

# ***ROMA REGIONAL COUNCIL***

## **MINUTES OF THE GENERAL MEETING OF ROMA REGIONAL COUNCIL HELD AT THE ADMINISTRATION CENTRE, ROMA ON 08 OCTOBER 2008 COMMENCING AT 9.00AM**

### **ATTENDANCE**

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. M L Price, Cr. W S Wason, Chief Executive Officer - Stuart Randle, Director Operations – Andrew Byrnes, Director Planning & Environment – Rob Hayward, Director Social Services - Martin Cookson, Director Social Services – Tony Klein, Charisse Edwards – Corporate Communications Officer, Kelly Rogers Minutes Officer in attendance.

### **GUESTS**

Representatives from Southern Inland Queensland ACC and Jane Delaney-John from the Hornery Institution were in attendance at the meeting.  
Council's Management Team for Social Services were also in attendance.

### **WELCOME**

The Mayor welcomed all present and declared the meeting open at 9.01 am.

### **APOLOGIES**

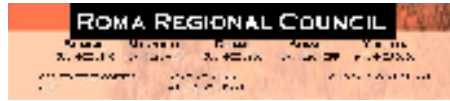
<p><b>Resolution No. GM 240.08</b> <b>Moved Cr. Price</b> <span style="float: right;"><b>Seconded Cr. Baker</b></span> <b>That apologies be received and leave of absence granted for Cr. Watson for this meeting.</b> <b>CARRIED</b></p>
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### **CONFIRMATION OF MINUTES**

<p><b>Resolution No. GM.241.08</b> <b>Moved Cr. Baker</b> <span style="float: right;"><b>Seconded Cr. Hartley</b></span> <b>That the minutes of the General Meeting (12-24.09.08) held on 24th September 2008 be confirmed.</b> <b>CARRIED</b></p>
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### **BUSINESS ARISING FROM MINUTES**

There was no business arising from the minutes of the General Meeting.



**ADOPTION OF REPORTS & MINUTES OF COMMITTEE MEETINGS**

**Resolution No. GM.242.08**  
**Moved Cr. Chambers** **Seconded Cr. Bartels**  
**That the minutes of the Committee Meeting Report held on 1st October 2008 as amended be received and adopted.**  
**CARRIED**

It was requested that page 6 of the minutes be amended to state “Cr. Bartels informed Council of a culvert on Dargal Rd with worsening indentation.”

**BUSINESS ARISING FROM COMMITTEE MEETING REPORT**

There was no business arising from the minutes Committee Meeting Report.

**CONSIDERATION OF NOTICES - BUSINESS**

Cr. Baker put forward specific questions in relation to potential impacts of the coal seam gas industry to the region’s water supplies and agricultural land use. The CEO provided a response to each of the questions raised by Cr. Baker for Councils consideration and information.

The CEO further advised Council he was in possession of a detailed report provided by McInnes Wilson Lawyers discussing Coal Seam Gas Water, should Council wish to review the report upon request.

Further discussion took place on potential coal seam gas water re-use for domestic and agricultural purposes, as well as the role of gas companies in negotiating compensation for land owners impacted by gas wells.

Cr. Bartels requested Council be provided standing water levels in each area within of the bores located in Roma. This includes consumption figures within Roma over the past few months and historical levels for comparison.

<b>Delegated Officer</b>	<b>Director Operations</b>
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**REPORTS**

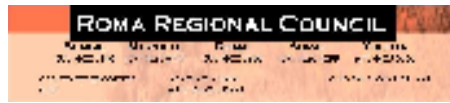
**Item Number:** 13-01-Community Services **File Number:** N/A

**SUBJECT HEADING:** DONATION REQUEST FOR EXTENSION OF CHAPLAINCY PROGRAM

**Name of Applicant:** Gordon Rowlings

**Location:** Roma

**Author and Officer’s Title:** Jay Dobbin, Regional Youth Coordinator-Mitchell Office



**Executive Summary:** A letter has been received by council requesting that Roma Regional Council donate \$10,000.00 toward extending the chaplaincy program at the Roma Junior School from 3 days to 4 days per week.

**Discussion:**

The Director of Community Services advised his response in relation to this request would provide additional information on the application process for funding under the Community Grants & Assistance once adopted by Council.

**Resolution No. GM.243.08**  
**Moved Cr. Bartels** **Seconded Cr. Baker**  
**That Council does not grant approval to provide funding for the amount of \$10,000 based on the following considerations:**

- **It does not form part of the core role of Council to fund Chaplaincy Programs.**
- **There is currently an existing funding body that provides funding, namely The National School Chaplaincy Program.**
- **Not discrediting the great benefits of the Chaplaincy Program, the nominated amount of money requested could be injected into the Youth Budget to benefit young people across the entire Roma regional area, not just focusing on those young people targeted by the Chaplaincy Program.**

CARRIED

Delegated Officer	Regional Youth Coordinator - Mitchell
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**Item Number:** 13-02-Community Services **File Number:** N/A  
**SUBJECT HEADING:** TRANSFER OF MAJOR MITCHELL CARAVAN PARK LEASE  
**Name of Applicant:** Mr Alan William Hicks & Mrs Joanne Maree Hicks  
**Location:** Mitchell  
**Author and Officer’s Title:** Noela Ward, Principle Manager Economic Development  
 Mitchell Office

**Executive Summary:** In March 2008 Booringa Shire Council assigned the lease of the Major Mitchell Caravan Park to Mr Alan Hicks and Mrs Joanne Hicks. Subsequently Mr Hicks provided advice that they were unable to continue with the lease of the Major Mitchell Caravan Park due to personal reasons and that a reassignment of the lease would be sought upon the establishment of a contract of sale. An application has been received seeking Council’s consent to transfer the lease of the Major Mitchell Caravan Park from Mr Alan William Hicks and Mrs Joanne Maree Hicks to Lawshir Pty Ltd as Trustee for Xonbod Trust.

**Resolution No. GM.244.08**  
**Moved Cr. Chambers** **Seconded Cr. Price**  
**That Council consent to the transfer of the Lease for the Major Mitchell Caravan Park from Mr Alan William Hicks and Mrs Joanne Maree Hicks to Lawshir Pty Ltd as Trustee for Xonbod Trust on the basis that such consent be provided subject and conditional to –**



- (i) the tenant’s agreement to sign all appropriate documentation to facilitate the assignment of the lease;
  - (ii) the tenant’s agreement to pay for the legal fees and all other costs and expenses of Council arising out of or in relation to the assignment of the lease; and
  - (iii) Ministerial approval.
- CARRIED

Delegated Officer	Principle Manager Economic Development - Mitchell
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**Item Number:** 13-03- Operations      **File Number:** N/A  
**SUBJECT HEADING:** SALEYARDS OPERATIONS REPORT – OCTOBER 08  
**Author & Officer’s Title:** Terry Hyland, Operations Manager - Saleyards

**Executive Summary:** Report provided to Council for information purposes in relation to Operations of the Saleyards for the month of October 2008 and related sales figures for September 2008.

**Discussion:**  
 Council recommended the Operations team provide additional support to the Operations Manager at the Saleyards, particularly through the meeting process and preparation of Budgets and Reports.

Cr. Baker requested an update on staff hours of operation on day of sale at the Saleyards in line with Workplace Health & Safety requirements. The CEO advised the Contractor is required to have a fatigue management plan in place for employees in order to meet Councils obligations under duty of care. The CEO further advised he would follow up on progress of the plan.

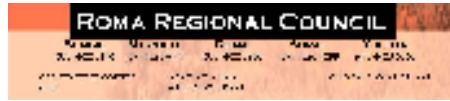
Responsible Officer	CEO
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Cr. Wason enquired on the potential for local residents obtaining water held in the holding Ponds at the Saleyards for re-use.

**Action:**  
 Council requested the Director of Operations further investigate available funding and sewerage arrangements for the water holding ponds at the Saleyards in conjunction with pending development of a neighbouring site.

Delegated Officer	Director Operations
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**Item Number:** 13-04- P & E      **File Number:** N/A  
**SUBJECT HEADING:** TEMPORARY ACCOMMODATION  
**Name of Applicant:** Nicole Whitton



**Location:** 41 Robusta Drive, ROMA  
**Author and Officer’s Title:** Rob Hayward, Director Planning & Environment

*Executive Summary:* The applicant has applied for a “Temporary Accommodation” dwelling, located at 41 Robusta Drive, for 12 months while a permanent dwelling is constructed.

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

**Discussion:**  
Cr. Baker enquired on Councils process of policing prescribed conditions for building and development approvals.

**Resolution No. GM.245.08**  
**Moved Cr. Denton** **Seconded Cr. Wason**  
**That the application for Temporary Accommodation, located at 41 Robusta Drive Roma, be approved subject to the following conditions:**

- 1. Approval for “temporary accommodation” dwelling is for 12 months only, after which time the dwelling must be removed from the site. Period of approval to commence from the date of decision notice.**
- 2. Building approval is required for the “temporary accommodation” dwelling before being placed onsite.**
- 3. The style and design of “temporary accommodation” dwelling is in accordance with the plan provided with application.**
- 4. Building application for the permanent dwelling must be lodged with four months of this decision notice.**

CARRIED

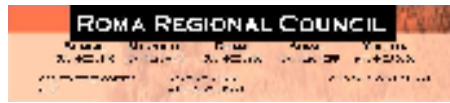
Delegated Officer	Director Planning & Environment
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**Item Number:** 13-05- P & E **File Number:** N/A  
**SUBJECT HEADING:** NEGOTIATED DECISION NOTICE  
**Name of Applicant:** Robin Hodge  
**Location:** 44564 Warrego Highway, ROMA 4455  
**Author and Officer’s Title:** Rob Hayward, Director Planning & Environment

*Executive Summary:* The applicant has applied for a Negotiated Decision from the original decision for a Reconfiguration of Lot on the above land. The applicant requests that Council consider removing condition 11b (Sewerage Headworks).

**Zoning of Land under the Roma Town Planning Scheme:** Industrial

**Discussion:**  
Cr. Bartels enquired on location of access to the lot in question. The Director of Planning & Environment confirmed a new access was required to the lot.



**Resolution No. GM.246.08**

**Moved Cr. Wason**

**Seconded Cr. Denton**

**That the application for Negotiated Decision Notice – Reconfiguring a Lot, be approved subject to the following conditions:**

**Compliance with all of Main Roads Conditions dated 04 July 2008 -**

- 1. That the applicant provide 25.0 m wide road reserves and 12 metre wide bitumen carriageways [kerb to kerb] with asphalt at intersections (prior to lots being sold).**
- 2. The applicant shall also supply kerbing and channelling along both sides of all roads.**
- 3. All lots are to be connected to reticulated water and detailed plans to be lodged with operational works application in accordance with Council standards.**
- 4. Effluent disposal for each lot is connected in accordance with Schedule 5: “Standards for Sewerage Supply” and detailed plans to be lodged with operational works application.**
- 5. That the surface and roof stormwater drainage be in accordance with the Queensland Urban Drainage Manual and detailed plans to be lodged with operational works application.**
- 6. A 2 metre high solid fence combined with a 5 metre wide buffer strip is to be provided along the western boundary adjoining the existing Rural Residential Development. A detailed landscaping plan is to be lodged with operational works application.**
- 7. The applicant provide below ground electricity and street lighting design which conforms to AS/NZS 1158 – lighting for Roads and Public Spaces for Councils approval. (Prior to development commencing)**
- 8. The requirements to reconfigure a lot authorised by this Development Permit must be fully performed and completed within forty-eight (48) 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 (48) 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 (48) 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.**

- 9. 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.**
- 10. Site layout shall conform generally with the proposal sketch included with the application**





**2. Landscaping along front boundary, adjoining Beaumont Drive, (excluding access) with a minimum width of 2 metres.  
Vegetation is to have a mature height of at least 3 metres within 5 years of planting, unless planted under electricity lines, where the mature height must not exceed 3 metres.**

CARRIED

Delegated Officer	Director Planning & Environment
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Cr. Baker requested her objection to the motion be recorded.

**PRESENTATION**

The Honourable Bruce Scott MP addressed Council in relation to matters of common interest. He provided Council his views on the known and potential impacts of the gas industry for the region, highlighting elements pertaining to infrastructure, the economy and sociability.

Federal funding in relation to maintenance and upgrading of the Warrego Highway was also discussed.

**SUBJECT HEADING:** SUSPENSION OF STANDING ORDERS  
COUNCIL ADJOURNED FOR MORNING TEA AT 10:30AM

**SUBJECT HEADING:** RESUMPTION OF STANDING ORDERS  
COUNCIL RETURNED FROM MORNING TEA AT 11.15AM

**GENERAL BUSINESS**

Each of the Directors in turn provided Council an overview and update of progress within respective departments.

- o It was requested that the Director of Planning & Environment provide Council a report on the number of building and development applications and approvals for the region.

Delegated Officer	Director Planning & Environment
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The Director of Social Services introduced the management team for Social Services to Council.

- o The Director of Community Services advised Council that the draft Community Grants & Assistance Policy would be distributed week beginning 12 October 2008 for further consideration by Council at the Committee Meeting to be held on 15 October 2008.

Delegated Officer	Director Community Services
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- It was requested that the Director of Community Services arrange for the distribution of Council meeting minutes to relevant community groups within the Region.

<b>Delegated Officer</b>	<b>Director Community Services</b>
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- Cr. Price verbally provided details of written correspondence received from 2 residents in relation to Council rates charges. The Director of Social Services advised Council at that time he would follow up on the requests and provide Council further information at a later stage of the meeting.
- The Director of Operations advised Council he would provide Council a report for consideration at a future meeting, detailing a proposed ‘plant’ budget. He further advised a ‘Capital Works Program’ would be provided to Council at the next General Meeting to be held on 22 October 2008.

<b>Delegated Officer</b>	<b>Director Operations</b>
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Cr. Bartels queried the placement of gravel on the formed road for Ivy Street.

<b>Delegated Officer</b>	<b>Director Operations</b>
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Cr. Bartels requested consideration be given to extending the hours of operation at the Roma Dump beyond 5.30pm due to extended daylight hours.

<b>Delegated Officer</b>	<b>Director Operations</b>
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The Director of Operations advised Council he would provide a spreadsheet for Councils review in relation to the Operations Customer Complaints management procedure at the General Meeting to be held on 22 October 2008.

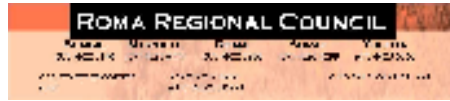
<b>Delegated Officer</b>	<b>Director Operations</b>
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**SUBJECT HEADING:** SUSPENSION OF STANDING ORDERS  
COUNCIL ADJOURNED FOR LUNCH AT 12.38PM

**SUBJECT HEADING:** RESUMPTION OF STANDING ORDERS  
COUNCIL RETURNED FROM LUNCH AT 1.47PM

**GENERAL BUSINESS CONTINUED**

The proposed works for construction of a roundabout on Alfred St was discussed. This matter was previously discussed at the Committee Meeting held 15 October 2008.



Cr. Bartels put forward a potential option for the roundabout layout, which Council in turn considered.

**Resolution No. GM.249.08**  
**Moved Cr. Wason** **Seconded Cr. Chambers**  
**That Council agree to progress the layout as recommended by Cr. Bartels;**  
**And,**  
**That the suggested layout be put forward to the Department of Main Roads for further comment and consideration.**  
**CARRIED**

<b>Responsible Officer</b>	<b>CEO</b>
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- Cr. Denton enquired on lack of water pressure at a known location in Injune, the Director of Operations advised Council was currently investigating an alternate outlet being installed to be utilized for filling of trucks. This should in turn improve the water pressure.

<b>Delegated Officer</b>	<b>Director Operations</b>
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- Cr Bartels raised for discussion Councils removal of a structure from Apex Park. He further advised that Apex are happy for the structure to be removed provided a picnic shelter is constructed in its place.

<b>Delegated Officer</b>	<b>Director Operations</b>
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**PRESENTATION**

Representatives from Southern Inland Queensland ACC provided Council an overview of the Stage Two of Funding Models and Infrastructure priorities for the region. They also provided Council an update on the Federal Governments RDA, with an announcement due for release from the department around October 2008.

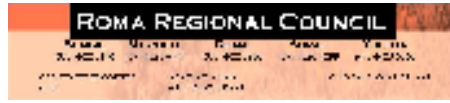
Council were asked a number of questions in relation to infrastructure and major project priorities for the region and the process of funding application and distribution. Council in turn responded to each of the questions. A handout was also provided which further detailed topics for discussion.

The Mayor left the Council Chambers at 2.25pm with Cr. Baker taking the Chair.

The Mayor resumed the chair at 2.31pm.

Council were assured a copy of the final report would be forwarded in due course for review.

**PRESENTATION**



Jane Delaney-John from the Hornery Institution provided Council an overview of current research being undertaken by the organisation into the investigation of community well-being in the region. Research is being conducted on behalf of Santos.

A Handout was provided to Council outlining the group's work following their engagement to the project. Community Consultations Workshops are being conducted within the region across a variety of organisations, individuals and community groups. The report is due for completion by 30 September 2008, at which time it will then be issued as a public document.

Council were requested to provide feedback on a number of topics, to which Council in turn responded. The Mayor invited Jane Delaney-John, accompanied by Santos representatives to again meet with Council to present findings of research conducted.

### **GENERAL BUSINESS CONTINUED**

- The Director of Corporate Services provided Council some additional information received from DNR with reference to rating scales for those properties with single properties located across multiple rating structure boundaries attached to former shires/towns.

### **CLOSURE**

There being no further business, the Mayor thanked Council for their attendance and declared the Meeting closed at 4.10 pm.

**These Minutes are to be confirmed at the next General Meeting of Council to be held on 22 October, 2008 at the Yuleba Administration Centre, Yuleba.**

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**Mayor.**

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**Date.**