



General Meeting of Council

MINUTES

Meeting held in the Central Highlands Regional Council Chambers, Emerald Office

Monday 23rd February 2009

Commenced at 9.05am

CENTRAL HIGHLANDS REGIONAL COUNCIL

GENERAL MEETING OF COUNCIL

MONDAY 23 FEBRUARY 2009

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MINUTES – GENERAL MEETING
HELD AT 9.05AM MONDAY 23 FEBRUARY 2009 IN THE CENTRAL HIGHLANDS REGIONAL
COUNCIL CHAMBERS, EMERALD OFFICE

PRESENT

Councillors

Cr P. Bell AM (A/Mayor).

Crs D. Brimblecombe, P. Bulger, K. Hayes, P. Haylock, G. Nixon, R. Rolfe & P. Schwarz.

Officers

CEO B. Ottone, DCEO G. Frangos, GM E&P P. Day, GM G&CS P. Brumley, GM Civil Ops B. Turner, GM Corp Services A. Brown, GM Comm Serv C. Dziwicki, AEM Springsure A. Shaw, AEM Capella K. Downey, AEM Blackwater D. Carroll, Manager Development Services L. Lankowski.

OPENING PRAYER

Pastor Ron Anning (Harvest Life Christian Church) delivered the opening prayer.

APOLOGY

Cr P. Maguire (Mayor) – Leave of Absence granted 02.02.09.

LEAVE OF ABSENCE

Cr D. Brimblecombe advised that he was leaving today's meeting at 1.30pm to attend a Funeral.

Cr D. Brimblecombe advised that he will be absent from 03.03.09 to 10.03.09 inclusive.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

General Council Meeting : 2 February 2009

Amendment

Under the heading of "Business Arising out of Minutes" for the previous General Meeting held on 19.01.09 it should read "Cr Nixon referred to her comment that Council needs to have a list now of people wishing to occupy **aged care units in all areas** (delete *the Sapphire Retirement Units*) and added that a directive should go out that this list needs to be kept local".

Resolution:

Cr Hayes moved and Cr Schwarz seconded 'That the minutes of the above meeting, as printed and circulated to members, and with the above amendment noted, be adopted.'

Carried

Business Arising out of Minutes

Nil.

MATERIAL PERSONAL INTEREST, GIFTS & BENEFITS

Material Personal Interest: Cr K. Hayes – Item 80.1.3 – TMD Trading and 80.2.2 – TMD Trading Pty Ltd.

CIVIL OPERATIONS' SEGMENT

Level 2 Bridge Inspection Reports

Resolution:

Cr Brimblecombe moved and Cr Haylock seconded 'That Council notes the requirement for general maintenance and programmed works for the four bridges that have been inspected and the need for inclusion of some works in the 2009/10 budget.'

Carried

Legal Opinion Flood Levels

Resolution:

Cr Hayes moved and Cr Rolfe seconded 'That Council notes the Legal Opinion received from King & Company regarding Flood Levels.'

Carried

COMMERCIAL SERVICES' SEGMENT

Acceptance of the General Manager – Commercial Services' Report

Resolution:

Cr Haylock moved and Cr Nixon seconded 'That the General Manager – Commercial Services' Report be received.'

Carried

CIVIL OPERATIONS' SEGMENT, Contd.

Presentation – Update on CBD Revitalisation Project

At 9.55am Andrew Bullock (Manager Technical Services) and Neil Mann of Dig It! Landscapes gave an update on the progress of the work on the CBD Revitalisation Project. Andrew and Neil left the meeting at 10.15am.

Acceptance of the General Manager – Civil Operations' Report

Resolution:

Cr Nixon moved and Cr Bulger seconded 'That the General Manager – Civil Operations' Report be received.'

Carried

ENVIRONMENT & PLANNING SEGMENT

80. DEVELOPMENT MATTERS

80.1 DEVELOPMENT APPLICATIONS – FULL COUNCIL

IPA PLANNING SCHEME FOR THE SHIRE OF BAUHINIA

ITEM 80.1.1

TP059/08S – Red Rock Quarry Pty Ltd – ‘Kullanda’, Comet – MCU & ERA – Extractive Industry

DEVELOPMENT SERVICES REPORT

Full Council

Application No:	TP059/08S
Applicant:	Red Rock Quarry Pty Ltd
Owners:	J.H. Speed
Site Address:	Kullanda, Comet 4702
Real Property Description:	Lot 4 on WNA103
Area of Land:	8,706.407ha
Current Use of Land:	Rural (Cattle Grazing)
Applicant’s Address:	Redrock, Comet 4702
Applicable Planning Scheme:	Bauhinia Shire Planning Scheme (IPA)
Zone:	Rural Zone
Proposal:	Extractive Industry
Approval Type:	Development Permit
Development Type:	Material Change of Use and Environmentally Relevant Activity
Level of Assessment:	Impact
Referral Agencies:	Department of Main Roads Department of Natural Resources and Water Environmental Protection Agency

Resolution:

Cr Brimblecombe moved and Cr Hayes seconded ‘That the applicant, Red Rock Quarry Pty Ltd, be advised that the application for approval of a Material Change of Use: Extractive Industry and Environmentally Relevant Activity: ERA No. 20 (c) and ERA No. 22 (c) located on land at Blackwater/Rolleston Road and Penrose Road, Comet described as Lot 4 on WNA103 is **approved** subject to the following conditions:

1. GENERAL - APPROVED PLANS AND DOCUMENTS

Carry out the development in accordance with the following plans and documents and these plans and documents shall form part of this approval, unless otherwise amended by conditions of this approval:

- “Material Change of Use Application: Redrock Quarry” as prepared by Connell Wagner Pty Ltd and dated 2 July 2008 (Reference: 34771 002, Revision 3); and
- “Site Based Management Plan: Redrock Quarry” as prepared by Connell Wagner Pty Ltd and dated 2 July 2008 (Reference: 34771 002, Revision 3).

Timing:

Prior to the commencement of the use and to be maintained.

2. GENERAL – CURRENCY PERIOD

This approval has a currency period of four (4) years and will remain in force until 23 February 2013. Should the development not be completed within this timeframe this approval shall lapse and a new application will need to be made to Council, unless an approval has first been obtained for an extension of this period.

Timing:

Prior to the commencement of the use and to be maintained.

3. EXTRACTIVE INDUSTRY – HOURS OF OPERATION

Limit the hours of operation to between 4:00am and 7:00pm Monday to Saturday. The use is not permitted to operate on Sundays or public holidays.

Timing:

To be maintained at all times after the commencement of the use.

4. EXTRACTIVE INDUSTRY – HOURS OF BLASTING OPERATIONS

Limit the hours of all blasting operations to between 7:00am and 5:00pm Monday to Saturday. Blasting operations are not permitted to operate on Sunday or public holidays.

Timing:

To be maintained at all times after the commencement of the use.

5. EXTRACTIVE INDUSTRY – PUBLIC SAFETY – SECURITY FENCING

Erect a 1.8 metre high security fence around the perimeter of all extraction sites and stockpiles to restrict access and ensure public/visitor safety during the operation of the extractive industry onsite.

Timing:

Prior to the commencement of the use and to be maintained thereafter.

6. AMENITY – EMISSION OF NOISE, VIBRATION, ETC.

Operate the use so that there is no interference with the amenity of the area or detrimental affect on any person by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit, oil or otherwise.

Timing:

To be maintained at all times after the commencement of the use.

7. AMENITY - LIGHTING

Angle or shade lighting used to illuminate any areas of the premises so the light does not directly illuminate or cause any environmental nuisance (eg. glare) to any nearby premises or roadways.

Timing:

To be maintained at all times after the commencement of use.

8. EXTRACTIVE INDUSTRY – EXCAVATION SELF-DRAINING

Design the excavation to be self-draining so no clay, gravel, rock, sand, silt, soil, sludge, stone or overburden resulting from this extractive industry is to:

- Enter a swamp, water course or water storage (other than the Catchment Pond); and/or
- Cause injury to or interference with the use of any land that is not being used for extractive industry and is kept clear of the creek banks so as not to contribute towards erosion.

Timing:

To be maintained.

9. EXTRACTIVE INDUSTRY – PERMITTED HAUL ROUTE

The permitted haul route to and from the site shall be via the Blackwater-Rolleston Road. No haulage of material shall occur along Penrose Road without the prior written approval of the Chief Executive Officer, or delegate.

Timing:

To be maintained at all times after the commencement of use.

10. EXTRACTIVE INDUSTRY – BATTER SLOPES TRIMMED

Trim the top of all excavation batter slopes to a slope of not steeper than one vertical to three horizontal. These areas are to be grass seeded.

Timing:

To be maintained.

11. EXTRACTIVE INDUSTRY – REHABILITATION PLAN

- a) Prior to the commencement of the use, submit a contoured site plan prepared by a cadastral surveyor, at a suitable scale to reflect the topography of the land to be used for the extractive industry.
- b) Provide annually a contoured site plan prepared by a cadastral surveyor, at a suitable scale, to reflect the area disturbed during the preceding 12 months, and identifying all areas of the site no longer used for the extractive industry.
- c) All areas of the site no longer used for the extractive industry are to be progressively rehabilitated and the following works are to be undertaken:
 - All rubble, debris and demolition material must be cleared from the site or levelled;
 - Disturbed areas must be levelled and grass seeded; and
 - Sediment and erosion control measures must be implemented.

Timing:

Prior to the commencement of the use and to be maintained thereafter.

12. EXTRACTIVE INDUSTRY – CESSATION OF WORKS

Where the subject land becomes vacant for three (3) months or more, the following works are to be undertaken:

- All rubble, debris and demolition material must be cleared from the site or levelled;
- Disturbed areas must be levelled and grass seeded; and
- Sediment and erosion control measures must be implemented.

Timing:

To be maintained.

13. DEVELOPMENT STANDARDS – ACCESS (PENROSE ROAD)

Physical access to and from the site to Penrose Road must be provided in accordance with the Capricorn Municipal Development Guidelines Standard Drawing No. SD-R-040, Revision C to meet the minimum requirements specified for accesses along gravel roads.

The Penrose Road access point is not permitted to be used by articulated vehicles. All articulated vehicles must utilise the constructed access to the Blackwater-Rolleston Road specified in conditions 1 and 2 of the Department of Main Roads Referral Agency Response dated 18 November 2008 (Ref: E59153 830/249 P52756 E58697 P52506).

Timing:

Prior to commencement of use and at all times thereafter.

14. DEVELOPMENT STANDARDS – STORMWATER DRAINAGE – GENERAL

The developer/owner shall adequately drain the site, and that drainage shall be carried to a point where it may be lawfully discharged without causing annoyance or nuisance to any person, and must:

- (a) Adequately cater for all stormwater draining to the land, and for stormwater flow paths that are interfered with by the development or by filling of the subject land;
- (b) Control all flows in order to prevent sedimentation and/or erosion;
- (c) Not interfere with the natural flow of stormwater, nor cause ponding or concentration of flows on adjoining property; and
- (d) Collect within the premises all stormwater run-off from artificial and roof areas on the site and disperse or discharge it to the lawful point of discharge.

The stormwater management system may be augmented by the provision of rain water tanks on site.

The lawful points of discharge for this site are the table drains in the adjoining road reserves and any natural watercourse on-site providing those stormwater management techniques detailed within the plans and documents referenced in condition 1 of this approval are applied upstream of these watercourses.

If it can be demonstrated that run-off cannot be carried to the road frontages or watercourses, run-off may be lawfully discharged as overland sheet flow. All concentrated flows must be dispersed to match existing drainage conditions before crossing an allotment boundary.

Timing:

Prior to commencement of the use and at all times thereafter.

15. DEVELOPMENT STANDARDS - WORKS – APPLICANT’S EXPENSE

All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by Council or otherwise, are to be at the developer’s expense unless otherwise specified.

Timing:

Prior to commencement of use.

CONCURRENCE AGENCY RESPONSE:

1. DEPARTMENT OF NATURAL RESOURCES & WATER (DNR&W)

Refer to Attachment 1 for copy of response.

Departmental Reference: IC0808ROK0004
Development Application Number: TP059/08S
Lot 4 on WNA103
Material Change of Use & Environmentally Relevant Activity

2. ENVIRONMENTAL PROTECTION AGENCY (EPA)

Refer to Attachment 2 & 3 for copy of response.

Departmental Reference: 327947
Development Application Number: TP059/08S
Lot 4 on WNA103
Material Change of Use & Environmentally Relevant Activity

3. DEPARTMENT OF MAIN ROADS (DMR)

Refer to Attachment 4 for copy of response.

Departmental Reference: E60718 830/249 E58897 E57831 E51694
Development Application Number: TP059/08S
Lot 4 on WNA103
Material Change of Use & Environmentally Relevant Activity.’

Carried

SUPERSEDED PLANNING SCHEME FOR THE SHIRE OF EMERALD

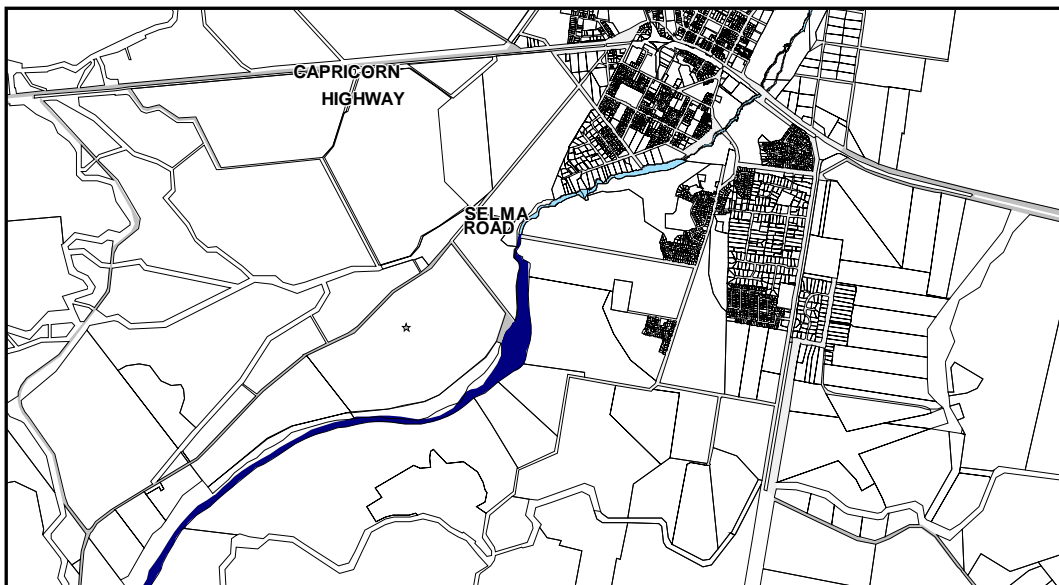
ITEM 80.1.2

D504/07 – Superior Productions – Selma Road, Emerald – MCU – Caravan Park

DEVELOPMENT SERVICES REPORT

Full Council

Application No:	D504/07
Applicant:	Superior Production c/- Insite Strategies
Owner:	Pamela, John and Craig Pressler
Site Address:	Selma Road, Emerald
Real Property Description:	Part of Lot 179 on DSN979
Current Use of Land:	Rural Production and Workers Accommodation
Applicant's Name:	Superior Production c/ - Insite Strategies
Applicant's Address:	PO Box 471, Bundaberg Qld 4670
Applicable Planning Scheme:	Superseded Planning Scheme for the Shire of Emerald
Superseded Zone:	Rural Conservation
Superseded Strategic Plan:	Prime Rural
Proposal:	To establish a Caravan Park (Camping Sites, Maximum 194 Caravan Sites and Forty (40) Cabins), Caravan Park (Workers' Accommodation – Maximum Seven (7) Camping Sites with a density of two (2) persons per site), Accommodation Buildings (Workers' Accommodation – Maximum 40 Accommodation Units with a density of two (2) persons per unit) and Caretaker's Residence
Approval Type 1:	Development Permit
Development Type 1:	Material Change of Use
Approval Type 2:	Preliminary Approval
Development Types 2 and 3:	Operational Works and Building Works
Levels of Assessment:	Impact for Material Change of Use Code for Operational Works and Building Works
Referral Agencies:	Department of Main Roads – Concurrence Agency Department of Natural Resources and Water – Third Party Advice
Submissions:	Nil



Resolution:

Cr Haylock moved and Cr Bulger seconded ‘That the applicant, Superior Production c/ - Insite Strategies, be advised that the request to negotiate conditions attached to an existing approval for a Development Permit for Material Change of Use: To establish a Caravan Park (Maximum 194 Caravan Sites and Forty (40) Cabins), Accommodation Building (Workers’ Accommodation – Maximum 40 Persons) and Caretaker’s Residence on land at Selma Road, Emerald described as part of Lot 179 on DSN979 is **partly approved** subject to the amendment of the Decision Notice Overview and the following conditions 1.0, 6.0, 9.0, 10.0, 11.0, 20.0 and 32.0 of this approval;

And,

That the applicant, Superior Production c/ - Insite Strategies, be advised that the deferred decision for a Development Permit for Material Change of Use: To establish a Caravan Park (Workers’ Accommodation – Maximum Seven (7) Camping Sites with a density of two (2) persons per site) on land at Selma Road, Emerald described as part of Lot 179 on DSN979 is **approved** subject to the amendment of the existing approval:

1.0 Approved Development (As amended by Council on 23 February 2009)

The developments permitted as part of this approval are as follows:

- i Development Permit for Material Change of Use:
 - Caravan Park (Camping Sites, Maximum 194 Caravan Sites and 40 Cabins);
 - Caravan Park (Workers’ Accommodation – Maximum Seven (7) Camping Sites with a density of two (2) persons per site); Accommodation Building (Workers’ Accommodation – Maximum 40 Accommodation Units with a density of two (2) persons per unit); and
 - Caretaker’s Residence.
- ii Preliminary Approval for Operational Works and Building Works.

This approval has a currency period as stated at section 3.5.21 of the *Integrated Planning Act 1997*. Should the development not be commenced within the timeframes, the approval will lapse. A new application will need to be made to Council, unless an approval has been obtained for an extension of this period.

Timing:

To be maintained at all times after commencement of use.

6.0 Building Materials (New Buildings) (As amended by Council on 23 February 2009)

All new buildings, including the Caretaker’s Residence are to be constructed of material and architectural style that is consistent with the balance of the development. Plans showing the proposed construction material and architectural styles of all new buildings are to be submitted to the Chief Executive Office or delegate.

Timing:

Prior to issue of Development Approval for Building Works.

9.0 Car Parks – Total Number (As amended by Council on 23 February 2009)

A total of 286 car parks are to be provided for the overall development as shown on the approved plans at Condition No. 2. The car parks are to be allocated as follows:

- | | | | |
|----|------------------------------------|---|---------------------------|
| a) | Caravan Park (Caravan Sites) | – | 194 car parks; |
| b) | Caravan Park (Cabins) | – | 40 car parks |
| c) | Caravan Park (Visitors) | – | 24 car parks; |
| d) | Workers’ Accommodation (Occupants) | – | 19 car parks; |
| e) | Workers’ Accommodation (Visitors) | – | eight (8) car parks; and |
| f) | Caretaker’s Residence | - | one (1) covered car park. |

Advisory Statement:

- a) One (1) car park is to be provided in the site area for each caravan site.
- b) One (1) covered car park is to be provided for the Caretaker's Residence as per Condition No. 25.
- c) One (1) car park is to be provided for each cabin as per Condition No. 29."

Timing:

Prior to commencement of use and at all times after commencement of use.

10.0 Car Parks – Construction (As amended by Council on 23 February 2009)

Physical access to the site, car parking and vehicle manoeuvring areas within the site must be provided in accordance with Australian Standard 2890.1, except that the minimum width of any car space must be 2.75 m, excluding designated disabled car parks which are to be a minimum width of 3.2 m.

All car parking and vehicle manoeuvring areas for individual caravan and cabin sites must be sealed (including concrete, paved, asphalt or spray seal) and drained.

Car parking and vehicle manoeuvring areas for visitor car parking for the Caravan Park and Workers Accommodation must be sealed (including concrete, paved, asphalt or spray seal), drained and linemarked.

Timing:

Prior to commencement of use and at all times after commencement of use."

Advisory Statement:

Provided that vehicular access to each caravan site complies with Condition 10.0, the provision of paved, drive through caravan sites is not a requirement.

11.0 Internal Roadways and Walkways (This condition has not been amended).

Internal traffic movement is to be provided as follows:

- a) Two way vehicular movement – sealed, 6 m wide carriageway;
- b) One way traffic movement – sealed, 4 m wide carriageway; and
- c) Walkways – sealed, minimum 1.2 m wide.

The applicant must seal (including concrete, paved, asphalt or spray seal) all internal walkways and roadways as shown on the approved plans at Condition No. 2 for their full width.

Timing:

Prior to commencement of use and at all times after commencement of use."

20.0 Finished Floor Levels (As amended by Council on 23 February 2009)

The finished floor level for each habitable building constructed as part of this development must be a minimum of 300 mm above the finished surface level.

Timing:

Prior to commencement of use.

32.0 Caravan Park – Toilet and Ablution Facilities (As amended by Council on 23 February 2009)

Toilet and ablution facilities for the Caravan Park use are to be provided as follows:

- a) Two (2) x ablution blocks with each containing 20 private cubicles as shown on the approved plans at Condition No. 2;
- b) One (1) toilet fixture, hand basin and shower facility to be provided within each ablution block in accordance with AS1428 Code of Practice for Design Rules for Access by the Disabled; and
- c) Each cabin is to be self-contained, including the provision of internal shower and toilet as stated at Condition No. 29.

Timing:

Prior to commencement of use and at all times after commencement of use.'

Carried

Material Personal Interest

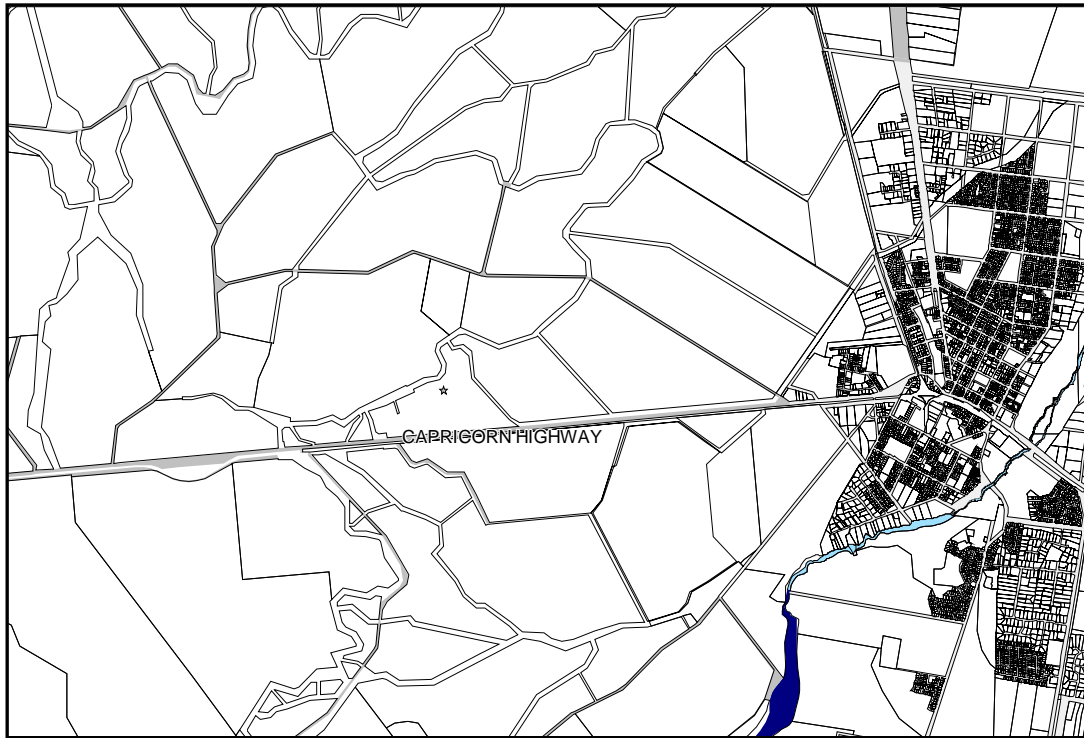
Cr Hayes declared an MPI in the following item and left the meeting and therefore did not partake in discussions or voting.

ITEM 80.1.3

TP86/08E – TMD Trading – ‘Liskeard’, Capricorn Highway, Emerald – ROL – five (5) lots

Full Council

Application No:	TP086/08E
Applicant:	TMD Trading,
Owner:	Kaesbie Pty Ltd, CKC Corporation Pty Ltd and JKCD Pty Ltd.
Site Address:	“Liskeard”, Capricorn Highway, Emerald
Real Property Description:	Lot 135 on CP DSN607
Area of Land:	220.099ha
Current Use of Land:	Vacant
Applicant’s Name:	TMD Trading
Applicant’s Address:	Po Box 626, EMERALD QLD 4720
Applicable Planning Scheme:	Emerald Shire Planning Scheme, 2007. (Superseded)
Zone:	Rural Zone
Proposal:	Reconfiguration of lot – Subdivision of land creating five (5) Rural Living Allotments and one (1) balance allotment.
Approval Type:	Development Permit
Development Type:	Reconfiguration of Lot
Level of Assessment:	Impact
Referral Agencies:	Department of Main Roads - Concurrence Agency Department of Natural Resources and Water – Third Party Advice
Submissions:	Four (4) – Three (3) properly made and one (1) unduly made.



Resolution:

Cr Rolfe moved and Cr Nixon seconded 'That the applicant, TMD Trading, be advised that the application for approval of a Reconfiguration of Lot on land at Capricorn Highway, Emerald described as Lot 135 on CP DSN607 is **refused** on the following grounds:

Grounds for Refusal

1. The development compromises the achievement of Desired Environmental Outcome (q) of the *Emerald Shire Council Planning Scheme 2007* as the proposed subdivision will introduce an incompatible use which will encroach and impact upon agricultural activities.
2. The proposed development is inconsistent with the overall outcomes of the Economic Resources Overlay as the development will result in the encroachment of incompatible Rural Residential uses within an irrigation area.
3. The variation requested to Council's minimum lot size is excessive and adequate planning grounds have not been established for the requested variation. The variation will negatively impact upon adjoining owners "Right to Farm", change the character of the area and will set a precedent encouraging the "ad hoc" subdivision of rural lands.'

Carried

Cr Hayes returned to the meeting.

1. APPROVED PLAN

The development is to be carried out in accordance with plan received 15th January 2009 submitted with this application. This plan forms part of this approval, unless otherwise amended by conditions of this approval.

This approval has a currency period of four (4) years and will remain in force until 23rd February 2013. Should the development not be completed within this timeframe, this approval will lapse.

Timing:

Prior to release of survey plan.

2. PLAN CERTIFICATION

Certification must be provided from a Cadastral Surveyor that the lots have been created in accordance with the approved plan.

Timing:

Prior to release of survey plan.

3. APPROVED STAGES OF DEVELOPMENT

The development must be carried out in accordance with the approved plan in the following stages as:

- Stage 1 – 7 lots
- Stage 2 – 11 lots
- Stage 3 – 21 lots
- Stage 4 – 21 lots
- Stage 5 – 9 lots
- Stage 6 – 12 lots

All works and services required to be constructed to serve the proposed allotments referred to in the above stages must be completed prior to the release of the survey plan.

Timing:

Prior to release of survey plan.

4. RELEASE OF SURVEY PLANS

Council will not endorse or release the survey plan for this development until such time as:

- All conditions attached to this approval have been fully satisfied; and
- All outstanding rates and charges relating to the site have been paid.

Timing:

Prior to release of survey plan.

5. BUILDINGS AND ENCUMBRANCES

Evidence is to be provided that all buildings and structures (e.g. water reservoir) located on the site are fully contained within a single lot within the proposed development. Where any part of a building or structure is found to cross a property boundary the encumbrance must be resolved by either:

- i) Removing the encumbrance; or
- ii) Submitting an amended plan of subdivision identifying the encroachment, and showing a revised boundary alignment.

Timing:

Prior to release of survey plan.

6. PEDESTRIAN PAVEMENT

Provide a concrete pedestrian pavement in accordance with Council's standards as outlined below:

- 2 metre wide pedestrian pavement along one side of proposed Road 1 & 2 as marked on the approved plan.
- 1.5 metre wide pedestrian pavement along one side of proposed Road 3 as marked on the approved plan.

Timing:

Prior to release of survey plan.

7. ROAD CONSTRUCTION

Design and construct all roads within this development, including necessary connections to the existing road network and associated kerb and channel, footpaths, streetlighting and drainage works in accordance with the Capricorn Municipal Development Guidelines.

Design plans for all new road works and drainage works within the road reserve must be lodged and approved by Council prior to construction.

Timing:

Prior to release of survey plan.

8. STORMWATER DRAINAGE – BLOCKS SELF-DRAINING

Design and construct at no cost to Council, stormwater drainage works in accordance with the Capricorn Municipal Development Guidelines or Queensland Urban Drainage Manual to meet the following requirements:

- (a) Piped drainage designed to cater for a 5 year ARI storm event and unobstructed overland flow paths to cater for a 100 year ARI storm event.
- (b) Grade all lots to ensure they are self-draining at a minimum grade of 1 in 100.

Timing:

Prior to release of survey plan.

9. STORMWATER DRAINAGE – DISCHARGE & DISPOSAL

The developer/owner shall ensure that all stormwater, with the exception of rainwater captured onsite in rainwater tanks, is to be drained from the allotment and carried to a point where it may be lawfully discharged without causing annoyance or nuisance to any person. In doing so, the developer/owner shall:

- (a) Design the drainage system to cater for a fully developed upstream catchment;
- (b) Adequately cater for all stormwater draining to the land and for stormwater flow paths that are interfered with by the development or by filling of the subject land;
- (c) Control all flows in order to prevent sedimentation and/or erosion;
- (d) Not interfere with the natural flow of stormwater unless approved under an Operational Works application;
- (e) Not cause ponding or concentration of flows on adjoining property; and
- (f) Collect within the premises all stormwater run-off from artificial and roof areas on the site and disperse or discharge it to the lawful point of discharge.

Timing:

Prior to release of survey plan.

10. FUTURE RESIDENTIAL DWELLINGS

All future residential dwellings to be located upon the subject land shall have a finished floor level 300mm above the Finished Surface Level.

Timing:

To be addressed at building works stage for future residential dwelling.

11. PROVISION OF UTILITIES

Documentary evidence must be provided from relevant electrical and telecommunication service providers that satisfactory arrangements have been made for the installation of infrastructure services to the proposed allotments.

Timing:

Prior to release of survey plan.

12. WORKS – APPLICANT’S EXPENSE

All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by Council or otherwise, will be at the developer’s expense unless otherwise specified.

Timing:

Prior to release of survey plan.

13. PARKS CONTRIBUTION

Pay a contribution towards the provision of open space (i.e. public garden or recreation space) in accordance with Council’s Local Planning Policy No. 3 – Park Contributions. The applicable rate is currently assessed at \$3,180 per additional lot. The contribution is calculated as follows for the following stages of development:

Stage 1 - 7 x \$3,180 = \$22,260

Stage 2 - 11 x \$3,180 = \$34,980

Stage 3 - 21 x \$3,180 = \$66,780

Stage 4 - 21 x \$3,180 = \$66,780

Stage 5 - 9 x \$3,180 = \$28,620

Stage 6 - 12 x \$3,180 = \$38,160

TOTAL - 81 additional Lot x \$3,180 = \$257,580

You are advised the contribution rate is subject to periodic review and contribution has not been requested for the balance allotment.

Timing:

Prior to release of survey plan.

14. WATER HEADWORKS

Pay a contribution towards water supply headworks in accordance with Council’s Local Planning Policy No. 2 – Water Supply Undertaking Headworks Contributions. The applicable rate is currently assessed at \$1,255 per EP. The contribution is calculated as follows for the following stages of development:

Stage 1 - 7 x 4 = 28EP x \$1,255 = \$35,140

Stage 2 - 11 x 4 = 44EP X \$1,255 = \$55,220

Stage 3 - 21 x 4 = 84EP X \$1,255 = \$105,420

Stage 4 - 21 x 4 = 84EP X \$1,255 = \$105,420

Stage 5 - 9 x 4 = 36EP X \$1,255 = \$45,180

Stage 6 - 12 x 4 = 48EP X \$1,255 = \$60,240

TOTAL - 4 x 81ots = 324EP

324EP x \$1,255 = \$406,620

You are advised the contribution rate is subject to periodic review and contribution has not been requested for the balance allotment.

Timing:

Prior to release of survey plan.

15. SEWERAGE HEADWORKS

Pay a contribution towards sewerage headworks in accordance with Council's Local Planning Policy No. 3 –Sewerage Undertaking Headworks Contributions. The applicable rate is currently assessed at \$1,361 per EP. The contribution is calculated as follows for the following stages of development:

Stage 1 - $7 \times 4 = 28\text{EP} \times \$1,361 = \$38,108$
Stage 2 - $11 \times 4 = 44\text{EP} \times \$1,361 = \$59,884$
Stage 3 - $21 \times 4 = 84\text{EP} \times \$1,361 = \$114,324$
Stage 4 - $21 \times 4 = 84\text{EP} \times \$1,361 = \$114,324$
Stage 5 - $9 \times 4 = 36\text{EP} \times \$1,361 = \$48,996$
Stage 6 - $12 \times 4 = 48\text{EP} \times \$1,361 = \$65,328$

TOTAL - $4 \times 81\text{ots} = 324\text{EP}$
 $324\text{EP} \times \$1,361 = \$440,964$

You are advised the contribution rate is subject to periodic review and contribution has not been requested for the balance allotment.

Timing:

Prior to release of survey plan.

16. ROADWORKS CONTRIBUTIONS – SOUTH EAST NOGOA

Pay a contribution towards toward the future upgrading of the Rifle Range Road. The applicable rate is currently assessed at \$1,207 rate/per lot. The contribution rate has been calculated as follows: The contribution is calculated as follows for the following stages of development:

Stage 1 - $7 \times \$1,207 = \$8,449$
Stage 2 - $11 \times \$1,207 = \$13,277$
Stage 3 - $21 \times \$1,207 = \$25,347$
Stage 4 - $21 \times \$1,207 = \$25,347$
Stage 5 - $9 \times \$1,207 = \$10,863$
Stage 6 - $12 \times \$1,207 = \$14,484$

TOTAL - $81 \times \$1,207 = \$97,767$

You are advised the contribution rate is subject to periodic review and contribution has not been requested for the balance allotment.

Timing:

Prior to release of survey plan.

17. WATER SUPPLY AND SEWERAGE CONNECTIONS

The development is to be connected to Council's reticulated water supply and sewerage systems. All works must be carried out in accordance with the Capricorn Municipal Development Guidelines and Council's standards. The developer is responsible for all costs associated with the connection and inspection of the proposed works and any upgrading of infrastructure required to service this development.

Timing:

Prior to release of survey plan.

18. INDIVIDUAL WATER SERVICES

Individual water services with a 20 mm diameter are to be provided to the boundary of each allotment in accordance with Council's standards.

Timing:

Prior to release of survey plan.

19. EASEMENTS

Provide a 4.0 metre wide easement to contain all sewerage infrastructure required to supply reticulated sewerage to the development. Where possible, the sewerage infrastructure must run parallel to the lot boundary and be offset within the lot by 2.0 metres.

Provide a 4.0 metre wide easement to contain all stormwater infrastructure required to adequately drain the site, including overland flow paths.

All easements required to comply with this condition must be free of cost and compensation to the Council.

Timing:

Prior to the release of survey plan.

20. DEVELOPMENT STANDARDS – STREET TREES

Provide a minimum of one (1) additional street tree per lot to all road frontages of this development. The actual locations of these trees shall be determined during Operational Works, but shall be located such to avoid encroachment on any works or services within the road reserves fronting, or proposed within this development.

Timing:

Prior to the release of survey plan.

21. STREET LIGHTING

Roadway and pathway lighting shall be provided in accordance with the requirements of the power supply authority and Australian Standard AS 1158;

- (a) Adopting categories P4 for all roads, and
- (b) Providing metered lighting for public pathways.

Timing:

Prior to release of survey plan.

22. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION AND MAINTENANCE PERIOD

All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the applicant/owner's expense unless otherwise specified.

The construction of all the works shall be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of the Capricorn Municipal Development Guidelines.

The applicant/owner shall be responsible for the maintenance of all works associated with the proposal for a period of 12 months after practical completion of the works. A bank guarantee, or other security acceptable to Council, for an amount equal to 5% of the construction cost of the works for which Council will become responsible shall be lodged prior to the signing and sealing of any survey plan over the proposed allotments.

The maintenance period referred to in this condition shall be extended by Council in the event of:

- (a) major repairs having been carried out to the works during the maintenance period;
- (b) unsatisfactory operation of mechanical or electrical equipment during the maintenance period;
- (c) the Plan of Survey not being registered at the conclusion of the maintenance period (including any extended maintenance period); and/or
- (d) erosion or sediment control is not operating or maintained satisfactorily.

Timing:

Prior to the release of Survey Plan/s.

23. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION – START OF WORKS

Work shall not commence on the construction (or upgrading) of any proposed (or existing) road, park or other facility under (or proposed to be transferred to) the control, trusteeship or ownership of Council until:

- (a) All engineering plans, drawings, specifications, drainage calculations and plans for electricity reticulation and street lighting (as prepared by a consulting electrical engineer or electricity provider) for the work have been lodged for Council approval;
- (b) Council's written approval for (a) has been issued; and
- (c) Any appeal, lodged against Council's decision to approve (with or without conditions) the development application, has been decided or resolved.

Timing:

Prior to the release of Survey Plan/s.

24. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION – SUPERVISION OF WORKS

The construction of all works associated with the proposal shall be supervised by a registered engineer whose appointment shall require the approval of the Chief Executive Officer or delegate. On completion of the works the applicant/owner shall give to the Council a Certificate from the engineer stating that the work of constructing the operational works has been completed in accordance with the plans and specification approved by Council.

Plans showing 'as constructed' details of the operational works shall be submitted to Council in electronic DXL format prior to the commencement of the use. 'As constructed' details will be provided in the approval for Operational Works associated with this development.

Timing:

Prior to the release of Survey Plan/s.

25. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION - HOURS OF OPERATION

Limit the hours of operation for the construction of all works within the development to between 6:30 a.m. and 6:30 p.m. Monday to Saturday.

Construction works are not permitted to be carried out on Sunday or public holidays.

Timing:

During construction of Operational Works associated with this development.'

Carried

Delegated Applications

Resolution:

Cr Rolfe moved and Cr Nixon seconded 'That the following Delegated Applications (7) be received:

Delegated Applications

IPA Planning Scheme for the Shire of Bauhinia

TP146/08S – Rolleston Coal Pty Ltd – Meteor Downs Road, Springsure – MCU – Modification – Accommodation Building

Superseded Planning Scheme for the Shire of Emerald

Material Personal Interest

Cr Hayes declared an MPI in the following item and left the meeting and therefore did not partake in discussions on this item.

D537/04 – TMD Trading Pty Ltd – Pilot Farm Road, Emerald – ROL – Modification – one hundred (100) Community Title lots – four (4) stages

Cr Hayes returned to the meeting.

D528/05 – Corbett Homes & Concept Villas – 18, 20 & 29 Mooney Crescent, Emerald – MCU – Modification – Multiple Dwelling – twelve (12) units

TP064/08E – Andrew & Anna Cochrane – Corner Grange Court & Yering Street, Emerald – ROL – two (2) Community Title lots

TP082/08E – Valdemar Walsh – Talafa Road, Emerald – MCU – Multiple Dwelling – three (3) units

IPA Planning Scheme for the Shire of Emerald

TP025/08E – Coolum Design & Building Services – 9-13 King Street, Emerald – MCU – Medium Impact Industry

IPA Planning Scheme for the Shire of Peak Downs

TP083/08C – Kellogg Brown & Root Pty Ltd – Lilyvale Road, Capella – MCU – Extractive Industry.'

Carried

Adjournment

The meeting adjourned at 10.40am and resumed at 11.05am.

Feasibility Study – Affordable Housing

Resolution:

Cr Hayes moved and Cr Brimblecombe seconded 'That Council notes this report.'

Carried

Staffing / Workload Assessment

Resolution:

Cr Haylock moved and Cr Hayes seconded 'That Council endorses an amendment to the organisational structure to include a position for an additional Planning Officer to be employed on a permanent and fulltime basis reporting directly to the Manager Development Services; with every effort to be made to have the funding for this position being cost neutral.'

Carried

Acceptance of the General Manager – Environment & Planning's Report

Resolution:

Cr Hayes moved and Cr Brimblecombe seconded 'That the General Manager – Environment & Planning's Report be received.'

Carried

GOVERNANCE & COMMUNITY SERVICES' SEGMENT

Round 3 CHRC RADF Program

Resolution:

Cr Nixon moved and Cr Haylock seconded 'That the CHRC Regional RADF Committee funds the following Round 3 2008/09 RADF Program applications:

1. **Central Highlands Regional Council for the Rolleston Painting Group** – (\$1755) to be used towards the costs of employing artists Anneke Silver to deliver a three day acrylic and water colour painting workshop – Building Community Cultural Capacity.
2. **Emerald Ladies Welfare Association Inc** – (\$2788) to be used towards the costs of employing renowned Jazz musician James Morrison and his band members to hold a brass workshop – Building Community Cultural Capacity.
3. **Central Highlands Regional Council for Arcade Kid and Blind Disaster** – (\$2900) to be used towards the costs of employing musician Zoe Zac to deliver a five day song writing workshop – Building Community Cultural Capacity.
4. **Central Highlands Regional Council** – (\$11063) to be used towards the costs of a research, community consultation and planning project to create a five year Public Art Plan for the All Abilities Recreation Space Blackwater – Concept Development.
5. **Emerald State High School for Nicola Settle** – (\$200) to be used towards the costs of participation at Queensland Education's Creative Generation Awards in Dance, Drama and Contemporary Music 2009. – Developing Regional Skills.
6. **Disability Services Queensland** – (\$7836) to be used towards the costs of employing a group of artists to conduct a group of workshops to inform a Public Art Plan for the All Abilities Recreation Space Blackwater – Building Community Cultural Capacity
7. **Central Highlands Regional Council** – (\$1300) to be used towards the costs of commissioning an oral history interview for Capella resident John White – Contemporary Collections/Stories.'

Carried

Proposed Motor Sport Venue – Springsure Racecourse

Resolution:

Cr Nixon moved and Cr Rolfe seconded 'That the Central Highlands Regional Council offers 'in principle' support for the establishment of a motor sport venue at the Springsure Racecourse subject to:

- i) The Springsure Motor Sport Club forming and becoming an incorporated body; and
- ii) The proposal complying with the requirements of Queensland Racing.'

Carried

Queensland Music Festival 2009

Resolution:

Cr Nixon moved and Cr Schwarz seconded 'That Council notes the intent of the Queensland Music Festival 'Song Trails' workshops but before Council can consider the matter, further advice on proposed participation, interest and acceptance by the community be provided.'

Carried

LATE AGENDA ITEMS

Letter received from Minister for Main Roads & Local Government

Resolution:

Cr Hayes moved and Cr Brimblecombe seconded 'That the letter be received.'

Carried

Major Facilities Programme

Resolution:

Cr Bulger moved and Cr Schwarz seconded 'That Council:

1. Endorses the following projects to proceed under the Major Facility Programme:

- Sunrise Rotary Park, Emerald.
- Gemfields Aquatic Centre, Sapphire.

2. Confirms its commitment to the ongoing operation and maintenance of both facilities.'

Carried

Acceptance of the A/General Manager – Governance & Community Services' Report

Resolution:

Cr Haylock moved and Cr Nixon seconded 'That the A/General Manager – Governance & Community Services' Report be received.'

Carried

CORPORATE SERVICES' SEGMENT

Acceptance of the General Manager – Corporate Services' Report

Resolution:

Cr Rolfe moved and Cr Schwarz seconded 'That the General Manager – Corporate Services' Report be received.'

Carried

DECISIONS/INFORMATION OUT OF REPORTS

CHIEF EXECUTIVE OFFICER'S REPORT

Proposed 2009 Community Consultation Dates

Resolution:

Cr Bulger moved and Cr Brimblecombe seconded 'That the following proposed community consultation dates be scheduled:

Tieri/Capella	30.03.09
Gindie/Orion	27.04.09
Duaringa/Blackwater	11.05.09
Emerald	15.06.09
Springsure/Rolleston/Toprain	22.06.09
Bogantungan/Willows Gemfields/Sapphire/Rubyvale/Anakie	13.07.09
Bluff/Dingo/Gordon/Karramarra/Kaiuroo North/Comet	10.08.09
Arcadia Valley/Carnarvon	14.09.09
Bauhinia Downs/Coominglah	12.10.09
Buckland/Tresswell/Lochington	23.11.09

Apis Creek (to be combined with Main Roads Department annual meeting – MRD to advise date – usually held in May).'

Carried

Annual WQLGA Conference, Longreach, 02/03.04.09

Resolution:

Cr Haylock moved and Cr Rolfe seconded 'That the Mayor and Crs G. Nixon & P. Bulger be authorised to attend the WQLGA Conference, Longreach, on 2nd & 3rd April 2009 as Council's representatives.'

Carried

ALGWA (Qld) Conference, Toowoomba 29/31.07.09

Resolution:

Cr Nixon moved and Cr Hayes seconded 'That Expressions of Interest be lodged for Crs P. Bulger & P. Schwarz and staff member, Trudy Heilbronn, for the above conference.'

Carried

Acceptance of the Chief Executive Officer's Report

Resolution:

Cr Haylock moved and Cr Nixon seconded 'That the Chief Executive Officer's Report be received.'

Carried

Adjournment

The meeting adjourned for lunch at 1.10pm and resumed at 2.00pm.

Attendance

Crs D. Brimblecombe, P. Schwarz & MDS L. Lankowski left the meeting at 1.10pm.

GENERAL BUSINESS

Cr Bulger:

Illegal parking of campervans in and around Anakie for Gemfest

Gemfest is again scheduled for August 2009. As happened last year the owner of the Anakie van park will have issues with people parking/camping around Anakie but using his park's facilities.

Request "No Camping Within Town Limits" sign be erected. Necessary to speak to Gemfest Committee regarding overflow camping in Roy Day Park.

Donation to Victorian Bushfire Appeal

Local stock and station agents are donating their fees from the livestock auction sales at Emerald Saleyards this week to the Victorian Bushfire Appeal.

Resolution:

Cr Bulger moved and Cr Hayes seconded 'That Council donates its fees raised from the livestock auction sales at the Emerald Saleyards for this week to the Victorian Bushfire Appeal.'

Carried

Cr Haylock:

Queried whether it is an appropriate time for Council to be developing a considerable number of blocks of land which may not sell in the current financial climate and will also affect local land sale prices. It was decided to see what the market is like after Stage 1 is developed.

Cr Rolfe:

Noted that vandalism is occurring regularly at the Springsure Showgrounds and a caretaker is supposed to be on site. GMG&CS Brumley advised that the Contract for the new caretaker is being prepared and it does include the requirement of a caretaker living on site so once the Contract is signed, this will be implemented.

GME&P Peter Day:

Clean Up Australia Day, 01.03.09, Emerald Botanic Gardens

Advised that there are not enough resources this year to offer the sausage sizzle to participants. A number of Councillors and staff offered their services to ensure a sausage sizzle can be continued.

Letter dated 13.02.09 from Warren Pitt MP, Minister for Main Roads and Local Government – Advice of Expansion of RLCIP

The following draft list of projects was compiled for consideration by Council for a submission to the expanded Regional & Local Community Infrastructure Programme (RLCIP):

- Blackwater Hospital
- Aged Care Hostel in Springsure
- PCYC Emerald – improvements & extensions
- 50m Swimming Pool in Emerald
- New courts for Emerald Netball Association
- Cotherstone Road
- Duaringa/Baralaba Road
- Duaringa/Bauhinia Road
- Springsure/Tambo Road
- Southern section of Blackwater/Rolleston Road
- State housing
- Bridge replacement/repair programme
- Support programme for recycled water networks
- Extension to Springsure Library
- Extension of footpath network
- Helipad adjacent Emerald Hospital

- Upgrades to country airports – Capella & Duaringa
- Extension of Emerald Airport runway
- Multi function sporting facility as per Council's Open Space Plan
- Broadband for the bush
- Pest and weed control/natural resource management
- Flood/disaster mitigation
- Disaster Management Computer Systems & Software
- Multi function sporting facility at Roy Day Park
- 3-Phase Power for Rolleston Sportsgrounds
- Regional recreation facilities for well-being and healthy lifestyles
- Implementing Affordable Housing Master Plan – opening up to developers to offer package and delivery of whole precinct

Councillors were also advised they could email the Mayor/CEO with other projects deemed suitable.

CLOSURE OF MEETING

There being no further business, the A/Mayor closed the meeting at 3.30pm.

CONFIRMED:

MAYOR

DATE