



ROMA REGIONAL COUNCIL

MINUTES OF THE GENERAL MEETING OF ROMA REGIONAL COUNCIL HELD AT THE ADMINISTRATION CENTRE, ROMA ON 12 NOVEMBER 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, Cr. J S Watson, Chief Executive Officer - Stuart Randle, Director Operations – Andrew Byrnes, Director Corporate Services -Martin Cookson, Planning & Environment – Rob Hayward, Director Community Services – Tony Klein, Charisse Edwards – Corporate Communications Officer, Kelly Rogers Minutes Officer in attendance.

GUESTS

No guests were in attendance.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9:14am.

APOLOGIES

No apologies were received for the meeting.

CONFIRMATION OF MINUTES

Resolution No. GM.262.08
Moved Cr. Denton **Seconded Cr. Price**

That the minutes of the General Meeting (14-22.10.08) held on 22nd October 2008 be confirmed.

CARRIED

BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes.

ADOPTION OF REPORTS & MINUTES OF COMMITTEE MEETINGS

Resolution No. GM.263.08
Moved Cr. Bartels **Seconded Cr. Chambers**

That the minutes of the Committee Meeting Report held on 05 November 2008 as amended be received and adopted.

CARRIED



Cr. Baker requested an amendment to the first matter raised in General Business of the Minutes, found on page 14. The first sentence of this point be altered to state – ‘Cr. Baker notified Council that a letter had been received from a ratepayer regarding a Roma street requiring resurfacing works.’

BUSINESS ARISING FROM COMMITTEE MEETING REPORT

The CEO requested Council direction in relation to the correspondence received by Cr. Denton from a local resident in Injune advising three youths from the local community had qualified to attend a National Athletics Meeting in Canberra later this month.

Delegated Officer	Executive Support Team
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Cr. Bartels raised the matter of utilisation of head works charges payable for the development application received for reconfiguration of a lot located on 197 Currey Street, Roma. Subsequent discussion was undertaken by Council on this matter.

Cr. Price requested Council be provided a copy of the current roadwork’s program for Roma.

Delegated Officer	Director Operations
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CORRESPONDENCE

Item Number: 15-01-Corporate Services **File Number:** N/A
SUBJECT HEADING: DALBY AIR MAINTENANCE

Executive Summary: *Correspondence received from Dalby Air Maintenance requesting cancellation of the TNH aircraft annual landing fee charge. Dalby Air Maintenance also expresses an interest to purchase land at the Roma aerodrome in particular Lot 8 on RP655185.*

Resolution No. GM.264.08	
Moved Cr. Denton	Seconded Cr. Watson
That the request be further considered upon completion of strategic analysis of the operation and infrastructure requirements of the Roma Airport.	
CARRIED	

Delegated Officer	Director Corporate Services
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Item Number: 15-02-CorporateServices **File Number:** N/A
SUBJECT HEADING: BRUCE LUCY

Executive Summary: *Correspondence received from Bruce Lucy requesting an extension of the rate discount period as the original rates notices was not received.*

Resolution No. GM.265.08	
Moved Cr. Chambers	Seconded Cr. Bartels
That Council deny the requested rate discount period extension.	
CARRIED	



Delegated Officer	Director Corporate Services
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REPORTS

Item Number: 15-03-Community Services **File Number:** N/A
SUBJECT HEADING: VISITING PROFESSIONALS OFFICE – HIRE FEES
Author and Officer’s Title: Cassandra Sorensen, Community Development Co-ordinator (Injune/Yuleba)

Executive Summary: Hire fees for the Visiting Professionals Office in the new Injune Multi-Purpose Complex.

Resolution No. GM.266.08	
Moved Cr. Wason	Seconded Cr. Hartley
That Council approve:	
<ol style="list-style-type: none"> 1. the daily hire rate of \$60.00 and weekly hire rate of \$240.00 for the Visiting Professionals Office at the Injune Multi-Purpose Complex; 2. incorporate the hire fees into Council’s fees and charges schedule; and 3. that a hire agreement be drafted and implemented 	
CARRIED	

Responsible Officer	Community Development Coordinator (Injune / Yuleba)
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Item Number: 15-04-Corporate Services **File Number:** N/A
SUBJECT HEADING: ROMA/BUNGIL RECREATION CENTRE LEASE PROPOSAL
Author and Officer’s Title: Evan Mclean, Land & Property Coordinator

Executive Summary: Council recently called for expressions of interest for management rights to the Roma/Bungil Youth and Recreation Centre. One application was received being from the current lessee of the Recreation Centre, Novecove Pty Ltd. Approval from Council is sought to award management rights to Novecove Pty Ltd.

Discussion:

The Director of Corporate Services provided Council examples of potential performance criteria measurements.

Resolution No. GM.267.08	
Moved Cr. Denton	Seconded Cr. Price
That Council accept the proposal from Novecove Pty Ltd on the terms of a three year lease agreement with an option of a further two years extension, inclusive of specified performance criteria;	
And,	
That the operating hours be extended on Saturday’s to 4pm and opening Sunday’s from 10am to 12pm.	
CARRIED	

Responsible Officer	Land & Property Coordinator
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Item Number: 15-05-Corporate Services **File Number:** N/A
SUBJECT HEADING: BP LAND LEASE PROPOSAL
Author and Officer's Title: Evan Mclean, Land & Property Coordinator

Executive Summary: On the 23/10/08 an expression on interest was received from BP Australia Pty Ltd in relation to leasing vacant land described as Lot 11: RP 855185 located at the Roma Aerodrome. BP Australia is proposing to install an above ground A1 Jet fuel Tank at this lot. Council approval to lease the lot to BP is sought.

Resolution No. GM.268.08
 Moved Cr. Denton **Seconded Cr. Watson**
 That Council approves the offer from BP Australia Pty Ltd on the basis of a 5 year lease agreement with an option of a further 5 year extension of the lease.
 And;
 That Rent be based on current land valuation of the lot and set \$4000 per annum and rent to be adjusted in relation CPI an annul basis.
 CARRIED

Responsible Officer	Land & Property Coordinator
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Item Number: 15-05-Corporate Services **File Number:** N/A
SUBJECT HEADING: FEDERAL ASSISTANCE GRANT
Author and Officer's Title: Martin Cookson, Director Corporate Services

Executive Summary: The Federal Assistance Grant (FAGs) for the first quarter of 2008-09 was received on August 21st 2008, total for Roma Regional Council \$3,100,688.25. This information is provided to Council for information purposes and amounts to an increase of 5.8% over the previous year.

Action:
 Council receive and note the officer's report as presented.
 CARRIED

Item Number: 15-06- Operations **File Number:** N/A
SUBJECT HEADING: DUST SUPPRESSION STRIP REQUEST
Name of Applicant: Patricia Pack
Location: Anderson Road, Roma
Author and Officer's Title: Andrew Byrnes, Director Operations

Executive Summary: A written request has been made to Council from Patricia Pack requesting Council consider a dust suppression strip in front of the residence on Lot 256 on CP WAL 53170, Anderson's Road, Roma.



Resolution No. GM.269.08
Moved Cr. Watson **Seconded Cr. Chambers**
That Council decline the application to install a dust suppression strip in front of the residence on Lot 256 on CP WAL 53170.;
And,
That correspondence be forwarded to the applicant providing further explanation for Councils determination of this request.

CARRIED

Responsible Officer	Director Operations
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Item Number: 15-07-Planning & Environment **File Number:** N/A
SUBJECT HEADING: APPLICATION FOR PERMIT TO OCCUPY – MITCHELL / ST. GEORGE ROAD
Author and Officer’s Title: Kay Crosby, Manager Environment Health

Executive Summary: *Department of Natural Resources and Water has written to Council seeking views and or requirements on an application for a permit to occupy on land currently designated ‘stock route’ which has transport infrastructure commonly known as the Mitchell – St. George Highway.*

Resolution No. GM.270.08
Moved Cr. Watson **Seconded Cr. Chambers**

That Council provide a letter of objection to the Department in relation to the application for permit to occupy with the following explanation.

- 1. The resumption of land for permit to occupy would decrease the width of the current stock route. (Refer map)**
- 2. Reducing the width of stock route increases the risk of road safety when stock is travelling through this section of the route.**
- 3. Reducing the width of the stock route reduces the amount of feed available for travelling stock due to grazing rights within a Permit to Occupy.**
- 4. Fencing is to be implemented on the eastern side of the Mitchell – St. George Highway should the application be approved will eliminate access to water from the lagoon located in the specified area.**

CARRIED

Delegated Officer	Manager of Environment Health
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Cr. Baker entered the Council Chambers at 10.04am.

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
COUNCIL ADJOURNED FOR MORNING TEA AT 10:05AM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RETURNED FROM MORNING TEA AT 10:40AM



Item Number: 15-08- PLANNING & ENVIRONMENT **File Number:** N/A
SUBJECT HEADING: **MANAGER ENVIRONMENTAL HEALTH MONTHLY ACTIVITY REPORT NOVEMBER 2008**
Author & Officer's Title: Kay Crosby, Manager Environment Health

Executive Summary: Report provided to Council for information purposes in relation to Environmental Health activities for the month of October 2008.

Discussion:

Funding allocations were discussed for the upgrade/replacement of Washdown facilities located in Mitchell and Injune. Council requested a further report and copy of the proposed plans for the Washdowns be provided at the next meeting of Council to be held on 19 November 2008.

Delegated Officer	Manager of Environment Health
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The Pest Management Plan Review was discussed, with particular focus placed on the control of Parthenium outbreaks across the region. It was suggested that the existing workforce be utilised by moving teams across the region to identified locations of substantial weed outbreaks. It was also suggested the use of private contractors be considered for locations that are easy to access, with internal staff treating areas not easily accessible.

Cr. Denton enquired on the enforcement of rectification costs when roads within the region on the designated stock route are damaged by travelling cattle.

Action: That Council receive and note the Monthly Activity Report for November 2008.
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Delegated Officer	Manager Environmental Health
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Item Number: 15-09- Planning & Environment **File Number:** C12.224
SUBJECT HEADING: APPLICATION FOR MATERIAL CHANGE OF USE & ERA #11A
Name of Applicant: Outback Truckstops Pty Ltd Stops
Location: 31 Flower Street, INJUNE
Author and Officer's Title: Rob Hayward, Director Planning & Environment

Executive Summary: The applicant has applied for a Material Change of Use and ERA to establish a Vehicle Refuelling and Fuel Storage Depot at 3 Flower Street, Injune.

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

<p>Resolution No. GM.271.08 Moved Cr. Wason Seconded Cr. Hartley That the application for Material Change of Use and Environmentally Relevant Activity to establish a vehicle refuelling and fuel storage depot at 3 Flower Street, Injune be approved subject to the following conditions:-</p> <ol style="list-style-type: none"> Access from Flower Street is to be designed and constructed in accordance with "Standard Drawing D04-259B - Reinforced Concrete Access Crossovers". Access to the development is to be from the north via R 23 (Camping, trucking and road purposes reserve). Flower Street is to be used for exiting vehicles only.
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3. Landscaping is to be provided with a minimum width of two (2) metres along site boundaries; and

Vegetation is to have a mature height of three (3) metres within five (5) years of planting.
4. Premises have on site effluent disposal system designed in accordance with Schedule 6 Standards for Sewerage Supply.
5. Stormwater shall be collected and discharged in accordance with Schedule 7 Standards for Stormwater Drainage or in accordance with other relevant standards to the satisfaction of Council.

Stormwater is collected and discharged so as to:
 - a. Protect the stability of buildings or the use of adjacent land;
 - b. Prevent the waterlogging of nearby land; and
 - c. Protect and maintain environmental values
6. Stormwater runoff from roads and driveways will be dispersed on site to the natural drainage lines in a manner that does not cause scouring or gullyng.
7. Ensure that no stormwater runoff or rain water from down pipes etc. flows through the work area and causes environmental harm.
8. Air emissions from premises are not to cause environmental harm or nuisance to adjoining properties or sensitive land uses.
9. Construction and operational noise must not exceed the requirements of the Environmental Protection Noise Policy.
10. During construction soil erosion and sediment is managed in accordance with Schedule 8 Standards for construction activity.
11. Do not dispose of any waste as identified as 'Regulated Waste' (Environmental Protection Regulation 1998 – Schedule 7) into your waste bin.
12. Nothing is to be burnt at the premises, and nothing is to be removed from the premises and burnt elsewhere.
13. Dust emissions are to be control by way of dust suppressant (e.g. use of water and or compacted road base) to prevent dust nuisance. (Refer to Council's Local Law No 6 – Control of Nuisances)
14. All storage of flammable and combustible liquids must be stored in compliance with Australian Standard AS1940-2005. "The Storage and handling of Flammable and Combustible Liquids."
15. Prior to the commission of the site, the owner/leasee must be licensed with Roma Regional Council for Flammable and Combustible Liquids and where necessary advised Emergency Management Queensland of a dangerous goods site.
16. The visual amenity of the premises is to be neat and tidy and not to pose any health and safety aspects to the community.

CARRIED

Delegated Officer

Director Planning & Environment



Item Number: 15-10- Planning & Environment **File Number:** C12.233
SUBJECT HEADING: APPLICATION FOR MATERIAL CHANGE OF USE
Name of Applicant: The Corp of Roman Catholic Diocese of Toowoomba
Location: 140 Alice Street, MITCHELL
Author and Officer's Title: Rob Hayward, Director Planning & Environment

Executive Summary: The applicant has applied for a Material Change of Use for “Commercial Activities” – “Shop” (Op-Shop Extension) on land at 140 Alice Street, Mitchell.

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

Resolution No. GM.272.08

Moved Cr. Chambers

Seconded Cr. Baker

That the application for a Material Change of Use for “Commercial Activities” – “Shop” (Op-Shop extension) on land at 140 Alice Street, Mitchell be approved subject to the following conditions:-

1. Approval is granted for the purpose of “Commercial activity” – “Shop” (extension to Op-Shop).
2. The development shall be generally in accordance with supporting information supplied by the applicant with the development application and with the Information Request response and generally in accordance with plan number 1184_01, dated September 2008.
3. Loading and unloading shall occur only between the hours of 7.00am and 6.00pm Monday to Friday, and 7.00am and 12.00 noon Saturday. No loading and unloading shall occur on Sunday or Public Holidays.
4. One (1) sealed vehicle crossover shall be provided for Lot 1, as shown on plan number 1184_01 in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.3 (1) and (2) or to other relevant engineering standards to the satisfaction of Council.
5. A minimum of three (3) carparking spaces shall be provided on-site in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.2 (1) (a). The carparking spaces and associated manoeuvring areas shall comply with AS2890.1 – Off-Street Carparking.
6. Vehicle manoeuvring areas shall be provided on-site so that all vehicles can enter and leave the site in a forward direction.
7. All internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed or constructed of other suitable material to allow all weather access in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.2(1)(b) or to other relevant standards to the satisfaction of Council.
8. The site shall be connected to Council’s reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 or to other relevant engineering standards to the satisfaction of Council.
9. The site shall be connected to Council’s reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1 or to other relevant engineering standards to the satisfaction of Council.



10. The site shall be adequately drained and all stormwater shall be discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 or to other relevant engineering standards to the satisfaction of Council.
11. The site shall be connected to the reticulated electricity supply system in accordance with relevant engineering standards.
12. 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 adjoining property boundary. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
13. Provision shall 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.
14. Any filling or excavation necessitated to meet the conditions of this approval shall be undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 or to other relevant engineering standards to the satisfaction of Council.
15. Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 or to other relevant engineering standards to the satisfaction of Council, and shall remain in place for the duration of the construction.
16. No construction shall take place until the appropriate erosion control and silt collection measures are in place as required by Condition 15 above. Such erosion control and silt collection measures shall remain on-site throughout the construction period.
17. The cost of carrying out works as required by conditions of approval shall be at the expense of the applicant.

CARRIED

Delegated Officer

Director Planning & Environment

GENERAL BUSINESS

The Mayor invited each of the Directors to in turn provide an update for their respective departments.

Director Community Services

- Council was provided a handout which outlined current activities and projects being undertaken by the Community Development Team.

Resolution No. GM.273.08

Moved Cr. Watson

Seconded Cr. Baker

That Council approve the appointment of Robert Cornish, in replacement of Donna McCarrol (both of whom are members of the Booringa Action Group) to the Maranoa Retirement Village Committee, as a representing delegate on the committee under the category of 'Other Groups.'

CARRIED



Delegated Officer	Director Community Services
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Resolution No. GM.274.08
Moved Cr. Price **Seconded Cr. Chambers**
That Council approve the Maranoa Retirement Village Committee’s term be extend to 6 months beyond the term of the existing Council.
 CARRIED

Delegated Officer	Director Community Services
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- Correspondence from the Bymount Community & Recreation Association was placed before Council at the Committee Meeting of 5th November 2008. At that time Council requested it be considered in conjunction with the adopted Community Grants and Assistance Policy. The Director of Community Services again brought forward this correspondence seeking Councils direction.

Resolution No. GM.275.08
Moved Cr. Denton **Seconded Cr. Chambers**
That Council donate \$1000 in support of Bymount Community & Recreation’s Association to undertake maintenance and upgrading works of the Bymount hall.
 CARRIED

Delegated Officer	Executive Support Team
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- Council requested the Director of Community Services investigate Council officer attendance at the Roma Community Arts Group monthly meetings.

Delegated Officer	Director Community Services
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- Cr. Watson requested future uses of the Masonic Hall and Repertory House be investigated.

Delegated Officer	Director Community Services/Land & Property Coordinator
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- Cr. Watson requested the Director of Community Services follow up on an earlier Council resolution in relation to the Show Society and Pony Club.

Delegated Officer	Director Community Services
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Director Operations

- The Director of Operations identified for discussion an application submitted by Andrew Woodside for Reconfiguration of a Lot, located at 150 Bunsdale Road, Roma. This application was discussed at the Committee Meeting held on 5 November 2008.

At this meeting Council resolved the following condition, being condition number 9 of 9 that:

“Council requires the applicant to make a contributing payment towards infrastructure works on Bunsdale Road.”

Methodology of calculating the applicant’s contribution towards infrastructure works on Bunsdale Road, ROMA was discussed. Council determined the applicant’s contribution towards these costs is calculated at \$70,578.00 plus GST.



GENERAL BUSINESS CONTINUED

- It was agreed that Councillors will attend the Office Christmas Parties across the region.
- Cr. Denton requested Council attend a site visit of the Roma Dump following closure of the meeting.
- Cr. Denton requested cleaning of an oil spillage outside the Injune Caravan Park be undertaken.

Delegated Officer	Director Operations
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- Cr. Baker raised compensation concerns for landholders impacted by Coals Seam Gas excavation holes for both exploration and production of CSG.
- The Mayor advised he had been approached by a representative from the Rotary Club of Roma requesting Councils commitment to working collaboratively with their organisation in progressing the project to construct a town clock in the Roma CBD.
- Cr. Chambers and Cr. Denton requested the Television station transmission infrastructure be inspected due to difficulty encountered by those surrounding locations receiving all free to air stations.

Delegated Officer	Land & Property Coordinator
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- Cr. Wason advised that five (5) applications had been received for the position of house parents at the student youth hostel in Roma.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the Meeting closed at 1:55pm.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 26 November, 2008 at the Injune Administration Centre, Injune.

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Mayor.

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Date.