Applicant: Andrew Grant
Author & Officer's Title: Andrew Grant MWS

Executive Summary:

Western Pipeline Alliance has had discussions with officers regarding construction/operation of the new pipeline.

Officer's Recommendation:

Council approves MWS to research and advise the alliance on systems relating to operation of the new pipeline should Nanango become the owner of the new pipeline.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

Moved Cr Tillyer seconded Cr Gregor that Council adopts the Committee Recommendation as presented
CARRIED 9/0

This item was dealt with at 10.43 am

4.6 Installation of Blackbutt Dump Point and Benarkin Standpipe

Name of Applicant: Nanango Shire Council
Location: Blackbutt/Benarkin
Author & Officer's Title: Andrew Grant MWS

Executive Summary:

Council requested costing and advice on standpipe and dump point installation.

Officer's Recommendation:

Council approves dump point to be installed in front of the Blackbutt Showgrounds adjacent to the standpipe. The new standpipe should be installed in the gravel area diagonally opposite the Benarkin shop (South West).

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

This item was dealt with at 10.44 am

4.7 Installation of Nanango Dump Point

Name of Applicant: Nanango Shire Council
Location: Nanango Lions Park
Author & Officer's Title: Andrew Grant MWS

Executive Summary:

Council requested costing and advice on dump point installation.

Officer's Recommendation:

Council approves a dump point to be installed in front of the public convenience at Lions Park. A new gravel apron will be built allowing large motor-homes to pull in easily and exit from the facility. Cost will be approximately \$8K.

Committee Recommendation:

That Council adopts the Officer's Recommendation as presented.

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

CARRIED 8/1

Cr Webb voted against the motion

ENGINEERING SERVICES COMMITTEE CHAIRPERSON'S REPORT

Cr Yeates presented his report which included:

- Concrete being laid in Gipps Street
- Construction crew doing maintenance at Benarkin to be followed by work on the Blackbutt/Corws Nest road
- Maintenance crew working the Maidenwell area
- Jeptacher on private works at Tarong carpark

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

CARRIED 9/0

Attendance: Ms Halliday and Ms Evenhuis attended meeting at 11.02 am

GENERAL BUSINESS

Moved Cr Webb seconded Cr Tucker that Council conducts a survey of residents to ascertain the community's view on amalgamations.

Moved Cr Caffery Seconded Cr Webb that voting on the above motion be deferred until after lunch.

CARRIED 8/1

Cr Tucker voted against the motion

Attendance: Mr Grant left meeting at 11.52 am

Adjournment: The meeting adjourned for lunch at 11.52 am and resumed at 12.56 pm

Cr Webb withdrew his motion that Council conducts a survey of residents to ascertain the community's view on amalgamations.

Moved Cr Morgan seconded Cr Tucker that Council holds a public meeting to gauge concern about the impact of amalgamation on Friday 24th at 5.00 pm

CARRIED 5/4

Crs Yeates, Gregor, Caffery, Browning voted against the motion

Moved Cr Webb that Council moves into Committee at 1.40 pm. Motion lapsed for want of a seconder.

Adjournment: Council adjourned for a break at 1.57 pm and resumed at 2.10 pm.

Attendance: Cr Tucker left the meeting at 2.11 pm

Council resolved that the Nanango Shire Council representatives of the Local Transition Committee be Cr Gregor and Cr McCallum, with Cr Yeates nominated as proxy.

Cr Tucker requested that his nomination for the LTC be withdrawn.

Attendance: Cr Tucker returned to the meeting at 2.18 pm. Cr McCallum left the meeting at 2.18 pm Cr Gregor assumed the chair.

CLOSURE

There being no further business the meeting closed at 2.20 pm

CONFIRMATION

Confirmed before me this 18th day of September, 2007.

Cr Reg B McCallum
MAYOR