



General Meeting of Council

MINUTES

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

Monday 6 April 2009

Commenced at 9.01 am

CENTRAL HIGHLANDS REGIONAL COUNCIL

GENERAL MEETING OF COUNCIL

MONDAY 6 APRIL 2009

MINUTES CONTENTS

PRESENT	3
APOLOGIES.....	3
EXPRESSION OF SYMPATHY	3
LEAVE OF ABSENCE.....	3
SUSPENSION OF STANDING ORDERS	3
MATERIAL PERSONAL INTEREST, GIFTS & BENEFITS.....	3
ENVIRONMENT & PLANNING SEGMENT	3
<i>Item 80.1.1 – TP014/08E – Calardu Emerald Pty Ltd – Pilot Farm Road, Emerald – MCU – Retail/Commercial Complex</i>	<i>3</i>
<i>Material Personal Interest.....</i>	<i>5</i>
<i>Item 80.1.3 – D429/07 – Portfolio Projects Holdings – Pilot Farm Road, Emerald – ROL Negotiated Decision – 389 Lot Subdivision of Land</i>	<i>5</i>
<i>Item 80.1.2 – TP056/08E – Trebe Constructions Pty Ltd – Chalcedony Road, Emerald – ROL Negotiated Decision – four (4) Rural Residential lots</i>	<i>8</i>
CLOSED SESSION ITEM – TOWN PLANNING.....	11
<i>Into Closed Session.....</i>	<i>11</i>
<i>Out of Closed Session.....</i>	<i>11</i>
<i>Delegated Applications & Permitted Developments.....</i>	<i>12</i>
<i>Capricorn Pest Management Group</i>	<i>12</i>
CIVIL OPERATIONS’ SEGMENT.....	13
<i>Roadside Memorials.....</i>	<i>13</i>
<i>Blackwater Streets.....</i>	<i>13</i>
<i>CBD Stormwater Control</i>	<i>13</i>
GOVERNANCE & COMMUNITY SERVICES’ SEGMENT.....	14
<i>Blackwater Hunter Street Sports Complex and Swimming Pool Buildings and McIndoe Park</i>	<i>14</i>
<i>Draft Corporate Plan.....</i>	<i>14</i>
<i>Indigenous Community Development Project</i>	<i>14</i>
Adjournment.....	14
The meeting adjourned for lunch at 1.10pm and resumed at 1.54pm.....	14
CONFIRMATION OF MINUTES OF PREVIOUS MEETING	14
<i>General Council Meeting : 16 March 2009.....</i>	<i>14</i>
<i>Business Arising out of Minutes.....</i>	<i>15</i>
CORPORATE SERVICES’ SEGMENT.....	15
<i>Amalgamation Costs</i>	<i>15</i>
CHIEF EXECUTIVE OFFICER’S REPORT	18
<i>ALGA National General Assembly.....</i>	<i>18</i>
DEPUTY CHIEF EXECUTIVE OFFICER’S REPORT	19

<i>Code of Conduct for Councillors</i>	19
<i>Envision – Change Management Process Report</i>	19
COMMERCIAL SERVICES’ SEGMENT	19
<i>Late Agenda Item</i>	19
GENERAL BUSINESS	19
CLOSURE OF MEETING	20

MINUTES – GENERAL COUNCIL MEETING
HELD AT 9.01 AM MONDAY 6 APRIL 2009 IN THE CENTRAL HIGHLANDS REGIONAL COUNCIL
CHAMBERS, EMERALD OFFICE

PRESENT

Councillors

Cr P. Maguire (Mayor).

Crs P. Bell AM, D. Brimblecombe, P. Bulger, K. Hayes, R. Rolfe & P. Schwarz.

Officers

CEO B. Ottone, DCEO G. Frangos, GM E&P P. Day, A/GM G&CS J Moriarty, GM Civil Ops B. Turner, ,
GM Comm Serv C. Dziewicki, AEM Springsure A. Shaw, MDS L. Lankowski, Town Planner M. Raines.

APOLOGIES

Cr P. Haylock (Leave of Absence granted 16.03.09), Cr G Nixon and Cr D Brimblecombe (leave meeting at 11.30am)

Resolution:

Cr Bell moved and Cr Hayes seconded 'That apologies be accepted from Cr P. Haylock and Cr Nixon for today's meeting.'

Carried

EXPRESSION OF SYMPATHY

That Council note the passing of former Peak Downs Shire Councillor Lawrie Walker who was also a member of some joint local government boards, and that a sympathy card be forwarded to Mrs Fay Walker and family.

LEAVE OF ABSENCE

Nil

SUSPENSION OF STANDING ORDERS

Council suspended standing orders due to Cr Brimblecombe having to leave the meeting early to attend former Peak Downs Council, Councillor Lawrie Walker's funeral in Clermont and the Town Planning segment was considered out of sequence.

MATERIAL PERSONAL INTEREST, GIFTS & BENEFITS

Cr K Hayes declared a material personal interest in Town Planning Item 80.1.3 - Portfolio Projects Holdings

ENVIRONMENT & PLANNING SEGMENT

DEVELOPMENT MATTERS

80.1 DEVELOPMENT APPLICATIONS – FULL COUNCIL

IPA PLANNING SCHEME FOR THE SHIRE OF EMERALD

Item 80.1.1 – TP014/08E – Calardu Emerald Pty Ltd – Pilot Farm Road, Emerald – MCU – Retail/Commercial Complex

DEVELOPMENT SERVICES REPORT

Full Council

Application No:
Applicant:

TP014/08E
Calardu Emerald Pty Ltd

Owner: Pilot Farm Holding Pty Ltd
Site Address: Gregory Highway & Pilot Farm Road, Emerald
Real Property Description: Part of Lot 29 on RP817499
Area of Land: 2.5 ha (proposed Lot 3)
Current Use of Land: Vacant
Applicant's Name: Calardu Emerald Pty Ltd
Applicant's Address: c/- Conics
PO Box 149
WURTULLA QLD 4575
Applicable Planning Scheme: Emerald Shire Council (IPA)
Zone: Town Zone – Industrial Precinct
Proposal: Material Change of Use to establish a Retail/Commercial Complex (Homemaker's Centre)
Approval Type: Development Permit
Development Type: Material Change of Use
Level of Assessment: Impact Assessment
Referral Agencies: Department of Main Roads – Concurrence Agency
Environmental Protection Agency – Advice Agency
Central Highlands Regional Council: Commercial Services (Airport) – Third Party Advice
Submissions: One (Not Properly Made Submission)



Resolution:

Cr Hayes moved and Cr Bell seconded 'That the applicant Calardu Emerald Pty Ltd be advised that the application for a Development Permit for material change of use: Retail /Commercial Complex (Homemakers Centre) on land at the corner of the Gregory Highway and Pilot Farm Road, Emerald described as part of Lot 29 on RP 817499 (Proposed Lot 3) is refused on the following grounds.

1. Non-compliance with the Emerald Shire Council IPA Planning Scheme – The Town zone – Industrial Precinct as part of the overall outcomes sought includes the following:-
 - (i) Land within the Precinct is predominately used for medium and high impact industrial uses including manufacturing, processing, repairing, packing and storage, in locations where they can be effectively separated or buffered from incompatible land uses.

The application as described in the planning report is low impact and better suited to the Light Industry Zone, and Retail/Commercial Complex is not included as a preferred outcome. Other outcomes that are sought in the industrial zone particularly:

- (iv) Land in generally provided with urban standard services.

and

(vii) Uses which are more suited to locating in the Town – Light Industry precinct due to their scale and nature are not located in this precinct.

are not provided for in the first instance at this site and in the second instance the application is clearly not intended for this particular zone.

2. Oversupply of Large Format Retail (LFR)

Approval of this application would provide a significant and unwarranted oversupply of Large Format Retail.

3. Suitability Of Location

The development does not achieve Desired Environmental Outcome's of the Emerald Shire Planning Scheme as the development will fragment Emerald's core commercial area.

Carried

Material Personal Interest

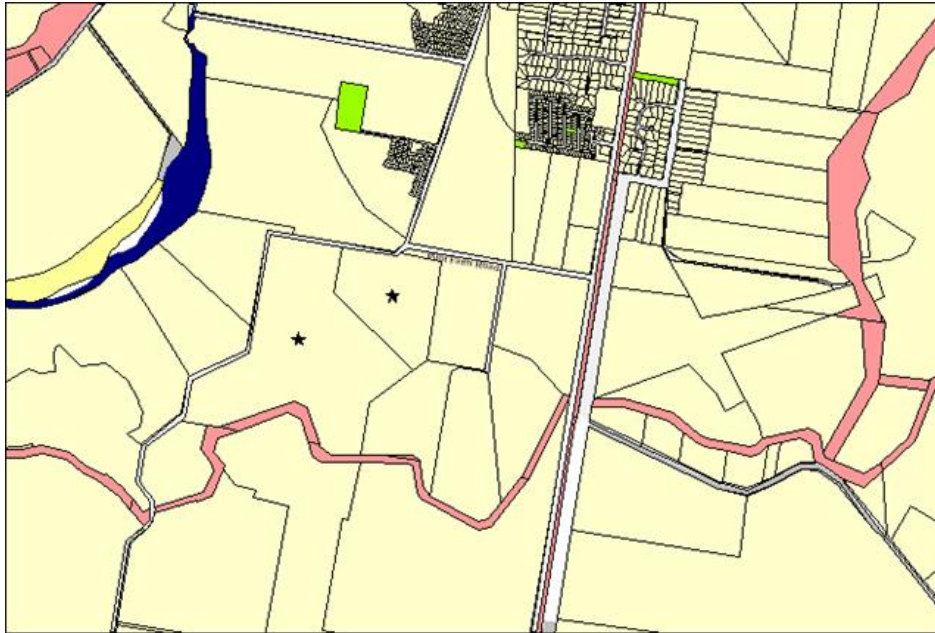
Cr Hayes declared an MPI in the following item and left the room at 9.22am and therefore did not partake in discussions or voting.

Item 80.1.3 – D429/07 – Portfolio Projects Holdings – Pilot Farm Road, Emerald – ROL Negotiated Decision – 389 Lot Subdivision of Land

DEVELOPMENT SERVICES REPORT

Full Council

Application No:	D429/07
Applicant:	Portfolio Projects Holdings
Owner:	Citricorp Pty Ltd as the Trustee for the Citricorp Family Trust
Site Address:	Pilot Farm Road, Emerald
Legal Property Description:	Part of Lot 28 on DSN905, Parish of Selma
Area of Land:	194.87ha
Current Use of Land:	Vacant
Applicant's Name:	Portfolio Projects Holdings
Applicant's Address:	C/- CJ Feltham Pty Ltd
Applicable Planning Scheme:	IPA Planning Scheme
Zone:	Town Zone: Investigation Area D Precinct
Proposal:	389 Lot Subdivision of Land
Approval Type:	Development Permit
Development Type:	Reconfiguration of Lot
Level of Assessment:	Code Assessment
Referral Agencies:	Department of Main Roads (DMR) – Concurrence Agency Department of Natural Resources & Water (DNR&W) – Concurrence Agency Queensland Transport (QT) – Concurrence Agency
Submissions:	Nil



Resolution:

Cr Brimblecombe moved and Cr Bell seconded 'That the applicant, Portfolio Projects Holdings, be advised that the request to change conditions attached to existing approval of a Reconfiguration of Lot on land at Pilot Farm Road, Emerald described as Lot 28 on DSN 905 is **approved** subject to the amendment to conditions 12, 33 and 34 of this approval to read as follows:

12. Landscaping plan and schedule of plants shall be submitted for approval as part of the Operational Works Development Permit that provides the following:
 - a) One (1) street tree per residential lot where the frontage of that lot is 10m or greater;
 - b) One (1) advanced street tree per 20m of parkland road frontage; and,
 - c) Deleted.

The landscaping plan shall be prepared in accordance with the requirements of Part 6, Division 8: Schedules E and F of Amendment No. 1 of the Planning Scheme for the Shire of Emerald, or as amended.

(As amended by Council on 6 April 2009)

33. Provision of road network as set out below:
 - a) Access Places
The following streets as shown on the approved plan are classified as Access Places:

Road section no. 12;
Road section no. 14;
Road section no. 17;
Road section no. 19 and 20; and,
Road section no. 25 and 26.
 - To be constructed as an 8m wide carriageway in a minimum 16m wide road reserve with 9m radii turning head for cul-de-sac;
 - 1.2m wide concrete footpath on one side of the road with pram ramps at intersections;
 - kerb and channel; and,
 - kerb adaptors for drainage and a 100mm diameter galvanized pipe stormwater stub to be 300mm inside the new footpath on the property side.

b) Access Streets

The following streets as shown on the approved plan are classified as Access Streets:

Road section nos. 8 - 11;
Road section no. 13;
Road section nos. 15 - 16;
Both Road sections no. 18;
Road section nos. 21-24;
Road section nos. 27 – 30.

- To be constructed as an 10m wide carriageway in a minimum 18m wide road reserve;
- 1.2m wide concrete footpath on one side of the road with pram ramps at intersections;
- kerb and channel; and,
- kerb adaptors for drainage and a 100mm diameter galvanized pipe stormwater stub to be 300mm inside the new footpath on the property side.

c) Collector Streets

The following streets as shown on the approved plan are classified as Collector Streets:

Road section nos. 2-7.

- To be constructed as a 10m wide carriageway in a minimum 20m wide road reserve;
- 2m wide concrete footpath on both sides of the road with pram ramps at intersections;
- kerb and channel; and,
- kerb adaptors for drainage and a 100mm diameter galvanized pipe stormwater stub to be 300mm inside the new footpath on the property side.

d) Major Collector Street

The following streets as shown on the approved plan are classified as Major Collector Streets:

Road section no. 1.

- To be constructed as a 12m wide carriageway in a minimum 25m wide road reserve;
- 2m wide concrete footpath on both sides of the road with pram ramps at intersections;
- kerb and channel; and
- kerb adaptors for drainage and a 100mm diameter galvanized pipe stormwater stub to be 300mm inside the new footpath as before;
- appropriate 'one way' and 'no entry' signs as approved by Council;

(As amended by Council on 6 April 2009)

External

34 The following roadworks are to be undertaken on Pilot Farm Road:

- a) i) Upgrade Rifle Range Road to a 7m seal on a 9m formation standard from 20m south of proposed Lot 114 of development approval D008/06 (plans attached) to the intersection of Pilot Farm Road and Rifle Range Road and

ii) Prior to the release of survey plan a payment of \$1,207 per residential lot road contribution shall be made to Council towards the future upgrading of the Rifle Range Road. The contribution is calculated as follows for the following stages of development:

Stage 1 – 18 x \$1,207 = \$21,726

Stage 2 - 35 X \$1,207 = \$42,245

Stage 3 - 18 X \$1,207 = \$21,726

Stage 4 – 24 X \$1,207 = \$28,968

Stage 5 – 48 x \$1,207 = \$57,936
Stage 6 - 27 X \$1,207 = \$32,589
Stage 7 - 39 X \$1,207 = \$47,073
Stage 8 – 23 X \$1,207 = \$27,761
Stage 9 – 31 x \$1,207 = \$37,417
Stage 10 - 29 X \$1,207 = \$35,003
Stage 11 - 16 X \$1,207 = \$19,312
Stage 12 – 23 X \$1,207 = \$27,761
Stage 13 – 40 x \$1,207 = \$48,280
Stage 14 - 17 X \$1,207 = \$20,519

TOTAL –386 x \$1,207 = \$465,902

You are advised the contribution rate is subject to periodic review and contribution has not been requested for the balance allotment nor land to be dedicated to Council.

Or

Upgrade Rifle Range Road to a 12m seal with kerb and channel from 20m south of proposed Lot 114 of development approval D008/06 (plan attached) to the intersection of Pilot Farm Road and Rifle Range Road.

- b) Construction of a round-a-bout at the intersection of Pilot Farm Road and internal Road No 1.

Or

A Tee intersection if it is possible to meet all the desirable minimum criteria' on all three legs of the intersection.

- c) Widen Pilot farm to a 7m seal between Rifle Range Road intersection and the new internal Road No 1 intersection. This widening shall be completed prior to the endorsement of Stage 1.
d) The Pilot Farm Road frontage of the site shall be widened to a minimum of 7m for the full length of the site.

The road widening work required on Pilot Farm Road along the full frontage of the site shall be completed or bonded prior to the endorsement of stage 2.

(As amended by Council on 6 April 2009).'

Advisory Note:

- A. That Council and the developer have discussions with Department of Main Roads regarding Department of Main Roads Concurrency Agency conditions.

Carried

Councillor Hayes returned to the meeting at 10.04am

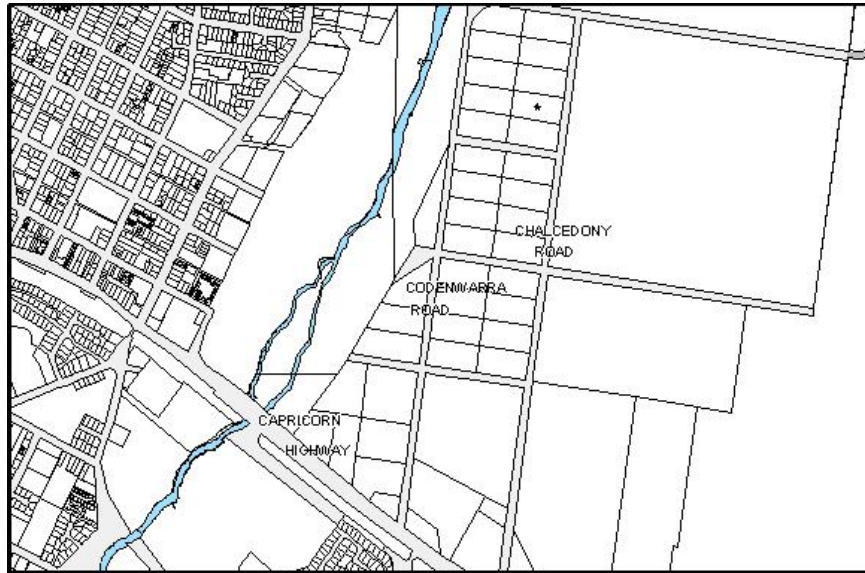
Item 80.1.2 – TP056/08E – Trebe Constructions Pty Ltd – Chalcedony Road, Emerald – ROL Negotiated Decision – four (4) Rural Residential lots

DEVELOPMENT SERVICES REPORT

Full Council

Application No:	TP056/08E
Applicant:	Trebe Constructions
Owner:	Michael W Ebert
Site Address:	Chalcedony Road, Emerald.

Real Property Description: Lot 34 on E21617
Area of Land: 2.035ha
Current Use of Land: Vacant
Applicant's Name: Trebe Constructions
Applicant's Address: PO Box 2755, Emerald QLD 4720
Applicable Planning Scheme: IPA
Zone: Town Zone - Rural Residential Precinct
Proposal: Subdivision creating Four (4) Rural Residential Allotments
Approval Type: Reconfiguration of Lot
Development Type: Development Permit
Level of Assessment: Code Assessment
Referral Agencies: Nil
Submissions: Nil



Resolution:

Cr Hayes moved and Cr Brimblecombe seconded 'That the applicant, Trebe Constructions, be advised that the request to negotiate conditions attached to existing approval of a Reconfiguration of Lot on land at Chalcedony Road, Emerald described as Lot 34 on E21617 is **approved** subject to the inclusion of an additional condition, amendment to advisory note G and amendment of conditions 1, 8, 14, 18, 19, 20 of this approval to read as follows:

1. APPROVED PLAN

The development is to be carried out in accordance with plan no. QP08 0364 SK02 General Layout prepared by Burchill VDM and submitted documentation supporting the 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 6 April 2013. Should the development not be commenced within this timeframe, this approval will lapse.

Timing:

Prior to release of survey plan.

8. EXTERNAL ROADWORKS CONTRIBUTION

A contribution of \$16,016 must be paid to Council towards external roadworks necessitated in part by this development. The amount of contribution payable is calculated in accordance with Councils External Roadworks Contributions Policy.

No credit has been given for the existing allotment.

You are advised the contribution rate is subject to periodic review.

Timing:

Prior to release of survey plan.

14. FINISHED LEVELS

All buildings are to have a finished floor level of 176.5m AHD or 300mm above the finished surface level, whichever is greater.

No habitable buildings or associated infrastructure (including effluent disposal areas), except where varied by Condition 19, may be constructed on or west of a line that commences 10m along the southern boundary of proposed Lot 3 from the western boundary of the existing lot and finishes 60m along the northern boundary of proposed Lot 4 from the same western boundary.

Timing:

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

18. DISPOSAL EFFLUENT – TREATMENT METHODS

All sewerage generated on each of the proposed lots shall be treated on-site and any resultant effluent disposed of onsite. The system of onsite sewerage treatment and effluent disposal shall comply with AS 1547 – 2000 and the Queensland Plumbing and Wastewater Code.

The onsite sewerage treatment and effluent disposal treatment system shall be designed in compliance with a report by an On-site Sewerage Evaluator.

An application must be approved by Council's Plumbing Inspector for a Plumbing Compliance Permit with conditions for an On-Site Treatment Plant prior to construction and use of an on-site sewerage treatment and effluent disposal system.

Timing:

Prior to the release of Survey Plan.

19. SEWAGE TREATMENT AND EFFLUENT DISPOSAL ABOVE Q100

Sewage treatment systems and their associated effluent disposal areas must be located above the Q100 line, unless the sewage treatment system subjects sewage to secondary treatment processes and chlorinates effluent prior to disposal, in which case the sewerage treatment system must be above the Q100 line but the effluent disposal area may be below.

All effluent disposal areas must comply with the stipulated setbacks for the grade of treated effluent being disposed of and the manner of disposal (i.e. spray irrigation or subsurface irrigation) in accordance with AS1547-2000 and the Queensland Plumbing and Wastewater Code.

Timing:

Prior to the release of Survey Plan.

20. DEVELOPMENT STANDARDS – CIVIL WORKS CONSTRUCTION AND MAINTENANCE PERIOD

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

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:

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

Timing:

Prior to the release of Survey Plan.

24. CONSTRUCTION – INTERNAL ROADWORKS

The new road shall be constructed generally in accordance with the design detailed on the approved Concept Drawing being DWG No. QP08 0364 SK02 General Layout (02.07.08) by Burchill VDM.

The new road shall be constructed with a two coat spray seal surface and, together with all necessary stormwater drainage, shall be provided in accordance with the Capricorn Municipal Development Guidelines (CDMG).

Each Lot shall be provided with a sealed access from the bitumen on the new road to the property boundary, over a minimum 300mm diameter culvert; this access to conform to CMDG SD-R-040 revision C.

Design plans for all new roads and the drainage works within the new road reserve must be submitted as part of an Operational Works application.

Timing:

Prior to release of survey plan.

ADVISORY NOTES

- G** *Council recognises conditions contained within this Decision Notice are similar to previous approvals. It is recommended the landowner negotiates with other developers within the area in order to reach an agreement regarding the provision of infrastructure to service future rural residential development. Council may consider entering into an infrastructure agreement regarding required works.'*

Carried

CLOSED SESSION ITEM – TOWN PLANNING

Into Closed Session

Resolution:

Cr Rolfe moved and Cr Bulger seconded 'That Council **moves into** Closed Session to discuss a town planning matter.'

Carried

Whilst Mr P Maundrell is the Tax Accountant for Cr Peter Maguire, Cr Paul Bell and the Chief Executive Officer Bryan Ottone, they each declared they have no material personal interest with this application.

Out of Closed Session

Resolution:

Cr Bulger moved and Cr Rolfe seconded 'That Council **moves out** of Closed Session.'

Carried

Adjournment

The meeting adjourned for a short break at 11.10am at which time Cr D Brimblecombe left the meeting. The meeting resumed at 11.30am.

Attendance

CDO L Connell entered the meeting at 11.30am to present final plan for Blackwater All Abilities Park

Blackwater All Abilities Park

Cr Hayes moved and Cr Bulger seconded 'That a vote of thanks to Council staff, community members, consultants and the project team for the work they put into the Blackwater All Abilities Park

Carried

Cr Bell moved and Cr Rolfe seconded 'That Council accept the concept plans provided by InSite EMLA, authorise the CEO to call tenders for agreed Stage 1 of the project as soon as construction plans are available and the appointment of a Project Manager for the project and further Council considers the balance of the project in the 2009/2010 and 2010/2011 budgets.'

Carried

Attendance

Councillor P Bell left the meeting at 12.12pm and re-entered at 12.13pm

DEVELOPMENT MATTERS

Delegated Applications & Permitted Developments

Resolution:

Cr Hayes moved and Cr Schwarz seconded 'That the following Delegated Applications (4) and Permitted Developments (7) be received:

Delegated Applications

IPA Planning Scheme for the Shire of Duarlinga

TP141/08B – Sarah Wright – 18 Gidyea Street, Blackwater – MCU – Dual Occupancy

IPA Planning Scheme for the Shire of Emerald

TP129/08E – LTH Investments Pty Ltd – Baker Street, Emerald – MCU – Caretaker's Residence

IPA Planning Scheme for the Shire of Duarlinga

TP134/08B – Local Focus Design – 35 Comollatti Street, Blackwater – MCU – Dual Occupancy

IPA Planning Scheme for the Shire of Emerald

TP125/08E – Murray & Associates Pty Ltd - 104 Opal Street, Emerald – ROL - Subdivision

Permitted Development

Superseded Planning Scheme for the Shire of Emerald

4006/09 – Cliffe Gardens Developments Pty Ltd – Cliffe Street, Emerald – MCU – Light Industry

4007/09 – Brad Judge – 5 Lakeside Drive, Emerald – MCU – Dual Occupancy

4008/09 – Brad Judge – 11 Lakeside Drive, Emerald – MCU – Dual Occupancy

4009/09 – Brad Judge – 17 Lakeside Drive, Emerald – MCU – Dual Occupancy

4011/09 – Brad Judge – Cnr Scenic Drive & Calderwood Street, Emerald – MCU – Dual Occupancy

4012/09 – Brad Judge – Cnr Hillcrest Street & Lakeside Drive, Emerald – MCU – Dual Occupancy

4013/09 – Brad Judge – Cnr Eagle Street & Lakeside Drive, Emerald – MCU – Dual Occupancy.'

Carried

Capricorn Pest Management Group

Resolution:

Cr Hayes moved and Cr Rolfe seconded 'That Council continues facilitation of the CHNRMG supporting one group only and that CPMG be advised accordingly.'

Carried

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

Resolution:

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

Carried

CIVIL OPERATIONS' SEGMENT

Roadside Memorials

Resolution:

Cr Bell moved and Cr Bulger seconded 'That Council:

1. Notes the DMR Policy on Roadside Memorials; and
2. Adopts the Main Roads policy for roadside memorials for the local road network.'

Carried

Blackwater Streets

Resolution:

Cr Bell moved and Cr Rolfe seconded 'That Council:

1. Confirms four lane roads cannot be justified in the town of Blackwater and that the following capital works be included for 2008/09 in place of proposed work on Blain Street (extension), Acacia Street and Wey Street (widening)
 - Construction of the PCYC car park at an estimated cost of \$190,000 and considers what contribution, if any, should be made by the PCYC
 - Design and construction of a car park for the Blackwater Pool complex off Wey Street.
 - Rehabilitation of Wey Street (instead of widening) from McKenzie Street to the entrance of the new car park.
 - Construction of a car park at the "Seniors" building in Littlefield Street at an estimated cost of \$25,000 and consider what contribution, if any, should be made by the community group(s) involved.
 - Subject to funding availability the design, construction and completion of the All Abilities Park.
2. Approves in principle the development of a strategic road network study for Blackwater to include a strategy for access to the Capricorn Highway, reducing the width of four lane roads in the town, development of a pedestrian/bikeway network and options for the implementation of the Study network.'

Carried

CBD Stormwater Control

Resolution:

Cr Bell moved and Cr Bulger seconded 'That Council:

1. Approves funding of up to \$250,000 for the installation of a new stormwater line along Egerton Street between Borilla Street and the Golf Club this financial year.
2. Delegates to the CEO the authority to negotiate a price for this work with Dig-It Landscapes as a variation to Contract 123-2008 and if a suitable price cannot be negotiated then Council undertakes this work with its own day labour force.
3. Commits to assisting the Emerald Golf Club to establish a wetland/lake system through the golf club for the treatment of stormwater and the backwash water from the Aquatic Centre by way of design costs, Agency Approvals and machinery/labour for the initial excavations with a budget of \$100,000 in the 2009/10 financial year.'

Carried

Acceptance of the General Manager – Civil Operations’ Report

Resolution:

Cr Hayes moved and Cr Rolfe seconded ‘That the General Manager – Civil Operations’ Report be received.’

Carried

GOVERNANCE & COMMUNITY SERVICES’ SEGMENT

Blackwater Hunter Street Sports Complex and Swimming Pool Buildings and McIndoe Park

It was resolved that the plans for the Blackwater Hunter Street Sports Complex and Swimming Pool Buildings and McIndoe Park projects as tabled be noted.

Late Agenda Item

Blackwater Aquatic Centre Filters

Resolution:

Cr Bulger moved and Cr Hayes seconded ‘That Council approve the engagement of JH Cockerell Pty Ltd, Platinum Water and other contractors as needed to carry out reconditioning of filters and installation of two new backwash water holding tanks at the Blackwater Aquatic Centre at an estimated cost of \$159,933 (excl. GST) without inviting quotes as, in accordance with Section 486 (3)(b) of the Local Government Act 1993, the persons engaged are qualified and experienced to provide services which are of a specialised nature that, considering the urgent nature of the alterations, it would be disadvantageous to invite quotations, with funds to be found within the current budget.’

Carried

Draft Corporate Plan

The Corporate Plan in draft format was discussed and noted.

Indigenous Community Development Project

Resolution:

Cr Schwarz moved and Cr Bell seconded ‘That Council applies to the BMA Community Partnership Program to fund an Indigenous Community Development Officer to work with the Indigenous community in the Blackwater area.’

Carried

Acceptance of the General Manager – Governance & Community Services’ Report

Resolution:

Cr Bulger moved and Cr Hayes seconded ‘That the General Manager – Governance & Community Services’ Report be received.’

Carried

Community Consultation

That Council change the Community Consultation previously arranged for the 22 June to the 29 June 2009.

Adjournment

The meeting adjourned for lunch at 1.10pm and resumed at 1.54pm.

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

General Council Meeting : 16 March 2009

Resolution:

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

Carried

Business Arising out of Minutes

Council officers are receiving notifications from the amnesty on illegal plumbing and building applications.

CORPORATE SERVICES' SEGMENT

Amalgamation Costs

Resolution:

Cr Rolfe moved and Cr Bulger seconded 'That the report on amalgamation costs be endorsed.'

Carried

Attendance

Finance Manager H. Stanton entered the meeting at 2.09pm

Revised Borrowing Policy

Resolution:

Cr Bell moved and Cr Rolfe seconded 'That the Revised Borrowing Policy as attached be adopted.'

Carried



POLICY STATEMENT

NUMBER

TITLE

BORROWINGS

SECTION

Corporate

RELEVANT LEGISLATION

Local Government Act (1993) Sec.503 and the
Local Government Finance Standard 2005 Sec.8 & Sec 23

PURPOSE

The Local Government Finance Standard requires Councils to have a Borrowing Policy, it specifies the minimum content of such a policy and requires a summary of the policy to be included in the Annual Report.

SCOPE

This policy will apply whenever Council is considering borrowing funds externally. It does not apply to leasing or hire purchase arrangements.

PREAMBLE

Central Highlands Regional Council is a Council which was created by an amalgamation of four Councils. The combined debt is at a very low level. This has put it in a position where redemption and interest payments do not impact in any significant way on rates decisions, thereby contributing to Council's ability to minimise general rates increases yet be able to undertake substantial developments utilising debt whenever required. Council recognises the desirability of establishing reserves sufficient to fund future developments, particularly for water and sewerage, and to use these funds when appropriate to avoid external borrowings for relatively minor acquisitions and developments. Council may, however, determine to borrow funds not just on the basis of immediate need, but for strategic reasons and/or because it is economically advantageous to do so.

The level of debt in individual programs and in total for the Shire is a matter for Council to decide from time to time but due recognition will be given to:

- the type and extent of benefits to be obtained from the borrowing including the length of time the benefits will be received
- the beneficiaries of the acquisition or development
- the impact of interest and redemption payments on both current and forecast rates revenue
- the current and future capacity of the rate base to pay for borrowings and the rate of growth of the rate base
- likely movements in interest rates for variable rate borrowings
- other current and projected sources of funds such as

- headworks
- competing demands for funds

It is recognised that, as infrastructure such as water and sewerage are usually funded in advance of community requirements and borrowings are repaid by future users, it is appropriate to utilise debt to fund future infrastructure capacity. However, borrowings must be supported by both headworks contributions, as these are specifically provided for this purpose, and revenue in order to limit the level of debt and debt costs. The appropriate mix of these sources of funds will depend on the factors mentioned above.

Capital expenditure on general community facilities such as libraries and town halls are usually not undertaken in advance of community needs and do not attract headworks charges. Revenue sources are therefore limited to revenue and borrowings. Borrowings for these developments should be limited to what can be repaid by the existing rate base and, in general, should be over a shorter period so that current users substantially contribute to the debt servicing and redemption. Debt on existing facilities should not become a burden on future generations who may not receive benefits from these facilities. Again, the appropriate combination of debt and revenue will depend upon the type of development and the Shire's circumstances at the time.

DEFINITIONS

None

POLICY

Council will, in general, seek to minimise its dependence on borrowings in order to minimise future revenue committed to debt servicing and redemption charges.

Council will only borrow funds for the purpose of acquiring assets, improving facilities or infrastructure and/or substantially extending their useful life. Council may borrow to meet strategic needs or to take advantage of opportunities for development providing there is a demonstrably good return in economic and/or social terms. Further assessment can be made during the year in regard to loan funding needs.

Redemption and interest charges on borrowings, excluding those relating to water and sewerage, will not exceed twenty-five percent of general rates revenue. Borrowings in programs/areas such as water, sewerage and the airport are to repaid from revenue generated in those areas and the full costs are to be taken to account in these areas.

Where borrowings are to be repaid by special rates, the revenue and repayments will be matched as far as is practical. Borrowings will be repaid early should revenue exceed scheduled repayments. Borrowings will only be made in accordance with the adopted budget. Borrowings for the current year will be disclosed in the adopted budget.

Borrowings will only be from the Queensland Treasury Corporation (QTC) or, if from another organisation, with the approval of the QTC and Department of Local Government and Planning.

Borrowings will normally be for a maximum of ten years except for secure, long-life assets which will provide long-term service. Shorter borrowing periods and earlier repayments will be taken where possible and appropriate. If a longer term is appropriate, which may be the case for some assets such as buildings and water and sewerage infrastructure, the term will not exceed the life of the asset or twenty years whichever is the shorter period.

Projected borrowings for 2008/09 are:

Roads	\$9.410M	15 years
Sewerage	\$2.140M	20 years
Water	\$2.445M	20 years
Airport	\$2.133M	20 years
Plant	\$1.100M	20 years

ADOPTED 28 August 2008

REVISED 6 April 2009

Attendance

Finance Manager H Stanton left the meeting at 2.34pm

Acceptance of the General Manager – Commercial Services' Report

Resolution:

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

Carried

DECISIONS/INFORMATION OUT OF REPORTS

CHIEF EXECUTIVE OFFICER'S REPORT

ALGA National General Assembly

Resolution:

Cr Hayes moved and Cr Bell seconded 'That Council authorises Cr Maguire and Cr Bulger to attend the Australian Local Government Assn General Assembly to be held in Canberra, 21/24 June 2009 as Council's representative/s.'

Carried

Acceptance of the Chief Executive Officer's Report

Resolution:

Cr Bell moved and Cr Hayes seconded 'That the Chief Executive Officer's Report be received.'

Carried

DEPUTY CHIEF EXECUTIVE OFFICER'S REPORT

Code of Conduct for Councillors

Resolution:

Cr Rolfe moved and Cr Hayes seconded "That Council:

1. Proceeds with the intent to adopt the Model Code of Conduct for Councillors as gazetted by the Department of Local Government (Version May 2008);
2. Publishes the prescribed notice during the period Wed 8 April to 22 May 2009 in the CQ News;
3. Invites public comments on the proposed Code until close of business 22 May 2009;
4. Places a copy of the notice on display in Council's public office (and other administration offices) for the period stated above;
5. Considers public comment relative to the proposed Code that is received during the notice period and that the final draft Code of Conduct for Councillors be presented to Council at its General Meeting 1 June 2009.'

Carried

Envision – Change Management Process Report

Resolution:

Cr Bell moved and Cr Schwarz seconded 'That the report be noted.'

Carried

Acceptance of the Deputy Chief Executive Officer's Report

Resolution:

Cr Hayes moved and Cr Rolfe seconded 'That the Deputy Chief Executive Officer's Report be received.'

Carried

COMMERCIAL SERVICES' SEGMENT

Late Agenda Item

Principles to be applied to provision of Water to Community/Sporting Groups

Resolution:

Cr Rolfe moved and Cr Bell seconded 'That Council considers an overall policy for the supply of treated raw or recycled water to Council owned facilities, clubs, government owned facilities, private facilities and not for profit organisations and further Council be prepared to supply Blackwater Golf Club under temporary water agreement at cost price until a policy is developed. '

Carried

Acceptance of the General Manager – Commercial Services' Report

Resolution:

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

Carried

GENERAL BUSINESS

Cr Maguire:

Advised members that he was having a meeting with Kylie Lang Thursday 9 April regarding concerns she has with a Boarding Kennel proposal out Capricorn Highway. Cr Hayes will attend the meeting with Cr Maguire.

Cr Bulger:

An apology was put forward by Cr Bulger as she is unable to attend the Miners Common Meeting, Wednesday 8th April 2009.

CEO:

The CEO informed members that a meeting was being held with Mr Ron Moon, Cr Maguire, Cr Bell and himself on Tuesday 7th April to discuss a proposal put forward by Mr Moon to allow an easement through Council controlled property to his proposed block. It was indicated that Council may not be supportive of Mr Moon's proposal.

CLOSURE OF MEETING

There being no further business, the Mayor closed the meeting at 2.55pm.

CONFIRMED:

MAYOR

DATE