

MINUTES OF THE GENERAL MEETING OF BLACKALL-TAMBO REGIONAL COUNCIL HELD AT THE TAMBO COUNCIL CHAMBERS ON WEDNESDAY 25th JANUARY 2023 <u>AT 8.30AM</u>

PRESENT:

Councillors: Cr AL Martin (Mayor), Cr LP Russell (Deputy Mayor), Cr JH Scobie, Cr BP Johnstone, Cr PJ Pullos, Cr GK Schluter, Cr DA Hardie

OFFICERS:

Mr Des Howard, Chief Executive Officer, Mr Alastair Rutherford, Director of Finance Corporate and Community Services, Mr Garth Kath Director of Works and Services, Mrs Andrea Saunders, Governance Coordinator, Ms Piper Hansen, Minute Taker

CONDOLENCES:

A minute's silence was observed to mark the passing of:

- Catherine Nellie McCulloch
- Vaughan Gregory Johnson
- John Suthers
- Kenneth Dent

DECLARATIONS OF INTEREST:

No conflicts have been declared at this point.

1.1 Confirmation of General Meeting Minutes

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

That the minutes of the General Meeting held on 14 December 2022 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 01/01A/23

4.1.1. Financial Report for the Month of December 2022

In accordance with s204 of the *Local Government Regulation 2012* a monthly financial report is required to be presented to Council. The financial report for December 2022 details Council's current financial position and compares its performance against the adopted budget for 2022-2023.

MOTION: Moved: Cr GK Schluter Seconded: Cr LP Russell

That Council receive the Financial Report for December 2022.

Minute No. 02/01A/23

4.1.2. DFCCS Operations Report – December 2022

The Director of Finance Corporate and Community Services operations report for December 2022 is presented to Council. The report includes housing and administration, community development program, Blackall aerodrome, libraries, visitor information centres, facility bookings, Tambo Multipurpose and Tambo Child Care Centre.

MOTION: Moved: Cr DA Hardie

Seconded: Cr JH Scobie

Carried 7/0

That Council receive the DFCCS Operations Report for December 2022.

Minute No. 03/01A/23

Carried 7/0

4.1.3. Scriptures Union Outback Chaplaincy Program – Funding Request

The Scriptures Union program centres on the youth in Blackall and Tambo and complements other youth activities taking place and those starting in the future.

To provide certainty of continuation of the National Schools Chaplain Program in both Blackall and Tambo it is proposed Council provide funding of \$10,000 every six months, for the 2023 calendar year, from funds available in the youth program.

MOTION: Moved: Cr GK Schluter

Seconded: Cr PJ Pullos

That Council approve of \$10,000 being paid, from the Youth Program budget every six months in the 2023 calendar year to the Local Chaplaincy Committee to support the service with the funds being applied for the benefit of the entire Blackall and Tambo communities.

Minute No. 04/01A/23

4.1.4. Operation of Cemeteries Policy Review

The Operation of Cemeteries Policy was last updated in June 2016 and requires revision and changes.

MOTION: Moved: Cr JH Scobie Seconded: Cr DA Hardie

That Council adopt the revised Operation of Cemeteries Policy.

Minute No. 05/01A/23

4.1.5. Review of Human Resources Policies

The review of Council's policies is crucial. Review ensures that Council remains compliant with a variety of factors.

MOTION: Moved: Cr PJ Pullos

That Council adopt:

- 1. The reviewed Admin 32 Drug and Alcohol Policy; and
- 2. The reviewed Admin 38 Absenteeism and Abandonment of Employment Policy; and
- 3. The reviewed Admin 47 Recruitment and Selection Policy; and
- 4. The reviewed Admin 48 Redundancy Policy.

Minute No. 06/01A/23

Carried 7/0

4.1.6. <u>Funeral Director to Operate in the Blackall-Tambo Local Government</u> <u>Area</u>

Southwest Funeral Directors operate throughout outback Queensland and have an excellent reputation for providing a service that is dignified, empathetic and highly professional.

MOTION: Moved: Cr LP Russell Sec

Seconded: Cr PJ Pullos

That Southwest Funeral Directors are the preferred funeral director for the Blackall-Tambo Council area.

Minute No. 07/01A/23

Carried 7/0

4.1.7. Cemetery Fees

The appointment of Southwest Funeral Directors as Council's preferred funeral director requires the update of Council's cemetery fees.

Seconded: Cr DA Hardie

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

That Council approves of the cemetery fees and charges as per the table below:

Cemeteries	GST	Price Including GST	
Internment Fees			
Preparation of Grave – working day	Inclusive	990.00	
Preparation of Grave – weekends and public holidays	Inclusive	1,280.00	
Exhumation of human remains	Inclusive	Actual cost + GST	
Other works/requests to be dealt with on a case by case basis and upon application	Inclusive	Actual cost + GST	
Ancillary Charges (Regulatory)			
Permit to erect headstone	Inclusive	50.00	
Plaques (Commercial)			
Plaque and installation	Inclusive	Actual cost + 10% + GST	
Plot Fees			
Reservation of a Plot	Exempt	40.00	
Interment of Ashes			
Internment of ashes – working day	Inclusive	150.00	
Internment of ashes – weekends and public holidays (This fee does not include shade or chairs for graveside service.)	Inclusive	230.00	

Minute No. 08/01A/23

Carried 7/0

Cr AL Martin for item 4.1.8- I, Councillor Martin, inform the meeting that I have a prescribed conflict of interest in item 4.1.8 Bush Beatz Program- Funding Request. The nature of my interest is as follows:

• I am the Chair of Red Ridge.

As a result of my conflict, I will leave the meeting room while the matter is considered and voted on.

At this point, 9.20am, Cr AL Martin left the meeting.

Cr LP Russell assumed the chair.

Cr GK Schluter for item 4.1.8- I, Councillor Schluter, inform the meeting that I have a prescribed conflict of interest in item 4.1.8 Bush Beatz Program- Funding Request. The nature of my interest is as follows:

• I am a sponsor of Red Ridge.

As a result of my conflict, I will leave the meeting room while the matter is considered and voted on.

Cr JH Scobie for item 4.1.8- I, Councillor Scobie, inform the meeting that I have a prescribed conflict of interest in item 4.1.8 Bush Beatz Program- Funding Request. The nature of my interest is as follows:

• I am a sponsor of Red Ridge.

As a result of my conflict, I will leave the meeting room while the matter is considered and voted on.

Cr DA Hardie for item 4.1.8- I, Councillor Hardie, inform the meeting that I have a prescribed conflict of interest in item 4.1.8 Bush Beatz Program- Funding Request. The nature of my interest is as follows:

• I am a sponsor of Red Ridge.

As a result of my conflict, I will leave the meeting room while the matter is considered and voted on.

Cr BP Johnstone for item 4.1.8- I, Councillor Johnstone, inform the meeting that I have a prescribed conflict of interest in item 4.1.8 Bush Beatz Program- Funding Request.

The nature of my interest is as follows:

• I am a sponsor of Red Ridge.

As a result of my conflict, I will leave the meeting room while the matter is considered and voted on.

At this point, 9.25am, Cr BP Johnstone left the meeting. At this point, 9.26am, Cr BP Johnstone returned to the meeting.

4.1.8. Bush Beatz Program – Funding Request

Bush Beatz is a youth dance program that provides opportunities for people to follow their dancing passions or learn new dancing skills at regular workshops.

To provide certainty of continuation of the program Red Ridge (Interior Queensland) Ltd is seeking funding from Council of \$23,000.00.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr LP Russell

That Council refers the decision to the Chief Executive Officer due to a lack of quorum.

Minute No. 09/01A/23

Carried 6/0

At this point, 9.30am Cr AL Martin returned to the meeting. Cr AL Martin resumed the chair.

4.1.9. Operational Plan Review

Section 174(3) of the *Local Government Regulation 2012* requires Councils to review their Operational Plans every three months.

MOTION: Moved: Cr GK Schluter

Seconded: Cr DA Hardie

That Council receive the December 2022 report.

Carried 7/0

4.2.1 Director of Works and Services' Operations Report – December 2022

The Director of Works and Services report for December 2022 is presented to Council.

MOTION: Moved: Cr GK Schluter

That Council receive the Director of Works and Services' Operation Report for December 2022.

Minute No. 11/01A/23

Carried 7/0

Seconded: Cr JH Scobie

4.2.2 Work Health and Safety Report

The Work Health and Safety report is provided to Council.

MOTION: Moved: Cr PJ Pullos Seconded: Cr BP Johnston	MOTION:	I: Moved: Cr PJ Pullos	Seconded: Cr BP Johnstone
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That Council receive the Work Health and Safety report for December 2022.

Minute No. 12/01A/23

Carried 7/0

4.2.3 Blackall Aquatic Centre Report

The Blackall Aquatic Centre report is provided to Council.

MOTION:	Moved: Cr DA Hardie	Seconded: Cr JH Scobie

That Council receive the Blackall Aquatic Centre report.

Minute No. 13/01A/23 Carried 7/0

5.1 Blackall Saleyards Monthly Report

The Blackall Saleyards monthly report for December is provided to Council.

MOTION: Moved: Cr LP Russell Seconded: Cr DA Hardie

That Council receive the Blackall Saleyards monthly report for December 2022.

Minute No. 14/01A/23

5.2 Planning and Development Report

The Planning and Development report provides a summary of building applications and planning and development activity in the Blackall-Tambo Regional Council area.

MOTION: Moved: Cr JH Scobie Seconded: Cr GK Schluter

That Council receive the Planning and Development Report for December 2022.

Minute No. 15/01A/23

Carried 7/0

5.3 Environmental Health/Local Laws Officer's Report – December 2022

The Environmental Health/Local Laws Officer's report is provided to Council.

MOTION: Moved: Cr GK Schluter Seconded: Cr PJ Pullos

That Council receive the Environmental Health/Local Laws Officer's report.

Minute No. 16/01A/23

Carried 7/0

5.4 <u>Development Application – DA11-2022-2023 – 87 Thistle Street, Blackall</u>

The Applicant, Blackall-Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd, seeks a Development Permit for Reconfiguring a Lot (one lot into two lots) involving land at 87 Thistle Street, Blackall, formally described as Lot 2 on RP611230.

The proposal involves the creation of two new lots. The existing house will be retained on a lot that gains access from Thistle Street and will have an area of 1,003m². The lot with frontage to Petunia Street will have an area of 1,308m².

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Township Zone. Reconfiguring a lot in the Township is subject to Code assessment.

Based on an assessment of the proposal in accordance with the Code Assessment process articulated in the Planning Act 2016, this decision report recommends approval of the development application, subject to the conditions stated herein.

MOTION: Moved: Cr JH Scobie

Seconded: Cr PJ Pullos

That Council approves the application for a Development Permit for Reconfiguring a Lot (one lot into two lots) involving land at 87 Thistle Street, Blackall, formally described as Lot 2 on RP611230 subject to the following conditions:

1.0 ENDORSEMENT OF SURVEY PLAN

- 1.1 Council will not endorse or release the survey plan for this development until such time as:
 - (a) All conditions attached to this development approval for Reconfiguring a Lot have been fully satisfied;
 - (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council; and
 - (c) All outstanding rates and charges relating to the site have been paid.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plan of development Proposed Reconfiguration of a Lot with reference ROL-01 and dated 18 January 2023 (received date).
- 2.2 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 must prevail.
- 3.0 ACCESS
- 3.1 A crossover must be installed to Council's satisfaction for Proposed Lot 2, between Petunia Street and the approved lot.
- 3.2 The crossover to Proposed Lot 1 from Thistle Street must be maintained.
- 4.0 SEWERAGE AND WATER
- 4.1 Proposed Lot 2 must be connected to Council's reticulated water and sewerage network.

- 4.2 All works must be designed, constructed and maintained in accordance with the approved plans (refer to Condition 2.1), the *Plumbing and Drainage Act*, *Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1 and Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage.*
- 4.3 Remove all redundant water supply and sewerage infrastructure, including but not limited to pipes and connection points.
- 5.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY
- 5.1 Proposed Lot 2 must be connected to electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.
- 5.2 Maintain the electricity and telecommunication services to Proposed Lot 1.
- 6.0 STORMWATER WORKS
- 6.1 Undertake the development such that all stormwater, except for rainwater captured on-site in rainwater tanks, is to be drained from the site to a lawful point of discharge and carried without causing annoyance or nuisance to any person or property. All works must be designed, constructed and maintained in accordance with the *Queensland Urban Drainage Manual*.

7.0 FLOODING

7.1 Any future dwelling constructed on Proposed Lot 2 is to be located a minimum 300mm above the defined flood level of Blackall (282m AHD).

8.0 PUBLIC UTILITIES

- 8.1 The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.
- 8.2 Any alteration of any public utility or other facilities necessitated by the development of the land or associated construction works external to the site shall be at no cost to Council.

8.3 Any damage caused to any public utility during the course of construction shall be repaired to the satisfaction of Council's Delegated Officer and at no cost to Council prior to the sealing of the Survey Plan.

ADVISORY NOTES

- A. The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- B. Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- C. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work.
- D. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
- E. General environmental duty under the Environmental Protection Act 1994 prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

Minute No. 17/01A/23

Carried 7/0

5.5 <u>Development Application – DA13-2022-2023 – 655 Glenusk Road,</u> <u>Blackall</u>

The Applicant, Lifespring Outdoor Centre Pty Ltd, seeks a Development Permit for a Material Change of Use for Nature-based tourism over land at 655 Glenusk Road, Blackall, formally described as Lot 18 on EV42.

The proposal involves the reuse of existing building on site for hosting groups of up to 25 people for camps and similar activities. Outdoor education will be offered through outdoor activities like initiatives, orienteering, raft building, geocaching and archery. Under the Blackall-Tambo Region Planning Scheme 202 (the Planning Scheme), the subject sit is in the Rural Zone. The defined use that has been applied for, being 'Nature-based Tourism', is subject to Code Assessment in the Rural Zone.

Based on an assessment of the proposal in accordance with the Code Assessment process articulated in the Planning Act 2016, this decision report recommends approval of the development application, subject to the conditions stated herein.

MOTION: Moved: Cr BP Johnstone Seconded: Cr LP Russell

That Council approves the application for a Development Permit for Material Change of Use for Nature-based tourism over land at 655 Glenusk Road, Blackall, formally described as Lot 18 on EV42, subject to the following conditions:

- 1.0 PARAMETERS OF APPROVAL
- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2 Where these conditions refer to "Council" in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council's satisfaction, unless otherwise stated in a development condition.
- 1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.
- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.

- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 2.0 APPROVED PLANS AND DOCUMENTS
- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Number	Revision Number	Date
Site Plan	DA-01	-	30/11/2022 (Received date)

2.2 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 must prevail.

3.0 PARAMETERS OF USE

- 3.1 The use is permitted to accommodate a maximum of 25 occupants at any one time.
- 3.2 Guest must be accommodated within the existing buildings onsite.

4.0 SERVICES

- 4.1 Existing onsite water supply and onsite sewerage system must be maintained to ensure it is suitable to service the development.
- 4.2 Maintain the existing telecommunications service and electricity supply to the development.
- 5.0 STORMWATER WORKS
- 5.1 Stormwater from the approved development must drain to a lawful point of discharge. Stormwater run-off must not adversely affect adjoining land or infrastructure in comparison to the predevelopment condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.
- 6.0 ACCESS
- 6.1 Maintain the existing crossover to the Glenusk Road.

- 6.2 Internal access tracks from the main access road to the development must be maintained (flat graded).
- 6.3 Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.
- 7.0 AMENITY
- 7.1 The development site must be maintained in a clean, safe and tidy condition.
- 7.2 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of water-borne contaminants, noise, dust, lighting, odour, wastewater, waste products, oil or otherwise.
- 8.0 WASTE MANAGEMENT
- 8.1 Store all waste within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera). The waste storage area must be:
 - 8.1.1 Designed to not cause nuisance to neighbouring properties;
 - 8.1.2 Screened from any road frontage or adjoining property;
 - 8.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the development.
- 9.0 ASSET MANAGEMENT
- 9.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.
- **10.0 CONSTRUCTION ACTIVITIES**
- 10.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.
- 10.2 Construction activity and noise must be limited to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

ADVISORY NOTES

A. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and

drainage work, and potentially for operational work, as required under relevant legislation for this work.

- B. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
- C. General environmental duty under the Environmental Protection Act 1994 and subordinate legislation prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.
- D. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

Minute No. 18/01A/23

Carried 7/0

5.6 <u>Development Application – DA08-2022-2023 – Extension to a Tourism</u> Park– 58 Arthur Street, Tambo

The Applicants, Clifford and Tanya Reid, seek a Development Permit for Material Change of Use for an Extension to a Tourist Park (6 units) over land at 58 Arthur Street, Tambo, formally described as Lot 47 on SP110074. The subject site contains the Tambo Caravan Park. The Applicant is proposing the addition of six (6) standalone cabins to complement the existing Tambo Caravan Park.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Recreation and Open Space Zone. The defined use that has been applied for, being a 'Tourist Park', is subject to Impact Assessment in the Recreation and Open Space Zone.

A development application that is subject to Impact Assessment is assessed against the entire Planning Scheme and is required to be publicly notified for a minimum of 15 business days. During the public notification period, no submissions were received. As the site adjoins a state-controlled road, the application was required to be referred to the State Assessment and Referral Agency (SARA). SARA has provided a referral agency response with conditions which relate to maintaining the access in its current location and not causing stormwater nuisance to the state-controlled road.

The proposal has been assessed against the entire Planning Scheme and is consistent with the intent of the zone and all other relevant assessment benchmarks.

Based on an assessment of the proposal in accordance with the Impact Assessment process articulated in the Planning Act 2016, this decision report recommends approval of the development application, subject to the conditions stated herein.

MOTION: Moved: Cr LP Russell

Seconded: Cr GK Schluter

That Council approves the application for a Development Permit for Material Change of Use for an Extension to a Tourist Park (6 units) over land at 58 Arthur Street, Tambo, formally described as Lot 47 on SP110074, subject to the following conditions:

- 1.0 PARAMETERS OF APPROVAL
- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2 Where these conditions refer to "Council" in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council's satisfaction, unless otherwise stated in a development condition.
- 1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.
- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried

out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.

- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 2.0 APPROVED PLANS AND DOCUMENTS
- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Number	Revision Number	Date
Site Plan	DA-01	-	20/10/2022 (Received date)
Floor Plan & Typical Section	A.001	A	02/06/2021
Elevations	A.002	Α	02/06/2021

- 2.2 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 must prevail.
- 3.0 ROOF AND ALLOTMENT DRAINAGE
- 3.1 Discharge of all roof and allotment drainage such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure from the pre to the post-development condition.
- 4.0 STORMWATER WORKS
- 4.1 Undertake the development such that all stormwater, except for rainwater captured on-site in rainwater tanks, is to be drained from the site to a lawful point of discharge and carried without causing annoyance or nuisance to any person or property. All works must be designed, constructed and maintained in accordance with the *Queensland Urban Drainage Manual*.
- 5.0 AMENITY AND ENVIRONMENTAL HEALTH
- 5.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise

- 5.2 Install (where proposed) and operate all outdoor lighting to comply with AS4282 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
- 6.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL
- 6.1 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.
- 6.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended).
- 6.3 Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted or landscaped).

7.0 ASSET MANAGEMENT

7.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

ADVISORY NOTES

- A. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, and potentially for operational work, as required under relevant legislation for this work.
- B. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
- C. General environmental duty under the Environmental Protection Act 1994 and subordinate legislation prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

D. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

Minute No. 19/01A/23

Carried 7/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 9.59am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 15 February 2023.

Signed......Mayor