



Blackall-Tambo Regional Council

CONFIRMED MINUTES

GENERAL MEETING

Held at the Tambo Council Chambers

18 September 2019



Drilling Site of the Tambo Bore



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 18 SEPTEMBER 2019
COMMENCING AT 8.30 AM**

PRESENT:

Councillors; Cr AL Martin (Mayor), Cr LP Russell (Deputy Mayor), Cr BP Johnstone, Cr GW Jarvis, Cr PJ Pullos, Cr JH Scobie, Cr PJ Heumiller.

OFFICERS:

Mr Des Howard, Chief Executive Officer, Mr Alastair Rutherford, DFCCS, Mrs Andrea Saunders, Executive Assistant, Xenobia Martin, Trainee.

CONDOLENCES:

A minute's silence was observed to mark the passing of:
- Donald Noel Oliffe

DECLARATIONS OF INTEREST:

Cr Pullos for item 4.1.7 – “I declare that I have a conflict of interest in the Regional Arts Development Program – Round 1 (2019-2020) (as defined in the Local Government Act 2009) as I am a member of the RADF committee. I have determined that this conflict of interest is of sufficient significance that it could lead me to making a decision on the matter. I will be dealing with this declared conflict of interest by leaving while this matter is debated and voted on.

Cr Johnstone for item 4.1.7 – “I declare that I have a conflict of interest in the Regional Arts Development Program – Round 1 (2019-2020) (as defined in the Local Government Act 2009) as I am a member of the RADF committee. I have determined that this conflict of interest is of sufficient significance that it could lead me to making a decision on the matter. I will be dealing with this declared conflict of interest by leaving while this matter is debated and voted on.

Cr Johnstone for item 5.2 – “I declare that I have a conflict of interest in the Melbourne Cup Morning Tea (as defined in the Local Government Act 2009) as I am a member of the Barcoo Retirement Village Committee board. I have determined that this conflict of interest is of sufficient significance that it could lead me to making a decision on the matter. I will be dealing with this declared conflict of interest by leaving while this matter is debated and voted on.

Cr Scobie for item 5.2 – “I declare that I have a conflict of interest in the Melbourne Cup Morning Tea (as defined in the Local Government Act 2009) as I am an employee of the Barcoo Retirement Village Committee board. I have determined that this conflict of interest is of sufficient significance that it could lead me to making a decision on the matter. I will be dealing with this declared conflict of interest by leaving while this matter is debated and voted on.

Cr Martin for item 4.1.7 – “I declare that I have a conflict of interest in the Regional Arts Development Program – Round 1 (2019-2020) (as defined in the Local Government Act 2009) as my wife is a member of the RADF committee. I have determined that this conflict

4. Roads.”

Minute No. 03/09A/19

Carried 7/0

4.1.3 Asset Management Strategy

An amendment is required to the policy.

MOTION: Moved: Cr PJ Heumiller

Seconded: Cr GW Jarvis

“That Council resolves to adopt the Asset Management Strategy Policy.”

Minute No. 04/09A/19

Carried 7/0

4.1.4 September School Holiday Program

In 2018 Council provided in-kind assistance to the Riverlife Ministries by waiving hire fees for the Memorial Hall so a holiday program could be run for primary aged children.

MOTION: Moved: Cr LP Russell

Seconded: Cr JH Scobie

“That Council endorse the actions of the Director of Finance, Corporate and Community Services by waiving the hire fees for the Memorial Hall from 21st September to 26th September 2019 for the holiday program.”

Minute No. 05/09A/19

Carried 7/0

4.1.5 Portable Stage Hire Fees

Council has recently purchased a portable stage and would like to make it available for hire.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr LP Russell

“That Council set the fees for the portable stage as follows:

Bond	\$1000.00
16 to 18 Pieces	\$1000.00 per event for non-locals
10 to 14 Pieces	\$900.00 per event for non-locals
4 to 8 Pieces	\$750.00 per event for non-locals

Replacement and repairs are to be charged at actual cost plus 10% plus GST and delivery and collection of the stage is upon request only for a fee of the actual cost plus 10% plus GST.”

Minute No. 06/09A/19

Carried 7/0

2. Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.
3. Approval, including provision of no connection to the reticulated sewerage and water networks, is granted based on the specific circumstances of the owner / operator and applicant. Approval will lapse upon a change of ownership unless the site and approved building is provided with connection to the reticulated sewerage and water networks in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1, and Schedule 1, Division 4: Standards for Sewerage, Section 4.1, or other technical specification agreed to in writing by Council.
4. Maintain the approved development being Material Change of Use – Storage Facility (truck and trailers for freight transport) in accordance with the approved plans:

Plan/Document number	Plan/Document name	Date
Site Plan Lot 21 SP210376 by ABC Sheds Global Pty Ltd	Site Plan	24/07/19
1099; sheet 1 of 3 by ABC Sheds Global Pty Ltd	Floor Plan	09/07/19
1099; sheet 2 of 3 by ABC Sheds Global Pty Ltd	Section View	09/07/19
1099; sheet 3 of 3 by ABC Sheds Global Pty Ltd	Elevation Plan	09/07/19

Building Height

5. No structure or building on the site is to exceed a height of 8.5 metres above ground level.

Operation of the Use

6. Hours of operation are 24 hours a day, 7 days a week for the primary use activity involving heavy vehicle site access, egress and trailer hitching / unhitching.
7. Hours of operation are 7:00am to 6:00pm for ancillary maintenance and servicing activities associated with the primary use.
8. The use of the site for a storage facility, as a depot for freight transport, is limited to one (1) truck and up to five (5) trailers on site, and one (1) operator normally on site. As development approval has been granted on the basis of specific circumstances of the owner/operator and applicant, the approved use is not to be conducted by any other person, party or business.

9. No loading, unloading or storage of goods is permitted to occur on site.
10. All ancillary servicing and maintenance activities undertaken in conjunction with the approved use must be limited to the approved shed. The area within the shed where servicing and maintenance activities will occur must be sealed with a concrete floor or similar surface treatment as agreed to in writing by Council, to prevent ground and water contamination, and to provide containment of spills of hazardous materials and liquids to the satisfaction of Council.

Access

11. Design and construct an industrial standard reinforced concrete or bitumen vehicle crossover from Violet Street carriageway to the eastern property frontage, and from Banksia Street carriageway to the western property frontage in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.3 (1) and (2a) or to other relevant engineering standards to the satisfaction of Council.
12. The internal access and vehicle manoeuvring area is to be constructed to all weather standard of compacted gravel or similar to relevant engineering standards to the satisfaction of Council.

Services provision

13. Connection to Council's reticulated sewerage system is not required for the approved scale and intensity of the use as specified in condition (8). If the use exceeds the approved nature, scale or intensity for the use as specified in condition (8), a Development Permit for a Material Change of Use, or change application to modify this approval (as determined to be appropriate by Council), must be obtained and the development must be connected to Council's reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1, or to other relevant engineering and environmental standards to the satisfaction of Council. In this circumstance, existing sewerage mains shall be extended to the development with sufficient capacity to ensure the site can be drained. These works constitute non-trunk infrastructure.
14. Connection to Council's reticulated water system for the approved building is not required for the approved scale and intensity for the use as specified in condition (8). If the use exceeds the approved nature, scale or intensity for the use as specified in condition (8), a Development Permit for a Material Change of Use, or change application to modify this approval (as determined to be appropriate by Council), must be obtained and the development must be connected to Council's reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 or to other relevant engineering standards to the satisfaction of Council with sufficient capacity for the development including adequate pressure for firefighting purposes. Fire hydrants shall be provided in accordance with relevant engineering standards. These works constitute non-trunk infrastructure.
15. The developer is responsible for providing the development with an electricity supply to the satisfaction of the relevant service provider.
16. All services installation, including sewer, water, electricity and telecommunications

connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such designs exist, (iv) the EDROC Standards Manual where it applies, (v) any relevant Australian Standard that applies to that type of work, and (vi) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

17. Utility services are generally to be provided and located within the road reserve and located underground. Connection to electrical and telecommunications services may occur via overhead infrastructure.

Stormwater and Drainage

18. Stormwater must not be allowed to pond on the property being developed during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by the Council or as a specific development approval condition.
19. Any increases in volume, concentration or velocity of stormwater from the property being developed must be channelled to lawful points of discharge or to other storage or dispersal arrangements which must all be agreed in writing by the Council.
20. There must be no change in direction or increase in the volume, concentration or velocity in any overland flow from the property being developed to any adjoining property unless agreed in writing by the Council and the owners of any adjoining properties affected by these changes.

Filling, Excavation and Erosion Control

21. If there is a possibility of erosion or silt or other materials being washed off the property being developed during the development process, the developer must document and implement a management plan that prevents this from occurring, to the satisfaction of Council. This is to be maintained through the operational phase of the approved use.

Avoiding Nuisance

22. Direct lighting or lighting must not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
23. During the establishment and operation of the approved development, no nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time.

No Cost to Council

24. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.

Infrastructure Charges

At the date of this approval, it is the policy of Blackall Tambo Regional Council to not levy infrastructure charges for new developments under the Infrastructure Charges Resolution. Accordingly, no Infrastructure Charges Notice is attached to this approval package. Note that this policy is subject to change at any time at the sole discretion of Council, and any future developments will be subject to Council policy at the time of approval.

Minute No. 09/09A/19

Carried 6/0

At this point Cr Martin returned to the meeting and resumed the chair.

4.1.9 Development Permit for Reconfiguring a Lot (1 into 2 lots)

An application has been received for a Development Permit for Reconfiguring a Lot (1 into 2 lots) described as Lot 11 on SP297055. Applicant: Queensland Health, property area 233, 000m² (23.3ha), zoned: Rural Zone, Open Space and Recreation Zone.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr JH Scobie

“That the application for Reconfiguring a Lot (one (1) into two (2) lot subdivision) on land located at 11 Aerodrome Road, Blackall described as Lot 11 on SP297055, be approved subject to the following conditions:

Complete and Maintain

1. Complete and maintain the approved development as follows: (i) generally in accordance with development approval documents and (ii) strictly in accordance with those parts of the approved development which have been specified in detail by the Council or Referral Agency unless the Council or Referral Agency agrees in writing that those parts will be adequately complied with by amended specifications.
2. Complete and maintain all operational, building and plumbing and drainage work associated with this development approval, including work required by any of the development approval conditions.
3. Maintain the approved development being Reconfiguring a Lot (1 into 2 lots) in accordance with the approved plan:

Plan/Document number	Plan/Document name	Date
83106 Sheet 1 of 1	Plan of proposed hospital access in Lot 11 on SP297055, dated 01/07/19	Submitted 23/07/19

4. Complete and maintain the development being Reconfiguring a Lot (1 into 2 lots) in accordance with the referral agency decision notice and conditions attached to this development approval – Reference: 1908-12664 SRA, dated 27 August 2019.
5. Dedicate the hospital access lot as road reserve and amalgamate lot with the external

road network. This will ensure that the approved development is consistent with the Desired Environmental Outcomes and Strategic Direction of the Planning Scheme for Blackall Shire. This allotment is not to be used for any other purpose.

6. The balance portion of Lot 11 on SP297055 is to remain as open pasture for livestock grazing purposes unless identified in the Planning Scheme for Blackall Shire as self-assessable and complying with all the applicable acceptable outcomes or approved as a separate Development Permit for a Material Change of Use.

Access

7. Provide the balance portion of Lot 11 on SP297055 with one (1) new vehicular crossover to facilitate vehicular to the western boundary of the proposed hospital access lot. The crossover is to be constructed of gravel, reinforced concrete, bitumen or pavers in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.3(2) or to other relevant engineering standard to the satisfaction of Blackall Tambo Regional Council and agreed to in writing and which the developer must ensure does not conflict with any requirement imposed by the applicable laws and standards. The new crossover is to be completed on or about the same time the extended segment of Hospital Road is constructed. Prior to this occurring, Hospital Road access to the balance portion of Lot 11 on SP297055 is to be maintained over / through the hospital access lot.

Existing Encroachments

8. Carry out the development in accordance with the proposed plan of subdivision and remove any existing boundary encroachments.

Road construction

9. Subsequent to completion of Condition (4), prepare a functional road layout and design certified by a Registered Professional Engineering of Queensland (RPEQ) for the extended segment of Hospital Road with appropriate pavement type and design in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring and Access, Section 2.1(1) or to other relevant engineering standard to the satisfaction of Blackall Tambo Regional Council and agreed to in writing and which the developer must ensure does not conflict with any requirement imposed by the applicable laws and standards.
10. Construct the extended segment of Hospital Road and provide certification to Blackall Tambo Regional Council that the extended segment of Hospital Road has been constructed in accordance with Condition (9).

Services provision

11. Connection to Council's reticulated sewerage system is not required for the approved development and each allotment where undertaken in accordance with Condition (4) and (5).
12. Connection to Council's reticulated water system is not required for the approved development and each allotment where undertaken in accordance with Condition (4) and (5).

13. Connection to electrical supply is not required for the approved development and each allotment where undertaken in accordance with Condition (4) and (5).
14. Connection to the telecommunications network is not required for the approved development and each allotment where undertaken in accordance with Condition (4) and (5).

Stormwater and Drainage

15. Stormwater must not be allowed to pond on the property being developed during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by the Council or as a specific development approval condition.
16. Any increases in volume, concentration or velocity of stormwater from the property being developed must be channelled to lawful points of discharge or to other storage or dispersal arrangements which must all be agreed in writing by the Council.
17. There must be no change in direction or increase in the volume, concentration or velocity in any overland flow from the property being developed to any adjoining property unless agreed in writing by the Council and the owners of any adjoining properties affected by these changes.

Filling, Excavation and Erosion Control

18. If there is a possibility of erosion or silt or other materials being washed off the property being developed during the development process, the developer must document and implement a management plan that prevents this from occurring. This is to be maintained through the operational phase of the approved use.

Avoiding Nuisance

19. During the establishment of the approved development, no nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time, including non-working hours.

No Cost to Council

20. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs.

Before Plans are Sealed

21. All rates and charges of any description and all arrears of such rates and charges, together with interest outstanding thereon, on the land, due to Council, shall be paid prior to the Council sealing the Plan of Survey.

Infrastructure Charges

22. At the date of this approval, it is the policy of Blackall Tambo Regional Council to not

levy infrastructure charges for new developments under the Infrastructure Charges Resolution. Accordingly, no Infrastructure Charges Notice is attached to this approval package. Note that this policy is subject to change at any time at the sole discretion of Council, and any future developments will be subject to Council policy at the time of approval.

Advice (for information purposes only):

Note – this development approval does not authorise any new or changed access to, or adjacent to, the State-controlled road network. Any new or changed access to the State-controlled network will need to comply with the necessary permit and technical requirements of the Department of Transport and Main Roads and Transport Infrastructure Act 1994.

Note – this development approval does not approve construction or extension of the road network or design specifications.

Note – other than specified in Condition (5), no new or changed access to the road network is permitted as part of this development approval.”

Minute No. 10/09A/19

Carried 7/0

At this point the DWS entered the meeting.

4.1.10 DFCCS Operations Report – August 2019

The Director of Finance Corporate and Community Services operations report for August 2019 is presented to Council.

MOTION: **Moved: Cr PJ Pullos**

Seconded: Cr GW Jarvis

“That Council receive the DFCCS Operations Report for August 2019.”

Minute No. 11/09A/19

Carried 7/0

4.1.11 Arts & Cultural Report – August 2019

The arts and cultural report is provided to Council.

MOTION: **Moved: Cr PJ Heumiller**

Seconded: Cr JH Scobie

“That Council receive the Arts and Cultural Report for August 2019.”

Minute No. 12/09A/19

Carried 7/0

4.1.12 Blackall Visitor Information Centre and Ram Park Report – August 2019

The Blackall Visitor Information and Ram Park report for August 2019 is provided to Council.

“That Council endorse the CEO’s actions in waiving hire fees for the tables, chairs and Qantas tent for the Melbourne Cup morning tea at the Barcoo Retirement Village on 11th September 2019.”

Minute No. 21/09A/19

Carried 5/0

At this point Cr Scobie and Cr Johnstone returned to the meeting. Cr Martin left the meeting and Cr Russell assumed the chair.

5.3 Change of December Meeting Date

The Mayor would like to change the December meeting date.

MOTION: Moved: Cr PJ Heumiller

Seconded: Cr PJ Pullos

“That Council change the general meeting date for December to 11th December 2019 and it be advertised as such.”

Minute No. 22/09A/19

Carried 6/0

At this point Cr Martin returned to the meeting and resumed the chair.

5.4 Planning and Development Report

The planning and development report for the period ending 31 August 2019 is presented to Council.

MOTION: Moved: Cr PJ Heumiller

Seconded: Cr PJ Pullos

“That Council receive the Planning and Development Report.”

Minute No. 23/09A/19

Carried 7/0

5.5 Revised Procurement and Disposal Policy

The Procurement and Disposal Policy has been updated.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr JH Scobie

“That Council adopts the revised Procurement and Disposal Policy.”

Minute No. 24/09A/19

Carried 7/0

Cr Martin and Cr Johnstone left the meeting at 10.12am and returned to the meeting at 10.15am.

Reel Planning attended the meeting by teleconference to address Council about items 5.6 and 5.7.

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- 6. Resolves to undertake public consultation of the proposed planning scheme in accordance with Step 8 of Stage 2 of the prescribed process set out in the 11 April 2018 notice issued to Council under section 18(3) of the Planning Act 2016 for a period of 40 days.”**

Minute No. 26/09A/19

Carried 7/0

CLOSURE:

There being no further business to consider, the Mayor Cr Andrew Martin declared the Meeting closed at 10.35am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 23 October 2019.

Signed:.....Mayor