



**BURDEKIN SHIRE COUNCIL**



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

**HELD AT COUNCIL ADMINISTRATION BUILDING,  
145 YOUNG STREET, AYR**

**on 27 October 2015**

**COMMENCING AT 9:00AM**



**TUESDAY 27 OCTOBER 2015**

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# BURDEKIN SHIRE COUNCIL



## Committee

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## **ATTENDANCE**

Councillors W.C. Lowis (Mayor), R.H. Lewis (Deputy Mayor), L.D. McCathie, L. Loizou, U.E. Liessmann, P.M. Dalle Cort and E.J. Bawden

Mr. D. Mulcahy – Manager Governance and Local Laws  
Mr. S. Great - Manager Planning and Development  
Mr. T. Vaccaro – Manager Community Development  
Mrs. K. Olsen - Manager Financial and Administrative Services  
Mr. W. Saldumbide - Manager Operations  
Mr. K. Byers - Manager Technical Services

Minutes Clerk – Mrs J. Thomasson

Apologies: Mr. M. Magin

## **1 PRAYER**

The meeting prayer was delivered by Pastor Gavin Henderson of the Presbyterian Church.

## **2 DECLARATIONS OF INTEREST**

The Mayor called for declarations of interest.

No declarations of interest were identified.

## **3 MINUTES AND BUSINESS ARISING**

### **3.1 Ordinary Council Meeting Minutes - 13 October 2015**

#### **Recommendation**

That the minutes of the Ordinary Council Meeting held on 13 October 2015 be received as a true and correct record.

#### **Resolution**

Moved Councillor Lewis, seconded Councillor McCathie that the recommendation be adopted.

CARRIED

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## **4 REPORTS**

### **4.1 Capital Projects Monthly Report for Period Ending 30 September 2015**

#### **Recommendation**

That the Capital Projects Monthly Report for Period Ending 30 September 2015 be received.

#### **Resolution**

Moved Councillor Loizou, seconded Councillor Bawden that the recommendation be adopted.

CARRIED

### **4.2 Operating Statement for Period Ending 30 September 2015**

#### **Recommendation**

That the Operating Statement for the Period Ending 30 September 2015 be received.

#### **Resolution**

Moved Councillor McCathie, seconded Councillor Lewis that the recommendation be adopted.

CARRIED

### **4.3 End of Financial Year Comments - Operational Plan 2014/2015**

#### **Executive Summary**

The end of financial year comments for the 2014/2015 Operational Plan have been collated and are now presented to Council.

#### **Recommendation**

That Council receives the attached end of financial year comments for the 2014/2015 Operational Plan.

#### **Resolution**

Moved Councillor Liessmann, seconded Councillor Dalle Cort that the recommendation be adopted.

CARRIED

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## **5 GOVERNANCE & LOCAL LAWS**

## **6 CLIENT SERVICES**

## **7 FINANCIAL & ADMINISTRATIVE SERVICES**

## **8 OPERATIONS**

## **9 TECHNICAL SERVICES**

## **10 PLANNING & DEVELOPMENT**

### **10.1 Development Application for Material Change of Use for the Manufacturing of Fibreglass Boats at 28 Osborne Road, Osborne (Lot 15 on RP897711 Parish of Leichhardt Downs, County of Salisbury)**

Members of the Osborne State School Parents and Citizens Association were in attendance.

The Mayor invited the members of the gallery to provide their comments in relation to this application.

#### **Executive Summary**

An application has been received from Richard & Stephanie Dale, seeking approval for the manufacture of fibreglass boats business at 28 Osborne Road, Osborne (Lot 15 on RP897711 Parish of Leichhardt Downs, County of Salisbury). A Development Application (Impact Assessable) has been triggered in accordance with the Burdekin Shire Council's IPA Planning Scheme.

#### **Recommendation**

That Council approves the Development Application for a Material Change of Use for the Manufacture of Fibreglass Boat Business 28 Osborne Road, Osborne (Lot 15 on RP897711 Parish of Leichhardt Downs, County of Salisbury) subject to the following conditions:

#### **GENERAL**

- 1.1 The conditions of the development permit must be affected prior to the commencement of the use, except where specified otherwise in these conditions of approval.
- 1.2 The development and conduct of the approved use of the premises, the carrying out and maintenance of any works on the premises and construction and maintenance of

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any building on the premises must be generally in accordance with the supporting documents submitted with the application except where modified by the conditions of this Development Permit and any approval issued there under.

## **BUILDING WORK**

2. A development permit for all assessable building works is to be obtained before any building works are carried out on the premise.

## **NOTICE OF INTENTION TO COMMENCE THE USE**

3. Prior to the commencement of the use on the site, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.

## **EXTERNAL WORKS**

4. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.

## **ROADWORKS**

5. The construction of any crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.

## **DRAINAGE**

- 6.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.
- 6.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.

## **ENVIRONMENT AND HEALTH**

### Air

- 7.1 No release of contaminants, including, but not limited to dust, fumes, odour or aerosols or emission of noise is to cause or be likely to cause an environmental nuisance beyond the boundaries of the premises to which this development permit relates.
- 7.2 Upon receipt of a complaint regarding the emission of dust, odour or other air or noise emission, the operator must within a reasonable period of time:
  1. take any actions necessary to resolve the complaint, and
  2. implement abatement measures to minimise the emissions from the site.
- 7.3 The recorded level of Styrene monomer should not exceed 0.05ppm concentration level as per the *Environmental Protection Act 1994*, with a minimum height of discharge at least three metres above the highest building structure within a radius of 30 metres.

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- 7.4 A low styrene emission (LSE) resin that meets a styrene emission rate of not greater than 21 grams per square metre should be used as per the *Environmental Protection Act 1994*.
- 7.5 The ventilation rate for the boat manufacturing workshop must be at least 10 air changes per hour. The extraction should be at or near floor level and arranged so that the air movement occurs throughout the workshop, ventilating the work area completely.
- 7.6 Dust is to be filtered from the effluent gas using a dry media filter. Fabric or cartridge filters may be used provided that the discharge contains less than 100mg of dust per normal cubic metres of exhaust air.
- 7.7 Effluent gas is to be discharged vertically, through a chimney, at not less than 10 metres per second.
- 7.8 Spraying and trimming areas are to be separated from the rest of the workshop and comply with Workplace Health and Safety Standards.

#### Noise

- 7.9 Noise must not exceed 5dB above background levels to minimise noise nuisance to neighbouring residents during the specified hours as per the Environmental Protection Regulation 2008.

#### Contamination

- 7.10 Storage of potential liquid contaminants (such as low styrene emission resin and acetone products) must be stored in a bunded compound with impervious flooring to prevent contamination of waterways.
- 7.11 Appropriate spill clean-up equipment must be available for use on site at all times.

#### Waste

- 7.12 A separate waste storage area with appropriate measures to prevent contamination and minimise odour nuisance.
- 7.13 Waste is to be removed by an approved waste collector.

### **HOURS OF OPERATION**

8. The use may operate only between the hours of 7.00a.m. to 5.00p.m. Monday to Friday and 8.00a.m. to 2.00p.m. Saturday. There must be no operation on Sundays or public holidays.

#### ***ADVICE (Note: These are not conditions)***

- *The workshop must comply with Work Health and Safety Regulation 2011.*
- *General waste and recycling services must comply with Council's Waste Management Policy.*



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## **Resolution**

Moved Councillor Lewis, seconded Councillor Dalle Cort that the recommendation be adopted.

CARRIED

Noting that Councillors Liessmann and Bawden voted against the motion.

## **10.2 Proposed Relaxation of Fees for Pool Safety Inspections within Burdekin Shire - 6 month period from 1 November 2015**

### **Executive Summary**

Relaxation of fees for pool safety inspections within the Burdekin Shire for a period of 6 months from the 1<sup>st</sup> November 2015 to encourage pool owners to ensure their pool is complaint with the current standards before the deadline of 30<sup>th</sup> November 2015.

### **Recommendation**

It is recommended that the fee for pool safety inspections be discounted for a period of 6 months from the 1<sup>st</sup> November 2015. The reduced fee will be \$185.55 which includes the cost of \$35.55 to issue a Form 23 – Pool Safety Certificate. It is also recommended that the cost to reinspect the pool barrier if it is found to be non-compliant should also be waived for the 6 month period.

## **Resolution**

Moved Councillor Loizou, seconded Councillor Dalle Cort that the recommendation be adopted.

CARRIED

## **11 COMMUNITY DEVELOPMENT**

## **12 ECONOMIC DEVELOPMENT**

## **18 DELEGATIONS**

Deputation – School Chaplaincy Service

Presented by Jennie Dowie, School Chaplain and Christy Marhin, SU Qld Field Development Manager

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## **18.1 Request for Funding - Burdekin Local Chaplaincy Committee**

### **Resolution**

Moved Councillor Liessmann, seconded Councillor Lewis that Council defer considerations of the executive summary request, submitted by the Burdekin Local Chaplaincy Committee until the next ordinary council meeting to be held on 10 November, 2015.

CARRIED

## **13 GENERAL BUSINESS**

## **14 CORRESPONDENCE FOR INFORMATION**

### **14.1 Request for Donation - Four Second-hand Concrete Box Culverts - Ayr Golf Club Inc.**

#### **Resolution**

Moved Councillor Loizou, seconded Councillor Lewis that Council approves the donation of four second-hand 1200 x 600 reinforced concrete box culverts to the Ayr Golf Club to assist with the construction of a bridge across a flood way near Plantation Park.

CARRIED

### **14.2 Request - Donation of Excess Spoil Material - Burdekin Clay Target Club Inc.**

#### **Resolution**

Moved Councillor Liessmann, seconded Councillor Bawden that Council approves the donation of excess clean fill to the Burdekin Clay Target Club Inc. to assist with the development of a new club at the rifle range on the Ayr Dalbeg Road.

CARRIED

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## **15 NOTICES OF MOTION**

### **15.1 Redirection of RADF funds to Burdekin Shire Youth Council's Fasttrack Talent Showcase Event**

#### **Recommendation**

That additional RADF funds of \$3,000 be directed to the Burdekin Shire Youth Council's Fasttrack Talent Showcase event, noting that these funds had been approved for attendance at the 2015 LGAQ Art and Culture Conference which did not proceed and the RADF Committee had previously agreed to the redirection of these funds. (The total funds available for the Burdekin Shire Youth Council's Fasttrack Talent Showcase event will be \$8,500 made up of \$5,500 previously approved plus additional \$3,000).

#### **Resolution**

Moved Councillor Liessmann, seconded Councillor McCathie that the recommendation be adopted.

CARRIED

## **16 URGENT BUSINESS**

## **17 CLOSED MEETING ITEMS**

### **Council Meeting closed to Public under Section 275 of Local Government Regulation 2012**

#### **Resolution**

Moved Councillor Bawden, seconded Councillor Loizou that the Council meeting be closed to the public under the following sections of the Local Government Regulation 2012:

275(1)(h)      other 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.

For the purpose of discussing proposed action for treatment of contaminated land at Giru.

CARRIED

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## **Council Meeting opened to Public**

### **Resolution**

Moved Councillor Liessmann, seconded Councillor Bawden that the Council meeting be opened to the public.

CARRIED

There being no further business the meeting closed at 12.45pm.

**These minutes were confirmed by Council at the Ordinary Council Meeting held on 10 November, 2015.**

**MAYOR**