



MINUTES
of the
GENERAL MEETING

CHAIRPERSON: Cr R Dyne (Mayor)

**Held in the Boardroom
Town Hall
2 Caledonian Hill
Gympie Qld 4570**

**On Wednesday 24 February 2010
At 9.00 am**

Gympie Regional Council **GENERAL**

*Mayor RJ Dyne (Chairman),
Crs AJ Perrett, GL Engeman, RA Gâté, LJ Friske,
DR Neilson, IT Petersen, J Watt and JA Walker*

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The meeting commenced at 9:14 am.

PRESENT: Mayor Cr R.J. Dyne (Chairman), Cr A.J. Perrett, Cr G.L. Engeman, Cr I.T. Petersen, Cr L.J. Friske, Cr R.A. Gâté, Cr D.R. Neilson, Cr J. Watt and Cr J.A. Walker.

Also in attendance were Chief Executive Officer (Mr K.A. Mason), and Minutes Clerk (Miss S Bull).

DECLARATIONS OF INTEREST BY COUNCILLORS

Planning & Development Committee Meeting
P25/02/10 - Cr G.L. Engeman - Material Personal Interest
P25/02/10 - Cr A.J. Perrett & Cr R.A. Gâté – Conflict of Interest

SECTION 1: OPEN WITH PRAYER

Pastor Dean Cummerford from Gympie Community Church offered a Prayer for the advancement of the Region and the true welfare of its people.

One Minute's silence was observed for family and friends of deceased residents of the Region.

LEAVE OF ABSENCE

SECTION 2: APOLOGIES

SECTION 3: CONFIRMATION OF MINUTES OF PREVIOUS GENERAL MEETING

G29/02/10 Moved: Cr R.A. Gâté Seconded: Cr G.L. Engeman

That the Minutes of the Gympie Regional Council General Meeting held on 10 February 2010 be taken as read and confirmed.

Carried

SECTION 4: PETITIONS

SECTION 5: ADOPTION OF COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDATIONS

G30/02/10 Moved: Cr R.A. Gâté

Seconded: Cr A.J. Perrett

That the Recommendations of the Community & Economic Development Committee Meeting held on 10 February 2010 as presented, be received.

Carried

G31/02/10 Moved: Cr R.A. Gâté

Seconded: Cr A.J. Perrett

That the Recommendations of the Community & Economic Development Committee Meeting held on 10 February 2010 be adopted.

Carried

SECTION 6: REPORT BY THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE CHAIRMAN

Cr Rae Gâté presented the following report:-

A new columbarium wall for interment of ashes has been erected at the Cooloola Coast Cemetery. It is reserved solely for former Australian Defence Force members and their spouses. The Tin Can Bay RSL Sub Branch is applying for funding to install a plaque on the wall.

Two water carrier permits were approved both are to use the stand pipe located at Madill Park, Gympie as their water source only.

Community Facilities and Services

RADF

Round One 2009/2010 cheque presentation was held on Monday 18th January. All recipients were in attendance and provided brief outlines of their projects. The annual report and bidding process for 2010/2011 is now underway.

School Holiday Program – January 2010

The Youth and Community Development team have been working to ensure that the young people across the region are entertained and learning new skills.

LazeRage was held at Fritz Road Chatsworth on the 15th.
Movie in the Park at Lions Park, Tin Can Bay on the 22nd.
Ice Skating bus trip to Iceworld at Boondall on the 25th.

Permission was granted to the Gympie & District Collectors' Association Incorporated to use the Pavilion for the annual Arms and Collectibles Fair to be held 18th to 20th June 2010. Permission is a requirement of the Weapons Licensing Branch.

Economic Development

The Business and Industry section of Council's website is now fully uploaded and has information about upcoming business and industry development events.

An expression of interest has been lodged with the Caravan, Motorhome and Camper Association in January to host a major Rally. CMCA executive will be visiting the Region to conduct further assessment.

Regional Business Confidence Survey – Project plan is under development and to be implemented prior to June 2010.

Waste Disposal Fees

Free disposal of up to 1m3 of general waste applies to private residents delivering waste to a Waste Management facility. Commercial business/operators are required to pay for all waste being disposed of at Waste management facilities. Information will be forwarded to the Waste Contractors and Recyclers Association and skip bin operators confirming Councils charges.

Gympie Cooloola Tourism

You Tube video – three minute promotional video on Rainbow Beach has received a lot of positive feedback with a number of operators putting a link on their site. Similar promotional videos have been completed for Kilkivan and Goomeri and are online.

The next videos will be for Mary Valley, Gympie and Tin Can Bay.

G32/02/10

Moved: Cr R.A. Gâté

Seconded: Cr A.J. Perrett

That the Report be received.

Carried

SECTION 7: ADOPTION OF PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATIONS
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G33/02/10 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That the Recommendations of the Planning & Development Committee Meeting held on 17 February 2010 as presented, be received with the exception of minute P25/02/10 to be withdrawn and dealt with later in this meeting.

Carried

G34/02/10 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That the Recommendations of the Planning & Development Committee Meeting held on 17 February 2010 as amended, be adopted.

Carried

Cr A.J. Perrett declared a Conflict of Interest in 2009-0796 in the next item due to being a Member of the Board of St Patrick's College and abstained from voting.

Cr R.A. Gâté declared a Conflict of Interest in 2009-1346 due to being a member of the committee and abstained from voting.

Cr G.L. Engeman declared a Material Personal Interest in Minute P25/02/10 due to perceived business interests and left the meeting at 9.24am.

Recommendation P25/02/10 of the Recommendations of the Planning & Development Committee Meeting held on the 17 February 2010.
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G35/02/09 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That Recommendation P25/02/10 of the Recommendations of the Planning & Development Committee Meeting held on 17 February 2010 be received and adopted.

Carried

Cr G.L. Engeman returned to the meeting at 9.25am.

SECTION 8: REPORT BY THE PLANNING & DEVELOPMENT COMMITTEE CHAIRMAN

Cr Ian Petersen presented the following Report:-

APPLICATIONS FOR MATERIAL CHANGE OF USE:-

The Committee is recommending that Council approve an application to develop a tavern at Amamoor subject to standard conditions. The proposed tavern will incorporate a ten unit motel and managers residence.

RECONFIGURING A LOT APPLICATIONS

An application to create 3 additional lots at Grecian Bends Road is recommended for approval. Though in conflict with the 2005 Cooloola Shire Planning Scheme, it was considered that approval is justified on a wide range of valid planning grounds. This is just one more example of a common sense planning outcome which is currently forbidden for many potential applications post December 18th.

Following representations The Committee is recommending that Council issue a Negotiated Decision Notice in relation to a Development Application for reconfiguring a lot at Trout Road The Dawn, and also another at Scrub Road Gunalda.

NEW APPLICATIONS

6 new code assessable Material Change of Use applications and 2 reconfiguring a lot applications were noted

DEVELOPMENT APPLICATIONS APPROVED

10 Development applications were approved under delegated authority.

GENERAL MATTERS

36 new dwellings valued at \$7,759,895 were approved for the month of January 2010 compared with 31 for January 2009. In the current financial year to date, there have been 816 new dwelling approvals with a value of \$98,881,194.

An application to establish a bottle shop at the Kidd Bridge Convenience Centre was considered and it is recommended that Council offer no objection.

The Committee is recommending that Council forward to the Federal Minister for the Environment, copies of those submissions received in

relation to the Norman Point Marina, with a covering letter supporting the environmental concerns raised therein.

Along with a recommendation of a \$1980 fee for an application for a small (49 head) feedlot, The Committee is recommending that Council review feedlot application fees as part of the 2010/2011 fees and charges review.

G36/02/10 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That the Report be received.

Carried

SECTION 9: OTHER MATTERS

9/1 Review of Divisions of Local Government areas

Re: **G37/02/10** Review of Divisions of Local Government areas
 From: Chief Executive Officer – Mr Ken Mason
 File:
 Date: 18 February 2010
 Reference:

Report: (Chief Executive Officer – Ken Mason)

There has been some media comments recently of the need to make submissions 2 years prior to 2012 elections for change to a local government area divisions.

These comments emanate from Section 16 of the Local Government Act 2009 which comes into effect from 1 July 2010 and states:

- 16 Review of Divisions of local government areas
- (1) The local government must review whether each of its divisions has a reasonable proportion of electors, no later than 2 years before the year of the quadrennial elections for local governments.
 - (2) The local government must give the electoral commissioner and the Minister written notice of the results of the review.

However following investigations we have been informed that the draft City of Brisbane Bill 2010 incorporates Chapter 9 Amendment of other Acts Part 1 Amendment of Local Government Act 2009.

Section 289 proposes:

‘289 Review of divisions of local government areas for quadrennial elections held in 2012.

‘Despite section 16, a local government must, no later than 2011 –

- (a) review whether each of its divisions has a reasonable proportion of electors; and
- (b) give the electoral commissioner and the Minister written notice of the results of the review.’

Whilst this will delay the need to submit a notice to the Minister, Council should consider in the near future whether to retain the existing situation or direct staff to investigate divisions.

Council needs to be aware for a local government of this size there is a tolerance of +10% or -10% in each division for a reasonable proportion of electors.

Previous investigations resulted in questionable “community of interest” in some areas.

Strategic Implications:

Corporate Plan: 4.6

Operational Plan: 1.1(iv)

Budget Implications: Provisions made for limited costs in 2009/10 (\$1,500)

Budget Reference: 2110702

Legal/Statutory: Local Government Act 2009, Draft City of Brisbane Bill 2010

Risks: Low

Consultation:

Director of Corporate Services

Checklist:

- Financial Services Directorate
- Corporate Services Directorate
- Community Services Directorate
- Engineering Services Directorate
- Planning & Development Directorate
- Office of the Chief Executive Officer

G37/02/10 Moved: Cr J. Watt**Seconded: Cr R.A. Gâté**

That staff investigate options in relation to divisions and report back to a future Council meeting.

Carried

9/2	Second Quarterly Review – Operational Plan
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Re: **G38/02/10** Second Quarterly Review – Operational Plan

From: Chief Executive Officer – Ken Mason

File:

Date: 18 February 2010

Reference:

Executive Summary: NIL

Previous Council considerations: NIL

Report: (Chief Executive Officer – Ken Mason)

Councillors are aware that the Operational Plan is reviewed quarterly and reported to Council. Capital Works projects are also reported and are noted at the conclusion of the Program.

Strategic Implications:

Corporate Plan: N/A.

Operational Plan: N/A.

Budget Implications: N/A.

Budget Reference: N/A.

Legal/Statutory: N/A.

Risks: N/A.

Consultation:

Checklist:

- Financial Services Directorate
- Corporate Services Directorate
- Community Services Directorate

G39/02/10 Moved: Cr A.J. Perrett**Seconded: Cr D.R. Neilson**

That Council enter into a formal agreement for a period of up to 12 months for SCIC to use 5 units at Council's property on the corner of Nash and Channon Streets, Gympie.

Carried

Late Item 2	Gympie Sewerage Treatment Plant Augmentation
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Re: **G40/02/10** Gympie Sewerage Treatment Plant Augmentation
From: Director of Engineering Services – Mr Bob Fredman
File:
Date: 23 February 2010
Reference:

Executive Summary:

Council is underway with the upgrading of the Gympie Sewerage Treatment Plant, and now has full title to the land on which the works are sited. It is intended, as per the planning report, to use most of the site for effluent reuse.

Report: (Director of Engineering Services – Mr Bob Fredman)

Issues:

- a) Council needs confidence that it can carry out construction, irrigation and planting works on the land so that all works is completed.
- b) Subsidy is payable on irrigation and planting works if completed within approx 12 months.
- c) Irrigation works will satisfy DERM conditions of effluent reuse.
- d) Grass on the property will require control before work starts.

Risk Analysis:

- a) Ongoing debate about leasing or agistment on the land may lead to delay, uncertainty and cost.
- b) Subsidy on effluent reuse is substantial.
- c) Council's environmental licence requires action to utilise all effluent reuse opportunities.
- d) There are likely to be ongoing issues with stocking the land. Slashing is the alternative and it is comparatively risk-free.

Discussion:

Given the relatively short time by which all works on the land have to be completed, it is strongly preferred by staff that Council have vacant possession of the land as soon as possible.

Further, if Council was to consider leasing out the land, a competitive process has to be followed. This would be inefficient given the timeframes.

A letter to the current agistor requires him to vacate the land by approx 3 March 2010 unless Council determines otherwise.

Strategic Implications:

Corporate Plan: 4.3

Operational Plan: 6.1

Budget Implications:

Budget Reference: Gympie Sewerage Treatment Plant Upgrade

Legal/Statutory:

Risks:

Consultation:

Checklist:

- Financial Services Directorate
- Corporate Services Directorate
- Community Services Directorate
- Engineering Services Directorate
- Planning & Development Directorate
- Office of the Chief Executive Officer

G40/02/10

Moved: Cr L.J. Friske

Seconded: Cr J.A. Walker

That the Chief Executive Officer be authorised to advise the current agistor to vacate the land by 7 March 2010.

Carried

SECTION 10: GENERAL BUSINESS**WBBROC/RRG Update**

Mayor Ron Dyne presented the following verbal report on the WBBROC/RRG Meeting held on 18 February 2010:

Meeting had a briefing from Grant MacLean, Chair Wide Bay Burnett Regional Development Australia and LGIS Climate Smart Home Services.

The RDA is in its infancy and the Chair is keen to visit all centres of the Wide Bay Burnett to discuss relevant issues. I believe RDA will visit on 28 March 2010. I will be absent on that date on personal business and would request the Deputy Mayor to host this visit.

Climate Smart Home Services gave a brief on a scheme to assist in power usage in the home. For the cost of \$50 an electrician will install a wireless power monitor so that a household can monitor power usage. The \$50 also covers installation of up to 15 energy efficient light globes, where suitable a water and energy efficient showerhead and an energy audit. This is available by ringing 13 20 40 or www.climatesmarthome.com.au. It is a great service and is available to all residents, be they in the bush or the city. There is a backlog of requests but it is in all residents' interest to ring and register.

ROC is writing to the Minister for Communications to request consideration of extending broadband roll out to townships under the current cut off of 1,000.

At the ROC and RRG meeting it was agreed to establish a bursary in honour of Cr Kev Mahoney who was the first Chair of the Wide Bay Burnett RRG. Procedural aspects are currently being developed, but the basics are that it will be to the value of \$10,000 per year and would be for engineering staff to research a project of relevance to RRG. A panel of the Mayors of the Wide Bay Burnett will select the appropriate nominee.

The Burnett Catchment Care Association (BCCA) Update

Cr Graham Engeman attended the BCCA Update Meeting on Monday, 22 February 2010 held at Iron Bark Ridge - Wondai. The group parallels the MRCCC, but with the Burnett River. The Association is a practical group in a healthy financial condition and touches on the Gympie Regional Council area in the Tansey/Goomeri section of the Region. The Association works with 123 farmers within their catchment area, is conducting a number of

hands-on projects, but has experienced some cutbacks in projects last year due the current economic climate.

Wide Bay Burnett Regional Development Australia

Cr Donna Neilson (GRC representative on the RDA) confirmed that the Chair of WBBRDA will visit Gympie for a tour of the Region, followed by the next RDA meeting on 28/29 March. Industry representatives will be invited to attend the meeting. Cr Neilson advised that the last meeting was in Kingaroy last week and that a Major project Forum was held on 11 February 2010. The Forum was well attended by industry and government department representatives.

Cr I.T. Petersen left the meeting at 9.47am and returned at 9.49am.

Update of Community Futures Task Force Meeting – 08/02/10

Cr Jan Watt presented the following verbal update on the recent Community Futures Task Force Meeting.

Major General Arnison advised that the Community Futures Fund was again open for community projects with applications accepted to 30.06.10, projects required to be completed by 30.08.10 and acquittals to be completed by 30.11.10

Mayor Dyne raised the following:

- Discussions were underway between GRC & DEEDI (Maryborough) developing the Terms of Reference for the \$200,000 from the State Government for the Economic Development Strategy and advised of concerns on the time frame for completion of 30.05.06. There were four payments to be made consisting \$50,000 with KPI's to be met. GM Arnison advised that he understood an extension to the end of the financial year was acceptable by the CFTF
- The community was unhappy dealing with QWI on buy back and would rather deal with DIP. The Department of Infrastructure responded that the Expression of Interest must be returned to QWI and that after that the DIP will undertake the negotiations
- Changes to properties /businesses in relation to buy back value
- Pest management on QWI land was raised with the DIP assuring that pest management will continue whilst land is in state control

- Mayor tabled questions from the Valley community on a range of issues for responses. GM Arnison advised that the CFTF will forward to relevant agencies for responses.

Cr Watt raised the following issues:

- QWI Expression of Interest form relating to buy back of properties requiring signatures on a document which apparently indicates the ‘intention’ to repurchasing at the price sold for. Advised of scepticism and concerns of community. Also community query the ability to negotiate as promised. The response from Dept of Infrastructure was that owners are not committing to the buy-back price by signing the EoI form, only indicating the interest. Negotiations will occur with DIP when QWI provide them with the information on EoI’s. The action from the meeting was that the DIP and CFTF will provide advice to the community and MG Arnison advised that advertising would occur in the Gympie Times to clarify the matter.
- GM Arnison acknowledged that the need to maintain social and economic fabric and activity of the Mary Valley and that the second set of uncertainty caused by the buy back and leasing were matters for the CFTF to ameliorate
- sought clarification with DIP on the Premier’s suggestion that farms could be subdivided to ‘cut of the home block’ allow some buy backs to occur if it aligned with planning regulations. The response from DIP was that the Premier’s statement referred to a farm comprising several titles where the homestead was located on one title which is legally able to be sold in separate portions.
- Enquired about the QRAA proposed review of program as per last CFTF minutes and was advised that the QRAA program will now be available to those businesses in the TCD footprint, previously excluded. Cr Watt advised that the Renewal Team should confirm this advice with the CFTF
- requested to table a letter from Mary Valley Connect Inc to CFTF and Premier Bligh Re the initial 2009 proposal for continued Human Resource services for economic and community services
- Advised that the Renewal Team has constructed a website providing information to community, providing links to relevant sites. Suggest

that information can be provided by departments through the website
– invitation by RT to contact and use website

- Advised that Renewal Team had identified the need for someone ‘on the ground’ to provide assistance and advice to previous owners considering buying back with regard to legalities, finance, etc . The Dept of Infrastructure advised that a specific person is responsible for that within the Department and agreed to the request that the information be provided to the Renewal team for the website.
- advised that the renewal team spokesperson Glenda Pickersgill asked for an invitation to be extended at the CFTF meeting to agencies to contact the renewal team regarding issues relating to the renewal. This related to the Premiers media release in 2009 identifying that Govt agencies would be available to assist with Renewal process. GM Arnison and Mayor Dyne advised that this was not the correct process and that contact was to be made through the Gympie Regional Council for this

Other reports

The Department of Infrastructure report advised that the Land Use Infrastructure Plan will feed into the WBBRP and consultations and submissions would occur in August 2010. Also noted they will clarify the role of DIP and QWI as previously noted re buy back roles

The Department of Communities reported that Sport and Recreation registered service outlets at SSC are operations as usual. Life Line services in the Mary Valley are operational until 30.06.10. Community Development and Engagement Worker finalising by 30.06.10, transitioning to the Gympie funded position which will include MV responsibilities. Confirmation of the Gympie position reduced to 27.5 hrs per week and will service the whole Gympie Region.

The Department of Development Employment, Economic Development and Innovation confirmed that the \$200,000 would be paid in 4 payments with KPI's for the Economic Development Strategy.

Withdrawal of Funded Services to the Mary Valley
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G41/02/10 Moved: Cr J. Watt

Seconded: Cr I.T. Petersen

That Council make representation to the State Government to seek the continuation of human resources within the relevant government agencies and also for external positions to assist the Mary Valley in the next financial year.

Carried

A **DIVISION** was called with the following results:

FOR: Cr L.J. Friske, Cr J. Watt, Cr D.R. Neilson, Cr I.T. Petersen,
Cr R.A. Gâté, Cr J.A. Walker and Cr R.J. Dyne

AGAINST: Cr G.L. Engeman and Cr A.J. Perrett

There being no further business the meeting closed at 10.14am.

Confirmed this TENTH day of MARCH 2010

CHAIRMAN
Cr R.J. Dyne