



**MINUTES**  
*of the*  
**GENERAL MEETING**

**CHAIRMAN: Cr R Dyne (Mayor)**

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

**on Wednesday 26 October 2011  
at 9.00 am**

Gympie Regional Council **GENERAL**

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*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 9:02 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 B.J. Smith), and Minutes Clerk (Mrs S Lowe).

## **DECLARATIONS OF INTEREST BY COUNCILLORS**

### **SECTION 1: OPEN WITH PRAYER**

Pastor Frank Rasenberger from Zion Lutheran 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**

Nil

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

G18/10/11 Moved: Cr R.A. Gâté

Seconded: Cr I.T. Petersen

That the Minutes of the Gympie Regional Council General Meeting held on 12 October 2011 be taken as read and confirmed.

**Carried**

### **SECTION 4: PETITIONS**

Nil

**SECTION 5: ADOPTION OF COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDATIONS****G19/10/11 Moved: Cr A.J. Perrett****Seconded: Cr R.A. Gâté**

**That the Recommendations of the Community & Economic Development Committee Meeting held on 12 October 2011 as presented, be received.**

**Carried**

**G20/10/11 Moved: Cr A.J. Perrett****Seconded: Cr R.A. Gâté**

**That the Recommendations of the Community & Economic Development Committee Meeting held on 12 October 2011 be adopted.**

**Carried**

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

Cr Tony Perrett presented the following Report:-

The Health and Environmental Services report for the month of September was received noting an increase in the amount of inappropriate dumping at the Woolooga and Tansey transfer station sites.

A request by the incumbent operators of the Southside Waste Management Facility for an extension to their current contract has the Committee recommending that Council grant a further twelve (12) month extension to Nelly's Salvage, commencing the 01 December, 2011. The annual cost of this contract will be \$4,800.00.

In response to a request to erect a Memorial Garden at the Goomeri Cemetery, the Committee recommends that Council resolve to establish a garden at this site. The Director of Community Services will report to the next meeting of the Corporate Governance and Finance Committee on funding options for this project.

The Compliance and Local Disaster report for September was received noting the completion of the Community Training Centre, Southside. The State Emergency Service is now storing equipment at this site. They're also utilising the training facility for their activities.

The Community Facilities and Services report was received noting the ongoing operation of Council's Youth and Community Development Unit. My Community Directory continues to grow in popularity with 343 organisations registered to date with reminders currently being prepared for disbursement to organisations that are not currently registered.

A total of thirty-eight (38) organisations in Gympie Regional Council were successful in obtaining grant funding through the 2011 Volunteer Equipment Grants. Grants of between \$1000 and \$5000 each will enable organisations to purchase small equipment items to assist volunteers.

The Gympie & District Collectors' Association is seeking permission from Council to use the Pavilion for the Arms and Collectables Fair on 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> June, 2012. The Committee recommends that Council approve the holding of the Fair.

The Royal Antedeluvian Order of the Buffaloes have written to Council requesting to change the name of the building at 110 Emperor Street, Tin Can Bay. The Committee recommends that Council offer no objection to the building being signed as the Royal Antedeluvian Order of the Buffalo Hall.

The future of the existing Rainbow Beach toilet block adjacent to the bathing reserve will be discussed at a meeting between of the Rainbow Beach Surf Life Saving Club and Council. The Surf Life Saving Club has expressed an interest in using the building as a storage facility once it's decommissioned from its current use.

**G21/10/11 Moved: Cr A.J. Perrett**

**Seconded: Cr R.A. Gâté**

**That the Report be received.**

**Carried**

**SECTION 7: ADOPTION OF PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATIONS**

**G22/10/11    Moved: Cr I.T. Petersen                      Seconded: Cr J. Watt**

**That the Recommendations of the Planning & Development Committee Meeting held on 19 October 2011 as presented, be received.**

**Carried**

**G23/10/11    Moved: Cr I.T. Petersen                      Seconded: Cr J. Watt**

**That the Recommendations of the Planning & Development Committee Meeting held on 19 October 2011, be adopted.**

**Carried**

**SECTION 8: REPORT BY THE PLANNING & DEVELOPMENT COMMITTEE CHAIRMAN**

Cr Ian Petersen presented the following Report:-

**STRATEGIC PLANNING MATTERS**

The Sport Recreation and Parks Coordinating Committee's report contained several major issues resulting in the following recommendations:-

1. That Council seek a deputation with the Liberal National Party regarding the development of a regional shooting facility.
2. That Council write to the Council of Mayors Trail Bike Taskforce to advise them that Curra State Forest could meet their requirements and further advise them that Council is currently investigating various other sites and would be happy to work with them on the issue.
3. That Council formulate a policy position with regard to the Old Rifle Range site and furthermore, develop a master plan for the area identifying immediate, medium and long term land use strategies.
4. That Council re-allocate \$3,000 in funding by internal transfer from CoolPat to fund the Active Trails Brochure project

5. That Council write to the Department of Communities expressing concern that the general principle of a 300 metre buffer to separate noisy sports from residential areas is inadequate.

### **MATERIAL CHANGE OF USE APPLICATIONS**

A Material Change of Use Application for four units on Crown Road and seven units on Stanley Street were recommended for approval subject to conditions.

### **NEW APPLICATIONS RECEIVED**

Three code assessable Material Change of Use applications, and two impact assessable Reconfiguring a lot Applications were received for the period along with one Operational Works application.

### **DEVELOPMENT APPLICATIONS APPROVED**

Staff approved ten development applications under delegated authority.

### **BUILDING SUMMARY AND REPORT**

New dwelling approvals remained strong for the month with only a minor decline from 31 in September 2010 to 28 this year. This is a good indicator of continued encouraging growth. While new development applications have become very quiet, there appears to be fairly strong housing demand which is absorbing the latent supply of residential approved land.

### **GENERAL MATTERS**

The Committee is recommending that Council approve an extension of the currency period for an existing approval for five additional lots at Cooloola Cove subject to the amendment of the road contribution amount to align with current policy.

Following discussion on a letter from the Queensland Reconstruction Authority, the Committee is recommending that the Director of Planning and Development be authorised to lodge a submission supporting the initiative and requesting that, for the sake of consistency, Council's flood study data be reflected in the Guidelines floodplain mapping and any future State Planning Policies.

Correspondence was received from the Queensland Action for Universal Housing Design seeking support for their efforts to have regulation for minimum access requirements written into the Building Code of Australia. The Committee is of the view that such regulation would pose a substantial impost on building costs for standards that in the vast majority of cases would never be utilised. These increased building costs could well be the difference for many young couples being able to afford a home or not. The impact would also flow on to rental prices impacting on housing affordability generally.

The Committee is recommending that Council not respond to the request for support and further, that Council write to LGAQ expressing concern about potential regulations which impact on housing affordability.

Officers from the DLGP Bundaberg provided a briefing for the Committee on the Wide Bay Burnett Regional Plan which is now in force, and answered questions from Councillors and staff. There is no doubt that the constant strong representations from Council have delivered some dramatic improvements on the original iteration.

**G24/10/11      Moved: Cr I.T. Petersen                      Seconded: Cr J. Watt**

**That the Report be received.**

**Carried**

## **SECTION 9:      OTHER MATTERS**

9/1	Supply & installation of Sound Shell roofing, electrical reticulation and stormwater roof drainage
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Re:            **G25/10/11** Supply & installation of Sound Shell roofing, electrical reticulation and stormwater roof drainage  
 From:        General Manager Technical Services Division – GG Curry  
 File:         4-1-16-0005  
 Date:         14 September 2011

### **Executive Summary:**

Council was successful in obtaining funding from the Regional Local Community Infrastructure Program for the completion of the Sound Shell in Nelson Reserve. Design of the structure was arranged by community groups and the existing structure was constructed by Skill Centred. Tenders have been called for the completion of the project.

### **Previous Council considerations:**

**W29/04/11** - *Recommend that the General Manager Works – Western Division be requested to table a report on the Nelson Reserve Sound Shell Project to a future Meeting as soon as possible.*

**W32/06/11** - *Recommend that the report be received.*

**G12/10/11** - *That the matter be deferred to a future meeting.*



**Report: (General Manager Technical Services Division  
– GG Curry)**

Tenders for the above closed at 2.00pm on 2<sup>nd</sup> August 2011.

Tenders received were:

Tenderer	Price (ex GST)	Base
Skill Centred	\$171,795.45	Gympie
Sutton Building Solutions	\$176,369	Gympie
Gympie Building Supplies	\$208,237.56	Gympie

The Specification called for vandal resistant fixtures. The fixtures offered by Sutton Building Solutions appeared superior to those offered by Skill Centred. Skill Centred advised that their price to provide the same fluorescent light fittings as Sutton Building Solutions would be an additional \$9,380.00 (ex GST) - ie \$181,175.45 excl GST.

All tenderers were requested to amend their tenders to price specific lights preferred by Council's Manager of Parks and Gardens.

Revised tenders are

Tenderer	Price (ex GST)
Sutton Building Solutions	\$178,169.00
Skill Centred	\$178,895.45
Gympie Building Supplies	\$209,722.56

Council's available budget for the works is \$166,775 (ex GST).

**Strategic Implications:**

Overview: Awarding of a tender to complete the roof of the partially constructed Sound Shell

Corporate Plan: 1.3, 1.4, 1.5

Operational Plan: 2.11, 3.3

Budget Implications: The lowest tender exceeds the remaining available budget by approx \$11,400.

Budget Reference: RLCIP Funding

Issues:

- (a) The RLCIP requires that the project be completed by 31 December 2011
- (b) Partially completed structure in one of Gympie's premier park areas

Risks:

- (a) Awarding of tender will facilitate expending of funds
- (b) Awarding of tender to complete structure will finalise the Sound Shell

**Checklist:**

✓ Engineering Services Directorate

✓ Financial Services Directorate

**Report: (Chief Executive Officer – Bernard Smith)**

Concerns had been raised informally regarding the tender assessment process at the previous Council meeting and hence the matter was deferred. After further investigations on the above matter I wish to advise that the tender assessment was in full compliance and in accordance with Council's policies and procedures.

**G25/10/11 Moved: Cr L.J. Friske**

**Seconded: Cr R.A. Gâté**

**That the tender of Sutton Building Solutions of \$178,169 (ex GST) for the supply and installation of Sound Shell roofing, electrical reticulation and stormwater roof drainage be accepted and the resourcing of additional funds to complete the above works be referred to the Six Month Budget Review Meeting.**

**Further that the unsuccessful tenderers be advised accordingly.**

**Carried**

**LATE ITEMS****Late Item 1 Mary Valley Inc – Request for Support**

Re: **G26/10/11** Mary Valley Inc – Request for Support  
From: Jo Robey, Sport and Recreation Coordinator,  
Mary Valley Inc  
File:  
Date: 24 October 2011  
Reference:

*“Mary Valley Inc is requesting the support of the Gympie Regional Council for their application in the Sport and Recreation Active Inclusion Program – this program is a State Government Grant from the Department of Communities, Sport and Recreation Services.*

*Mary Valley Inc will be applying for the Community Project – These projects need to provide greater access to sport and active recreation opportunities for individuals and/or communities from the priority target group/s.*

*Mary Valley Inc will be applying for a grant to fund a project into the creation of a Mary Valley Trails network. QORF will advise of appropriate people to undertake this project and this project will be done in conjunction with current community and government initiatives in this area. This will support other projects currently running in the valley but meet a need for the Mary Valley from a tourism, sport and recreation and community outdoor recreation focus.”*

**G26/10/11 Moved: Cr J.A. Walker**

**Seconded: Cr R.A. Gâté**

**That Council provide a letter of support to Mary Valley Inc for their application to the Sport and Recreation Active Inclusion Program for the Mary Valley Trails Network project.**

**Carried**

**SECTION 10: GENERAL BUSINESS****Planning & Development Committee Meeting****G27/10/11 Moved: Cr I.T. Petersen****Seconded: Cr J. Watt**

**That the Planning & Development Committee Meeting scheduled for the 2 November be cancelled.**

**Carried**

**LGAQ Annual Conference**

Cr Jan Watt presented the following Report:-

Queensland Governor Penelope Wensley opened the 115<sup>th</sup> LGAQ annual conference – titled '*Dare To Be Different*'.

The Governor talked about the relationship between community and government, their perceptions and what were the most pressing issues in the eyes of the public, noting that outreach and communication were important.

Her speech also mentioned that voters need to be well informed of issues, implications, policies and proposals, informing in a measured way she said, "...not for individual wellbeing of candidates but for the democratic process itself."

Ms Wensley said LG level works closely with the community at a grass roots level where concerns were understood and this should be developed and encouraged.

The Governor touched on the newer issue of social media as having the potential to hinder thoughtful consideration, that the need for consultation with stakeholders before decisions were made was challenged by the public becoming impatient becoming what she called the 'cult of the now'.

Ms Wensley referred to a Monash survey, undertaken in 8 languages, which reported a grim picture with a steep fall in public trust in Government. Quality of politicians was viewed as the 3<sup>rd</sup> most pressing problem, with the Economy the first, followed by the Environment.

The Governor said her perceptions were that there was a need to rebuild the trust and that ethical process was a key part to greater integrity in public life.

**John Tizzard from the UK spoke on LG reform**

Mr Tizzard spoke about 'Localism', about Local Government being accountable to local people for decisions, being closer and more responsible to the people.

He said Local Government had a 'Democratic Mandate' to "*secure community wellbeing and opportunity for local people and local business*", to put community first, even suggesting that the brand should be to have "community best interest at heart"

He spoke about councils and councilors forging alliances with the voluntary and community sector, community groups, and their own staff and trade unions to find sustainable solutions, with the utmost importance on involving local people and businesses in their business. He said it was important for councils to communicate what they are doing – and what they are not doing – and why. They must be accountable for their actions.

**Campbell Newman**

Mr Newman said his vision was to bring hope and opportunity to Queensland, to have healthy, happy and prosperous communities.

He saw the 4 pillars of the economy as Tourism, Resources, Agriculture and Property.

Mr Newman acknowledged that one size did not fit all and that local communities needed to be heard and for the need to utilize local expertise.

He proposed a new partnership with Local Government highlighting his belief in 'local empowerment' stating that he was prepared to give as much power and resources etc that '*you*' want if Local Government want to be involved.

He said that Local Government was responsible for developing local communities and the LNP would put Mayors and Councillors "back in charge" through the Local Government Act review.

Mr Campbell promised a reduction in red tape and that the Waste Levy would be repealed by LNP.

He said Planning and Development assessment needed to be under the charge of Local Government with no independent planning panels and that local government should play a lead role. He invited councils to talk to him about taking control of planning, advising that if they wanted to take control, he was willing to give it. He said the Regional Planning process should be led by Local Government with assistance from the State.

Mr Newman's request of Local Government was that it needs to be prepared to step up and take on responsibilities, to take on key economic development role with the State, to work with Government to become

cost efficient and to work together to include communities, saying the State can't keep on passing on costs to local communities.

In answer to a question about the reduction of support to agriculture, particularly with DPI research stations, Newman responded that one of his initiatives was to double food production in Queensland by 2040 through a 'Department of Agriculture', Tertiary programs, Research and Development and infrastructure and importantly encouraging the involvement of young people.

### **Resources Regions Forum**

This was an opportunity for councillors to speak about issues they faced in relation to the resource boom.

One region identified the growing burden on their council which comprised 38,000 sq kilometres, 32,000 people, was 200 km west of Brisbane. Large mining contribution to GRP will triple, with investment of \$14B and 12,500 jobs expected within 5 years.

Issues that some areas have to deal with are regional economic development, affordable housing, impact on road networks with the cost and frequency of truck movements (sometimes every 40 seconds in places). Environmental Impact Statements responses are required within 30 days, councils have limited staff and capability.

Some areas were promoting the 'buy local' approach with one person commenting that Local Buy – is not really local – it is Aust wide and includes NZ which brings no benefits to the real 'local' communities.

Loss of skilled workers to mines means that local businesses have to bring in employees from outside, expensive to provide housing etc.

All agreed that liveability and lifestyle are vital factors to increase and attract skilled workers to the region.

Other councils find it difficult to balance 'benefits' noting that the 2 stage economy was a major issues – the bigger the mine – the grater the spread and what some councils raise in rate revenue cannot deal with the demands of mining investment.

### **Rural & Remote Regions Forum**

This forum highlighted the diversity of Queensland and some serious issues it faces.

There was a strong agreement at this forum to call for State and Local Government to work together to develop sustainable regions – to work together and not in isolation. The forum clearly stated that one size does not fit all and called for the establishment of a 'bush forum' to address issues.

The effects of FIFO communities were a major concern for local sustainability with the need for generational investment and stability

noted. Development of sustainable communities and lifestyle were again highlighted as essential to attract people and families.

Isaac Shire has independently funded a \$240,000 Social and Economic Study through KPMG and Bernard Salt using social economic modelling tools to determine future capabilities and needs. This is a first for a council in Australia and was refused a request for funding by the (Coordinator General's Department, State Government. It was agreed that this type of research should be a state government approach in partnership with local government and made accessible to all LG. Once councillor said his council was initially willing to contribute to the cost in order to benefit from the outcomes until he learned that the report would remain in the ownership of the consulting firm, even though Isaac council would receive a copy.

Other issues that affect Rural and Remote Regions include (to name some) financial sustainability, diminishing funds to provide services, higher costs, distance, lower population, lack state and federal funding for services, the need hard infrastructure funding and ongoing capital infrastructure works and housing with rent and costs forcing some locals away. Need for planning for the impending residential boom in West, particularly health and education.

One councillor advised that his areas used to rail out roughly 120,000 head cattle of Quilpie each year, now only 10,000 - now coal is on the rail not cattle. Now 1 cattle train a month, used to be 15 B doubles. Statements that infrastructure in 'a mess' Western Qld were supported with concerns about CSG now being drilled for and questions asked about the additional impact if CSG is established. Concerns that some companies are bringing in own supplies and don't support local business.

Councils were under stress through State reporting requirements – agreement that there is a need to take a serious look at rationalising reporting / compliance – council's do not have enough staff, money or expertise.

Flood road damage & Contractors - Councils having difficulty in finding contractors to do flood recovery work on roads, Can't complete work in Federal timelines

Staff - one council has a \$60M Road Program and no engineer for 6 months... can't get one –mines competing – and no qualified accountant. Another remote region has vacancies of 30 out of a staff of 70. Another noted the comparative cost of \$160,000 for a roller drive.

Education – one regional council was building its own middle school to cope with the State Govt change of Yr 7 to high school as children are too young to go away to boarding school at 11 - 300klm away

Police – One police officer to an area equivalent to half of Victoria

Marine Transport – In one region, children need jetties to get to school. Children are currently wading through crocodile infested waters to get to a broken jetty to catch boats to school.

Fuel costs - Diesel \$1.98 Petrol \$1.90

Housing –lack of housing for workers and tradespeople in general industries - cost 2-3 times out west.

Ageing infrastructure for one area with 2,500 people - \$80M sewerage - \$100M roads (2600km) and a \$4M budget.

Thank you for the opportunity to attend.

**G28/10/11 Moved: Cr J. Watt**

**Seconded: Cr I.T. Petersen**

**That the Report be received.**

**Carried**

<b>SECTION 11: IN COMMITTEE</b>
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<b>SECTION 12: ATTACHMENTS</b>
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There being no further business the meeting closed at 9.30 am.

Confirmed this NINTH day of NOVEMBER 2011

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Cr R.J. Dyne  
CHAIRMAN