

Goondiwindi Regional Council

Technical Services, Planning, Building & Environmental Health
Standing Committee Meeting

MINUTES

Meeting held at the Goondiwindi Corporate Office

82 Marshall Street

Goondiwindi Queensland 4390

Wednesday, 9 September 2009

Goondiwindi Regional Council
**MINUTES OF THE TECHNICAL SERVICES, PLANNING, BUILDING & ENVIRONMENTAL HEALTH
STANDING COMMITTEE MEETING**
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Present	Mayor Cr GS (Graeme) Scheu Cr PJ (Phil) Percival Cr WP (Rick) Kearney Cr RJ (Rick) McDougall Cr DG (David) McMahon Cr RJ (Rob) Reardon Cr MP (Mac) Kneipp Mr Peter Stewart (Chief Executive Officer) Mr Dave Burges (Director Technical Services) Mr Mohammed Saleem (Director Building & Environmental Health Services) Mrs Ronnie McMahon (Manager Planning Services) Mr Peter McCashney (Manager Environmental Health Services) Ms Kerry McKenzie (Minutes Secretary)
Apologies	Nil

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1. OPENING OF MEETING

The Mayor, Cr GS Scheu, declared the meeting open at 9:05am.

2. APOLOGIES

Nil

3. CONDOLENCES/CONGRATULATIONS

3.1. Goondiwindi Rugby Club

Cr GS Scheu congratulated the Goondiwindi Rugby Club, for both Grades A and B, for their victory in the 2009 Risdon Cup.

4. CONFIRMATION OF MINUTES

Moved: Cr RJ Reardon

Seconded: Cr WP Kearney;

That the minutes of the Technical Services, Planning, Building & Environmental Health Standing Committee Meeting held on Wednesday 12 August 2009 be confirmed.

Carried.

5. BUSINESS ARISING FROM PREVIOUS MEETING

5.1. 7.1 – DCE241 – Payphones Listed for Removal

Cr GS Scheu advised that he had contacted the Telstra Regional Manager, conveying Council's concerns regarding the removal of payphones within the regional area. A teleconference is to be convened with Telstra and Council staff to discuss the matter further and an update will be provided to Council in due course.

5.2. 7.2 – DCE242 – Community Billboard

A meeting was convened with Cr GS Scheu, Council's Deputy Chief Executive Officer, Mr Carl Manton, Care Goondiwindi, Mrs Cath Johnstone, and the application, Mrs Margo Hancock, regarding the establishment of a Community Billboard for the use by non-profit organisation. Care Goondiwindi advised that the "Getting out in Goondiwindi" publication may be an option if additional sponsorship was sourced, or alternatively, the Employment Agency, Campbell Page, will be displaying a billboard at their place of business in due course. Cr Scheu conveyed that Council's position on this matter is that the Community Billboard should have a regional approach.

5.3. 7.3 – Visitor Information Centre – Operating Hours on Saturday

Cr GS Scheu advised Council that the meeting with relevant stakeholders regarding the operating hours of the Goondiwindi Visitors Information Centre will be held on Tuesday, 22 September 2009. A further update will be provided to Council in due course.

5.4. 8.12 – TS197 – Corella Update Report

Council's Director Technical Services, Mr Dave Burges, advised that Council's application for a Damage Mitigation Permit has been approved and issued to Council. Signs have been erected at the site, warning that Council will be undertaking damage mitigation activities for the purpose of culling wildlife (Little Corella) to prevent damage or loss, at Riddles Oval, Goondiwindi.

5.5. 8.8 – TS193 – Kildonan Road Floodgate and Potential Channel

Council's Director Technical Services, Mr Dave Burges, convened a meeting with Consulting Engineers, Baker Rossow, to establish mutually agreeable options of incorporating Council's channel works with the proposed Wallis sub-division. A further update will be provided to Council in due course.

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6. REPORTS – TECHNICAL SERVICES

6.1. TS213 – Issues Status Report

An Issues Status Report for Technical Services for the month of August 2009 was tabled for Council's information.

Noted.

6.2. TS214 – GRC0011 – Operational Works (Dam & Constructed Water Holes) Policy Review

To ensure that Council consistently manages the construction of dams and water holes in the Town & Environs of Goondiwindi, Council adopted an Operational Works (Dams & Constructed Water Holes) Policy on 10 September 2008. The policy has been in effect for a twelve (12) month period and is now due for review and renewal. The policy was provided for Council's consideration.

Moved: Cr RJ Reardon

Seconded: Cr WP Kearney;

That Council notes the review of the Operational Works (Dams & Constructed Water Holes) Policy and that the Policy remains unchanged at this time.

Carried.

6.3. TS215 – Proposed Policy on Gates and Grids on Local Roads

The former Waggamba Shire Council and Inglewood Shire Council had policies regarding the management of gates and grids on local roads. As the new road authority, Goondiwindi Regional Council now needs to adopt a policy on Gates and Grids that will enable ongoing guidance in the maintenance and control of these structures. A draft policy was provided for Council's consideration.

Moved: Cr RJ Reardon

Seconded: Cr DG McMahon;

That Council resolves to amend the Gates and Grids Local Law Policy.

Carried.

6.4. TS216 – Review of Council's Fees and Charges Schedule – Water Meter Testing

In the event that a ratepayer disagrees with the properties six monthly excess water notice, Council officers undertake a water meter test for a regulatory fee of \$25.00. A review of this fee is proposed to ensure that Council recoups its costs for the service.

Moved: Cr PM Kneipp

Seconded: Cr WP Kearney;

That Council resolves to amend its 2009/10 Fees and Charges Schedule, Water Meter Test Fee, to the amount of \$85.00 per meter.

Carried.

Cr PJ Percival recorded a vote against the motion

6.5. TS217 – Pump Station 2 – Proposed Augmentation

Opus International prepared a planning report for the refurbishment of the Goondiwindi Sewerage Pump Stations 1 and 2. The report recommended that the existing dry well pump stations be refurbished to wet well pump stations, and that selective companies specialising in the area of the works undertake the project.

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Moved: Cr DG McMahon

Seconded: Cr RJ McDougall;

That Council proceeds with the refurbishment of pump station 2 this financial year and makes the appropriate budget allocation in 2010/11 to complete the project.

That, in accordance with Council's Purchasing Policy, section 4.1.1 (e), Council accepts the nominated specialist sub-contract companies due to the specialised nature of this project.

Carried.

6.6. TS218 - Quotation 09/21 - Contract for the Design, Manufacture and Installation of a new Switchboard for the Inglewood Water Treatment Plant

A Request for Quotation (RFQ) was forwarded to interested parties, inviting quotations for the design, manufacture and installation of a new switchboard for the Inglewood Water Treatment Plant. Quotations closed at 12:00 Noon, Friday 14 August 2009. Four (4) submissions were received and provided for Council's consideration.

Moved: Cr PJ Percival

Seconded: Cr RJ McDougall;

That Council accepts the conforming quotation from J & P Richardson Industries Pty Ltd for the Design, Manufacture and Installation of a new Switchboard for the Inglewood Water Treatment Plant for the amount of \$86,235.60 (Inclusive of GST).

That Council makes a budget amendment providing an additional \$31,000.00.

Carried.

6.7. TS219 – Goondiwindi Natural Heritage and Water Park Remediation Work

An update on the rectification works and test results of the eight (8) monitoring bore logs at the Goondiwindi Natural Heritage and Water Park were provided for Council's information. It was concluded that seepage at the Park is currently minimal, with most losses attributed to environmental conditions such as evaporation. It was noted that the long term viability of the Park will still be contingent on adequate high flow events to maintain water levels.

Noted.

6.8. TS220 – Request for Higher Mass Limits Kildonan Road – Englebrecht

Englebrecht Transport Pty Ltd is seeking Council's approval to operate to higher mass limits on a section of Kildonan Road from the Cunningham Highway roundabout to the Namoi Cotton Gin.

Moved: Cr RJ Reardon

Seconded: Cr WP Kearney;

That Council does not approve the application by Englebrecht Transport Pty Ltd to operate to higher mass limits on Kildonan Road from the Cunningham Highway to the Namoi Cotton Gin.

Carried.

6.9. TS221 – Naming of Access Road Off Sweedmans Road

Correspondence was forwarded to the Texas Family History Group requesting that the Group submit a Historical Pioneer name for the Texas district, for the purpose of naming of the access road off Sweedmans Road, namely to Lot 209 CVE187. Council is in receipt of a response which was provided for Council's consideration.

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Moved: Cr RJ McDougall

Seconded: Cr PM Kneipp;

That Council names the unnamed access road off Sweedmans Road, Mould Road.

Carried.

6.10. TS222 – Proposed Inglewood Entry Signage

Council is replacing and/or updating various signage throughout the new Council area as a result of the amalgamation of the three former Councils. The Inglewood entry signage has been identified as one of these signs. Quotations have been received for the works and were provided for Council's consideration.

Action:

That Council's Inglewood Branch Manager, Mr Ian Badham, and Cr DG McMahon, approach the Inglewood Chamber of Commerce regarding the specifications of the Inglewood entry signage, to ensure that a mutually agreeable image of Goondiwindi Regional Council, namely the Inglewood region, is achieved.

6.11. General Business

6.11.1. Inglewood Pool Petition

Council has received a petition submitted on behalf of the minority of the Inglewood community, requesting that the construction of the Inglewood Swimming Pool be delayed until April 2010 and that an interim plan be implemented to operate the pool in its existing state during the 2009/10 summer period.

Noted.

6.11.2. Murray Darling Associations 65th National Conference

The Murray Darling Associations 65th National Conference was held from Wednesday 2 September to 4 September 2009. Cr RJ McDougall is the portfolio holder for this area and attended the conference.

Moved: Cr WP Kearney

Seconded: Cr DG McMahon;

That Council ratifies the approval for Cr RJ McDougall to attend the Murray Darling Associations 65th National Conference.

Carried.

6.11.3. Purchasing of Light Vehicle Policy

A policy for the purchasing of light vehicles has been developed to streamline the procurement process and to provide an optimum fleet type. A draft policy was provided for Council's consideration.

Moved: Cr PM Kneipp

Seconded: Cr RJ McDougall;

That Council adopts the Purchasing of Light Vehicle Policy for a period of twelve (12) months.

Carried.

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6.11.4. Goondiwindi Office Reconfiguration

Due to restrictions placed on Council's existing Goondiwindi Customer Service Office located at 100 Marshall Street, Council has reconsidered the current office configuration for the Goondiwindi regional area.

Moved: Cr RJ Reardon

Seconded: Cr PM Kneipp;

That Council resolves to make the office located at 82 Marshall Street, Goondiwindi, the Goondiwindi Customer Service Office, and that the office located at 100 Marshall Street, Goondiwindi have limited access by the public from December 2009 and that a draft layout plan be developed prior to implementation.

Carried.

Attendance

Council's Director Building & Environmental Health Services, Mr Mohammed Saleem, and Council's Manager Environmental Health Services, Mr Peter McCashney, attended the meeting at 12:36pm.

7. REPORTS - ENVIRONMENTAL HEALTH SERVICES

7.1. BES87 – Future Waste Management Arrangements

At Council's Ordinary Meeting held 19 August 2009, Council resolved to call tenders for the collection and disposal of refuse and the operation and maintenance of the Goondiwindi Refuse Facility. An update on the status and suitability of the contractual arrangements were provided for Council's information.

Moved: Cr RJ Reardon

Seconded: Cr WP Kearney;

- (a) *That Council hereby resolves to call expressions of interest for the provision of a weekly collection of all domestic 240 litre mobile garbage bins in the Goondiwindi Regional Council area;***
- (b) *That Council hereby resolves to call expressions of interest for the provision of a weekly collection of all domestic 240 litre mobile garbage bins in:-***
 - (i) *Goondiwindi Town and Environs only***
and a separate expression of interest for
 - (ii) *Remainder of the Goondiwindi Regional Council areas.***
- (c) *That Council hereby resolves to call expressions of interest for the provision of a weekly collection service utilising a 70/30 divided 240 litre mobile garbage bins throughout the Goondiwindi Regional Council area and offer a recycling option for residents; and***
- (d) *That Council hereby resolves to call expressions of interest for the provision of a weekly collection service for all roadside and transfer station bulk bins throughout the Goondiwindi Regional Council area.***
- (e) *That Council hereby resolves that each respondent has the option of submitting an expression of interest for combinations of (a) and (d) above.***

That Council is satisfied that it would be in the public interest to invite expressions of interest in accordance with section 489 of the Local Government Act 1993 prior to inviting tenders.

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Reasons for Decision

1. *It would allow Council to make an informed decision about whether it is able to introduce recycling services at this time at competitive cost or not.*
2. *It would give Council the right to seek further or additional information from respondents so that Council can ensure whether the prices are competitive and realistic prices.*
3. *It would give respondents the opportunity and option of submitting prices for one or more portions or a combination of portions in the case of portion 1 (e).*

Carried.

Moved: Cr PJ Percival

Seconded: Cr WP Kearney;

That Council hereby resolves to call expressions of interest for the temporary term of twelve (12) months effective from 1st January 2010 for the following:-

- (a) ***Management of the Goondiwindi Waste Facility; and***
- (b) ***Maintenance of the Goondiwindi Waste Facility.***

That the scope of the expression of interest is to include suitable compaction equipment and other duties as determined by Council.

Carried.

Attendance

Council's Director Technical Services, Mr Dave Burges, left the meeting at 12:50pm.

Adjournment

Council adjourned for lunch at 12:50pm and resumed at 1:15pm.

7.2. BES84 – Building Activities

A Building Activities Status Report for the month of August 2009 was tabled for Council's consideration.

Moved: Cr DG McMahon

Seconded: Cr WP Kearney;

That Council hereby ratify the actions taken by the Building Surveyor in approving the following building applications:-

Application No.	Applicant	Site Address	Type/Construction
G66/09	Ross Privitera	132 Coolmunda Access Road, Inglewood	Patio Cover
G67/09	Glenn & Katie Welsh	13 Veronica Avenue, Goondiwindi	Dwelling and Domestic Garage
G70/09	Paul Gardoll	22 George Street, Goondiwindi	Shed
G71/09	J & D Park	4 Fletcher Street, Goondiwindi	Extensions to Existing Dwelling
G73/09	Annette Martyn	165 Marshall Street, Goondiwindi	Shed
G74/09	M & J Moloney	Lot 6 Barwon Highway,	Dwelling

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G75/09	G & S Schell	50 Moffatt Street, Goondiwindi	Shed
G77/09	Wayne Norman	7 Gough Street, Goondiwindi	Patio
G78/09	Margaret Davis	4 McIntyre Court, Texas	Extensions
G79/09	Texas Pensioner Units	Wilson Street, Texas	Extensions
G81/09	Douglas Emslie	7 Hilderson Street, Goondiwindi	Skillion to Existing Shed
G83/09	Paul & Christine Campbell	Oakhole Road, Goondiwindi	Dwelling
G84/09	Kate Jekyll	79 Bowen Street, Goondiwindi	Deck
G85/09	Michael & Christine Watt	1 Hindmarsh Street, Goondiwindi	Patio
G86/09	Murray Reeves	21 Jacaranda Drive, Goondiwindi	Patio
G88/09	Robyn Eglinton	1 Paul-Bradley Drive, Goondiwindi	Dwelling and Shed
G92/09	Roger & Pat Mortimer	20 Warden Street, Goondiwindi	Extensions to Existing Dwelling
G94/09	S & R Mills	2 James-Ryan Avenue, Goondiwindi	Covered Awning
G95/09	Tait Motors	Russell Street, Goondiwindi	Additions to Office Building
G96/09	Ronald Johnston	30 Glasser Street, Goondiwindi	Shed

That Report BES84 for the month of August 2009 be received and that all actions taken be noted.

Carried.

7.3. BES85 – Environmental Health Activities

An Environmental Health Activities Report for the month of August 2009 was tabled for Council's consideration.

Moved: Cr PJ Percival

Seconded: Cr RJ Reardon;

That the Environmental Health Officer's Report Number BES85 for the month of August 2009 be received.

Carried.

Attendance

Council's Manager Planning Services, Mrs Ronnie McMahon, attended the meeting at 1:30pm.

7.4. BES86 – Nuisance Complaints – Grain Handling

An update on the status of complaints received and remedial actions taken to date in relation to the alleged nuisances caused by a number of grain handling complexes on the Leichhardt Highway/West Street, Goondiwindi was provided for Council's information.

Action

That Council Investigates the dust and noise mitigation control measures undertaken by the three (3) grain handling complexes on the Barwon Highway (West Street), Goondiwindi.

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That Council requested that the grain handling operators submits a "site based" Environmental Management Plan for the grain handling operations and that following a review of the Environmental Management Plans, Council convene a meeting with the relevant stakeholders to discuss the outcomes of the review and any further actions.

Noted.

7.5. BES88 – Environmental Activities - Licensing and Compliance

An Environmental Activities (Licensing and Compliance) Report for the month of August 2009 was tabled for Council's information.

Noted.

7.6. BES89 – Issues Status Report

An Issues Status Report for Building and Environment for the month of August 2009 was tabled for Council's information.

Noted.

7.7. General Business

Nil

Attendance

Council's Director Building & Environmental Health Services, Mr Mohammed Saleem, and Council's Manager Environmental Health Services, Mr Peter McCashney, left the meeting at 1:58pm

8. REPORTS - DEPUTY CHIEF EXECUTIVE OFFICE

8.1. DCE257 – Town Planning Activities

A Town Planning Activities Report for Planning and Community Services for the month of August 2009 was tabled for Council's consideration.

Noted.

Attendance

Council's Director Technical Services, Mr Dave Burges, attended the meeting at 2:10pm.

8.2. DCE258 – Request for Negotiated Decision – McColl

An application was approved subject to conditions on 24 August 2009 for a Material Change of Use for "Commercial Activities" – "Commercial Premises" (rural services) and "Shop" (rural supplies outlet) and "Industrial Activities" – "Storage Facility" (bulk storage shed, silos and associated administration). In accordance with Section 3.5.17(1) of the Integrated Planning Act 1997, the applicant is formally requesting a change to the approved conditions.

Moved: Cr PM Kneipp

Seconded: Cr RJ Reardon;

That Council resolves to agree to the change of conditions as follows:

- 7 *The Internal driveways shall be bitumen sealed and concreted as shown on the amended plan dated 28/08/2009 and shall be designed in accordance with relevant engineering standards to the satisfaction of Council. The remainder of driveway areas where vehicles regularly manoeuvre shall be sealed or constructed of suitable alternative dust suppressant material to allow for all weather operation, and designed and constructed in accordance with Schedule 1, Division 2: Standards of Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b) or to other relevant standards to the satisfaction of Council and maintained to a suitable standard while the use continues.***

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- 18** *Landscaping shall be provided as shown on the amended plan dated 28/08/2009 submitted with the request for negotiation consisting of:*
- *mulched garden beds, as identified in Schedule 3, Landscaping Requirements, Section 3.8, with a minimum width of ten (10) metres to the southern boundary of the site and a minimum width of five (5) metres to the eastern boundary of the site planted with shrubs and trees as identified in Schedule 3, Landscaping Requirements, Section 3.7.*
- 19** *A landscaping plan for the overall site, which addresses the requirements of Condition 18 above, is to be submitted by the applicant to and for the approval of Council prior to the commencement of the use. All landscaping and vegetated areas shall be in accordance with the approved landscaping plan and maintained at all times while the use continues.*
- 20** *A bond of \$20,000 shall be paid to ensure appropriate planting and maintenance of all required landscaping until its satisfactory establishment. Such bond shall be released upon request, not less than 6 months after planting is completed and accepted.*

Carried.

8.3. General Business

8.3.1. Negotiated Decision Notice - Material Change of Use – Rivergums Caravan Park

Council's Manager Planning Services, Mrs Ronnie McMahon, advised Council that a request for a negotiated Decision Notice has been received from Sampaguita Sales Centre Pty Ltd, in response to a Decision Notice for Material Change of Use at 1-5 Delacy Street, Goondiwindi issued on 14 July 2009. A further update will be provided to Council in due course.

Noted.

8.3.2. Show Cause Notice – Ruttley Freightliners

Council's Manager Planning Services, Mrs Ronnie McMahon, advised Council that Ruttley Freightlines have been issued with a "Show Cause" Notice under the provisions of Part 3, Division 2, of the *Integrated Planning Act 1997*, as the applicant is in contravention of the development approval conditions for Material Change of Use at Allen Street, Goondiwindi. To date, no response has been received.

Noted.

Attendance

Council's Manager Planning Services, Mrs Ronnie McMahon, left the meeting at 2:34pm.

9. GENERAL BUSINESS

9.1.1. Queensland Murray Darling Committee

An invitation has been extended to Council inviting nominations for membership to the Queensland Murray Darling Committee.

Moved: Cr DG McMahon

Seconded: Cr PJ Percival;

That Council nominates Cr RJ McDougall to be a member of the Queensland Murray Darling Committee.

Carried.

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9.1.2. QDOG Committee

The Queensland Government has conducted a review of Queensland's current management of the rabbit fence, the wild dog barrier fence and the wild dog check fences. A recommendation of that review is to bring the management of pest animal barrier fencing under one organisation. Subsequently, the QDOG Committee has been established and nominations for Committee members have been extended to the relevant stakeholders.

Moved: Cr WP Kearney

Seconded: Cr RJ McDougall;

That Council supports the nomination of Mr Ray Brown to be Council's representative on the QDOG Committee.

Carried.

9.1.3. Inglewood Swimming Pool

Cr GS Scheu briefed Council on a meeting held with the Inglewood State School, Inglewood St Maria Goretti School and the Inglewood Swimming Club regarding alternative arrangement for the 2009/10 summer season, due to the closure of the Inglewood Memorial Swimming Pool for refurbishment.

Cr Scheu conveyed Council's commitment to assisting with the coordination and liaising with alternative swimming venues, namely the Millmerran, Texas and Goondiwindi Swimming Pools, to ensure that students and swimming club members are able partake in seasonal swimming activities.

Noted.

10. ADDITIONAL CORRESPONDENCE FOR NOTING

Nil

11. GENERAL BUSINESS

Nil

12. CLOSURE OF MEETING

There being no further business, Cr GS Scheu thanked everyone for their attendance and declared the meeting closed at 3:05pm.

Confirmed:.....

Date:.....

Mayor