

**Minutes of the Ordinary Meeting
of the Wondai Shire Council
held on 13 February 2008**

PRESENT:

Councillors: I.D. Carter (Mayor), M.P. Bird, K.A. Duff, P. Fletcher, D.W. Kratzmann (Deputy Mayor), R.G. Mitchell, K.N. Polzin, P.A. Seiler, G.L. Smith and G.A. Boyle.

Council Staff: Ms E.M. Sharpe (Acting Chief Executive Officer) and Ms A.K. Norris (Environmental Health Officer).

Cr Duff advised she would be late for meeting.

CONFIRMATION OF MINUTES: Moved, Cr M.P. Bird, Seconded, Cr R.G. Mitchell that the Minutes of the Ordinary Meeting held on 23rd January 2008 be confirmed. Carried (9/0)

10.03 Cr Duff arrived

FINANCIAL STATEMENTS: Moved Cr P. Fletcher, Seconded, Cr G.A. Boyle that the financial statements be received. Carried (10/0)

PAYMENTS TO CREDITORS: Moved, Cr M.P. Bird, s Cr P. Fletcher that the payments to creditors listed in the meeting papers be received. Carried (10/0)

APPLICATION FOR GRANTS AND DONATIONS - WONDAI STATE SCHOOL: Moved Cr P. Fletcher, Seconded, Cr K.A. Duff that Council provide a bobcat at no hire for two hours to assist Wondai State School undertake earth drain cleaning and erosion control. Carried (10/0)

REQUEST FOR THIRD DOG - PATSY PHIPPS: Moved, Cr K.A. Duff, Seconded, Cr M.P. Bird that the application Patsy Phipps submitted to keep a third dog at 77 Edwards Street be approved subject to the following conditions:

1. Current registration under S8 Local Law No. 4 Keeping and Control of Animals be maintained for all three dogs.
2. The approval relates to the current dogs only. Approval for the keeping of a third dog will expire after six months unless a new application for extension is made.
3. If Council receives a valid nuisance complaint, Council has authority to cancel the third dog permit and will require removal of third dog immediately.

Carried (9/1)

ENVIRONMENTAL HEALTH OFFICER'S REPORT: Moved, Cr R.G. Mitchell, Seconded Cr P. Fletcher that the Environmental Health Officer's Report be received. Carried (10/0)

PLANNING REPORT: Moved, Cr M.P. Bird, Seconded, Cr R.G. Mitchell that the Planning Report be received. Carried (10/0)

PLANNING APPLICATION - RECONFIGURING OF A LOT - 26 GREENVIEW ROAD -

JOE GUY: Moved, Cr G.L. Smith, Seconded Cr P. Fletcher that the Council approves the application by Joe Guy to reconfigure Lot 26 Greenview Road under section 3.5.11 of the *Integrated Planning Act 1997* subject to the following conditions.

Conditions applicable to the whole approval

- 1) The subject site is to be developed in accordance with the *approved plans of development* submitted with the application, titled 'Proposed Sub-division', prepared by O'Reilly, Nunn, Favier, Drawing No. 3633P/1.
- 2) Outstanding charges or expenses levied by the Council over the subject land are to be paid prior to Council sealing the plan of subdivision.
- 3) All significant existing vegetation should be protected and maintained unless situated in a location approved for building or other works.
- 4) Property boundaries are to be located to ensure that the setbacks of existing buildings or structures to property boundaries comply with the Building Regulation 2006.
- 5) Prior to the submission of the plan of subdivision to Council, reinstate survey marks and install new survey marks in their correct position in accordance with the plan of subdivision. Such work is to be certified in writing by a Licensed Surveyor.
- 6) Screen the existing shed from Greenview Road by constructing a 1.2m close batten timber along the road frontage (except for pedestrian and vehicular access points) together with landscaping between the building and road boundary alignment. In this regard, a landscaping plan complying Section O12 of the Urban Locality Code shall be submitted to Council.

Engineering and services (generally)

- 7) All internal services are to be contained within respective lots.
- 8) The relocation of any infrastructure or services required as a result of this approval, including these conditions, is to be carried out at no cost to the Council.
- 9) Evidence is to be provided that a dwelling constructed on proposed lot 1 could be connected into the existing sewer reticulation system. If an extension to the system is required it is to be to the standard of service shown in Schedule 2 Division 2 of the Planning Scheme. Any new jump up connection to the sewer is to be carried out at no cost to Council.
- 10) Each lot is to be serviced with reticulated electricity to the applicable standards of service shown in Schedule 2 Division 5 of the Planning Scheme.
- 11) Each lot is to be provided with telecommunication services to the applicable standards of service shown in Schedule 2 Division 5 of the Planning Scheme.
- 12) The payment of appropriate infrastructure contributions as determined in accordance with the provisions of Planning Scheme Policy No.7 – Infrastructure Provisions, which are:

Water Supply Infrastructure Contribution:\$1497

Sewerage Infrastructure Contribution: \$2647

Public Parks Infrastructure Contribution: \$500

Vehicle Access

- 13) Provide allweather vehicle access to the property as per Council requirements.

Stormwater Drainage

- 14) Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.
- 15) Stormwater retained on site is to be disposed of to the specifications of Council engineers. Carried (10/0)

WORKS REQUEST STATEMENT: Moved Cr P. Fletcher, Seconded, Cr R.G. Mitchell that the works request statement be received. Carried (10/0)

ROAD CONSTRUCTION AND MAINTENANCE REPORT: Moved, Cr M.P. Bird, Seconded, Cr G.A. Boyle that the Road Construction and Maintenance Report be received. Carried (10/0)

WATER RESTRICTIONS: Moved, Cr I.D. Carter, Seconded, Cr K.N. Polzin that in accordance with Council's Drought Management Policy EM001, Council introduce Level 3 water restrictions in Wondai, Tingoora, Proston and Proston Rural effective 14th February 2008, which includes the use of hand held hoses and approved regulated drip irrigation systems for seven hours per day between the hours of 5am-8am and 5pm-9pm. Carried (10/0)

PROSTON CENTRE RAVE YOUTHGROUP: Moved Cr P. Fletcher, Seconded, Cr K.A. Duff that Council advise the Proston Centre Rave Youthgroup that they can continue to utilise the Proston Hall for their activities until it is demolished and that Council is willing to enter into a lease agreement for a portion of Lot 5 on RP904174 for the group to place a demountable building and Rave Cage. Carried (10/0)

WHEATLANDS RURAL FIRE BRIGADE - USE OF COUNCIL LAND: Moved, Cr D.W. Kratzmann, Seconded, Cr K.A. Duff that the Chief Executive Officer and Mayor negotiate a lease with Queensland Rural Fire Service for the use of Council land in Mondure to house a new fire unit and equipment for the Wheatlands Rural Fire Brigade. Carried (10/0)

WONDAI GOLF AND BOWLS CLUB INC: Moved Cr P. Fletcher, s Cr K.N. Polzin that Council advise the Wondai Golf and Bowls Club Inc that Council is prepared to enter into an arrangement whereby they pay a minimum repayment of \$3,000 per year, with a minimum of two payments of \$1,500 to be paid in October and April each year. Carried (10/0)

B.A & E.E HUNTER - TWO LOT SUBDIVISION AND EASEMENT: Moved, Cr D.W. Kratzmann, Seconded Cr P. Fletcher that Council advise BA & EE Hunter that Council will waive fifty percent of the Public Parks Infrastructure Contribution and fifty percent of the Road Infrastructure Contribution in recognition of the difficulties associated with the unregistered easement. Carried (10/0)

DEVELOPMENT APPLICATION - GLEICH - REPORT ON ROADWORK COSTINGS: Moved, Cr D.W. Kratzmann, Seconded, Cr P.A. Seiler that Council obtain a full costing of

upgrading Middle Road and Back Road to meet the proposed vehicle movements required for the operation of the feedlot at maximum capacity. Carried (10/0)

Confirmed this 5th day of March 2008.

.....
I.D. Carter
MAYOR

.....
Eleanor Sharpe
A/CHIEF EXECUTIVE OFFICER