



ROMA REGIONAL COUNCIL

REPORT OF THE COMMITTEE MEETING OF THE ROMA REGIONAL COUNCIL HELD AT ADMINISTRATION CENTRE, ROMA ON 17 DECEMBER 2008 COMMENCING AT 9.00AM

ATTENDANCE

The Mayor Cr. R S Loughnan chaired the meeting with, Deputy Mayor, Cr. T G Hartley, Cr. J C Baker, Cr. J P Bartels, Cr. J L Chambers, Cr. R J Denton, Cr. W S Wason, Chief Executive Officer - Stuart Randle, Officers - Director Operations - Andrew Byrnes, Director Community Services – Tony Klein, Director Corporate Services – Martin Cookson, Manager Governance – Tanya Mansfield, Manager Environmental Health – Kay Crosby and Minutes Officer Kelly Rogers in attendance.

GUESTS

Mr Randy Akroush and Family Members for his Australian Citizenship Ceremony.
Rebecca Williams & Richard Johnson representing the Environmental Protection Agency.
The Honourable Bruce Scott, Federal Member for Maranoa.

WELCOME

The Mayor welcomed all present and declared the meeting open 9.15 at am.

APOLOGIES

Resolution No. CM.194.08
Moved Cr. Watson

Seconded Cr. Wason

That apologies be received and leave of absence granted for Cr. Price for this meeting.

CARRIED

MINUTES

The Minutes of the Committee Meeting Report held on 2 December, 2008 were adopted at the General Meeting held on 10 December, 2008.

BUSINESS

REPORTS

Item Number: 17-01- P & E File Number: N/A

SUBJECT HEADING: ROMA REFUSE STATUTORY FEES & CHARGES

Author & Officer's Title: Kay Crosby, Manager Environmental Health

Executive Summary: It has recently been identified fee and charge for disposal of waste streams at the Roma Refuse site is not included in the Roma Regional Council Statutory Fees



and Charges. Therefore the following fees and charges are tabled for Council's consideration to include with the current Statutory Fees and Charges.

Discussion:

Cr. Bartels put forward his comments in relation to the report, further discussion ensued with the Mayor recommending the item be deferred until the Manager of Environmental Health was available to speak to the report.

Action:

That the matter lay on the table until the Manager of Environmental Health was available for further questioning by Council in relation to the matter.

Item Number: 17-02- Corporate Services **File Number:** N/A
SUBJECT HEADING: CORPORATE PLAN
Author & Officer's Title: Tanya Mansfield, Manager Governance

Executive Summary: Expressions of interest have been invited to assist Council with the development of its inaugural Corporate Plan for the period 2009-2013.

A project brief was circulated and submissions have been received from AEC Group and Mead Consulting Services who provided an overview of the proposed methodology along with a pricing structure.

To meet the 30th June 2009 timeline set by the Local Government Reform Implementation Regulation 2008, and to allow the timely development of both the 2009/10 Operational Plan and budget, it is a condition that the project be completed by the 30th April 2009.

To ensure expediency and Council's ability to book the services of the consultant, AEC Group has been contracted to undertake this project. Council is now requested to ratify this decision.

Discussion:

Cr. Watson enquired on the process undertaken for consultant selection in development of the Corporate Plan. In response the Chief Executive Officer and Manager of Governance provided background on consultancy selection.

It was requested that Council be provided a copy of the 'Corporate Plan Proposal' compiled by AEC Group.

Delegated Officer	Manager Governance
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Commencement time frames for completion of the Corporate Plan were discussed.

The Manager of Governance requested Council direction in relation to selection of community stakeholders for consultation on the Corporate Plan. Council in turn put forward their recommendations.

Resolution No. CM.195.08	
Moved Cr. Wason	Seconded Cr. Hartley
That Council ratify the decision to contract AEC Group to assist Council with Corporate Planning for the price of \$32,175 including GST.	
CARRIED	

Delegated Officer	Manager Governance
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STATUS REPORTS

Item Number: 17-03- Operations **File Number:** N/A
SUBJECT HEADING: OPERATIONS MANAGEMENT REPORT
Author and Officer’s Title: Andrew Byrnes, Director Operations

Executive Summary: The Operations Management Report provides Council with an update on projects currently undertaken by Councils’ Operations Management Team.

Discussion:
That Director of Operations advised Council the Plant Budget would be presented for review in the New Year. Discussions took place on the Capital Works Budget and spend against same to date.

The Director also provided an update on operations at the Roma Refuse Site and complaints management process.

Action:
That the Officer’s report as presented be received with thanks.

PRESENTATION

The Australian Citizen Ship Ceremony for Randy Akroush was witnessed and celebrated by family members and those present.

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
 COUNCIL ADJOURNED FOR MORNING TEA AT 10:00 AM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RETURNED FROM MORNING TEA AT 10.40AM

PRESENTATION

The Honourable Bruce Scott, Federal Member for Maranoa provided Council his thoughts on the recently released draft Infrastructure Funding Proposal from the Federal Government, the climate change agenda and 2008/2009 Federal Budget.

PRESENTATION

Tim Holmes and Richard Johnson provided Council an overview of the Environmental Protection Agencies project to release a population of the Northern Hairy Nose Wombat to a reserve located within the Region.
 The first established colony has enabled the species to increase in numbers through EPA’s control of threats to the population, such as wild dogs, fire, flooding and disease. As a result the group are now looking to establish a second population to further protect and increase numbers. A selected location within the region has been surveyed and found to be in line with the requirements specific to the wombat’s habitat. Initially 10 will be released during winter 2009. Their success in the new location will be monitored due to the high risk involved in translocation of the species.



Commercial Septic Tank Sullage	\$0.06 cents per litre
Commercial Grease Trap Sullage	\$0.06 cents per litre
Industrial Grease Trap Sullage	\$0.06 cents per litre
Commercial Grey water	\$0.08 cents per litre
CARRIED	

Delegated Officer	Manager Environmental Health
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Cr. Bartels requested that T G Grease Trap and Septic Tank be provided a copy of the new fees and charges.

Responsible Officer	CEO
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Item Number: 17-05- P & E **File Number:** 5673
SUBJECT HEADING: APPLICATION FOR RELAXATION OF RURAL RESIDENTIAL OUTBUILDING MAXIMUM SIZE
Applicant: Robert Taylor
Location: 13 – 15 Maiden Street, ROMA 4455
Author & Officer's Title: Rob Hayward, Director Planning & Environment

Executive Summary: The applicant has applied for a relaxation of the rural residential outbuilding maximum size.

Zoning of Land under the Roma Town Planning Scheme: Rural Residential

Discussion:
 Council discussed at length the construction of oversized sheds in relation to the Roma Town Planning Scheme.

Resolution No. CM.199.08 Moved Cr. Baker That the Application for Relaxation of the Rural Residential Outbuilding Maximum size be refused as it does not comply with the performance criteria for Rural Residential Zone.	Seconded Cr. Watson
CARRIED	

Responsible Officer	Director Planning & Environment
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Item Number: 17-06-P & E **File Number:** C12.225A
SUBJECT HEADING: DEVELOPMENT APPLICATION FOR RECONFIGURATION OF A LOT
Name of Applicant: James Miller
Location: 100 Edwards Street, ROMA
Author and Officer's Title: Rob Hayward, Director Planning & Environment

Executive Summary: The applicant has applied for a development permit to reconfigure Lot 3 on SP118782 into two lots.



Zoning of Land under the Roma Town Planning Scheme: **Rural Residential**

Resolution No. CM.200.08
Moved Cr. Denton **Seconded Cr. Chambers**

That the Application to Reconfigure Lot 3 on SP118782 into two lots, be approved subject to the following conditions:-

1. Access to the proposed lot is to be provided by an extension of the existing easement on Lot 3 on SP118782 which connects to Edwardes Street.
2. The proposed new lot is to be connected to Council’s reticulated water system at applicants cost; and have a rainwater tank with a minimum capacity of 5,000 litres connected to any proposed premises.
3. Effluent disposal for each lot is connected in accordance with Schedule 5: “Standards for Sewerage Supply”.
4. That the surface and roof stormwater drainage be in accordance with the Queensland Urban Drainage Manual.
5. The proposed new lot is to be connected to reticulated electricity supply.
6. The requirements to reconfigure a lot authorised by this Development Permit must be fully performed and completed within twenty-four (24) months of the date of this Development Permit at no cost to the Council.

The Plan of Survey must be duly signed by the registered proprietor of the land and the surveyor and submitted to Council for approval in a form acceptable to Council within twenty-four (24) months of the date of this Development Permit.

Unless otherwise stated all conditions shall be completed prior to the Council endorsing the relevant plan of survey or as determined by the Council.

If the Plan of Survey is not submitted and the subdivisional requirements are not fully performed and completed within twenty-four (24) months of the date of this Development Permit at no cost to the Council, THEN THIS DEVELOPMENT PERMIT LAPSES and ceases to have any effect whatsoever as soon as the foregoing periods expire.

7. All rates and charges of any description whatsoever, and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid prior to the approval of the Plan of Survey.
8. Site layout shall conform generally with the proposal sketch included with the application
9. The applicant shall contribute \$4,400 per additional lot (i.e. for the new lot/s) towards upgrading Council’s water supply, sewerage, stormwater, transport and public parks and community lands trunk infrastructure networks. These charges comprise the following , and shall be paid prior to the signing of the plan of subdivision:

a.	Water Supply	\$1650.00
b.	Stormwater Management	\$1650.00
c.	Transport	\$ 550.00
d.	Public Parks & Community Land.	\$ 550.00

i.e. \$4,400 per lot for 1 lots a Total of \$4,400.00



If the Plan of Survey is not submitted and the subdivisional requirements are not fully performed and completed within twenty-four (24) months of the date of this Development Permit at no cost to the Council, THEN THIS DEVELOPMENT PERMIT LAPSES and ceases to have any effect whatsoever as soon as the foregoing periods expire.

8. All rates and charges of any description whatsoever, and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid prior to the approval of the Plan of Survey.
9. Site layout shall conform generally with the proposal sketch included with the application.
10. The applicant shall contribute \$5,500 per additional lot (i.e. for the new lot/s) towards upgrading Council's water supply, sewerage, stormwater, transport and public parks and community lands trunk infrastructure networks. These charges comprise the following, and shall be paid prior to the signing of the plan of subdivision:

a.	Water Supply	\$1650.00
b.	Sewerage Supply	\$1650.00
c.	Stormwater Management	\$ 1100.00
d.	Transport	\$ 550.00
e.	Public Parks & Community Land.	\$ 550.00

i.e. \$5,500 per lot for 3 lots a Total of \$16,500.00

CARRIED

Delegated Officer	Director Planning & Environment
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Cr. Bartels declared an interest in the next matter due to the application being submitted by a family member and left the Chambers at 12.06pm.

Cr. Baker elected not to vote on the following matter due to not having received the report on the next matter prior to the meeting. As a result Cr. Baker's vote is recorded as a vote against the motion.

Item Number:	17-07- P & E	File Number: C12.228
SUBJECT HEADING:	DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE	
Name of Applicant:	Jillian Bartells	
Location:	12 – 14 Northern Road, ROMA	
Author and Officer's Title:	Rob Hayward, Director Planning & Environment	

Executive Summary: *The applicant has applied for Material Change of Use for 25 Unit Motel and Manager's Residence and Operational Works for Earthworks at 12 – 14 Northern Road, Roma, on land described as Lot 1 on RP166056.*

Zoning of Land under the Roma Town Planning Scheme: Rural



Resolution No. CM.202.08
Moved Cr. Wason **Seconded Cr. Watson**

That the Development Application for Material Change of Use for 25 Unit Motel and Manager’s Residence and Operational Works for Earthworks at 12-14 Northern Road, Roma, on land described as Lot 1 on RP166056 be approved subject to the ‘Schedule of Development Approval Conditions’ as follows, and to the concurrence agency (Department of Main Roads) conditions.

SCHEDULE OF DEVELOPMENT APPROVAL CONDITIONS	
Number	Type
CONCURRENCE AGENCY CONDITIONS	
1.	Comply with all Concurrence Agency development approval requirements
COMPLETE and MAINTAIN	
2.	<p>Complete and maintain the approved development as follows: (i) generally in accordance with development approval documents and (ii) strictly in accordance with those parts of the approved development which have been specified in detail by the Council or Referral Agency unless the Council or Referral Agency agrees in writing that those parts will be adequately complied with by amended specifications.</p> <p>The development approval documents are the material contained in the development application, approved plan(s) and supporting documentation including all information requests and responses and any written and electronic correspondence between applicant, Council or Referral Agencies during all stages of the development application assessment processes.</p> <p>Approved plans are the plans which have been stamped as approved by the Council, or listed the Schedule of Approved Plans and Drawings attached to these conditions or, where any necessary plans have not been stamped as approved nor listed, the versions of the plans submitted by the applicant and endorsed by the Council, subject to any changes notified by the Council in writing during all stages of the development application assessment processes and as amended by the conditions of approval.</p>
3.	<p>Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.</p> <p>Such operational, building and plumbing and drainage work is to be completed and maintained generally in accordance with the development approval documents and, <u>where the operational, building and plumbing and drainage work is assessable development requiring other approvals, in accordance with the relevant other approval(s).</u></p> <p>However, such operational, building and plumbing and drainage work must be completed and maintained strictly in accordance with those parts of the approved development which have been specified in detail by the Council unless the Council agrees in writing that those parts will be adequately complied with by amended specifications.</p>
4.	All development must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council’s standard designs for such work where such designs exist (iv) the EDROC Standards Manual where it applies (v) any relevant Australian Standard that applies to that type of work



	and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.
5.	Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approval documents, and any relevant Council approvals or other approvals required by the conditions.
STORMWATER and DRAINAGE	
6.	Stormwater must not be allowed to pond on the property being developed during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by the Council or as a specific development approval condition.
7.	Any increases in volume, concentration or velocity of stormwater from the property being developed must be channeled to lawful points of discharge or to other storage or dispersal arrangements which must all be agreed in writing by the Council.
8.	There must be no change in direction or increase in the volume, concentration or velocity in any overland flow from the property being developed to any adjoining property unless agreed in writing by the Council and the owners of any adjoining properties affected by these changes.
9.	Stormwater discharge across other properties is only accepted as a lawful point of discharge if there is either a drainage easement over the adjoining lot or a discharge agreement agreed by the Council in place.
10.	There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after development has been completed.
11.	The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.
EROSION CONTROL	
12.	<p>If there is a possibility of erosion or silt or other materials being washed off the property being developed during the development process, the developer must document and implement a management plan that prevents this from occurring.</p> <p>If required by the Council at any time, this management plan must be submitted to the Council for its review and any changes required by the Council must be made and implemented.</p> <p>Even if a management plan has been approved by Council, it is the site Supervising Engineer who is responsible for ensuring that the sediment and erosion control measures have (i) been duly designed and constructed in accordance with “best practise” methods, (ii) been revised to address the issues raised by any changes to the projected construction schedule and/or methods, (iii) been revised to address any predicted rainfall events, and (iv) achieved the desired environmental outcomes.</p>
13.	Water storage tanks are to be installed to collect rainwater. The volume of water to be collected is set out in the <u>Schedule of Specific Requirements</u> .
FLOODING	
14.	All buildings must achieve flooding immunity by having floor levels 300mm above the Q100 flood level.



15.	<i>All plans submitted for building approval must show the AHD floor levels of all buildings. These floor levels must be 300mm above the Q100 flood level.</i>
FILLING PARTS OF SITE	
16.	Filling the site above natural ground level must meet the typical engineering standards applied for this type of development and all other requirements included as development approval conditions.
17.	<u>The developer must demonstrate that the filling of the site provides a site above the 1 in 100 year flood level and does not affect the 1 in 100 year flood immunity of the adjoining private land or Council infrastructure within 200 metres of the site.</u>
SERVICES PROVISION	
18.	All services installation, including sewer, water, gas, electricity and telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) any relevant Australian Standard that applies to that type of work and (v) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.
RUBBISH COLLECTION	
19.	Provision must be made on site for the collection of general refuse in covered waste containers with a capacity sufficient for the use. At all times while the use continues, waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.
20.	Waste receptacles must be placed in an easily accessible screened area. Where wheelie bins must be taken to the roadside for collection, the route must not include any steps, uncovered drains or other barriers to the easy rolling of the wheelie bins.
21.	Where a recycling service is available, reasonable and practicable steps shall be taken to ensure recyclable waste is not deposited in the general waste stream. Such steps may include, but not be limited to, provision of recycling receptacles; suitable signage; and promotion and awareness amongst staff and patrons of the recycling service.
ACCESS, ROADS, LANDSCAPING and LIGHTING	
22.	All landscaping, streetscaping, vehicular access, parking, roads, bikeways, footpaths, street lighting, parks, street plantings, street furniture and related items must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) any relevant Australian Standard that applies to that type of work and (v) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.
23.	All carparking spaces and driveway areas are to be sealed with an approved impervious surface. Surfacing shall consist of either patterned, reinforced concrete,



	concrete pavers, segmental clay pavers, asphaltic hotmix or two coat (primerseal/seal) bitumen seal unless any alternative specifications is included in the <u>Schedule of Specific Requirements</u> .
24.	All vehicular accesses must provide convenient and safe access and egress from the site
25.	Vehicle manoeuvring areas must be provided on-site so that all vehicles can enter and leave the site in a forward direction.
26.	The landowner shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
27.	Supply and install all service conduits required in connection with the approved development prior to completion of road works and footpaths. Service conduits are to be installed under roads and concrete footpaths if they are required.
28.	Services and infrastructure required in connection with the establishment of the approved development must be provided at no cost to Council.
29.	Where the relocation of services on the land (subject to this development approval and related development approvals) is deemed necessary by Council because of this approved development, the relocation must be undertaken at no cost to Council.
30.	<p>Landscaping shall be undertaken in accordance with the approved landscaping concept plans included with the approval documents or if no such plan has been submitted, the developer must prepare and submit landscaping concept plans for approval by the Council if required by the <u>Schedule of Specific Requirements</u>.</p> <p>The landscaping concept plans must demonstrate methods for shading, paving, screening/buffering landscaping, noise attenuation and streetscape enhancement as needed. Landscaping elements must positively contribute to the overall amenity of the site.</p>
31.	<p>Streetscaping shall be undertaken in accordance with the approved streetscaping concept plans included with the approval documents or if no such plan has been submitted, the developer must prepare and submit streetscaping concept plans for approval by the Council if required by the <u>Schedule of Specific Requirements</u>.</p> <p>The streetscaping concept plans must demonstrate methods for shading, paving, screening/buffering landscaping, noise attenuation and streetscape enhancement as needed.</p> <p>Streetscaping elements must positively contribute to the overall amenity of the site.</p>
32.	<p>Prior to any construction occurring on the land (which is subject to this development approval and any related development approvals), the person responsible for the construction must ensure that all relevant survey marks are in place in their correct position.</p> <p>A certificate signed by a licensed surveyor must be obtained stating all relevant survey marks are in place in their correct position when any significant works are to be undertaken close to any property boundary.</p> <p>A copy of this certificate must be given to the Council if requested.</p>
33.	Any damage to roads and infrastructure that is attributable to the progress of works on the site or vehicles associated with the development of the site, must be repaired



	to Council's satisfaction or the cost of repairs paid to Council.
34.	Where material is spilled or carried onto existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic and pedestrian safety.
35.	During the course of constructing the works, the developer shall ensure that all works are carried out by a appropriately qualified persons and the developer and the persons carrying out and supervising out the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
36.	Prior to commencement of works the developer shall prepare a traffic control plan and implement the plan for all works affecting external roads. The traffic control plan shall be submitted to Council for endorsement if required by Council.
37.	All signage, including that for safety during construction, shall be in accordance with the Manual of Uniform Traffic Control Devices and <i>Transport Infrastructure (Roads) Act</i> .
38.	Prior to commencement of works affecting external roads, the developer shall lodge appropriate securities with the Council and a suitable form of indemnity for any claims against Council resulting from the works.
39.	No tree existing on any footpath abutting the subject land shall be removed, lopped or otherwise interfered with in the course of works associated with the approved development, unless the otherwise approved by Council.
40.	A mature tree plan shall be submitted to Council for approval <u>if required</u> showing the location and number of mature trees on areas to be developed and identifying the trees to be retained or removed as part of the development. Mature trees are defined as any tree with a circumference of 500 mm or more.
41.	Medium growing street trees of indigenous species, planted at a rate of one tree per 20 metres planted adjacent to the allotments in the road reserve but no closer than 2 metres to the edge of the road and no closer than 15 metres to any intersection.
42.	Between the site boundary and those sections of walls of buildings without windows and more than 5 metres long and over 5 metres high, trees and shrubs of varying mature heights are to be planted and maintained to break up the visual impact and heat reflection of the walls.
AVOIDING NUISANCE	
43.	Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
44.	During the establishment of the approved development, no nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours. There must not be unreasonable or sustained levels of noise or odour during normal working hours and no nuisance is to be caused to adjoining properties and occupiers by way of noise or odour during non-working hours.



45.	Any air-conditioning, generator, refrigeration, pump, exhaust, fans, processing or other equipment must be acoustically screened to ensure noise levels do not exceed 5dB above the background noise level.
	BUILDINGS
46.	All building are to comply with the approval documents and the <u>Schedule of Specific Requirements</u> .
47.	Buildings and other structures identified in the <u>Schedule of Specific Requirements</u> for removal must be removed prior to plans being sealed by Council.
	BUILDING SETBACKS
48.	This approval does not override any provisions of the applicable building legislation in relation to setbacks from boundaries.
	FENCING
49.	Fencing is to be erected around the property in accordance with the Schedule of Specific Requirements
	ADVERTISING SIGNS
50.	Any proposed advertising devices shall be subject to a further development application and planning approval unless the advertising devices are in accordance with the exempt or self assessable requirements of the relevant Council planning scheme.
	INFRASTRUCTURE CONTRIBUTIONS
51.	Pay to Council a monetary contribution towards the cost of providing water infrastructure external to the land being developed in accordance with the attached <u>Schedule of Contributions</u> .
52.	Pay to Council a monetary contribution towards the cost of providing sewerage infrastructure external to the land being developed in accordance with the attached <u>Schedule of Contributions</u> .
53.	Pay to Council a monetary contribution towards the cost of providing road infrastructure external to the land being developed in accordance with the attached <u>Schedule of Contributions</u> .
54.	Pay to Council a monetary contribution towards the cost of providing street lighting external to the land being developed in accordance with the attached <u>Schedule of Contributions</u> . If street lighting to the standards required by Council has been provided by the developer, this monetary contribution is not required.
55.	Pay to Council a monetary contribution towards the cost of providing footpaths external to the land being developed in accordance with the attached <u>Schedule of Contributions</u> . If footpaths to the standards required by Council have been provided by the developer, this monetary contribution is not required.
56.	The monetary contributions (for the costs of providing infrastructure and services



	<p>external to the land being developed) are based on the scale and type of the approved development.</p> <p>The amounts stated as monetary contributions in the attached <u>Schedule of Contributions</u> are based on the rates applicable at the time the development is approved. Until the payments for each type of contribution are made, the amounts will be varied each financial year to accord with the rate applicable for the financial year that payment of the each contribution is made.</p> <p>The contributions will be held in trust by Council for use at an appropriate time to provide or upgrade the relevant infrastructure and services.</p>
57.	<p>Infrastructure contributions for water and sewerage do not include the costs of extending existing mains to service the land being developed.</p> <p>Council will not pay the costs of extending water and sewerage mains to the land being developed.</p> <p>If the costs of extending any water and sewerage mains are paid by the developer, then the developer is entitled to a partial refund of the costs on a pro-rata basis from any other developers who make use of the spare capacity of the extended mains within a period of five years of the extended mains being installed.</p>
	NO COST TO COUNCIL
58.	<p>The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.</p>
59.	<p>Costs associated with the approved development to be met by the developer include all costs of survey, easement preparation, document lodgement, plan sealing and land transfers. Where these costs have been incurred directly by the Council, they must be paid at cost plus 10% to the Council to cover administration expenses.</p>
	CHARGES PAID BEFORE USE COMMENCES
60.	<p>All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid prior to the approved use commencing.</p>
61.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p>
	CIVIL AND RELATED WORKS SUPERVISION
62.	<p>All above and below ground services potentially affected by the proposed development shall have alignment and level determined prior to any detailed design work or construction works being undertaken.</p> <p>Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.</p>
63.	<p>All civil and related work shall be designed and supervised by RPEQ Registered Professional Engineers of Queensland (RPEQ) who are competent in the construction of the works.</p>
64.	<p>Upon completion of the civil and related works, a certificate shall be issued by a</p>



	RPEQ certifying that the work has been constructed in accordance with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist (iv) the EDROC Standards Manual where it applies (v) any relevant Australian Standard that applies to that type of work and (vi) any alternative specifications that Council has agreed to in writing and which the RPEQ has ensured do not conflict with any requirements imposed by any applicable laws and standards.
65.	All work on live sewer and live water mains is to be carried out by Council or under Council supervision at no cost to Council.
66.	The RPEQ and the principal contractor must have all the appropriate insurance and public liability documentation to carry out the works. The principal contractor is also responsible to ensure that any subcontractors also have the appropriate insurance and public liability documentation.
WORKS ON MAINTENANCE	
67.	<p>Upon receiving the certification by a RPEQ and the submission of suitable "as constructed" drawings and documentation, Council will accept those works which it is to directly manage as "On Maintenance".</p> <p>For the works which Council is to directly manage, Council will bond the developer for an amount equal to 5% of those works.</p> <p>For the works which Council is to directly manage, the Developer must maintain those works for a period of 12 months (the maintenance period) from the date of "On Maintenance" and any defective works must be rectified within the maintenance period.</p> <p>At the end of the maintenance period those works which Council is to directly manage shall be inspected and if satisfactory, shall be placed "Off Maintenance".</p> <p>If the works are not satisfactory then, at the discretion of the Council, the "On Maintenance" period will continue to be extended until any defects are rectified or amounts from the bonds or other securities will be retained to meet the cost of rectification.</p> <p>Any remaining amount in the bonds or other securities will be released after the works have been placed "Off Maintenance".</p>
USE	
68.	All development approval conditions related to the establishment of the approved development must be fulfilled prior to any approved use commencing.
69.	All necessary utilities and services must be connected and operational prior to the commencement of the approved use and maintained in good order after the use commences.
70.	The approved development and the premises are to be maintained in a clean and tidy condition.
71.	No nuisance is to be caused to adjoining properties and occupiers by the way of noise, odour, smoke, dust, vibration, rubbish, contaminants, stormwater discharge or siltation at any time.
72.	The number and type of car parks required by the development approval can only be altered with the agreement of the Council.



73.	Car parking spaces must be used only for the purposes of parking for employees and customers.
74.	As no bus parking has been provided on site, this approval does not allow the motel operator to accept bus tour groups or other customers who arrive at the motel by bus.
75.	Access arrangements for vehicles and pedestrians can only be altered with the agreement of the Council and any relevant referral agency.
76.	Where a particular colour scheme has been included as part of a development approval, it can only be altered with the agreement of the Council.
77.	Loading and unloading occurs only between the hours of 7am and 6pm, Monday to Saturdays; and no loading and unloading occurs on Sundays and Public Holidays.
SCHEDULES	
78.	<u>The (i) Schedule of Approved Plans, Drawings and Reports, (ii) Schedule of Specific Requirements, and (iii) Schedule of Contributions are development conditions.</u>
79.	Schedule of Approved Plans, Drawings and Reports
80.	This is a list of plans, drawings and reports that are specifically approved to remove doubt. The plans listed here supersede any earlier versions of the same document included elsewhere in the approval documents: 1. As per development application and the development approval conditions.
81.	Schedule of Specific Requirements
82.	This schedule lists a number of specific requirements as part of the development approval conditions. There are other specific requirements in other development approval conditions and other requirements that must be met to comply with government legislation. 1. Driveway access for one large passenger 4WD vehicle to enter the site at the same time as one similar vehicle is leaving. 2. Unloading and manoeuvring areas to suit Small Rigid Vehicle (SRV) 3. Number of car parking spaces: 1 space per unit, 1 space for managers residence and one space for loading and loading space for SRV 4. Number of bus parking spaces: No bus permitted on site. 5. Approved surfaces for carparking, access and manoeuvring areas: Sealed as per standard requirements 6. Kerb and channel: Required along frontage 7. Maximum height of buildings: 8.5 metres 8. Boundary offsets to buildings: No relaxations given 9. Approved colours: No use of colours that create a strong visual impact out of character with surrounding building colours. 10. Approved fencing types – side boundaries to private land must provide visual screening to 1.8 metres 11. Approved fencing types – road frontage: None specified except that there must be private open space attached to managers residence. 12. Flood heights affecting buildings and access: As per conditions 13. Volume of water to be stored in rainwater tanks: 22,000 litres 14. Extensions of water and sewer mains: NIL 15. Landscaping plan required: Concept landscape plans to be submitted for Council approval. 16. Landscaping materials: As per concept landscape plans approved by Council. 17. Landscaping plants and other requirements: As per concept landscape



	<p>plans approved by Council.</p> <p>18. Streetscape Plan required: No</p> <p>19. Mature Tree Plan required: No</p> <p>20. Other plans to be submitted for approval prior to work commencing: (i) Plans showing alterations to all government services and infrastructure, including water, sewerage, drainage, footpaths, lighting, parking, waterways and roads; (ii) Plans showing 1 in 100 year flood immunity.</p> <p>21. Timing: As per periods set out in <i>Integrated Planning Act 1997</i>.</p>
83.	Schedule of Contributions
84.	<p>Contribution rates for:</p> <ol style="list-style-type: none"> 1. Water: NIL 2. Sewerage: NIL 3. Roads: NIL 4. Parking: NIL 5. Street lighting: NIL 6. Footpaths: NIL 7. Street trees: NIL 8. Benefitted area: NIL
	ADVICE
85.	Section 3.5.21(5) of the <i>Integrated Planning Act 1997</i> provides the currency period in which this application will lapse if is not acted upon.
86.	Additional approvals will be required to carry out parts of the development.
87.	The development must comply with all local laws and government legislation.
88.	The development must comply with all applicable provisions of the planning scheme unless the development approval documents allow for a specific change from the planning scheme provisions that would otherwise apply.
89.	The approved development does not authorize any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering work place health and safety.
90.	The development must comply with all laws covering environmental nuisance and damage.
91.	This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the <i>Aboriginal Cultural Heritage Act 2003</i> you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.
92.	Early contact should be made with electricity, telecommunications and gas suppliers upon receipt of this approval to facilitate the timely supply of electricity to the development. Connection of electricity can take a considerable period from the date of application for supply.
93.	<p>Attached is a copy of Section 4.1.27 of the <i>Integrated Planning Act 1997</i> as regards Rights of Appeal associated with development approvals and refusals.</p> <p>With respect to Appeal Rights of Applicants, the following is drawn to your</p>



attention—
 a) the applicant's Appeal Period commences upon receipt of this advice and expires 20 business days thereafter.
 b) should the applicant notify the assessment manager (Council) in writing of acceptance of the conditions of approval and that the applicant does not intend to make an appeal, the Applicant's Appeal Period is at an end.

With a view to early completion of the appeal process, it is in your interest to advise Council of your acceptance of the approval and conditions or to lodge an Appeal at your earliest convenience.

Under the *Integrated Planning Act 1997* the approval does not take effect until the completion of the applicants' and submitters' appeal periods.

CARRIED

Delegated Officer Director Planning & Environment

Cr. Bartels entered the Council Chambers at 12.15pm.

Item Number: 17-08- P & E **File Number:** C12.234
SUBJECT HEADING: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE
Name of Applicant: Maranoa Veterinary Clinic
Location: 140 Northern Road, ROMA
 Author and Officer's Title: Rob Hayward, Director Planning & Environment

Executive Summary: *The applicant has applied for Material Change of Use – Veterinary Horse Stables & Cattery and ERA 43 – Animal Housing.*

Zoning of Land under the Roma Town Planning Scheme: Residential

Resolution No. CM.203.08
 Moved Cr. Denton **Seconded Cr. Hartley**

- **The application for Material Change of Use (Veterinary Horse Stables & Cattery) and ERA 43 Animal Housing be approved subject to the attached conditions and to the concurrence agency (MRD) conditions:-**
General
 1. **Maintain the approved development (including landscaping, parking, fencing, internal lighting, driveways and other external spaces) in accordance with the approval documents, and any relevant Council approvals or other approvals required by the conditions.**
 2. **Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.**
 3. **The material change of use for the establishment of a 'Veterinary Horse Stables & Cattery' and ERA 43 Animal Housing shall be undertaken generally in accordance with that shown on the Plan No's: SK-01, SK-02 and SK-03 dated 11 December 2008.**



4. Develop a management plan in accordance with any recognised bio-security guidelines issued by the Queensland Department of Primary Industries for the containment of “Notifiable Diseases” to be lodged with the Council within 3 months of the commencement of the use.
5. No more than 20 dogs are to be housed at the establishment at any one time.

Engineering

6. Stormwater must be collected internally and discharged in accordance with Schedule 6: “Standards for Stormwater Discharge”. Submit to Council and obtain approval from Council’s Engineer for a stormwater drainage plan.
7. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.
8. If there is a possibility of erosion or silt or other materials being washed off the property being developed during the development process, the developer must document and implement a management plan that prevents this from occurring.
9. If required by the Council at any time, this management plan must be submitted to the Council for its review and any changes required by the Council must be made and implemented.
10. Even if a management plan has been approved by Council, it is the site Supervising Engineer who is responsible for ensuring the sediment and erosion control measures have (i) been duly designed and constructed in accordance with “best practice” methods, (ii) been revised to address the issues raised by any changes to the projected construction schedule and/or methods, (iii) been revised to address any predicted rainfall events, and (iv) achieved the desired environmental outcomes.
11. The site must be provided with a sewer connection to the sewerage reticulation network.
12. The site must be provided with a water connection to the water reticulated network.
13. A certificate(s) must be obtained from a provider agency stating that electricity supply network connections is provided to the site and that adequate electricity supplies are available or can be made available.
14. At all times while the use continues, waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.
15. All carparking spaces and driveway areas are to be sealed with an approved impervious surface. Surfacing shall consist of either patterned, reinforced concrete, concrete pavers, segmental clay pavers, asphaltic hotmix or two coat (primerseal/seal) bitumen seal unless any alternative specifications is included in the Roma Town Council Planning Scheme 2006.
16. Provide a total of 10 car parking spaces on the site in accordance with the approved Plan No. SK01.
17. Prepare, submit and obtain approval from Council for a plan depicting on-site manoeuvring for a horse float in accordance with Schedule 2: “Standards for Roads, Car Parking, Access and Manoeuvring Areas” and Australian Standards.



18. The landowner shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
19. Supply and install all service conduits required in connection with the approved development prior to completion of road works and footpaths. Service conduits are to be installed under roads and concrete footpaths if they are required.
20. Services and infrastructure required in connection with the establishment of the approved development must be provided at no cost to Council.

Landscaping

21. Prepare and submit landscaping concept plans for approval by the Council. Landscaping shall be undertaken in accordance with an approved landscape concept plan.

Nuisance

22. Any damage to roads and infrastructure that is attributable to the progress of works on the site or vehicles associated with the development of the site, must be repaired to Council's satisfaction or the cost of repairs paid to Council.
23. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
24. During the establishment of the approved development, no nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.
25. There must not be unreasonable or sustained levels of noise or odour during normal working hours and no nuisance is to be caused to adjoining properties and occupiers by way of noise or odour during non-working hours.
26. The acoustic treatments recommended in the approved Noise Impact Study prepared by Ron Rumble Pty Ltd are to be implemented and maintained at all times while the use continues. A suitably qualified acoustic consultant is to submit to Council certification that these acoustic treatments have been undertaken in accordance with the recommendations of the Noise Impact Study prepared by Ron Rumble Pty Ltd.
27. The approved development and the premises are to be maintained in a clean and tidy condition.

Lighting

28. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.

Monetary Contributions

29. Pay to Council a monetary contribution towards the cost of providing water infrastructure and sewer infrastructure.



CONDITIONS RELATING TO ERA 43 – ANIMAL HOUSING

ENVIRONMENTAL AUTHORITY CONTITIONS

Administration

- 30. The holder must keep all records and documents required to be kept by a condition of this Authority at the premises for a period of not less than 12 months and make the records and documents available for examination by an Authorised Person immediately upon request.
- 31. A record of all animal owners and the respective animal housed at this commercial boarding kennel is to be kept at the premises and easily accessible when requested by a delegated officer. Such records must contain the date the animal arrived, duration of stay, any illness identified, copy of veterinary certificate or the certificate number, any immunization records for the animal, sex, species and breed of such animals.
- 32. The holder of this Authority must keep a copy of this document in a location readily accessible to personnel carrying out this activity. Ensure all staff is aware of conditions in this Authority to meet environmental requirements
- 33. The holder of this Authority must ensure best practice housekeeping that will provide a safe and healthy environment for workers and customers that enter the premises.

Control of Contamination

- 34. Contaminants/wastes (liquid and solid) must not be realised into the environment from the environmentally relevant activity where the release will or may cause an environmental nuisance or environmental harm.
- 35. Maintain impervious bunds around all stored oil (including waste oil) and solvent containers. Cover or roof any outside storage area to prevent water from entering the waste fluid
- 36. Where possible and practicable, recycle waste matter.

Noise

- 37. Any activity carried out on this premises must not cause an 'unreasonable noise' as defined in the Environmental Protection (noise) policy) 1997.
- 38. Be aware of cumulative effects of noise levels on the receiving environment, and implement appropriate procedure to reduce noise levels from activities, particularly before 7am and after 6pm.

Air

- 39. The holder of this Environmental Authority must not permit odour and or visual contaminants including dust, smoke, fumes or aerosols that will cause an environmental nuisance or environmental harm to be released into the environment.
- 40. No incineration of open burning shall be carried out on-site, and or without approval from the relevant Fire Authority.
- 41. Solid and liquid waste shall be stored and disposed of in a manner that will not cause odour nuisance, recycle such waste products where practical and possible.

Water

- 42. The activity shall not be conducted in a manner that may cause the contamination of stormwater run off.
- 43. Storage areas for chemicals, veterinary products and other products that have the potential to harm the environment must be covered and banded to avoid contaminating of the surrounding soils and stormwater system.



44. Waste water and other liquid waste shall not be discharged or released to the stormwater drainage system.
45. Ensure that no stormwater runoff or rain water from down pipes etc. flows through the animal boarding kennel areas.
46. Any spillage of wastes, contaminants or other material must be cleaned up as quickly as practicable in manner that minimizes environmental harm.
47. Choose biodegradable and low phosphate dog-wash products where practical.

Solid Wastes

48. Any metal and other solid waste entering Council's landfill clutter, all appropriate paper work must be retained and presented to a delegated officer upon request.
49. Remove solid animal wastes (stools) prior to washing kennel floors. Compost such mater and recycle where appropriate.
50. Empty all containers or vessels containing chemicals or potential contaminants before disposing via your waste collection service.
51. All chemicals (eg dog wash, disinfectants and veterinary products) are to be stored in a secure container to ensure safety of personnel and visitors to this site.

Animal Control

52. Access to kennels must be restricted to staff only, at the discretion of the kennel proprietor.
53. All closely contained animals are to be exercised or allowed to exercise themselves for –
 - a. Two (2) hours in every Twenty-four (24) hour period
 - b. Twice for a period of not less then one hour in every twenty-four hour period
54. The controller of an animal/s must not allow such animals to injure or kill another animal.
55. All animals are to be housed in separate constraining areas, unless a formal approval has been granted by the owner of the animals, that such animal can be housed within the same enclosure.
56. All animal housed within the boarding premises are to be adequately fed and watered to ensure the continual health and safety of the animal for the duration of stay at the boarding premises.
57. Any animal showing signs of sickness and or injury during the period of being kept at the boarding premises are to be inspected by a veterinary officer and administered medication in accordance with the directive of such veterinary officer.
58. All animals must be adequately sheltered from the weather.

Protect animal welfare and community amenity

59. Keep kennels well maintained and well ventilated to reduce odour and to prevent the spread of respiratory infections (eg canine cough)
60. Clean kennels regularly to prevent odour generation.

General

61. The activity shall be conducted as far as practicable in accordance with the relevant Environmental Guideline as states in the Environmental Protection Regulation 1998 Schedules.
62. At all reasonable times, the holder of the Environmental Authority shall permit access by authorized personal for the purpose of premises inspection.



That Cr. Bartels and Cr. Price be appointed the position of Deputy Chairpersons to the Local Disaster Management Group.

CARRIED

Delegated Officer

Manager Environmental Health

GENERAL BUSINESS

- The Director of Community Services was invited to provide Council an update for his department. He provided Council an overview of discussions undertaken with State Library Queensland, and in relation to the Rural Housing Project, through the Department of Housing.
- The Director of Corporate Services was invited to provide Council an update for his department. His update included progress on the implementation of the new phone system, IT matters and proposed staff training in the New Year for the Records Management System.

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
COUNCIL ADJOURNED FOR LUNCH AT 12.40PM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RETURNED FROM LUNCH AT 1:36PM

GENERAL BUSINESS CONTINUED

- Councillors Hartley, Baker and Watson provided an update of discussions following their attendance at the 2009 Local Government Bill.
- Cr. Denton provided an update of her attendance at the Maranoa and District Regional Planning Advisory Committee meeting held in Surat on 16 December 2008. The next meeting will be held 18th February, 2009 in Roma.
- Cr. Baker provided an update following her attendance at the most recent Active Roma Meeting. She further outlined the group's intentions in relation to the Q150 funding program for health initiatives. The Director of Community Services also provided Council his thoughts on the group's involvement with the Social Development aspect of his department.
- Cr. Wason provided a copy of Financial Data in relation to the Roma Saleyards for Councillors information.

Australia Day nominations

The Director of Community Services provided Council details of nominations received for the Australia Day Awards 2009. Council then selected the Category winners for each location within the Region.

PRESENTATION

Council participated in the presentation marking the release of the new Regional Diaries.



The Mayor left the Council chambers at 3.15pm with the Deputy Mayor taking the chair.

PRESENTATION

Barry Braithwaite provided Council an update on the future role of Regional Development Australia. He indicated that the newly formed group would now be and advisory committee to assist the Federal and State Government understand Community needs. Further updates will be provided as the organisation progresses initiatives.

GENERAL BUSINESS CONTINUED

Australia Day nominations

Council finalised selection of the Australia Day Awards 2009 nomination winners.

Council requested the Director of Community Services forward a letter to all nominees congratulating them on their nomination and inviting them to attend the 2009 Australia Day Awards ceremonies across the Region.

Delegated Officer	Director Community Services
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CLOSURE

At 3.55PM, there being no further business, the Deputy Mayor thanked Council for their attendance and declared the Meeting closed.

These Minutes will be confirmed at the General Meeting of Council to be held on 21 January, 2008.

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Mayor.

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Date.