



MINUTES
of the
GENERAL MEETING

CHAIRPERSON: Cr R.J. Dyne (Mayor)

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

**On Wednesday 10 February 2010
At 9.00 am**

Gympie Regional Council **GENERAL**

*Mayor R.J. Dyne (Chairman),
Crs. A.J. Perrett, G.L. Engeman, R.A. Gâté, LJ Friske,
DR Neilson, IT Petersen, J Watt and J.A. Walker.*

APPOINTMENTS etc.**CONTENTS:**

SECTION 1: OPEN WITH PRAYER.....	4
LEAVE OF ABSENCE.....	4
SECTION 2: APOLOGIES.....	4
SECTION 3: CONFIRMATION OF MINUTES OF PREVIOUS GENERAL MEETING	5
SECTION 4: PETITIONS.....	5
SECTION 5: ADOPTION OF CORPORATE GOVERNANCE & FINANCE COMMITTEE RECOMMENDATIONS	5
SECTION 6: REPORT BY THE CORPORATE GOVERNANCE & FINANCE COMMITTEE CHAIRMAN.....	6
SECTION 7: ADOPTION OF WORKS & SERVICES COMMITTEE RECOMMENDATIONS	7
RECOMMENDATION W04/02/10 OF THE RECOMMENDATIONS OF THE WORKS & SERVICES COMMITTEE MEETING HELD ON THE 2 FEBRUARY 2010.....	7
RECOMMENDATION W10/02/10 OF THE RECOMMENDATIONS OF THE WORKS & SERVICES COMMITTEE MEETING HELD ON THE 2 FEBRUARY 2010.....	8
RECOMMENDATION W40/02/10 OF THE RECOMMENDATIONS OF THE WORKS & SERVICES COMMITTEE MEETING HELD ON THE 2 FEBRUARY 2010.....	8
SECTION 8: REPORT BY THE WORKS & SERVICES COMMITTEE CHAIRMAN.....	8
SECTION 9: ADOPTION OF PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATIONS	10
RECOMMENDATION P08/02/10 & P09/02/10 OF THE RECOMMENDATIONS OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON THE 3 FEBRUARY 2010.....	11
RECOMMENDATION P14/02/10 OF THE RECOMMENDATIONS OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON THE 3 FEBRUARY 2010.....	11
RECOMMENDATION P11/02/10 OF THE RECOMMENDATIONS OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING HELD ON THE 3 FEBRUARY 2010.....	12
SECTION 10: REPORT BY THE PLANNING & DEVELOPMENT COMMITTEE CHAIRMAN	20
SECTION 11: OTHER MATTERS.....	21
11/1 COUNCILLORS REMUNERATION	21
11/2 LOCAL GOVERNMENT INFRASTRUCTURE & PLANNING SYMPOSIUM 2010.....	24
11/3 DRAFT COUNCILLOR CODE OF CONTACT WITH DEVELOPERS	27
11/4 GALA CHARITY EVENT - PAVILION.....	28
SECTION 12: MEETING DATES.....	30

SECTION 13: GENERAL BUSINESS	30
LEAVE OF ABSENCE	30
GYMPIE RECREATION ASSOCIATION - AGM.....	31
MARY RIVER CATCHMENT CO-ORDINATING COMMITTEE MEETING.....	31
WILD DOG ATTACKS.....	31
SECTION 14: "IN COMMITTEE"	32
14/1 CONTRACTUAL BUDGET MATTER.....	33

The meeting commenced at 9:02 am.

PRESENT: Mayor Cr R.J. Dyne (Chairman), 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

Corporate Governance & Finance Committee Meeting
F10/01/10 - Cr G.L. Engeman & Cr A.J. Perrett - Conflict of Interest
F11/01/10 - Cr G.L. Engeman - Conflict of Interest

Works & Services Committee Meeting
W39/02/10 – Cr J Watt – Conflict of Interest
W40/02/10 – Cr DR Neilson – Material Personal Interest

Planning & Development Committee Meeting – 2 February 2010
P08/02/10 & P09/02/10 – Cr J.A. Walker declared a Material Personal Interest.
P14/02/10 – Cr G.L. Engeman declared a Material Personal Interest.
P14/02/10 – Cr A.J. Perrett and Cr R.A. Gâté declared a 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

G01/02/10 Moved: Cr R.A. Gâté

Seconded: Cr J.A. Walker

That Cr A.J. Perrett be granted Leave of Absence from all Council meeting held between 10 – 12 February 2010 due to his attendance at the Economic Development Conference.

Carried

SECTION 2: APOLOGIES

**SECTION 3: CONFIRMATION OF MINUTES OF PREVIOUS
GENERAL MEETING**

G02/02/10 Moved: Cr L.J. Friske

Seconded: Cr R.A. Gâté

That the Minutes of the Gympie Regional Council General Meeting held on 27 January 2010 be taken as read and confirmed.

Carried

SECTION 4: PETITIONS

**SECTION 5: ADOPTION OF CORPORATE GOVERNANCE &
FINANCE COMMITTEE RECOMMENDATIONS**

Cr G.L. Engeman and Cr A.J. Perrett declared a Conflict of Interest in Minute F10/01/10 due to being a member of the Beef Liaison Committee.

Cr G.L. Engeman declared a Conflict of Interest in Minute F11/01/10 due to being the President of the Gympie & District Show Society.

G03/02/10 Moved: Cr D.R. Neilson

Seconded:

That the Recommendations of the Corporate Governance & Finance Committee Meeting held on 27 January 2010 as presented, be received.

Carried

G04/02/10 Moved: Cr D.R. Neilson

Seconded: Cr G.L. Engeman

That the Recommendations of the Corporate Governance & Finance Committee Meeting held on 27 January 2010 as amended, be adopted.

Carried

SECTION 6: REPORT BY THE CORPORATE GOVERNANCE & FINANCE COMMITTEE CHAIRMAN

Cr Donna Neilson presented the following Report:-

Following a presentation by the Business Development Officer for the AGL Action Rescue Helicopter, staff have carried out an investigation into the feasibility of a staff payroll deduction scheme. It was recommended that Council not embark on the "Power of the Hour" program because of the staff time involved, but I would encourage staff to contribute to this very worthwhile cause through the other avenues available.

The committee considered a request from the Local Government Managers Association to become a partner of the Year of Women in Local Government 2010, by sponsorship of up to \$2000. As Gympie Regional Council will host the Australian Local Government Women's Association Queensland Conference in July this year, it was decided that we shall have ample opportunity to contribute to the celebration through that event.

Some uncertainty still surrounds the conversion of analogue television to digital broadcasting in 2011. Of the existing 600 blackspot facilities, 100 will be upgraded by television broadcasters. The meeting resolved to write to all free to air television stations requesting the Cooloola Cove tower be converted to digital transmission, and that further contact be made with Federal and State Government representatives to seek clarification of the matter.

It was recommended that a proposal from Corporate Sports Marketing for a Regional Sports Decentralised Program be accepted. The proponents will identify opportunities for the Gympie Region to host sporting events and thereby attract large numbers of participants. The program will also strengthen the management capacity and capability of local sporting clubs and organisations, which will in turn contribute to the financial and membership growth of those organisations.

G05/02/10 Moved: Cr D.R. Neilson

Seconded: Cr G.L. Engeman

That the Report be received.

Carried

**SECTION 7: ADOPTION OF WORKS & SERVICES
COMMITTEE RECOMMENDATIONS**

Cr Watt declared a Conflict of Interest in Minute W39/02/10 because she is morally opposed to mass medication of water supplies such as fluoridation.

G06/02/10 **Moved: Cr L.J. Friske** **Seconded: Cr J.A. Walker**

That the Recommendations of the Works & Services Committee Meeting held on 2 February 2010 as presented, be received with the exception of W04/02/10, W10/02/10 & W40/02/10 to be withdrawn and dealt with later in this meeting.

Carried

G07/02/10 **Moved: Cr L.J. Friske** **Seconded: Cr J.A. Walker**

That the Recommendations of the Works & Services Committee Meeting held on 2 February 2010 as amended, be adopted.

Carried

Recommendation W04/02/10 of the Recommendations of the Works & Services Committee Meeting held on the 2 February 2010.

G08/02/10 **Moved: Cr L.J. Friske** **Seconded: Cr J.A. Walker**

That Recommendation W04/02/10 of the Recommendations of the Works & Services Committee Meeting held on 2 February 2010 be deleted and the following placed in its stead:-

“Recommend that the writer be advised that Council will monitor the situation.”

and adopted.

Carried

Recommendation W10/02/10 of the Recommendations of the Works & Services Committee Meeting held on the 2 February 2010.

G09/02/10 Moved: Cr L.J. Friske

Seconded: Cr J.A. Walker

That Recommendation W10/02/10 of the Recommendations of the Works & Services Committee Meeting held on 2 February 2010 be deleted and the following placed in its stead:-

“Recommend that the matter be referred to the Draft Budget Meeting.”

and adopted.

Carried

Cr Neilson declared a Material Personal Interest in Minute W40/02/10 because her residence is on the Southside and left the meeting at 9.18 am.

Recommendation W40/02/10 of the Recommendations of the Works & Services Committee Meeting held on the 2 February 2010.

G10 /02/10 Moved: Cr L.J. Friske

Seconded: Cr R.A. Gâté

That Recommendation W40/02/10 of the Recommendations of the Works & Services Committee Meeting held on 2 February 2010 be deleted and the following placed in its stead:-

“Recommend that the matter be referred to the February Corporate Governance & Finance Committee Meeting regarding the time payment for connection.”

and adopted.

Carried

Cr D.R. Neilson returned to the meeting at 9.21 am.

SECTION 8: REPORT BY THE WORKS & SERVICES COMMITTEE CHAIRMAN

Cr Larry Friske presented the following Report:-

At the Works & Services Committee Meeting this month Council considered a wide range of issues.

- Wide Bay-Bruce Highway Intersection – following residents concerns relative to the safety concerns for this intersection, Council has resolved that the Mayor discuss Council's concerns with the District Director, Department of Transport and Main Roads at the next Regional Roads Group Meeting.
- Thank you – Council is very pleased with the increasing number of compliments being paid to staff by the general public for the manner in which work is being carried out throughout the Region.
- Outdoor Gym Equipment – following the successful installation of outdoor gym equipment at Tin Can Bay, Council has been approached by the Rainbow Beach Residents and Ratepayers Association for the installation of similar equipment at Rainbow Beach. Council's Parks Manager will further discuss this matter with the Association in an endeavour to get external funding for the installation of such equipment.
- Heart of Gold Film Festival – Council has resolved to support the Gympie Heart of Gold Film Festival with the installation of 12 vertical banners in Mary Street for the purpose of increasing public awareness of the Festival in 2010.
- Rifle Range Forest Reserve Demonstration Site – following a request from Private Forestry Southern Queensland, Council has agreed to them undertaking further works on the old rifle range site under the control of the Parks Manager.
- Memorial Stone in Memorial Park – following a request from the National Serviceman's Association Gympie, respectfully requesting Council to grant permission for the placement of a memorial stone in the Memorial Park Gympie, adjacent to flag pole, Council has agreed to same pending approval from the Department of Environment & Resource Management.
- Gympie Riverwalk – Council's Parks Manager has reported on the deterioration of sections of the Gympie Riverwalk and as a result of such report, Council has resolved to permanently close the eroded section of the riverwalk. Council's Parks Manager will investigate alternative ways of relocating the walk within the site and report to Council.
- Management of Declared Plants on State Owned Land – Council has resolved to write to both Queensland Water Infrastructure and Forest Plantations Queensland expressing concerns in regards to the availability of future funding for pest control on land owned by these State Government Agencies. This matter will also be discussed at the Community Futures Taskforce Meeting in February.

- Resignation of Lands Protection Manager Mr Mike Webb – Council was saddened to hear of the resignation of its Lands Protection Manager Mr Mike Webb and thanked Mr Webb for his professionalism and dedication during the 6 to 7 years with the former Kilkivan Shire and now Gympie Regional Councils. Councillors wished Mr Webb every success, good health and happiness in the future.
- Water Fluoridation – Council’s Water & Sewerage General Manager tabled a Fluoridation Concept Design Report which was subsequently adopted by Council. Such Report will now be forwarded to the Department of Infrastructure and Planning for approval. Fluoridation of the Gympie Water Supply and Tin Can Bay/Cooloola Cove Water Supply Schemes will now be programmed to take effect from December 2010 as per the Government’s deadlines.
- Gympie Water Treatment Plant Filter Upgrade – Council has accepted the tender of Aquatec Maxcon for the design and construction of the filter upgrade for the Jones Hill Water Treatment Plant.
- Phone Tower – Jones Hill – Council is currently in negotiations with Telstra for the suitable location of a phone tower on the Jones Hill water site. Staff have been authorised to further the negotiations.

G11/02/10 Moved: Cr L.J. Friske

Seconded: Cr J.A. Walker

That the Report be received.

Carried

SECTION 9: ADOPTION OF PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATIONS

G12/02/10 Moved: Cr I.T. Petersen

Seconded: Cr J. Watt

That the Recommendations of the Planning & Development Committee Meeting held on 3 February 2010 as presented, be received with the exception of Minute P08/02/10, P09/02/10, P11/02/10 & P14/02/10 to be withdrawn and dealt with later in this meeting.

Carried

G13/02/10 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That the Recommendations of the Planning & Development Committee Meeting held on 3 February 2010 as amended, be adopted.

Carried

Cr J.A. Walker declared a Material Personal Interest in Minute P08/02/10 & P09/02/10 due to being the owner of the property and left the meeting at 9.28 am.

<p>Recommendation P08/02/10 & P09/02/10 of the Recommendations of the Planning & Development Committee Meeting held on the 3 February 2010.</p>

G14/02/10 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That Recommendation P08/02/10 & P09/02/10 of the Recommendations of the Planning & Development Committee Meeting held on 3 February 2010 be received and adopted.

Carried

Cr J.A. Walker returned to the meeting at 9.29 am.

Cr G.L. Engeman declared a Material Personal Interest in Minute P14/02/10 due to perceived business interests and left the meeting at 9.29 am

Cr R.A. Gate declared a Conflict of Interest in Minute P14/02/10 - 2009-1346 due to being a member of a committee and abstained from voting.

<p>Recommendation P14/02/10 of the Recommendations of the Planning & Development Committee Meeting held on the 3 February 2010.</p>

G15/02/10 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That Recommendation P14/02/10 of the Recommendations of the Planning & Development Committee Meeting held on 3 February 2010 be received and adopted.

Carried

Cr G.L. Engeman returned to the meeting at 9.30 am.

Recommendation P11/02/10 of the Recommendations of the Planning & Development Committee Meeting held on the 3 February 2010.

G16/02/10 Moved: Cr I.T. Petersen

Seconded: Cr L.J. Friske

That Recommendation P11/02/10 of the Recommendations of the Planning & Development Committee Meeting held on 3 February 2010 be deleted and the following placed in its stead:-

“Recommend that Council, as Assessment Manager, APPROVE Development Application 2009-0747 for Reconfiguring A Lot – Subdivision to Create 73 Additional Lots over Lot 3 on RP229366 located at 765 Kandanga Imbil Road, Imbil, subject to the following conditions:

Assessment Manager Conditions

Conditions Applicable to All Stages of the Approved
Development (Unless Specified)

Section 1 - Conditions to be Satisfied Prior to Council Signing and Sealing the Plan of Survey

- 1.1 (i) The plan/s submitted with the application (Plan Reference No. 09062-PRO, drawn by Colston Surveyors & Planners and dated Sat 3 Oct 2009), shall be amended as required in the Conditions of this Development Permit.**
- (ii) Prior to the lodgment of a development application for Operational Works, / Prior to the lodgment of the Plan of Subdivision, amended development plans showing the modification/s referred to above shall be submitted to Council for consideration and approval. The approved plans, once endorsed by Council’s Chief Executive Officer, shall become part of this Development Permit.**
- 1.2 Lot boundaries are to be approved by Council’s Chief Executive Officer prior to cadastral survey and at completion of engineering design approval process to ensure that:**
- (a) The entry road is located to suit the requirements for a rural left-right staggered T-Intersection as per Austroads 2009 for 60kmh speed environment.**
- (b) The entry road is located such that the safe intersection sight distance meets the requirements of Austroads 2009 for a 60kmh speed environment to the south and an 80kmh speed environment to the north.**
- (c) Road 3 is extended to avoid an excessive number of lots having access to the head of the cul-de-sac.**

- (d) Entry road reserve width to be 20 metres minimum.
 - (e) Engineering designs for stormwater and sewerage are not compromised.
- 1.3 The development herein approved may not start until:
- (i) the following development permit/s has/have been issued and complied with as required -
 - (a) Development Permit for Operational Work (Site Works and Landscaping); and
 - (ii) development authorised by the above permit/s has been completed to the satisfaction of Council's Chief Executive Officer.
- 1.4 Contribution is to be made towards Water Supply Headworks in accordance with Council's Planning Scheme Policy 7: *Water Supply and Sewerage Headworks Contributions, Works External and Works Internal*. The contribution is currently assessed at \$5 648 per lot (based on lot 1 000m² and over), however, the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment.
- 1.5 Contribution is to be made towards Sewerage Headworks in accordance with Council's Planning Scheme Policy 7: *Water Supply and Sewerage Headworks Contributions, Works External and Works Internal*. The contribution is currently assessed at \$5 341 per lot (based on lot 1 000m² and over), however this amount will be subject to indexation annually on 1 July in accordance with CPI.
- 1.6 In accordance with Planning Scheme Policy 11: *Roadworks Contributions* a contribution is to be paid toward road improvements as a result of the increased traffic generated by this development. The amount is currently assessed at \$1,530 per additional lot, however will be in accordance with Council's Policy and the amount applicable at the time of payment.
- Note: Contribution amounts will increase from 1 July 2010.*
- 1.7 In accordance with Council's Planning Scheme Policy 6: *Park Contributions*, a contribution is to be paid to Council for the improvement of existing public park or recreation spaces in the general area. The contribution is currently assessed at \$1 238 per additional lot, however the actual amount payable will be based on Council's policy and the rate applicable, at the time of payment. *Note: This amount is based on 67.4% of Council's standard parks contribution, given an estimated 32.6% (4 000m²) of the site is to be dedicated to Council for usable park land in Stage 1.*
- 1.8 All lots are to be permanently numbered with reflective numbers on kerbs to the satisfaction of Council's Chief Executive Officer.

- 1.9 All outstanding rates or charges levied by Council or expenses that are a charge over the subject land under any Act are to be paid.**
- 1.10 A duly executed grant of easement for access and services is to be submitted to Council for approval, together with any necessary Plan Registry Authority forms requiring Council's endorsement, prior to the release of the Plan of Survey. A solicitor's undertaking (or alternative suitable to Council) shall also be submitted confirming the easement documents will be submitted with the Plan Registry Authority in conjunction with the Plan of Survey.**
- 1.11 Easements or reserves for drainage purposes are to be surveyed and registered in favour of Council/the downstream/upstream property at no cost to Council / the downstream/upstream property owner. Specific requirements are to be confirmed with Council's Chief Executive Officer prior to cadastral survey and at completion of engineering design approval process. A solicitor's undertaking (or alternative suitable to Council) shall also be submitted confirming the easement documents will be submitted with the Plan Registry Authority in conjunction with the Plan of Survey.**
- 1.12 Interallotment drainage and associated drainage easements are to be provided/registered as the lay of the land dictates such that no property is adversely affected from flows onto or discharges to any new proposed or existing residential lot.**
- 1.13 An agreement is to be entered into with Energex to provide electricity to all approved lots without any financial encumbrance on future owners of these lots.**
- 1.14 The applicant shall make suitable arrangements for the provision of an underground telephone service to the proposed new allotments within the subdivision. Documentary evidence shall be submitted that an agreement has been reached with an authorised supplier for telephone services, prior to the Plan of Survey being sealed by Council.**
- 1.15 The Q100 estimated flood contour level of 85.4 AHD is to be surveyed by a cadastral surveyor and shown on a copy of the Plan/s of Subdivision and submitted to Council. The datum for such a contour line is to be AHD unless otherwise agreed to by Council's Chief Executive Officer. Where levels of local flooding are based on local knowledge the source of the information and method of calculation is to be referenced thereon.**
- 1.16 One (1) PSM in each of Stage 1 and Stage 5 is to be provided and levelled to AHD Datum to the satisfaction of Council's Chief Executive Officer. A copy of any Permanent Survey Sketch is to be submitted to Council.**

- 1.17 A detailed survey or certification, undertaken by a cadastral surveyor, is to be submitted confirming that the existing house/shed is fully contained within the boundaries of the new lots.**
- 1.18 Three proposed road names are to be submitted to Council in accordance with ESDP204 Roads and Street Naming Guidelines for:**
- (a) The entry road**
 - (b) The circulating road and**
 - (c) The cul-de-sac**
- 1.19 The park area shown on the approved plan is to be dedicated as park on the survey plan for Stage 1 and transferred to the Crown as park reserve with the Council as trustees.**

Section 2 Conditions to be Satisfied Prior to the Lodgement of a Development Application for Operational Work (Civil Works)

- 2.1 Prior to commencement of any site works a declared plants clearance is required to be obtained from Council and/or a satisfactory management plan approved. The enclosed Notification of Compliance Form is to be completed and lodged with Council as evidence that this has been undertaken prior to issue of a Development Permit for Operational Works.**
- 2.2 Identification markers are to be placed within 1 metre of survey pegs at corner posts of the property. Markers are to be painted white and be at least 100 millimetres in diameter, 1.2 m high above ground and set at least 450 millimetres into the ground. On completion of placement the enclosed Notification of Compliance Form is to be completed and lodged with Council.**
- 2.3 Lot boundaries are to be approved by Council's Chief Executive Officer prior to cadastral survey and at completion of engineering design approval process to ensure that:**
- (a) The entry road is located to suit the requirements for a rural left-right staggered T-Intersection as per Austroads 2009 for 60kmh speed environment.**
 - (b) The entry road is located such that the safe intersection sight distance meets the requirements of Austroads 2009 for a 60kmh speed environment to the south and an 80kmh speed environment to the north.**
 - (c) Road 3 is extended to avoid an excessive number of lots having access to the head of the cul-de-sac.**
 - (d) Entry road reserve width to be 20 metres minimum.**
 - (e) Engineering designs for stormwater and sewerage are not compromised.**

- 2.4 The developer is required to enter into an Infrastructure Agreement with Council regarding the provision of water supply and sewerage services to this development and any relevant adjoining developments.**

Section 3 Conditions Relevant to the Issue of a Development Permit for Operational Work (Civil Works)

- 3.1 A 2.5 metre wide concrete footpath is to be constructed along the full frontage of the site including full length of the entry road (southern most side of Ballard Road) as part of Stage 1. The remaining areas shall be formed, grassed and topsoiled in accordance with the requirements of the Infrastructure Works Code and Planning Scheme Policy 8: *Infrastructure Works*.**

- 3.2 An acoustic fence is to be installed along the full length of the frontage to Kandanga Imbil Road, plus five (5) metre "wrap arounds" at the road entry point, to the satisfaction of Council's Chief Executive Officer.**

Note: This work is able to be staged to reflect the order of development proposed over the site.

- 3.3 Two-tiered landscaping shall be undertaken in accordance with an approved landscaping plan and is to include a minimum of 2 metres, averaging 3 metres, adjacent to the acoustic fence and within the road reserve, for the full frontage to Kandanga Imbil Road.**

Note: This work is able to be staged to reflect the order of development proposed over the site.

- 3.4 A plan of any proposed entry statements, including any landscaping works, is to be submitted and approved by Council. The entry statement is to be fully contained within a freehold lot and be low maintenance.**

- 3.5 (i) Prior to the commencement of works on site a properly prepared Landscape Plan in accordance with Council's Planning Scheme Policy 4 - Landscaping is to be submitted to and approved by Council's Chief Executive Officer. The landscape plan is to denote areas of existing vegetation and trees proposed to be retained.**
- (ii) Landscaping works in accordance with the approved landscape plans are to be completed to the satisfaction of Council's Chief Executive Officer.**
- (iii) All landscaping works so constructed shall be subject to a maintenance period commensurate with any other Council infrastructure works also constructed.**

- (iv) **The landscaping shall be maintained (watering, fertilising, mulching, weeding, and the like) at all times to the satisfaction of Council's Chief Executive Officer during the maintenance period of the development.**
- 3.6 New roads are to be opened and constructed to bitumen seal standard in accordance with Council's Road Design Standard.**
- 3.7 Kandanga Imbil Road is to be upgraded. Specifically the following works are to be undertaken in accordance with plans and specifications approved by Council's Chief Executive Officer:**
 - (a) Construction of full extend of rural left-right staggered T-Intersection.**
- 3.8 Prior to construction of all new roads the following actions are required:**
 - (i) Lodgement of a plan of the proposed centreline;**
 - (ii) The proposed centreline is to be pegged by the Consultant Surveyor to facilitate an inspection; and**
 - (iii) Inspection by Council's Engineer to ensure the new road is suitably located.**

A Certificate of Acceptance will be issued following inspection, if the proposed road location is acceptable.
- 3.9**
 - (i) Where any works associated with this development approval are to be carried out on Council controlled land, such as road, park, drainage reserves, or the like, a Traffic Management Plan shall be submitted to Council for review prior to the pre-start meeting for such works.**
 - (ii) The Traffic Management Plan shall be constantly reviewed and revised throughout the construction phase of the project until the works are accepted "On-maintenance" by Council.**
- 3.10 Street lighting is to be provided to the internal roads and Kandanga Imbil Road for the rural left-right staggered T-Intersection in accordance with current Australian Standards/New Zealand Standards for Street Lighting and Equipment Design and Council's Infrastructure Works Code. The developer is responsible for payment for the first 12 months electricity for the lighting system.**
- 3.11 Roof and surface water is to be collected on site and is to be discharged through an underground drain line, to the satisfaction of Council's Chief Executive Officer.**
- 3.12 Stormwater is to be disposed of on site so as to cause no scour or damage to adjoining properties to the satisfaction of Council's Chief Executive Officer.**

- 3.13 Connection is to be made to Council's existing Water Supply and Sewerage reticulation systems at no cost to Council in accordance with an infrastructure agreement for the supply of water and sewerage services to the site and a development permit for Operational Works approving the required plans and specifications for such works.**
- 3.14 Water meters and services shall be installed to:**
- (i) all lots approved by this Development Permit, and**
 - (ii) landscaped areas approved in the Development Permit for Operational Works(Landscaping),**
- to the satisfaction of Council's Chief Executive Officer.**
- 3.15 Sewer mains are to be extended to provide connection points to all proposed lots and / or connection points provided in existing sewers where appropriate.**
- 3.16 Undertake at no cost to Council, the alteration of any public utility mains (eg. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site.**
- 3.17 Underground utility services are to be provided if practicable. If provided an "as constructed" plan of all utility services is to be provided to Council upon completion of the approved development.**
- 3.18 Any filling or other development works undertaken on the site shall be carried out so as not to cause the ponding of water on any adjoining lands or the blockage or interference with any natural watercourse.**
- 3.19 A master stormwater drainage plan is to be prepared to address the impact of the proposed development on the existing stormwater drainage in the area, including upstream and downstream of the site.**
- 3.20 The method of treatment of stormwater runoff from and through the site shall be designed and constructed in accordance with Council's Infrastructure Works Code.**
- 3.21 Erosion and sediment control measures are to be designed and provided in accordance with the Institution of Engineers, Australia, Qld Division's "*Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites*". The design shall be submitted to Council for approval with subsequent development applications for operational work.**
- 3.22 Any plans for operational works, water supply and sewerage works, drainage works and street lighting required by this development permit, are to be surveyed, designed and constructed in accordance with Council's Infrastructure Works Code.**

- 3.23** The entrance and driveway for any rear access lot is to be constructed to a 2.7 metre wide concrete standard for the full length of the access strip.
- 3.24** All cleared vegetation is to be suitably processed or removed from the site at no cost to Council. Prior to the commencement of clearing works on site the preferred means of disposal of cleared vegetation is to be approved by Council's Chief Executive Officer. The following means of disposal are acceptable, but are not limited to:
- (i) Processing through a woodchipper.
 - (ii) Disposal for firewood.
 - (iii) Disposal for landscaping.
 - (iv) Transport to alternative site for breaking down materials.
- Burning off is not an acceptable means of disposal and will not be approved.

Note: Bulk green waste is no longer accepted at any Council landfill site.

Section 4 Notes

- 4.1** Any future dwelling house is not to be erected within the access handle of a hatchet shaped allotment.
- 4.2** No earthworks or filling works are to be undertaken prior to the issue of a Development Permit for Building Works/Operational Works.
- 4.3** In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). You will comply with the cultural heritage duty of care if you are acting in accordance with the gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from the Department of Natural Resources and Water ~ phone (07) 3238 3838 or website www.nrw.qld.gov.au.

be adopted.

Carried

SECTION 10: REPORT BY THE PLANNING & DEVELOPMENT COMMITTEE CHAIRMAN

Cr Ian Petersen presented the following report:-

STRATEGIC PLANNING MATTERS

An update was provided on the status of the Land for Wildlife program which is still active in the Gympie Region where it aligns with the Burnett Mary Regional Group's Healthy Habitat Program.

APPLICATIONS FOR MATERIAL CHANGE OF USE:-

The Committee is recommending that Council approve an application to develop a marina at Norman Point. The Committee acknowledged the concerns of the numerous submitters and petitioners, but, contrary to some statements in the media, Council has absolutely no jurisdiction over any of the issues of concern, and no valid planning grounds to support a refusal. It is my personal view, and I am sure a view shared by the majority of Councillors, that it would be completely irresponsible to expose our ratepayers to the almost certain prospect of huge legal costs where our jurisdiction amounts to probably less than 0.1 % of this multi million dollar project.

As a declared action, the matter will now be referred to Minister Peter Garrett for a final decision under the Environmental Protection and Biodiversity Conservation Act.

An application to establish a Nursery and Landscape Supplies yard at McIntosh Creek Road is recommended for refusal on several grounds

Representations for variations to conditions of approval for a crane hire yard at Langton Road and a golf course and club house at Imbil were considered. The Committee is recommending that Council issue an amended decision notice, incorporating the negotiated changes.

RECONFIGURING A LOT APPLICATIONS

An application to create 13 additional lots at Watson Road is recommended for approval along with an application to create 61 additional lots at Imbil. Standard conditions will apply.

The Committee is recommending that Council approve an application to create 2 lots in a community title scheme from 2 existing lots. This application is to facilitate the development of a future Airpark Estate.

NEW APPLICATIONS

1 new impact assessable and 7 new code assessable Material Change of Use applications, 11 reconfiguring a lot applications and 5 operational works applications were noted

DEVELOPMENT APPLICATIONS APPROVED

5 Development applications were approved under delegated authority.

GENERAL MATTERS

nil

G17/02/10 **Moved: Cr I.T. Petersen** **Seconded: Cr J. Watt**

That the Report be received.

Carried

SECTION 11: OTHER MATTERS

11/1 **Councillors Remuneration**

Re: **G18/02/10** Councillors Remuneration
 From: Local Government Remuneration Tribunal
 File: 1/3/6/5
 Date: 21 December 2010
 Reference: G10/04/08 Doc ID: 1411684

"I refer to my letter of 8 December 2009 concerning councillor remuneration.

On 11 December 2009, it was announced the rate payable to State Members of the Legislative Assembly (MLA) would increase to \$130,540 from 1 January 2010. Note 3 of the remuneration schedule of the Tribunal's 2009 report, indicated that if the MLA remuneration rate became higher than the "reference rate" of \$130,370 determined by the Tribunal, the higher amount was to be used.

Therefore, from 1 January 2010 the amount of \$130,540 is to be used by councils for the purposes of calculating remuneration levels for mayors, deputy mayors and councillors in lieu of the previously decided "reference rate". The updated remuneration schedule and the Tribunal's 2009 report can be found at <http://www.dip.qld.gov.au/remuneration-tribunal-lg/tribunal-report.html>. I have attached a copy of the revised remuneration schedule for your information.

The Tribunal's determination was published in the Queensland Government Gazette on 18 December 2009. Councils are now required to make a resolution about the actual levels of remuneration to be paid to Local Government representatives within 2 months of 18 December 2009. Could you please send a copy of that resolution when passed to the email address below.

If you have any queries in relation to this matter, please contact me on 1800 030 114 or send an email to enquiries@remunerationtribunal.qld.gov.au."

Report: (Chief Executive Officer – Ken Mason)

The Local Government Remuneration Tribunal has completed the annual review of the Mayor and Councillor remuneration in accordance with the Local Government Act 1993. If adopted by Council the new rates are effective from 1 January 2010.

Whilst the base rate has increased by 3.1% the amalgamation loading has been reduced. This effectively reduces the additional annualized cost to Council to less than 1%.

Strategic Implications:

Corporate Plan: 4 – Council working as a team in providing leadership to the Region.

Operational Plan: 1.1 – Corporate Governance and executive management.

Budget Implications: Provided for in current Budget.

Budget Reference: Elected Members - 2110601

Legal/Statutory: Local Government Act 1993

Risks: Low – Possible perception of level of remuneration – overall annualized increase in cost is low.

Consultation:

Checklist:

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

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

G18/02/10 Moved: Cr G.L. Engeman

Seconded: Cr R.A. Gâté

That Council resolves to authorise the following payments of remuneration in accordance with the determination in the remuneration schedule as amended and amalgamation loading schedule as amended and effective from 01/01/2010 set by the Local Government Remuneration Tribunal as established under section 250AA of the Local Government Act 1993.

Mayor - 90% of the rate payable (\$130,540pa) to a Member of the Queensland Legislative Assembly in accordance with the remuneration range for a Category 5 Local Government

Deputy Mayor - 62.5% of the rate payable (\$130,540pa) to a Member of the Queensland Legislative Assembly in accordance with the remuneration range for a Category 5 Local Government.

Councillor - 55% of the rate payable (\$130,540pa) to Member of the Queensland Legislative Assembly in accordance with the remuneration range for a Category 5 Local Government.

Committee Chairpersons - 2.5% of the rate payable (\$130,540pa) to a Member of the Queensland Legislative Assembly in accordance with the remuneration range for a Category 5 Local Government for the Chairpersons of the following Committees:

- Works & Services
- Corporate Governance & Finance
- Community & Economic Development

- In recognition of the additional workload undertaken by the Chairperson of the Planning and Development Committee 5% of the rate payable (\$130,540pa) to a member of the Queensland Legislative Assembly in accordance with the remuneration range for a Category 5 Local Government.

Amalgamation Loading - In accordance with the amounts set by the Local Government Remuneration Tribunal for the following periods:

	01/01/2010 to 30/06/2010	01/07/2010 to 31/12/2010
Mayor	\$8,300 pa	\$5,540 pa
Deputy Mayor	\$5,810 pa	\$3,880 pa
Councillor	\$5,100 pa	\$3,400 pa

The purpose of the remuneration is to cover individual Councillors involvement in Council affairs including attendance at Council Meetings, committee meetings, meetings concerning the local government and community matters, deputations, inspections and training and educational seminars and conferences which further a Councillor's knowledge of local government affairs and requirements. Further, the additional workload to be managed by Councillors due to the amalgamation process.

Reimbursement is to paid on a fortnightly basis.

Carried

11/2

Local Government Infrastructure & Planning Symposium 2010

Re: **G19/02/10** Local Government Infrastructure & Planning Symposium 2010
 From: Cr Paul Bell AM – President – Local Government Association Queensland.
 File:
 Date: 2 February 2010
 Reference:

“Welcome to Local Government’s Infrastructure & Planning Symposium 2010

For those of you who have been to symposium before, you will notice that this year’s program has been expanded to include a focus on key planning issues and reforms. LGAQ took this decision based on feedback received by symposium participants and in recognition of the increasing inter-connectedness between infrastructure provision and management and town planning.

What we now have is an action packed three and a half day symposium aimed at encouraging you, the participants, to discuss, debate, contemplate and learn about the diverse range of infrastructure and planning opportunities and challenges confronting your council in the near and distant future.

“People, Planning and Pavements – Managing the Mayhem” aptly describes, I believe, the local government environment we will encounter over the remainder of this term and no doubt into the next.

With amalgamations a somewhat distant memory, 2010 will see Queensland local government get down to business and turn its focus to implementing the Local Government Act and Sustainable Planning Acts.

Long term community planning, increased accountability and transparency, performance reporting, asset management, financial sustainability, priority infrastructure planning, changes to the Integrated Development Assessment System (IDAS), standard planning schemes and infrastructure charging are just some of the key issues that will demand the attention and resources of your council.

2010 will also require sound and prudent decision making on a number of fronts. As the reality of diminished grants and subsidies becomes evident, the questions about how best to respond to competing community priorities will no doubt consume many hours of council debate. How will your council continue to provide more with less and meet community expectations?

Mature and defensible planning decisions will also be required in response to population growth as Queensland quite literally bursts at the seams. What strategies does your council have in place to manage this growth, or in some places of the state, population decline? How will the planning decisions of your council in 2010 impact on the lives of future generations?

The Local Government Infrastructure and Planning Symposium 2010 will explore these issues, provide a forum for debate and offer guidance to councils about their role in:

- Infrastructure management;*
- Transport planning;*
- Long term community planning;*
- Financial planning and asset management;*
- Growth management; and*
- Town planning.*

With multi-disciplinary parallel panels, interactive workshops, technical tours, an impressive trade show and line up of keynote speakers, the program has been purposely designed to encourage you, the participant, to identify the future opportunities for your council, to engage in debate about the future challenges for your region and the state, and to consider how to play your part in shaping the future of the community which you serve.

I look forward to your attendance at this major event on the local government calendar.”

Report: (Chief Executive Officer – Ken Mason)

As stated this year the symposium has been expanded to include a focus on key planning issues and reforms. Council in the past has been represented by Mayor, 1 Councillor, CEO and the Director of Engineering Services. Due to expansion it is recommended that the Director of Planning also attend.

Strategic Implications:

Corporate Plan: 1.5, 2.1, 3.3, 4.1, 4.2, 4.3.

Operational Plan: 1.1(iii) Councillor Support, 1.2(v) Training, 2.1, 4.3(iii).

Budget Implications: Funds provided in the budget.

Budget Reference: 2110603, 2120705

Legal/Statutory: NIL

Risks: Low – non attendance could result in council not keeping abreast of contemporary issues and reforms.

Consultation:**Checklist:**

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

G19/02/10**Moved: Cr J.A. Walker****Seconded: Cr J. Watt**

That the Mayor, Chairman of Planning, CEO, Director of Engineering and Director of Planning attend the Local Government Infrastructure & Planning Symposium 2010.

Carried

11/3

Draft Councillor Code of Contact with Developers

Re: **G20/02/10** Draft Councillor Code of Contact with Developers
From: Greg Hoffman PSM - Local Government Association of Queensland
File: 1-3-6-4 Doc ID 1412852
Date: 20 January 2010
Reference:

“Thank you for your comments and input in relation to the circular requesting Council feedback on a draft Councillor Code of Contact with Developers sent on Wednesday 28th October 2009 (Circular 2009-307).”

The Local Government Association of Queensland Executive considered the matter and adopted the following resolution:

“That the Executive defer consideration of any Code of Contact with Developers in light of the State Government’s development of a standard state wide code for the public sector as advised by the Crime and Misconduct Commission. If this does not eventuate or is not relevant, action be take to develop Guidelines for Contact with Developers.”

In light of this advice from the Crime and Misconduct Commission, the association will make approaches to the State Government in relation to the prospective standard State wide code of contact for the public sector referred to in the Executive resolution.

Further action will be dependant on the response to this request and further consideration of the Association’s Executive.

I would like to thank you once again for your comments and contribution.”

G20/02/10**Moved: Cr J. Watt****Seconded: Cr L.J. Friske****That the information be received.****Carried**

11/4

Gala Charity Event - Pavilion

Re: **G21/02/10** Gala Charity Event - Pavilion
From: Donna Jones – 122 Rifle Range Road, Gympie
File: 2-2-3-2 Doc ID: 1413806
Date: 1 February 2010
Reference:

“Who, among you has never been touched by cancer? If you think hard, you will know someone who has been lost to a cancer of some kind, be it a friend, family, acquaintance, or colleague. Among the most prevalent of these cancers is Leukaemia.

My name is Donna Jones. I am a long time resident of the Gympie area and have been a very active member of this community since 1990. In the past I have had heavy involvement with The Gympie Blue Light Disco Association, The Gympie Theatre Association, Zodiacs, Gympie Musical Union and The Kilkivan Amateur Theatrical Society (KA TS). In 1992 I was a member of staff of the Cooloola Regional Development Bureau and in 1995, using my extensive knowledge of this area as inspiration, I wrote and announced several scripts for the then Tourist Radio Station, Eazy 88FM, extolling the virtues of this fantastic part of the world. More recently I have participated in The Community Bus Charity Event and a Cabaret night designed to help the ailing RSL club.

Very recently, you may recognise me from a small article in the Gympie Times from Saturday the 30th of January. I am currently involved in the Leukaemia Foundations "World's Greatest Shave". I propose to raise \$10,000 from the generous people of this region. In exchange, I have promised to shave all of my hair. To boost my fundraising efforts, I have contacted several of my old friends from my theatre days and am looking to host a Gala Charity Event on Saturday the 27th of February.

I was hoping that the Gympie Regional Councillors would help me in my efforts by donating the use of the Southside Pavilion on this date. All of the funds raised from the ticket sales of this night could then be donated to the Leukaemia Foundation. In addition to this, the evening will be well advertised and I intend to make known that the Council have supported my efforts in this way. The publicity is certain to strike a positive cord with the local voting public.

If you would further like to assist in this matter; you would be most welcome to attend this event, which I hope will prove to be an entertaining extravaganza with local identities providing comedic routines, singing, dancing, and a great deal of laughter.

There is a certain amount of urgency involved as I need to notify my performers as soon as the venue has been secured so I would be deeply grateful for your decisiveness in this matter. In addition to this, the sooner I am notified, the sooner I can organise the publicity and ticket-sales venues, etc.

If you can help, this would make a significant difference to my fundraising potential, and would be greatly appreciated.”

Report: (Chief Executive Officer – Ken Mason)

There is no budget provision for this requested donation. Appropriate cost of hire would be \$800.

Strategic Implications:

Corporate Plan: 1.5

Operational Plan: 3.3(ii)

Budget Implications: No provision.

Budget Reference:

Legal/Statutory: NIL

Risks: NIL

Consultation:

Checklist:

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

G21/02/10

Moved: Cr R.J. Dyne

Seconded: Cr R.A. Gâté

That Council advise the writer that there is no provision in the budget for the donation of the use of the Pavilion.

Further that a donation of \$250 be made to hiring of the Pavilion for the event.

Carried

SECTION 12: MEETING DATES

The meeting dates for the month of March 2010 have been set as follows:

TUESDAY, 2 MARCH 2010	Works & Services Committee Meeting 9am
WEDNESDAY, 3 MARCH 2010	Planning & Development Committee Meeting 9am
WEDNESDAY, 10 MARCH 2010	General 9am Community & Economic Development Committee Meeting to Commence at the Conclusion of the Preceding General Meeting
WEDNESDAY, 17 MARCH 2010	Planning & Development Committee Meeting 9am
WEDNESDAY, 24 MARCH 2010	General 9am Corporate Governance & Finance Committee Meeting to Commence at the Conclusion of the Preceding General Meeting.

G22/02/10 Moved: Cr J.A. Walker Seconded: Cr D.R. Neilson

That the meeting dates for the month of March 2010 be adopted.

Carried

SECTION 13: GENERAL BUSINESS

Leave of Absence

G23/02/10 Moved: Cr J.A. Walker Seconded: Cr L.J. Friske

That Cr R.J. Dyne and Cr I.T. Petersen be granted Leave of absence from all Council meeting from the 22 to the 25 March 2010.

Carried

G24/02/10 Moved: Cr I.T. Petersen Seconded: Cr J. Watt

That Cr D.R. Neilson be granted Leave of absence from all Council meeting on the 17 March 2010 to attend the Regional Development Australia Networking Forum in Canberra.

Carried

G25/02/10 Moved: Cr R.A. Gâté Seconded: Cr I.T. Petersen

That Cr J.A. Walker be granted Leave of absence from all Council meeting on the 10 March 2010 for personal reasons.

Carried

Gympie Recreation Association - AGM

Cr Ian Petersen advised that he attended the recent Annual General Meeting of the Gympie Recreation Association and that the Association reported a productive, successful and harmonious year. The President's Report and Annual Statements were tabled for Council's information.

Mary River Catchment Co-ordinating Committee Meeting

Cr Graham Engeman advised that he attended the recent MRCCC Meeting where the Committee confirmed its support for Council's call for weed management. The Committee will call on the State Government to continue its weed and pest management programs.

The Committee continues to develop their considerations to put forward regarding the future of the Mary River in response to the Traveston Dam decision.

Wild Dog Attacks

Cr Jan Watt voiced her concern regarding the number of reported wild dog attacks in the Imbil area. The number seems to be on the rise, with the dogs attacking closer to town areas and she advised vigilance for all concerned.

Cr J. Watt left the meeting at 9.52 am.

SECTION 14: "IN COMMITTEE"

COUNCIL IN COMMITTEE

The Mayor advised the meeting that Council was going "Into Committee" to discuss
1. Contractual Budget Matter

G26/02/10 Moved: Cr R.A. Gâté

Seconded: Cr D.R. Neilson

That pursuant to the provisions of Section 463 of the Local Government Act, Council resolves to close the meeting to the public and move "into committee" to consider the following matter/s:-

1. Contractual Budget Matter

Further, that in relation to the provisions of Section 250 of the Act, Council resolves that following the closing of the meeting to the public and the moving 'into committee' that all matters and all documents (whether in hard copy, electronic, optical, visual or magnetic form) discussed, raised, tabled and/or considered whilst the meeting is closed and 'in committee', are confidential to the Council and the Council wishes to keep them confidential.

Carried

COUNCIL OUT OF COMMITTEE

G27/02/10 Moved: Cr I.T. Petersen

Seconded: Cr R.A. Gâté

That proceedings be resumed in Open Council.

Carried

Cr L.J. Friske left the meeting at 10.28am.

14/1	Contractual Budget Matter
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Re: G28/02/10 Contractual Budget Matter
From: Manager Corporate Administration, Debbie Jenkins
File: 3/3/03/0087
Date: 3 February 2010
Reference: F10/04/09

G28/02/10 Moved: Cr I.T. Petersen

Seconded: Cr R.A. Gâté

That staff have discussions with the current tenants with a view to extending existing arrangements to 30 June 2011 subject to agreement to opening times etc.

Carried

There being no further business the meeting closed at 10.29 am.

Confirmed this TWENTY FOURTH day of FEBRUARY 2010

CHAIRMAN
Cr R.J. Dyne