



**MINUTES OF THE
GENERAL MEETING OF COUNCIL
26 AUGUST 2015**

ORDER OF BUSINESS:

1.	ATTENDANCE	1
2.	APOLOGIES.....	1
	2.1 Apology	1
3.	CONDOLENCES	1
4.	READING AND CONFIRMATION OF MINUTES.....	1
	4.1 General Council Meeting - 29 July 2015	1
	4.2 Special Council Meeting - 10 August 2015	1
5.	ACTIONS FROM COUNCIL MEETINGS	2
	5.1 Actions from Previous Council Meeting.....	2
6.	DECLARATIONS OF CONFLICTS OF INTEREST	2
7.	READING AND CONSIDERATION OF CORRESPONDENCE	3
	7.1 Correspondence	3
	12.3 Negotiated Decision - Kelris Pty Ltd, Dight Road, Rosenthal Heights	3
8.	RECEPTION AND READING OF PETITIONS AND JOINT LETTERS.....	4
	Nil	
9.	EXECUTIVE.....	4
	9.1 119th LGAQ Annual Conference	4
	9.1.1 Motions for 2015 LGAQ Annual Conference.....	4
	9.1.2 Future Consideration of Motions for LGAQ Annual Conferences	5
	9.1.3 Submission of Motion on Budget Accommodation for 2015 LGAQ Annual Conference	5
10.	BUSINESS & COMMUNITY SERVICES DEPARTMENT REPORTS	6
	10.1 BCS - Financial Report as at 31 July 2015	6
	10.1.1 Creation of Reserves	6
	10.1.2 Stanthorpe Burial Wall Vaults - Next Stage.....	6
	10.2 BCS - SDRC Operational Plan Quarterly Review - April to June 2015.....	6
	10.3 BCS - Executive Performance Report - July 2015	6
	10.4 BCS - Regional Arts Development Fund (RADF) Revised Guidelines	7
	10.5 BCS - 2016 Show Holidays.....	7
	10.6 BCS - Aerodrome Advisory Group (AAG)	8
11.	ENGINEERING SERVICES DEPARTMENT REPORTS.....	8
	11.1 Engineering Monthly Report	8

12.	PLANNING & ENVIRONMENT DEPARTMENT REPORTS	8
12.1	Material Change of Use - Scott and Jan Wilson, 55 George Street, Hendon.....	8
12.2	Material Change of Use - CDS Investments No1 Pty Ltd, 76-80 Percy Street, Warwick	9
12.4	Negotiated Decision - Property Projects Australia (Crompton and Pope), Cunningham Highway and Gladfield Back Road, Gladfield.....	10
12.5	Request to waive application fee for Stanthorpe and District Men's Shed	13
12.6.1	Non-Commercial Camping Options - Roadside Camping Policy	14
12.6.2	Non Commercial Camping Options - Referral	15
12.6.3	Non Commercial Camping Options.....	15
12.6	Non Commercial Camping Options and Overflow Policy	16
13.	REPORTS OF DEPUTATION OR CONFERENCE & REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES	16
13.1	Reports from Delegates.....	16
14.	NOTICES OF MOTION	16
	Nil	
15.	GENERAL BUSINESS	17
15.1	Review of Council's Lease Policy	17
15.2	GrainX Operations, Allora.....	17
15.3	Advice from Officers of State Government Departments.....	17
16.	CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS	17
	Meeting In Camera	18
	Meeting Out Of Camera	19
16.1	BCS - Compulsory Third Party (CTP) Insurance Review	19
16.2	BCS - Freehold Lease at Alice Street, Warwick	19
16.3	BCS - Building Our Regions & Community Resilience Funding 2015	20
16.4	Vacant Water Access Charges	20
16.5	Contract Number 16\001 - Construction of the Northern Granite Belt Waste Transfer Station	20
	ATTACHMENTS.....	22

**MINUTES OF THE GENERAL COUNCIL MEETING OF
SOUTHERN DOWNS REGIONAL COUNCIL HELD ON 26 AUGUST 2015
IN THE COUNCIL CHAMBERS, SOUTHERN DOWNS REGIONAL COUNCIL,
64 FITZROY STREET, WARWICK AT 9:01AM**

1. ATTENDANCE

Present: Crs Blundell (Chair), Bartley, Ingram, Mackenzie, McNally, Meiklejohn and Pennisi.

Officers: David Keenan (Chief Executive Officer), Peter See (Director Engineering Services), Tim O'Brien (Acting Director Planning & Environment), David Tuxford (Director Business & Community Services), Marion Seymour (Minute Secretary)

2. APOLOGIES

2.1 Apology

Resolution

Moved Cr J McNally

Seconded Cr R Bartley

THAT the apologies of Cr Gow and Cr Rees be received and leave of absence granted.

Carried

3. CONDOLENCES

Resolution

THAT Council recognise those recently departed from the region.

Carried

4. READING AND CONFIRMATION OF MINUTES

4.1 General Council Meeting - 29 July 2015

Resolution

Moved Cr N Meiklejohn

Seconded Cr J McNally

THAT the minutes of the General Council Meeting held on Wednesday 29 July 2015 be adopted.

Carried

4.2 Special Council Meeting - 10 August 2015

Resolution

Moved Cr R Bartley

Seconded Cr N Meiklejohn

THAT the minutes of the Special Council Meeting held on Monday 10 August 2015 be adopted.

Carried

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Previous Council Meeting

Resolution

Moved Cr N Meiklejohn

Seconded Cr D Ingram

THAT Council receive the report and note the contents.

Carried

6. DECLARATIONS OF CONFLICTS OF INTEREST

Item No	Item Precise	Nature of Conflict
7.1	Correspondence – Items 2 and 5	<p>Cr Pennisi stated: "It has been suggested that as a result of my chairmanship of Stanthorpe Community Reference Panel and Regional Development Australia Darling Downs and Southwest that there is some kind of basis for a conflict of interest in relation to Emu Swamp Dam. At this stage I do not reasonably believe that there is any conflict of interest and until such time as I have had clarification and advice from independent legal counsel on this matter I will declare a perceived COI.</p> <p>I have resigned my position as Chair of the SCRP until such time as I receive further clarification. RDA DD & SW currently has an administration only function and as such no conflict exists however Council can seek clarification from the DPM department if further verification is needed.</p> <p>Cr Pennisi declared that a perceived conflict of interest in this matter (as defined in section 173 of the <i>Local Government Act 2009</i>), may exist as outlined above. Cr Pennisi dealt with the perceived conflict of interest by stating that it was his determination that his personal interest is not of sufficient significance that it would lead to him making a decision on this matter that is contrary to the public interest. Cr Pennisi participated in the discussion and voting on this matter.</p>

Cr Pennisi declared that a perceived conflict of interest in this matter (as defined in section 173 of the Local Government Act 2009), may exist as outlined above. Cr Pennisi dealt with the perceived conflict of interest by stating that it was his determination that his personal interest is not of sufficient significance that it would lead to him making a decision on this matter that is contrary to the public interest. Cr Pennisi participated in the discussion and voting on this matter.

7. READING AND CONSIDERATION OF CORRESPONDENCE

7.1 Correspondence

Resolution

Moved Cr J Mackenzie

Seconded Cr R Bartley

THAT the report of the Chief Executive Officer in relation to Correspondence be received.

Carried

Cr Pennisi voted for the motion.

12.3 Negotiated Decision - Kelris Pty Ltd, Dight Road, Rosenthal Heights

Resolution

Moved Cr V Pennisi

Seconded Cr D Ingram

THAT:-

1. The attached written request from the Applicant to defer consideration of this Application be received.
2. The request for a Negotiated Decision, in relation to the Development Permit dated 29 June 2015 for a Subdivision of 2 lots into 49 lots (Over 8 stages: Stage 1: Lots 1-9; Stage 2: Lots 10-11; Stage 3: Lots 12, 15-18; Stage 4: Lots 21 and 22; Stage 5: 18-20 and 23-32; Stage 6: Lots 13 and 14, 34, and 46-49; Stage 7: Lots 33, 35 and 36, and 44 and 45; and Stage 8: Lots 37-43) on land at Dight Road, Rosenthal Heights, described as Lot 4 RP199040 and Lot 2 SP260975, Parish of Warwick, County of Merivale, be deferred in accordance with the Applicant's written request.

Carried

Attachments

1. Deferral Request

8. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

9. EXECUTIVE

9.1 119th LGAQ Annual Conference

Resolution

Moved Cr J McNally

Seconded Cr D Ingram

THAT Council:-

1. Endorse the attendance of the Mayor and Cr McNally at the 119th LGAQ Annual Conference.
2. Nominate Crs Bartley and Meiklejohn for "Elected Member Long Service Certificates".

Carried

9.1.1 Motions for 2015 LGAQ Annual Conference

Resolution

Moved Cr J Mackenzie

Seconded Cr V Pennisi

THAT Council approve the submission of the following Motions to LGAQ for inclusion in the 2015 Annual Conference Agenda, with all relevant information provided by Cr Mackenzie and circulation of the draft Motions to Councillors prior to submission:-

1. That the Lands Act 1993 and Sustainable Planning Act 2009 be amended so that the creating tenure from Unallocated State Land (USL) and changes of tenure are assessable developments with Department of Natural Resources as the Assessment Manager and Councils are Referral Agencies.
2. That preferential voting not be implemented for small local governments in Queensland whether or not there are internal divisions.
3. That there be prior consultation with local governments that are added to the Medium Financial Watch list by the Auditor General.
4. That the Department of Tourism define in law that Regional Tourism Organisations (RTOs) are responsible for promotion of inter-regional highway and railway routes across Queensland with State Government funding being made available to local governments for professional promotion of local community and public attractions by Local Tourism Organisations (LTOs).
5. That amendments to the Local Government Act 2009 require the Mayor to consult with Councillors at least once before 31 March each year in the process of preparing the annual budget for the following financial year.
6. That Council supports amendments to regulations on local government budgets so that funds preserved for the depreciation of capital assets are applied to existing assets over time rather than funding additional capital assets.
7. That Ministerial Guidelines or regulations are established on the form and content of

Corporate Plans required under the Local Government Act as a statement of community service obligations.

8. That schools, hospitals and State Government facilities be required to comply with the requirements including car parking, storm water drainage as set out in local Planning Schemes.
9. That the Local Government Association of Queensland (LGAQ) facilitate an independent study of the effects of forced amalgamations upon local governments in Queensland including case studies, the impacts on staff, public representation, ratepayers and small communities that were formerly the centres of rural shires with recommendations on local consultation internal divisions, workforce structures and branch offices to address these issues.
10. That planning legislation be changed to delete references to trunk infrastructure and instead define 'shared infrastructure' as municipal services and facilities that extend beyond the boundaries of a development application site requiring a shared monetary contribution for their provision.

Further, that planning legislation be changed so that monetary contributions are based on the additional impact of shared infrastructure and do not include the replacement cost of the entire system.

11. That the Local Government Act be changed to permit allow urgent remedial works on road reserves with related limits on public liability claims during times of declared emergencies.

Carried

9.1.2 Future Consideration of Motions for LGAQ Annual Conferences

Resolution

Moved Cr J McNally

Seconded Cr D Ingram

THAT in future years, Council consider proposed motions for Annual LGAQ Conferences at a workshop in July to would allow ample time for adoption of those motions in August and submission to LGAQ for inclusion in the Annual Conference Agenda.

Carried

9.1.3 Submission of Motion on Budget Accommodation for 2015 LGAQ Annual Conference

Resolution

Moved Cr J McNally

Seconded Cr D Ingram

THAT Council approve the submission of the attached Motion on Budget Accommodation Building Compliance and Safety to LGAQ for inclusion in the 2015 Annual Conference Agenda

Carried

Attachments

1. Motion - Budget Accommodation Building Compliance and Safety

10.4 BCS - Regional Arts Development Fund (RADF) Revised Guidelines

Resolution

Moved Cr J McNally

Seconded Cr D Ingram

THAT Council :

1. Adopt the revised Southern Downs Regional Council Regional Arts Development Fund Guidelines to enable the first round to open on Monday 31 August 2015.
2. Reduce its contribution to the RADF program by \$5,833, which is equivalent to the reduction to Council from Arts Queensland; this will then have a nil effect on Council's 2015/2016 Annual Budget.

Carried

10.5 BCS - 2016 Show Holidays

Resolution

Moved Cr J Mackenzie

Seconded Cr J McNally

THAT Council:-

- A. Write a letter to the Department of Justice and Attorney-General nominating the following Show Holidays for 2016:
 1. **Stanthorpe Show Holiday - Friday, 29 January 2016** - for the area of the former Stanthorpe Shire and the area of the village of Dalveen for the purpose of the Stanthorpe Annual Show.
 2. **Allora Show Holiday - Friday, 5 February 2016** – for the area of the former Warwick Shire Division 1, for the purpose of the Allora Annual Show.
 3. **Killarney Show Holiday - Friday, 19 February 2016** – for the area of the former Warwick Shire Division 3 (excluding the urban area of Warwick City and the locality of Murray's Bridge), for the purpose of the Killarney Annual Show.
 4. **Warwick Show Holiday - Friday, 18 March 2016** – for the former Warwick Shire Division 2, Division 3 (being the urban area of Warwick City and the locality of Murray's Bridge), Division 4 (excluding the village of Dalveen), Division 5 and Division 6 for the purpose of the Warwick Annual Show.
- B. Highlight to the Department of Justice and Attorney-General and Queensland Electoral Commission that Friday 18 March 2016 will be a public holiday, and given the local government elections are scheduled for 19 March 2015, it will be important that the electoral office is open and electoral staff be available on the 18 March 2015.

Carried

10.6 BCS - Aerodrome Advisory Group (AAG)

Resolution

Moved Cr J McNally

Seconded Cr N Meiklejohn

THAT Council :

1. Receive and note the Minutes of the AAG Meeting held on 6 August 2015.
2. Adopt the motions tabled by the AAG.
3. Note that the signal circle at the Warwick Aerodrome has been repainted at a cost of approximately \$500, to meet the requirement of the Civil Aviation Safety Authority.
4. Approve a capital allocation of \$10,000 to the Stanthorpe Aerodrome to provide a Wind Direction Indicator and associated infrastructure to the threshold of runway 08, to meet the requirements of the Civil Aviation Safety Authority with the capital allocation to be identified through the first budget review process.

Carried

11. ENGINEERING SERVICES DEPARTMENT REPORTS

11.1 Engineering Monthly Report

Resolution

Moved Cr R Bartley

Seconded Cr V Pennisi

THAT a monthly report from the Engineering Services Department be reinstated in future General Council Meeting Agendas.

Carried

12. PLANNING & ENVIRONMENT DEPARTMENT REPORTS

12.1 Material Change of Use - Scott and Jan Wilson, 55 George Street, Hendon

Resolution

Moved Cr J Mackenzie

Seconded Cr R Bartley

THAT the application for Material Change of Use for the purpose of a Dual occupancy (Second dwelling) on land at 55 George Street, Hendon described as Lot 22 ML3483, Parish of Hendon, County of Merivale, be deferred to the September 2015 General Council Meeting.

Carried

**12.2 Material Change of Use - CDS Investments No1 Pty Ltd, 76-80 Percy Street, Warwick
Resolution**

Moved Cr V Pennisi

Seconded Cr R Bartley

THAT the application for a Material Change of Use for the purpose of Short-term accommodation (Motel - 33 rooms) on land at 76-80 Percy Street, Warwick, described as Lot 1 SP228238, Parish of Warwick, County of Merivale, be deferred to the September 2015 General Council Meeting.

Carried

The meeting adjourned for morning tea at 10.35am and reconvened at 10.57am at which time there were present Crs Blundell, Bartley, McNally, Mackenzie, Pennisi, Ingram and Meiklejohn

12.4 Negotiated Decision - Property Projects Australia (Crompton and Pope), Cunningham Highway and Gladfield Back Road, Gladfield

Resolution

Moved Cr J Mackenzie

Seconded Cr R Bartley

- A. THAT the application for a Negotiated Decision, in relation to the Development Permit dated 29 May 2015 for a realignment of boundaries (18 lots, into 17 lots (with a maximum of 16 lots in the final stage) in three stages) on land at Gladfield Back Road, Gladfield, described as Lots 1-4 & 7-10 RP22029, Lots 2 & 4 RP22032, Lot 1 RP168854, Lot 1658 M34621, Lot 5 SP187705, Lot 1 SP187704, Lot 1 RP22018, Lots 10 & 11 RP180901, Parish of Gladfield, Lot 3 ML2136, Parish of Glengallan, County of Merivale, be approved in part only, for the following reasons:

Condition 5

In the creation of smaller rural lots through realignment, is it standard practice for Council to require treed buffers and associated covenants for the retention and maintenance of the trees. There have been no concerns with regards to the registration of such covenants, as it requires the preservation of the vegetation.

As the property contains regulated vegetation, it is considered that it is appropriate for this vegetation to be used as part of the treed buffer. The requirement for a covenant over this area is still required, because if there are legislation changes, the vegetation could be removed without any involvement from Council, and the registration of a covenant will ensure the protection of the vegetation through changes in ownership.

Condition 8

The bushfire risk in the immediate area requires an alternative exit route for the 14 additional lots created, therefore this condition remains.

Condition 15

The requirement of a bond is a standard requirement in relation to treed buffers. It ensures that the buffers are maintained, and where they are not, Council can use the bond to replace dead plants or ensuring the works are complete. If not bond is collected, then the establishment and maintenance of the buffer for the first 12 months cannot be guaranteed.

Condition 18

Council's Director Engineering Services has indicated that the minimum width of the road pavement could be reduced to six metres, including shoulders, even where kerb and channel is deemed not required.

The 6.0 metre width is Council's standard, and is the minimum width for two traffic lanes. It is not desirable to have unsealed shoulders, particularly where development is concentrated, as it becomes a future maintenance issue.

Stormwater control must also be demonstrated by a Registered Professional Engineer in Queensland (RPEQ), which may include kerbing.

Condition 19

Similarly as with Condition 18, Council's Director Engineering Services has indicated that the minimum width of the road pavement is six metres, including shoulders.

The 6.0 metre width is Council's standard, and is the minimum width for two traffic lanes. It is not desirable to have unsealed shoulders, particularly where development is concentrated, as it becomes a future maintenance issue.

Stormwater control must also be demonstrated by a Registered Professional Engineer in

Queensland (RPEQ), which may include kerbing.

Condition 20

Council's Director Engineering Services has indicated that the principal for the treatments is appropriate and the condition shouldn't be deleted. However, minor amendments are proposed to the condition to ensure it is more relevant to the location of the development.

Condition 25

Council's Director Engineering Services has indicated that street lighting is to be provided in accordance with the Australian Standard. There is no variation to this standard.

B. THAT Condition 8 be retained, and Conditions 11, 16, and 24 are deleted, Advisory note (i)(a) be included, and Conditions 1, 3, 5, 7, 9, 13, 14, 15, 18, 20, 22, and 23 are amended as follows:

1. The development of the site is to be generally in accordance with the following proposal plan submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Proposed Development - Staging Plan - Stage 1 & 2	T0793 SP001	3 July 2015
Proposed Development - Staging Plan - Stage 3 & 4	T0793 SP002	3 July 2015

3. The applicant is to make application^s to the Department of Natural Resources and Mines to close the road reserves of the three unmade roads that adjoin the following land:

- Road reserve to the east of Lot 1 RP168854 and Lots 2 and 4 RP22032; and
- Road reserve to the east of Lot 3 ML2136

If either or both applications are approved, the areas of road reserve are to be amalgamated with proposed Lot 6 and no new lots created. A copy of the advice from the Department of Natural Resources and Mines, detailing that the applications to close the road reserves have been submitted/lodged, must be submitted to Council prior to the signing of the Plan of Subdivision.

5. A statutory covenant for the continued maintenance of the treed buffers is to be provided over proposed Lots 7 to 12, 19 and 18. The covenant documentation is to be submitted to Council for approval prior to the signing of the Plan of Subdivision for Stages 3 and 4.

7. A covenant is to be provided over proposed Lots 5, 7 to 19 prohibiting the residential use of any building unless such buildings are constructed within the building envelopes approved in accordance with Condition 6. The covenant documentation is to be prepared by Council's solicitor at the developer's cost. The covenant documentation is to be submitted to Council for approval prior to the signing of the Plan of Subdivision for Stages 3 and 4.

8. Provision of an easement for emergency access purposes from the proposed cul-de-sac in the new road through new lots to the Cunningham Highway constructed to an all-weather access standard.

9. Declared pest plants on **all** the land subject to this application must be destroyed with the relevant stage, to the satisfaction of the Manager Environmental Services, prior to Council signing the Plan of Subdivision for each corresponding stage.

13. **A Landscaping Plan is to be submitted to and approved by the Director Planning and Environment prior to the planting of the treed buffers on Lots 12 and 19.** The Landscaping Plan must include details of the location and species of plants, the watering frequency and the height and material of fencing. Plants are to be generally frost resistant

- and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.
14. Buffer areas of 40.0 metres in width are to be provided along and within the boundaries of proposed Lots 7 to 12, 19 and 18, where they adjoin proposed Lot 1 and Lot 3 RP22038. Within these buffer areas, existing regulated and native vegetation is to be retained and allowed to naturally regenerate. Within the eastern section of Lot 12 which doesn't include regulated vegetation, and the eastern side of Lot 19, the central 20 metres of these buffer areas, random plantings of a variety of native trees and shrubs of differing growth habits are to be provided at spacings of 4-5 metres. The trees and shrubs must be of species that are fast growing, frost resistant and drought hardy. The buffer is to have a mature tree height of at least 3.0 metres. **The trees and shrubs are to be planted prior to the signing of the Plan of Subdivision for Stage 4.** The vegetated buffers are to be maintained so they form an effective buffer.
 15. The treed buffer referred to in Condition 13 shall be planted and maintained in accordance with the approved Landscaping Plan. Prior to approval of the Plan of Subdivision, a bond for the amount of \$5,000 shall be submitted to Council for the maintenance of this buffer. The bond must be in the form of cash, bank cheque or irrevocable bank guarantee. The bond shall be returned 12 months after the Plan of Subdivision is registered in the Office of Registrar of Titles subject to the satisfactory establishment and maintenance of the buffer. If the buffer is not maintained in accordance with the conditions of this approval, Council may call up the bond to undertake planting to satisfy the requirements of this approval. The terms and conditions of the bond will include details of its purpose and intended use. Council or its agents must be allowed access to the site to undertake any works required in accordance with this condition.
 18. The new road, from Gladfield Back Road, servicing the rural residential lots is to be constructed in bitumen seal, and such works are to include mountable kerbing and channelling on those sections of road with steeper slopes where kerb flow velocities exceed 2.5 metres per second, stormwater drainage and the top dressing of footpaths with good quality top soil. The new road is to be a minimum of 16.0 metres wide with a minimum sealed carriageway width of 6.0 metres. Except, where no kerb and channel is provided, roads shall have a minimum seal width of 6.0 metres, with a concrete edge strip. This work is to be completed as part of Stages 3 and 4.
 20. The design and construction of the new roads from Gladfield Back Road, servicing the rural residential lots is to incorporate measures to reduce traffic speeds within the development and to enhance the pedestrian safety and streetscape quality of the development.
 - (a) The intersection of the new road from Gladfield Back Road, servicing the rural residential lots and Gladfield Back Road is to be designed as a right angle, and treated so as to constrict vehicular movements and enhance both the safety and streetscape quality of the intersection.
 - (b) The new road from Gladfield Back Road, servicing the rural residential lots is to be designed to reduce traffic speeds. This may include speed control measures including variations to pavement treatments, road narrowing with appropriate landscape treatments and a reduction in the length of straight sections of road by the incorporation of variations to the alignment of the carriageway.
 - (c) A variation in cul-de-sac head treatment may be incorporated which include the provision of parking bays, and alternative turning area designs. The design is to allow for a refuse collection truck to manoeuvre within the cul-de-sac. Tee or hammer-head designs are not permitted.
 22. A Stormwater Management Plan is to be submitted for approval with the application for Operational works for Stages 3 and 4. The Stormwater Management Plan is to provide

for on-site stormwater discharge where non-worsening of stormwater flows to adjoining properties. Where necessary, suitable easements may be required over adjoining properties. The Stormwater Management Plan is to be prepared by a Registered Professional Engineer in Queensland (RPEQ).

23. At Stages 3 and 4, reticulated electricity is to be provided from the existing overhead supply to proposed Lots 5, 7 to 19, to the requirements of Ergon Energy. Prior to Council signing the Plan of Subdivision, written advice must be provided from Ergon Energy confirming that reticulated electricity has been installed to service each lot.

Advisory note:

(i)(a) The applicant shall seek to maintain the maximum number of existing trees on the land.

Carried

12.5 Request to waive application fee for Stanthorpe and District Men's Shed

Resolution

Moved Cr J Mackenzie

Seconded Cr V Pennisi

THAT Council resolves:-

1. That the proposed development does not constitute a material change of use and therefore no code assessment application is needed for the extension to existing Men's Shed on the Stanthorpe Showgrounds.
2. That the Planning Scheme be amended accordingly so that extensions to existing community uses by non-for-profit organisations are self-assessable where the increase in the floor area per annum does not exceed 5% of the total floor area and development is setback at least 6 metres from any adjoining residential premises and from the street frontages.

Carried

The Mayor accepted a call for a Division on the motion from the floor and the following votes were recorded:

For: Crs R Bartley, J Mackenzie, J McNally and V Pennisi (4)

Against: Crs P Blundell, D Ingram and N Meiklejohn (3)

Accordingly the Mayor declared the motion carried.

12.6.1 Non-Commercial Camping Options - Roadside Camping Policy Resolution

Moved Cr J Mackenzie

Seconded

THAT:-

- A. Council thank the Regional Camping Stakeholder Group for their endeavours.
- B. Council supports free/low cost camping initiatives that complement existing commercial caravan parks/camping grounds across the Southern Downs Region by adopting the following policy:

Roadside camping

1. Continue permission for the next 24 months, free roadside camping where it has occurred historically for no more than 48 hour periods at:
 - a. Mitchell Park, Dalveen;
 - b. Dalrymple Creek, Allora; and
 - c. Sports Reserve, Leyburn.
2. During the 24 month trial of this policy, undertake further consultation with all relevant stakeholders with a view to handing over control and maintenance of existing public camping at Dalveen, Allora and Leyburn to community groups.
3. Where nearby camping is approved and established on community property, approval for roadside/reserve camping shall be removed by Council.
4. Identify and permit additional 48 hour maximum public camping on community properties, road reserves and other Crown reserves controlled by Council at nominated places not in proximity to existing, approved private/community camping places.
5. Approval for any roadside/reserve camping shall be removed if Council resolves that the time limitations, administration and maintenance has become an excessive burden.

Community Property

6. Whether or not a fee is charged, endorse camping on community properties controlled by non-for-profit organizations (including Warwick, Allora, Killarney, Stanthorpe Showgrounds, sports reserves, Morgan Park) permitted if in association with existing use rights.
7. Permit camping that is open to the public during major events (such as Jumpers and Jazz, Annual Shows, Leyburn Sprints, Warwick Rodeo, Stanthorpe Apple and Grape Festival, Border Ranges Trail Ride at Killarney) to 'overflow' on approved community properties in the same locality on a temporary basis.
8. At other times, permit camping open to the public regularly on approved community properties at Allora, Wallangarra, Maryvale, Leyburn, Pratten, Karara and places in between BUT not in centres where there are existing camping grounds/caravan parks (Stanthorpe, Warwick, Killarney, Goomburra).

Commercial Camping

9. Endorse camping in private businesses (such as caravan parks, camping grounds and on leased reserves) permitted in accordance with any existing approvals/licences.

10. Permit 'overflow' camping on a temporary basis during major events in the same locality (such Jumpers and Jazz, Annual Shows, Warwick Rodeo, Stanthorpe Apple and Grape Festival, Border Ranges Trail Ride at Killarney) beyond any existing approval/licence restrictions provided that operators demonstrate prior to the event to Council that satisfactory environmental health and public health standards are maintained sustainably.

Camping elsewhere

11. Camping on private residential and rural property is not permitted except on a temporary basis in accordance with the Planning Scheme provisions and local laws.

C. Council immediately make the required development applications to gain approval of 'low-cost' camping on any its properties.

D. After a 24 month trial of this policy, Council consider:-

1. Undertaking further consultation with all relevant stakeholders with a view to handing over control and maintenance of existing 48 hour maximum public camping on road reserves and other Crown reserves controlled by Council to community groups.

2. Public camping on approved community properties across the region

Lapsed

The motion lapsed for want of a seconder.

12.6.2 Non Commercial Camping Options - Referral

Resolution

Moved Cr J Mackenzie

Seconded

THAT the Non Commercial Camping Options and Overflow Policy be referred back to the Regional Camping Stakeholder Group.

Lapsed

The motion lapsed for want of a seconder.

12.6.3 Non Commercial Camping Options

Resolution

Moved Cr D Ingram

Seconded Cr V Pennisi

THAT Council receive the report outlining the work of the Regional Camping Stakeholder Group, and adopt the following option outlined in the report:-

Option 3- Low Cost Commercial

- Maintain the free camping options of Leyburn, Dalveen and Allora that already exist in Southern Downs.
- Improved signage at Leyburn, Dalveen and Allora to provide information on services/commercial caravan parks available in the Southern Downs Region.
 - Commercial establishments to assist with content and cost.
- Signage for RV parking next to CBD in Stanthorpe (Rogers and Creek Streets).
- Allow commercial Caravan Parks to apply for low cost, low infrastructure camping options within the existing commercial park – pending approval.
 - The trial period of 24 months will require a development approval.
 - For the time of the trial council fees associated with the approval may be waived.

Carried

12.6 Non Commercial Camping Options and Overflow Policy

Resolution

Moved Cr V Pennisi

Seconded Cr D Ingram

THAT Council receive the Overflow Policy for Camping in the Southern Downs Region developed by the Regional Camping Stakeholder Group and reconsider the Policy at the September 2015 General Council Meeting, which may include deletion of items 9, 10 and 11 from the Policy.

Carried

13. REPORTS OF DEPUTATION OR CONFERENCE & REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES

13.1 Reports from Delegates

Resolution

Moved Cr J McNally

Seconded Cr R Bartley

THAT the following verbal reports be received:

1. Cr Ingram - Women in Custody
2. Cr Meiklejohn - Legume to Woodenbong Roads Alliance.

Carried

14. NOTICES OF MOTION

Nil

Recommendation

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 275(1) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

16.1 BCS - Compulsory Third Party (CTP) Insurance Review

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

16.2 BCS - Freehold Lease at Alice Street, Warwick

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

16.3 BCS - Building Our Regions & Community Resilience Funding 2015

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(h) of the *Local Government Regulation 2012*, as it contains information relating to business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

16.4 Vacant Water Access Charges

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(h) of the *Local Government Regulation 2012*, as it contains information relating to business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

16.5 Contract Number 16\001 - Construction of the Northern Granite Belt Waste Transfer Station

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

Meeting In Camera

Resolution

Moved Cr D Ingram

Seconded Cr J McNally

THAT the meeting move into closed session.

Carried

The Meeting moved into closed session at 12.25pm.

12:25 PM Cr R Bartley left the meeting.

12:25 PM Cr J Mackenzie left the meeting.

12:27 PM Cr J Mackenzie rejoined the meeting.
12:28 PM Cr R Bartley rejoined the meeting.
12:40 PM Cr R Bartley left the meeting.
12:41 PM Cr R Bartley rejoined the meeting.
01:08 PM Cr N Meiklejohn left the meeting.
01:09 PM Cr N Meiklejohn rejoined the meeting.

Meeting Out Of Camera

Recommendation

THAT the meeting resume in open session at 1.09pm.

16.1 BCS - Compulsory Third Party (CTP) Insurance Review

Resolution

Moved Cr N Meiklejohn

Seconded Cr D Ingram

THAT Council enter into a contract with QBE Insurance Australia Ltd (QBE), for Compulsory Third Party (CTP) Insurance for all of Council's registered vehicles and plant, in accordance with Option B of the offered terms.

Carried

16.2 BCS - Freehold Lease at Alice Street, Warwick

Resolution

Moved Cr J Mackenzie

Seconded Cr R Bartley

THAT Council :

1. Negotiate an alternative lease with the existing Lessee over Lot 10 on SP106337 on the basis that a review of the space required is undertaken and offer lease spaces within the building to other community organisations as a shared premises.
2. In line with discussions with the Lessee, terminate the existing lease over Lot 10 on SP106337 as per clause 27.1.a.
3. Receive a further report after the negotiations have been completed.

Carried

16.3 BCS - Building Our Regions & Community Resilience Funding 2015

Resolution

Moved Cr D Ingram

Seconded Cr N Meiklejohn

THAT Council :

1. Receive the options outlined in the Project Summary for the “Building Our Regions: Regional Infrastructure Fund” and the “Community Resilience Fund” programs.
2. Adopt Option 3 of the Irrigation Water Supply for Morgan Park presented in the Project Summary for Council to apply for funding within the “Building Our Regions: Regional Infrastructure Fund” program.
3. Adopt the Fire Trail Construction and Maintenance as presented in the Project Summary for Council to apply for funding within the “Community Resilience Fund” program.

Carried

16.4 Vacant Water Access Charges

Resolution

Moved Cr N Meiklejohn

Seconded Cr V Pennisi

THAT Council:

1. Exempts all properties in small towns currently zoned rural from paying VWAC, as per attached list, effective from 1 July 2015.
2. Makes arrangements to credit affected properties with the applicable August 2015 rates that have been recently distributed.
3. Writes to all affected properties notifying them of the Council decision

Carried

Attachments

1. Vacant Water Rural Zone

16.5 Contract Number 16\001 - Construction of the Northern Granite Belt Waste Transfer Station

Resolution

Moved Cr D Ingram

Seconded Cr J McNally

THAT Council award the contract 16/001 for the construction of the Northern Granite Belt Waste Transfer Station to Johanson Earthmoving and Construction Pty Ltd, at the tendered price of \$353,863 excluding GST.

Carried

MEETING CLOSURE

There being no further business, the meeting closed at 1.11pm.

ATTACHMENTS TO MINUTE ITEMS

for the

GENERAL COUNCIL MEETING

26 AUGUST 2015

NIL