



**MINUTES OF THE
GENERAL MEETING OF COUNCIL
16 FEBRUARY 2017**

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**MINUTES OF THE GENERAL COUNCIL MEETING OF
SOUTHERN DOWNS REGIONAL COUNCIL HELD ON 16 FEBRUARY 2017
IN THE COUNCIL CHAMBERS, SOUTHERN DOWNS REGIONAL COUNCIL,
64 FITZROY STREET, WARWICK AT 9.00AM**

1. PRAYERS & CONDOLENCES

Rev Darren Muller offered a Prayer and acknowledged condolences

2. ATTENDANCE

Present: Crs Dobie (Chair), Gow, Kelly, McNally, McNichol, Meiklejohn, Stocks and Windle

Officers: David Keenan (Chief Executive Officer), Peter See (Director Engineering Services), Ken Harris (Director Planning, Environment and Community Services), Marion Seymour (Minute Secretary)

3. APOLOGIES

3.1 Apology Cr Pennisi

Resolution

Moved Cr N Meiklejohn

Seconded Cr J McNally

THAT the apology of Cr Pennisi be received and leave of absence granted.

Carried

4. READING AND CONFIRMATION OF MINUTES

4.1 General Council Meeting - 25 January 2017

Resolution

Moved Cr R Kelly

Seconded Cr J McNally

THAT the minutes of the General Council Meeting held on Wednesday 25 January 2017 be adopted.

Carried

4.2 Special Council Meeting - 6 February 2017

Resolution

Moved Cr S Windle

Seconded Cr Y Stocks

THAT the minutes of the Special Council Meeting held on Monday 6 February 2017 be adopted.

Carried

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Previous Council Meeting

Resolution

Moved Cr J McNally

Seconded Cr R Kelly

THAT Council receive the report and note the contents.

Carried

6. DECLARATIONS OF CONFLICTS OF INTEREST

Item No	Item Precis	Nature of Conflict
12.2	Material Change of Use – Gary Hayes & Partners Pty Ltd 13123 Cunningham Highway, Womina	Cr McNally declared a real conflict of interest in this matter (as defined in section 173 of the <i>Local Government Act 2009</i>) due to her dwelling being in close proximity to the proposed development and dealt with the real conflict of interest by leaving the meeting room, taking no part in the debate or decision on the matter.

09:11 AM Cr N Meiklejohn left the meeting.

09:13 AM Cr N Meiklejohn rejoined the meeting.

7. MAYORAL MINUTE

7.1 Mayoral Minute February 2017

Resolution

Moved Cr Y Stocks

Seconded Cr M McNichol

THAT Council receive the Mayoral Minute report and note its contents.

Carried

8. READING AND CONSIDERATION OF CORRESPONDENCE

8.1 Correspondence

Resolution

Moved Cr J McNally

Seconded Cr Y Stocks

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

Carried

9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

9.1 Petition to Establish a Dog Off-Leash Area in Warwick

Resolution

Moved Cr M McNichol

Seconded Cr Y Stocks

THAT Council receive the report and refer the Petition to the Director of Engineering Services for further investigation with a report to Council at the March 2017 General Meeting.

Carried

9.2 Petition for Prioritisation of a Pedestrian Crossing at Warwick Hospital, Locke Street, Warwick

Resolution

Moved Cr S Windle

Seconded Cr R Kelly

THAT Council receive the Petition and refer it to the Director Engineering Services for investigation with a report to Council at the April 2017 General Meeting.

Carried

10. EXECUTIVE

10.1 Financial Report as at 31 January 2017

Resolution

Moved Cr R Kelly

Seconded Cr J McNally

THAT Council receive and note the Financial Report as at 31 January 2017.

Carried

10.2 Second Quarter Budget Review

Resolution

Moved Cr J McNally

Seconded Cr R Kelly

THAT Council adopt the revised Budget following the Second Quarter Budget Review for the 2016/17 financial year as per Attachment 1.

Carried

Attachments

- 1. Revised Budget - Attached to the Minutes Under Separate Cover**

10.3 Amendment to 2016/2017 Capital Budget

Resolution

Moved Cr J McNally

Seconded Cr R Kelly

THAT Council increase the 2016/17 Capital Budget by \$50,000 to improve and install catwalks at the Warwick Saleyards within the sheeyards. The catwalks will be constructed according to Australian Standard 1654-2013 Fixed platforms, walkways, stairways and ladders – Design, construction and installation.

Carried

10.4 Mini Golf Facility at Warwick Indoor Recreation & Aquatic Centre

Resolution

Moved Cr Y Stocks

Seconded Cr C Gow

THAT Council:-

1. Prepare a draft design for a mini golf facility to be located within the precinct of Warwick Indoor Recreation & Aquatic Centre (“WIRAC”) facility, which has frontage along Palmerin Street, Warwick.
2. Incorporate into the draft design key attributes and feature of the region that would appeal to visitors and residents.
3. Place the draft design on exhibition for community consultation and feedback for a period of 28 days.

Lost

10.4.1 Mini Golf Facility at Warwick Indoor Recreation & Aquatic Centre

Resolution

Moved Cr N Meiklejohn

Seconded Cr J McNally

THAT Council:-

1. Agree in Principle with the concept of a Mini Golf Facility located at WIRAC.
2. Incorporate the proposed Mini Golf Facility at WIRAC into the Community Consultation during the Sport and Recreation Master Plan in 2017/18 financial year.

Carried

11. ENGINEERING SERVICES DEPARTMENT REPORTS

11.1 Engineering Services Department Monthly Report

Resolution

Moved Cr J McNally

Seconded Cr Y Stocks

THAT Council receive the Engineering Services Department Monthly Report.

Carried

11.2 Upgrade of the Gravel Section of Junabee Road, Danderoo

Resolution

Moved Cr M McNichol

Seconded Cr J McNally

THAT Council:-

1. Resolve not to include the upgrade of the gravel section of Junabee Road in the current 2016/17 Capital Budget or in the proposed 2017/18 Capital Budget and continue the current maintenance regime on the road.
2. Consider including upgrade in future capital works programs.

Carried

11.3 Placement of Big Thermometer in Rotary Park

Resolution

Moved Cr J McNally

Seconded Cr R Kelly

THAT Council:-

1. Approve the placement of the Big Thermometer (at the submitters cost) in Rotary Park, located on the banks of Quart Pot Creek. The placement must be clear of the flood inundation area.
2. Fund the earthworks, caravan parking bay and concrete footpath at an estimated cost of \$31,418.00, with this allocation of capital funds to be reported as part of Council's 3rd quarter budget review process.

Carried

11.4 Community Services Advisory Committee (CSAC) Meeting Held on 18 January 2017

Resolution

Moved Cr S Windle

Seconded Cr N Meiklejohn

THAT Council receive the minutes of the Community Services Advisory Committee Meeting held on 18 January 2017 and endorse the Committee's recommendations.

Carried

12.2 Material Change of Use - Gary Hayes & Partners Pty Ltd, 13123 Cunningham Highway, Womina

Resolution

Moved Cr M McNichol

Seconded Cr N Meiklejohn

THAT the application for Renewable energy facility (Solar farm) on land at 13123 Cunningham Highway, Womina, described as Lot 3 ML1766 and Lot 5 RP206437, Parish of Warwick, County of Merivale, be received and

- A. THAT, in accordance with Section 326(1)(b) of the *Sustainable Planning Act*, despite the conflict with the Southern Downs Planning Scheme, the following sufficient grounds have been identified to favourably consider the application::
- Due to the unique nature of the proposed development, the current Planning Scheme did not envisage a development of this type however as set out in the report the proposed development satisfies the Strategic framework of the Planning Scheme.
 - The proposed development and its associated infrastructure involves the use of leading edge technology and best practice to ensure the environmental impacts of the development are minimised.
 - The proposed development satisfies Council's vision of being supportive of renewable energy uses, where appropriately located.
 - The proposed development will provide a tourist attraction which is currently not available in the region.
 - The proposal will provide a uniform and controlled development on the northern entrance to Warwick.
 - The proposed development is located on a property with appropriate slope and proximity to an electricity substation.
- B. THAT the application for a Renewable energy facility (Solar farm) on land at 13123 Cunningham Highway, Womina, described as Lot 3 ML1766 and Lot 5 RP206437, Parish of Warwick, County of Merivale, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plans submitted with the application, EXCEPT THE PANELS WITHIN THE EXCLUSION AREA DETAILED IN CONDITION 7 ARE TO BE REMOVED, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Solar Thermal Collector Installation at Warwick	ZED/WRW/STC/ADM/R0	19 December 2016
Site Plan	W5063-02	7 December 2016
Power plant perspective	-	-

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Staging

3. The development may proceed in stages, provided that any road access and infrastructure services required to service a particular stage are constructed with that stage. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

Land Use and Planning Controls

4. The material change of use the subject of this development permit must be completed within a period of 5 years starting the day this development permit takes effect. The development permit will lapse in respect of each aspect of the material change of use that has not been completed within this period.
5. In accordance with Section 342 of the *Sustainable Planning Act 2009*, the uncompleted aspects of this development approval lapse if the whole of the approved use has not happened by 31 March 2022.

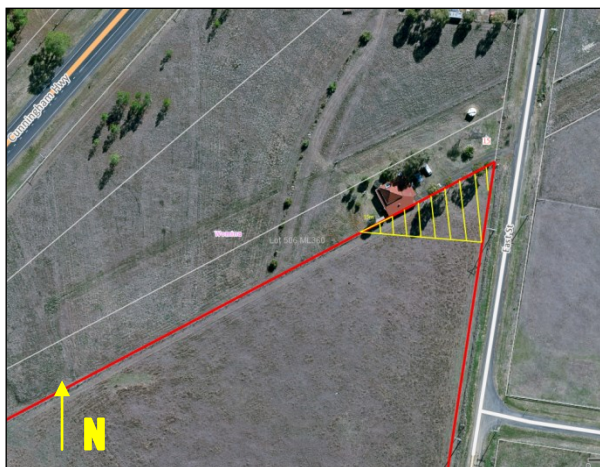
Reconfiguration of a Lot

6. The existing allotments are to be amalgamated into one allotment and a new Certificate of Title issued to cover the newly created allotment prior to the use of the site commencing.

ALTERNATIVELY, a statutory covenant is to be provided over Lot 3 ML1766 and Lot 5 RP206437, to retain these lots in the same ownership until such time as the use of the land for a Renewable energy facility (Solar farm) ceases. The covenant documentation is to be prepared by Council's solicitors at the developer's cost. The covenant documentation is to be submitted to Council for approval prior to the commencement of the use.

Panel details

7. There are to be no solar panels located within an exclusion area, adjoining the dwelling on Lot 506 ML1360. The exclusion area is to be generally as shown by the yellow hatching on the following map. The area commences at least 15 metres to the west of the rear of the existing dwelling. This area is to be suitably maintained with grass.



8. Each panel is to have a maximum height of 2.0 metres above natural ground.
9. Each panel is to look the same, and generally be of the same height and face the same direction.
10. The panels will be connected to the approved electricity substation by underground electrical cabling.
11. The panels are to be continually cleaned and maintained, so as to ensure optimal operating outcomes.

Building and Site Design

12. All household drainage (including sewer house connection, stormwater drainage and interallotment drainage) and services (including electricity and telephone) associated with the existing dwelling on the land are to be decommissioned and capped off.
13. The design, colours and materials of the administration building are to be in accordance with the character of the area. The final design and construction of the buildings must provide for

a variation in appearance.

14. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
15. A copy of the Form 21 (Final Inspection Certificate) issued for the building works associated with the solar panels is to be provided to Council prior to the use commencing. (See advisory note below.)
16. A copy of the Form 11 (Certificate of Classification) issued for the building works associated with the power plant and administration building is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

17. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at the Warwick Central Waste Management Facility.
18. The loading and/or unloading of delivery and other service vehicles (excluding general waste collection vehicles) is limited between the hours of 7.00am and 7.00pm, Monday to Saturday, and between the hours of 8.00am and 3.00pm on Sundays. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.
19. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
20. The area under and between the panels is to be regularly maintained so as to not become overgrown.
21. Advertising Devices relating to the solar farm may **only** be erected on the subject land, i.e. Lot 3 ML1766 and Lot 5 RP206437. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the character of the surrounding area. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.
22. The existing billboards and other advertising devices along the Cunningham Highway frontage of the site are to be removed prior to the commencement of Stage 1.
23. Any external lighting must be installed so that light shines down and away from adjacent properties and roads, and does not exceed 8 lux at the property boundary.

Fencing, Landscaping and Buffers

24. A fence 1.8 metres high shall be erected along all boundaries. This fencing is to be provided at the developer's cost. The fencing is to be an appropriate design and appearance to not affect the efficiency of the panels, but must take into consideration that the site is on the northern entrance to Warwick.
25. **Details of the proposed fencing are to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issue of a Development Permit for Building Work.** Fencing is to be provided and maintained in accordance with the approved details.
26. All earthworks, including batters must be fully contained within the site.
27. A 3.0 metre wide landscaped strip is to be provided along the Cunningham Highway and East Street frontages of the site. The landscaping is to be a maximum of 1.0 metre in height and include a mix of densely planted flowering shrubs and ground covers. A high quality mulch is to be used within the landscaped strips to ensure the presence of weeds and need for watering are reduced.

The landscaping is to include a concrete edge strip on each side of the landscaping to

ensure easy maintenance. The continual maintenance of this landscaping is the full responsibility of the developers. Given the location of the landscaping on the northern entrance to Warwick, the landscaping is to be maintained at a high standard.

These works may be provided within the road reserve of each roadway.

28. A 6.0 metre wide landscaped strip is to be provided along the Ogilvie Road frontage of the site. The landscaping is to be wholly contained within the subject property.
29. **A Landscaping Plan is to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issue of any Development Permit for Building Work.** The Landscaping Plan is to be prepared by an appropriately qualified person, and must include details of the location and species of plants, the irrigation system 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.

Car Parking and Vehicle Access

30. A concrete industrial crossing is to be constructed at the Ogilvie Road entrance to the site in accordance with Council's standard. (Council's Engineering Services Department can provide details regarding Council's standard).
31. All-weather driveways are to be constructed where necessary through the development to maintain the site and the solar panels.

The driveways between the solar panels may remain gravel, provided they are appropriately maintained and do not cause a dust nuisance. If complaints are received (which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief) or the vehicle entrance and driveways become eroded with material becoming deposited outside of the site or potholes form that would increase noise associated with vehicle movements, the driveway shall be sealed to Council's standards.

32. At least 10 car parking spaces are to be provided on site, near to the administration building. Provision is to be made for disabled parking.
33. Car parking shall generally be provided on site in accordance Plan No. ZED/WRW/STC/ADM/R0, dated December 2016, prepared by JNT Drafting and Electrical Service. All car parking, driveway and loading areas shall be constructed, sealed, line marked, drained, laid out and regularly maintained.
34. All loading and unloading of goods related to the development must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted.

Roadworks

35. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director Engineering Services.
36. Sealed road widening to match the existing alignment to the west, including mountable kerbing and channelling and stormwater drainage, is to be constructed along the Ogilvie Road frontage of the site.
37. A sealed road, including mountable kerbing and channelling and stormwater drainage, is to be constructed along the East Street frontage of the site.

Stormwater Drainage

38. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a lawful point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are

such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

Site stormwater runoff must be collected, detained and discharged where appropriate in a manner that does not increase the quantity or concentration of stormwater flow in comparison to the pre-development condition. Where necessary, suitable easements to lawful points of discharge, which may include surrounding properties, shall be provided to Council, at the developer's cost.

Water Supply and Waste water

39. A reticulated water supply system, up to and including water meters, is to be provided to service the buildings. This system is to be connected to Council's water supply system.
40. A sewerage reticulation system is to be provided to service the buildings. This system is to be connected to Council's wastewater sewerage system.

Construction

41. A construction management plan must be prepared prior to the commencement of construction. The management plan must include the following:
 - Procedures to ensure that construction vehicles and equipment use designated access and works areas to avoid impacts on adjoining properties;
 - A sediment, erosion and water quality management plan; and
 - A timetable for implementation of all requirements programs and works.

The requirements of the Construction Management Plan must be adhered to during construction of the solar farm.

42. Construction activities associated with the development, including machinery and heavy vehicle movements, will be limited to between 6.00 am to 6.00 pm, Monday to Saturday, inclusive. The construction activities are not to be carried out on Sundays and public holidays. However, the following activities may be carried out in association with construction, outside of those hours:
 - Any works that do not cause a noise nuisance to any nearby dwellings;
 - The delivery of materials as requested by Police or other authorities for safety reasons; and
 - Emergency work to avoid injury, property damage and/or to prevent environmental harm.

Decommissioning

43. The solar farm operator must, no later than 2 months after any or all solar panels have permanently ceased to generate electricity, notify the Council in writing of the cessation of the use. Within a further two years of this date, the operator, or in the absence of any operator, the owner of the land on which the relevant solar farm are located, must undertake the following:
 - Remove all above ground non-operational equipment and structures, including the panels.
 - Rehabilitate all access tracks and other areas affected by the project closure or decommissioning, if not otherwise useful to the on-going management of the land.

Electricity

44. All easement conditions must be maintained.
45. Access to the Ergon Energy infrastructure must be available at all times.

46. Any proposed earthworks do not result in an increase in ponding or runoff of stormwater onto existing electricity infrastructure and easements.
47. Should changes to Ergon Energy infrastructure be proposed or required as part of the development, those changes are made with Ergon Energy's consent and at the developer/owner's expense (unless otherwise agreed to by Ergon Energy)/.

Operational Works

48. All operational works are to be accepted on-maintenance prior to the use of the land commencing. (See advisory note below.)

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning, Environment and Corporate Services, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Sustainable Planning Act 2009* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) The General Environmental Duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (v) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (vi) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2002* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate **forms, plans and fees** associated with this application. A **Certificate of Compliance must be issued** for the works prior to the use commencing.
- (vii) **Building Approval is to be obtained** in accordance with the *Sustainable Planning Act 2009* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. **A Form 21 (Final Inspection Certificate) for the solar panels and Form 11 (Certificate of Classification) for the administration building and power plant must be issued for the building works prior to the use commencing.**
- (viii) A Development Permit for Operational Works associated with the development must be obtained in accordance with the *Sustainable Planning Act 2009*. This application must be submitted with the following:
 - Relevant IDAS Forms;
 - The relevant fee in accordance with Council's Schedule of General Fees and Charges;
 - Detailed design drawings, schedules and specifications for all Operational Works, certified by a Registered Professional Engineer in Queensland (RPEQ);

- A car parking plan showing the location and dimension of all parking areas, details of the proposed pavement treatment, and full engineering specifications of layout, construction, sealing, drainage and line marking;
- A plan showing ingress and egress wheel and swept turning paths;
- A Stormwater Management Plan; and
- An Erosion and Sediment Control Plan.

Operational Works shall be subject to a 12 months Defect Liability Period commencing from the day the works are accepted on-maintenance. A bond will be held by Council as security, and refunded following a defect-free inspection at the end of the Defect Liability Period.

- (ix) An Erosion and Sediment Control Plan (ESCP) must be submitted for approval with the application for Operational Works. The ESCP must demonstrate that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing the objectives in Table A (Construction phase - stormwater management design objectives) in Appendix 3 of the State Planning Policy for drainage control, erosion control, sediment control and water quality outcomes.
- (x) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xi) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

Aboriginal Cultural Heritage

- (xii) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the “cultural heritage duty of care”). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsima.qld.gov.au

Schedule 2 - Department of Infrastructure, Local Government and Planning conditions as a Concurrence agency

Our reference: SDA-1216-036016
Your reference: AMM:AMM/MCU/01798

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit—Material Change of Use—“renewable energy facility” (solar farm)		
Schedule 7, Table 3, Item 1—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the <i>Sustainable Planning Act 2009</i> nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <p>(a) Warwick Farm STC Placement Admin Building prepared by JNT Drafting and Electrical Service, dated 19 DEC 2016, Drawing No. ZED/WRW/STC/ADM/RO, Rev R0.</p> <p>(b) Site Plan prepared Gary Hayes & Partners Pty Ltd, dated 07/12/2016, Drawing No. W5063-02.</p>	(a) & (b) At all times.

Our reference: SDA-1216-036016
Your reference: AMM:AMM/MCU/01798

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.

Findings on material questions of fact

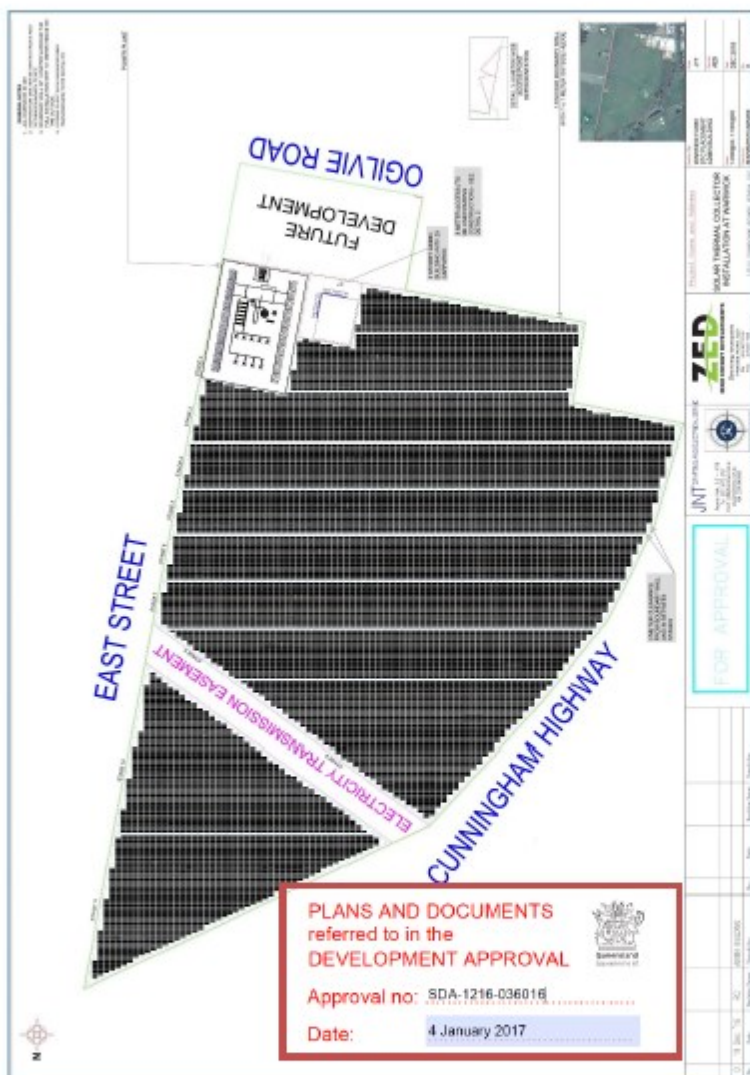
- An assessment of this application has found that the FastTrack5 qualifying criteria in Part C of the State Development Assessment Provisions applies.

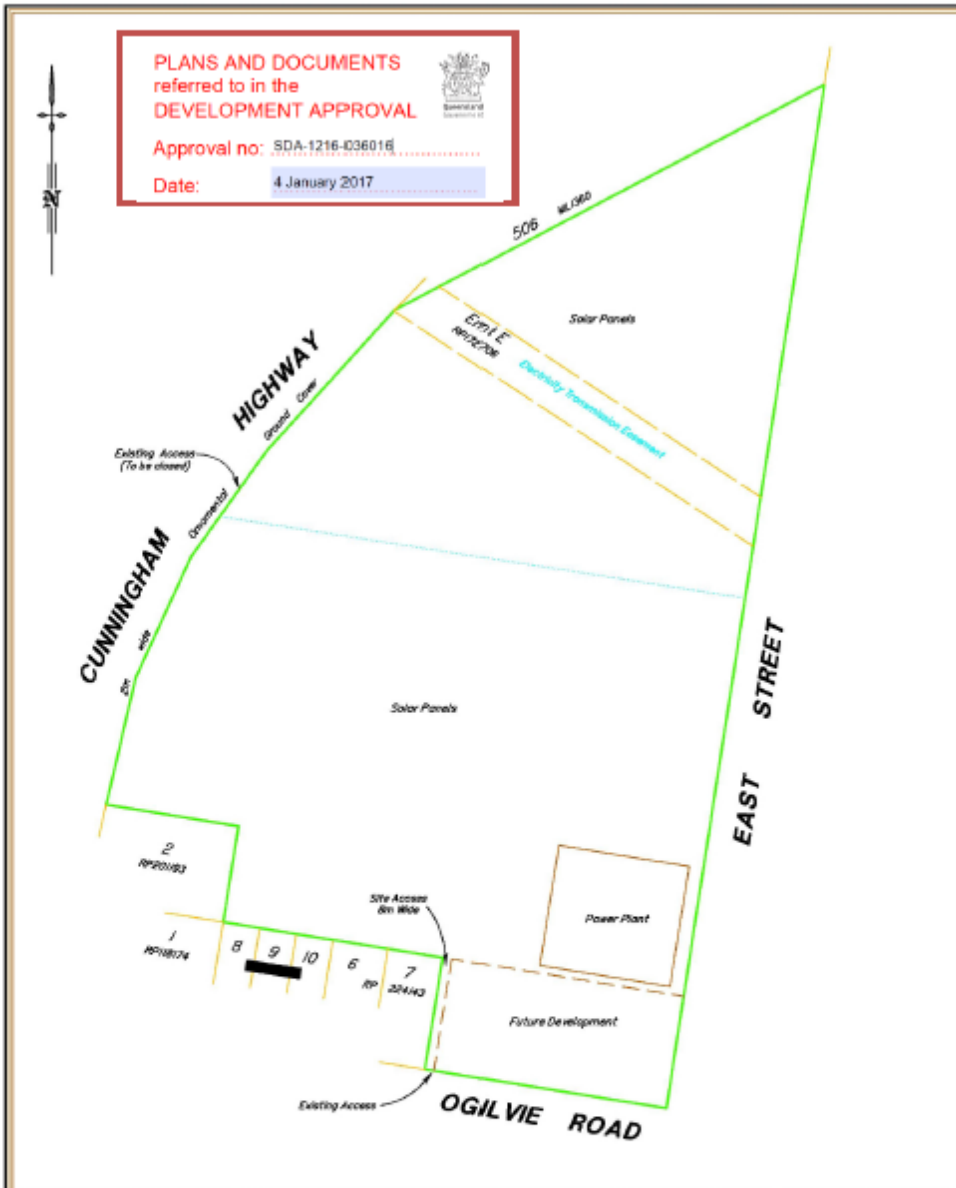
Evidence or other material on which the findings were based

- Submitted plan/s and/or report/s.
- *Sustainable Planning Act 2009*
- *Sustainable Planning Regulations 2009*
- State Planning Policy
- State Development Assessment Provisions

Our reference: SDA-1216-036016
 Your reference: AMM:AMM/MCU/01798

Attachment 3—Approved plans and specifications





SURVED BY	SURVEY CHECK	LOCAL GOVERNMENT	CLIENT
SHEET OF SURVEY	DATE	Southern Downs Regional	Zero Energy Developments
DATE	DATE	LOCALITY	PROJECT
07/12/2016	07/12/2016	WARRACK	Site Plan
SCALE	DATE	LOCALITY	PROJECT
1:3000	07/12/2016	WARRACK	Lot 3 on ML 1766 and Lot 5 on RP205437
DATE	DATE	LOCALITY	PROJECT
07/12/2016	07/12/2016	WARRACK	Cunningham Highway, Warack
SCALE	DATE	LOCALITY	PROJECT
1:3000	07/12/2016	WARRACK	Cunningham Highway, Warack
DATE	DATE	LOCALITY	PROJECT
07/12/2016	07/12/2016	WARRACK	Cunningham Highway, Warack
SCALE	DATE	LOCALITY	PROJECT
1:3000	07/12/2016	WARRACK	Cunningham Highway, Warack

GARY HAYES & PARTNERS
PTY. LTD.
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10/12001 SPINNEY
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PO BOX 4753
WARRACK VIC 3240
Tel: 03 9462 9833
Fax: 03 9462 9833
Email: info@garyhayes.com.au

Carried

11:21 AM Cr J McNally rejoined the meeting.

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

Nil

14. NOTICES OF MOTION

Nil

15. GENERAL BUSINESS

15.1 Boat Ramp at Leslie Dam

Resolution

Moved Cr R Kelly

Seconded Cr Y Stocks

THAT Council write to Sunwater requesting their consideration be given to extending one of the boat ramps or installing another boat ramp at Leslie Dam, as a result of low storage levels.

Carried

15.2 Swanfels Shelter Shed

Resolution

Moved Cr S Windle

Seconded Cr Y Stocks

THAT Council immediately commence community consultation for the replacement of the Swanfels Shelter Shed and that the item be referred for consideration in the draft 2017/2018 Capital Works Budget.

Carried

10.30am Presentation of Casual for a Cause donations to Bushkids and St Vincent de Paul

The meeting adjourned for morning tea at 10.35am and reconvened at 10.55am at which time there were present Crs Dobie, McNally, Stocks, Gow McNichol, Windle, Kelly and Meiklejohn

16. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

In accordance with the provisions of Section 275(1) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

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 Contract No. 17/027 - Tender for the Supply & Delivery of Two (2) Tandem Drive Tip Trucks

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 December 2016 Monthly Reports for Warwick Indoor Recreation and Aquatic Centre from YMCA Brisbane

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.

16.3 Dedication of Unallocated State Land - Cambanoora Gorge Management Group

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.

16.4 Stanthorpe Swimming Club Incorporated - Freehold Lease Agreement

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.

16.5 GrainX Australia

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(f) of the *Local Government Regulation 2012*, as it contains information relating to starting or defending legal proceedings involving Southern Downs Regional Council.

16.6 Commencement of Legal Proceedings for Development Offences - Coxen Street

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(f) of the *Local Government Regulation 2012*, as it contains information relating to starting or defending legal proceedings involving Southern Downs Regional Council.

Meeting In Camera

Resolution

Moved Cr N Meiklejohn

Seconded Cr C Gow

THAT the meeting move into closed session.

Carried

The Meeting moved into closed session at 11.20am.

11:38 AM Cr M McNichol left the meeting.

11:39 AM Cr M McNichol rejoined the meeting.

Meeting Out Of Camera

Resolved

THAT the meeting resume in open session at 12.15pm.

Carried

16.1 Contract No. 17/027 - Tender for the Supply & Delivery of Two (2) Tandem Drive Tip Trucks

Resolution

Moved Cr N Meiklejohn

Seconded Cr R Kelly

THAT Council resolves:-

1. Not to proceed with Tender 17/027 and advises all Tenderers of the decision.
2. To recall Tenders as soon as possible.

Carried

16.2 December 2016 Monthly Reports for Warwick Indoor Recreation and Aquatic Centre from YMCA Brisbane

Resolution

Moved Cr R Kelly

Seconded Cr J McNally

THAT Council receive the December 2016 monthly report from Brisbane YMCA in relation to the operation of the Warwick Indoor Recreation and Aquatic Centre.

Carried

12.3 Building Better Regions Fund and Building Our Regions program

Resolution

Moved Cr J McNally

Seconded Cr N Meiklejohn

THAT Council:

1. Selects the following projects from both the Capital Infrastructure stream and the Community Investments stream for submission under the Building Better Regions Fund.

Capital Infrastructure Stream:

- a. Partnership project for John Dee Pty Ltd redevelopment including water main extension
- b. Solar Panels Warwick Civic Precinct & WIRAC

Community Stream:

- a. Regional Tourism & Events Strategy
- b. Food & Wine Event

2. Selects the following projects for submission under the Building Our Regions program in order of priority:

- a. Storm King Dam Pipeline
- b. Stanthorpe Aerodrome Upgrade
- c. Warwick Aerodrome Taxiway Realignment
- d. Warwick Recycled Water Storage

Carried

16.4 Stanthorpe Swimming Club Incorporated - Freehold Lease Agreement

This Agenda Item was withdrawn.

16.3 Dedication of Unallocated State Land - Cambanoora Gorge Management Group

Resolution

Moved Cr J McNally

Seconded Cr S Windle

THAT Council advise the Cambanoora Gorge Management Group Inc that:

1. It will not accept Trusteeship of this Unallocated State Land (Lot 144 on ML1171);
2. It will support Trusteeship of Lot 144 on ML1171 being granted to their association;
3. The future use of the land may require a planning approval from Council, particularly in relation to any onsite accommodation.

Carried

16.5 GrainX Australia

Resolution

Moved Cr R Kelly

Seconded Cr S Windle

THAT Council resolve to continue with legal action against the owner/operator of the grain facility located on land at 20 Herbert Street, Allora, described as Lot 2 RP 51378, Parish of Allora, in respect to offences against the *Environmental Protection Act 1994* and *Sustainable Planning Act 2009*.

Carried

16.6 Commencement of Legal Proceedings for Development Offences - Coxen Street

Resolution

Moved Cr N Meiklejohn

Seconded Cr S Windle

THAT Council grant to the Chief Executive Officer authority to commence legal action against the owner of land described as Lots 506 & 507 ML2301, Coxen Street, Maryvale, in relation to offences against the *Building Act 1975*, the *Sustainable Planning Act 2009*, the *Plumbing and Drainage Act 2002* and Council's local laws, including authority to prosecute, negotiate, mediate, settle or cease legal action upon such terms as Council's legal advisors may recommend or approve.

Carried

MEETING CLOSURE

There being no further business, the meeting closed at 12.18pm.