

Goondiwindi Regional Council **Ordinary Meeting**

CONFIRMED MINUTES

Meeting held at the Goondiwindi Regional Council Customer Service Office
82 Marshall Street, Goondiwindi, Queensland 4390

Wednesday, 27 August 2014

Goondiwindi Regional Council
MINUTES OF ORDINARY MEETING
27 August 2014

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Present: Mayor Cr GS (Graeme) Scheu
Cr WP (Rick) Kearney
Cr LA (Lori) Mackay
Cr RJ (Rob) Mackenzie
Cr EJ (Joan) White
Cr DG (David) McMahon
Cr RJ (Rick) McDougall

Attendance at commencement of meeting: Mr Carl Manton (GRC, Chief Executive Officer)
Mr Dion Jones (GRC, Director Engineering Services)
Mr David Hayward (GRC Economic & Community Development Officer)
Mrs Krista Roberts (GRC Legal Officer)
Mrs Ronnie McMahon (GRC, Manager Town Planning Services)
Mrs Teresa Pfingst (GRC, Minutes Secretary)

Apologies: Nil

1. OPENING OF MEETING

The Mayor, Councillor GS Scheu, declared the meeting open at 9.30am.

2. OPENING PRAYER

Mrs Jan Waller of the Uniting Church, Goondiwindi, delivered the Opening Prayer.

3. APOLOGIES

Nil.

4. CONDOLENCES / CONGRATULATIONS**4.1. Condolences**

Nil.

4.2. Congratulations

The Mayor acknowledged recent community events that included Pink Ladies Day at Weengallon, the Talwood Races and the Goondiwindi 400 Off-Road Race; and extended congratulations to each of the groups involved on their success.

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**RESOLUTION OM- 0137/14**

Moved: Cr WP Kearney

Seconded: Cr RJ McDougall

That the minutes of the Ordinary Meeting of Council held on Wednesday, 23 July 2014, be confirmed and adopted.

Carried.

RESOLUTION OM- 0138/14

Moved: Cr LA Mackay

Seconded: Cr WP Kearney

That the minutes of the Special Meeting of Council held on Wednesday, 13 August 2014, be confirmed and adopted.

Carried.

6. BUSINESS ARISING FROM PREVIOUS MEETING

Nil.

7. DEPUTATIONS

Nil.

8. REPORTS – EXECUTIVE OFFICE

Council's Chief Executive Officer, Mr Carl Manton, presented the following reports to Council.

PLANNING

8.1. EX-047/14 - Material Change of Use - "Residential Activities" – "Detached House" - "Industrial Activities" – "Storage Facility" – 75 Callandoon Street, Goondiwindi

The applicant is seeking a Material Change of Use Development Permit for "Residential Activities" – "Detached House" (Extension to shed within curtilage - 66m² oversized residential storage) - "Industrial Activities" – "Storage Facility" (Extension to shed within curtilage – 48m² industrial storage), located at 75 Callandoon Street, Goondiwindi on land described as Lot 1 on RP71087. The areas above are an extension of an existing 72m² shed, therefore proposing 186m² in total.

RESOLUTION OM- 0139/14

Moved: Cr RJ Mackenzie

Seconded: Cr DG McMahon

That Council resolves to refuse the application for Material Change of Use Development Permit for "Residential Activities" – "Detached House" (Extension to shed within curtilage - 66m² oversized residential storage) - "Industrial Activities" – "Storage Facility" (Extension to shed within curtilage – 48m² industrial storage), located at Lot 1 on RP71087, on the grounds that it is in conflict with the provisions of the Planning Scheme in that:

1. *The development conflicts with the following provisions of the Urban Zone Code of the 2006 Planning Scheme for the former Goondiwindi Town Council:*
 - *Outcomes 1, 2, 3, 4a, 4c, 4d, 4e and 4j of Section 4.3.3.3 – Urban Zone Code Purpose; and*
 - *Performance Criteria PC1, PC3, PC7, PC9, PC10, PC11 and PC12 of Section 4.3.3.4 – Performance Criteria, Acceptable Solutions and Self Assessable Applicability – "Material change of Use."*
 - *The applicant has not provided sufficient planning grounds to justify approval of the development application notwithstanding the conflict and it is not considered possible for reasonable or relevant conditions to be imposed on this application to address and overcome all of the conflicts with the relevant Code provisions.*
2. *Refusal of the development application is warranted in that:*
 - *The shed has the potential to adversely impact the residential amenity of surrounding properties due to the size of the structure, reduced setbacks to boundaries adjoining residential land and potential noise impacts;*
 - *It is not possible for reasonable or relevant conditions to be imposed on this development to ensure the "Industrial Activity" is confined to the nominated 48m² floor area within the shed;*
 - *The dimensions of the shed considerably exceed the Self assessable defined sizing parameters outlined for a "Detached House" in Acceptable Solution (AS) 7.2 of the Urban Zone Code;*
 - *The boundary setbacks of the shed do not comply with the defined setbacks for "Uses other than a Detached House" in AS9.1 of the Urban Zone Code;*
 - *The shed has the potential to generate industrial traffic utilising the local residential street network; and*
 - *The shed is located over a Council sewer line which would restrict Council's access to the line for maintenance or upgrades.*
3. *The application has failed to demonstrate that the proposed development:*
 - *Accords with the intent and outcomes set out in the 2006 Planning Scheme for the former Goondiwindi Town Council and the Urban Zoning designation of the site;*
 - *Complies with Council's future land use policy intentions for the locality; and*
 - *Is designed and sited appropriately to protect and consolidate the amenity of the surrounding locality.*

Carried.

8.2. EX-048/14 – 2014/15 Schedule of Cost Recovery Fees & Commercial Charges – Proposed Amendments – Advertising Signage

In accordance with Section 97 of the *Local Government Act 2009*, local governments may set cost recovery fees and charges for the provision of various activities that Council undertakes in dealing with the community. This report sets out details of charges for advertising signage to be added to the 2014/15 Schedule of Fees and Charges.

RESOLUTION OM- 0140/14

Moved: Cr LA Mackay

Seconded: Cr RJ Mackenzie

That Council resolves to include the fees for advertising signage to the 2014/15 Schedule of Cost Recovery Fees and Commercial Charges as follows:

<u>Advertising Signage: (Subordinate Local Law 1.4)</u>	<u>Ex.GST</u>
i. Application for Advertising Sign Licence (5 year permit)	\$225.00
ii. Renewal of Licence for Advertising Sign (5 years)	\$ 75.00
iii. Advertising on Seats on Footpaths (annual fee)	\$225.00
iv. Election Signs – Refundable Bond	\$225.00

Carried.

Attendance: Cr Kearney temporarily left the meeting at 9:38am. It is noted that Councillor Kearney was not present for the discussions held in relation to this meeting report.

8.3. EX-049/14 – Draft Amendment 4 to GRC Adopted Infrastructure Charges Resolution (No. 2) 2012 – No MCU Charges

Discussions were held as to whether Council will continue to apply infrastructure charges to material change of use developments.

Attendance: Jason Quinnell (GRC Director Community & Corporate Services) temporarily left the meeting at 9:51am; and returned to the meeting at 9:52am.

RESOLUTION OM- 0141/14

Moved: Cr DG McMahon

Seconded: Cr RJ McDougall

That Council resolves not to continue to charge infrastructure charges for material change of use developments.

Motion Lost

8.4. EX-050/14 – Amendments to GRC Adopted Infrastructure Charges Resolution (No. 2) 2012

This report proposed amendments to the current *Goondiwindi Regional Council Adopted Infrastructure Charges Resolution (No. 2) 2012* to reflect the different levels of trunk infrastructure available in the small rural towns.

RESOLUTION OM- 0142/14

Moved: Cr EJ White

Seconded: Cr RJ Mackenzie

That Council resolves to amend the “Adopted Infrastructure Charges Resolution (No 2) 2012” to create the following new “charge areas” effective from 01 September 2014:

- *Charge area ‘A’: Goondiwindi*
- *Charge area ‘B’: Inglewood and Texas*
- *Charge area ‘C’: Yelarbon, Talwood*
- *Charge area ‘D’: Toobeah and Bungunya*
- *Charge area ‘E’: Rural Zone; and*

And;

That the charge for material change of use development for the rural zone, where charged at a square meter of gross floor area rate, will be reduced to \$2.45/m² to reflect the reduced amount of the new charging category.

Carried.

8.5. EX-051/14 – Infrastructure Charges

Council has received a request from a ratepayer concerning a concession for infrastructure charges. Council is required to consider granting the request.

RESOLUTION OM- 0143/14

Moved: Cr RJ Mackenzie

Seconded: Cr EJ White

That pursuant to Section 120(1)(d) and Section 122 of the Local Government Regulation 2012, Council grants a concession in the sum of \$540 for infrastructure charges levied as a rate in relation to Application Number 14/04W on the basis that the concession will encourage the economic development of all or part of the local government area.

Carried.

Cr McMahon recorded a vote against.

RESOLUTION OM- 0144/14

Moved: Cr LA Mackay

Seconded: Cr EJ White

That pursuant to Section 120(1)(d) and Section 122 of the Local Government Regulation 2012, Council grants a concession in the sum of \$432 for infrastructure charges levied as a rate in relation to Application Number 13-16W on the basis that the concession will encourage the economic development of all or part of the local government area.

Carried.

Cr McMahon recorded a vote against.

It is noted that the concessions have been granted following a decision of Council to amend the infrastructure charges related to the Toobeah, Bungunya area.

Attendance: [Ronnie McMahon \(GRC Town Planning Manager\)](#) retired from the meeting at 10:39am.

EXECUTIVE**8.6. EX-052/14 – Future of Drive Tourism Discussion Paper**

Following workshops on the current Highway Committee and Tourist Route arrangements a Discussion Paper has been developed for consideration and distribution to other LGAs and Tourism organisations.

RESOLUTION OM- 0145/14

Moved: Cr EJ White

Seconded: Cr LA Mackay

Goondiwindi Regional Council endorses the Future of Drive Tourism discussion paper and approves distribution of the document to:

- *All LGAs in the Southern Queensland Country Tourism region (Toowoomba, Southern Downs, Western Downs, South Burnett, Balonne, Maranoa);*
- *Southern Queensland Country Tourism – request it be tabled at the regional Tourism Conference in Toowoomba in October;*
- *LGAQ – as motion for Annual Conference 2014;*
- *Leichhardt Highway Promotions Association Inc; and*
- *Rural Getaway*

Carried.

8.7. EX-053/14 – Leichhardt Highway Committee 2014/15 Membership Fees

Leichhardt Highway Committee Annual General meeting is due to be held on 11th September 2014 and Council's proposals for membership contributions should be determined prior to the meeting.

RESOLUTION OM- 0146/14

Moved: Cr RJ McDougall

Seconded: Cr EJ White

That Council resolves that its preferred option on financial contributions to the Leichhardt Highway Promotions Association Inc. is:

- *2014/15 memberships be waived and annual contributions of \$5,000 from each participating council be applied from 2015/16 onward subject to a satisfactory outcome report on the proposed 2014/15 marketing plan; and future budget projections.*

Carried.

8.8. EX-054/14 – Event Promotions

Council has been approached by various publications regarding the promotion of events. Consideration to the most appropriate, if any promotional expenditure from the tourism budget is required.

RESOLUTION OM- 0147/14

Moved: Cr DG McMahon

Seconded: Cr LA Mackay

That Council resolves that it does not agree to place an advertisement and editorial article, for the Easter on the Macintyre event, in the February edition of the Senior magazine.

Carried.

8.9. EX-055/14 – LGAQ ANNUAL CONFERENCE – MACKAY 27-29 OCTOBER

Registrations are now open for this year's LGAQ Annual Conference 'Going for Growth' at the Mackay Entertainment and Convention Centre, 27-29 October 2014. This report seeks Council's consideration and approval or otherwise for representatives to attend the conference.

RESOLUTION OM- 0148/14

Moved: Cr DG McMahon

Seconded: Cr RJ Mackenzie

That Council resolves that Cr EJ White and Cr WP Kearney are endorsed to attend the LGAQ Annual Conference 'Going for Growth' at Mackay 27-29 October 2014.

Carried.

Attendance: Bradley Pyle (GRC Finance Manager) attended the meeting at 11:01am; and David Hayward (GRC Economic and Community Development Officer) temporarily left the meeting at 11:02am.

8.10. EX-056/14 – Building Review

Council has awarded tenders for the re-development of Council Buildings in the Goondiwindi Town Centre, and is now required to appoint a project manager to oversee the construction of the projects

Attendance: Cr Kearney returned to the meeting at 11:04am.

RESOLUTION OM- 0149/14

Moved: Cr LA Mackay

Seconded: Cr RJ McDougall

That pursuant to Section 235 of the Local Government Regulation 2012, Council appoints Aspect Architects and Project Managers as project managers for the Goondiwindi Regional Council Cultural and Theatre Re-Development due to the specialised nature of the services that are sought and impracticality to invite tenders.

Carried.

8.11. General Business – Executive Office

Nil.

Attendance: Krista Roberts (GRC Legal Officer) retired from the meeting at 11:05am.

9. REPORTS – CORPORATE AND COMMUNITY SERVICES

Council's Manager of Finance, Mr Bradley Pyle, presented the following report to Council.

FINANCE**9.1. CCS-040/14 – Finance Report Period Ending 31 July 2014**

Finance report CCS-034/14 for period ending 31 July 2014 was tabled for Council's consideration.

RESOLUTION OM- 0150/14

Moved: Cr DG McMahon

Seconded: Cr EJ White

That Council resolves to receive the Finance Report CCS-040/14, for the period ending 31 July 2014.

Carried.

Attendance: Bradley Pyle (GRC Finance Manager), retired from the meeting at 11:16am.

Council's Director Corporate & Community Services, Mr Jason Quinnell, presented the following report to Council.

CORPORATE

9.2. CCS-041/14 – Successful Funding Application – Wiring of Evacuation Centre Facilities (Goondiwindi & Texas) Project

A funding application was submitted under the 2014/15 Joint Application Package for Disaster Mitigation and Resilience Program for the project Wiring of Evacuation Centre Facilities (Goondiwindi and Texas). Council has recently received notification of funding approval for this project from the Minister for Local Government, Community Recovery and Resilience, the Hon. David Crisafulli MP. Council approval is sought to proceed with the project.

RESOLUTION OM- 0151/14

Moved: Cr WP Kearney

Seconded: Cr RJ McDougall

That Council resolves to proceed with the Wiring of Evacuation Centre Facilities (Goondiwindi and Texas) Project.

That Council resolves to make a budget amendment of \$4,500 being the remaining costs to Council for capital and administrative works, not covered under the funding subsidy approval.

Carried.

Attendance: David Hayward (GRC Economic and Community Development Officer) returned to the meeting at 11:20am.

John Woods (GRC Executive Manager Administration and Community Services) attended the meeting at 11:21am.

9.3. CCS-042/14 – Art Exhibition – Anzac Centenary 2017

Council has received a request to host a proposed travelling art exhibition on Aboriginal and Torres Strait Islander defence personnel involvement in the First World War. The planned art exhibition will tour in 2017 as part of the ANZAC Centenary.

RESOLUTION OM- 0152/14

Moved: Cr EJ White

Seconded: Cr WP Kearney

That Council resolves to lodge an expression of interest to host the proposed travelling art exhibition on Aboriginal and Torres Strait Islander defence personnel involvement in the First World War.

Carried.

COMMUNITY**9.4. CCS-043/14 – Texas Swimming Pool – Request to Change Opening Hours**

Council has received a request from the Lessee of the Texas Swimming Pool to change the opening hours for the pool on weekends for the upcoming 2014/15 swimming season.

RESOLUTION OM- 0153/14

Moved: Cr DG McMahon

Seconded: Cr LA Mackay

That Council resolves to undertake public consultation regarding a proposed change to the opening hours of the Texas Swimming Pool.

Carried.

Attendance: Phillip Gall (GRC Manager Environmental Health Services) attended the meeting at 11:38am.

BUILDING & ENVIRONMENTAL HEALTH

Council's Manager of Building & Environmental Health, Mr Phillip Gall, presented the following report to Council.

9.5. CCS-044/14 – LATE REPORT - PROVISION OF PERSONS WITH DISABILITIES (PWD) FACILITY INGLEWOOD SWIMMING POOL COMPLEX, 30 GEORGE STREET, INGLEWOOD

An on-site meeting was convened at the Inglewood Swimming Pool on Friday 22 August 2014 to discuss the possibility of providing a PWD facility at the pool complex following the receipt of a formal complaint through the Anti-Discrimination Commission Queensland.

RESOLUTION OM- 0154/14

Moved: Cr RJ McDougall

Seconded: Cr EJ White

That Council resolves to prepare a plan that will include construction of a baby change table, disabled toilet and disabled change room at the Inglewood Swimming Pool within 12 months.

Carried.

9.6. General Business – Department of Corporate and Community Services

Council's Director Community & Corporate Services, Mr Jason Quinnell, provided an update to Council regarding the relocation of the Corporate / Engineering Services office from 100 Marshall Street premises to the 40 Marshall Street premises; as part of the cultural redevelopment project currently underway.

Council's Executive Manager Administration and Community Services, Mr John Woods, advised Council that the regional swimming pools will reopen for the 2014/15 swimming season on Monday, 15 September 2014.

Council's Director Community & Corporate Services, Mr Jason Quinnell, provided a further update to Council regarding the regional Stock Routes and Reserves; with specific reference to the issuing of stock agistment permits and the proposed resting of the reserves for a period of approximately 6 weeks from mid-September 2014.

10. REPORTS – DEPARTMENT OF ENGINEERING SERVICES

Nil.

10.1. General Business – Department of Engineering Services

Nil.

11. REPORTS - COUNCILLORS

Nil.

12. RECEPTION OF NOTICE OF MOTION FOR NEXT MEETING

Nil.

13. NOTE OF ADDITIONAL CORRESPONDENCE

Nil.

14. GENERAL BUSINESS

Council's Chief Executive Officer, Mr Carl Manton provided an update to Council regarding the cultural redevelopment project and the current project status, pre-construction.

15. CONFIRMATION OF DATES AND TIMES FOR FUTURE MEETINGS

It was noted that the next three (3) Meetings of Council will be held on the following dates:-

- a) Ordinary Meeting of Council on Wednesday, 24 September 2014, commencing at 9:30am at the Goondiwindi Customer Service Centre Boardroom, 82 Marshall Street, Goondiwindi
- b) Ordinary Meeting of Council on Wednesday, 22 October 2014, commencing at 9:30am at the Goondiwindi Customer Service Centre Boardroom, 82 Marshall Street, Goondiwindi
- c) Ordinary Meeting of Council on Wednesday, 26 November 2014, commencing at 9:30am at the Goondiwindi Customer Service Centre Boardroom, 82 Marshall Street, Goondiwindi

16. CLOSURE OF MEETING

There being no further business, the Mayor thanked everyone for their attendance and declared the meeting closed at 12:05pm.

Confirmed: _____

Date: _____