



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 15 MAY 2024 at 8:30 AM**

PRESENT:

Councillors: Cr AL Martin (Mayor), Cr DA Hardie, Cr JH Scobie, Cr BP Johnstone, Cr GK Schluter

OFFICERS:

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

Leave of Absence

Cr Alina Hart has requested a leave of absence for the meeting. Cr Boyd Johnstone is travelling overseas, along with other Directors of RAPAD as part of the North America Mission 2024 to gain an understanding of the potential impact and economic benefits a diversified economy and the transition to Net Zero could bring to and have on the RAPAD region.

MOTION: Moved Cr Peter Skewes

Seconded: Cr David Hardie

That Council:

- 1. grant a leave of absence for Cr AA Hart for today's meeting; and**
- 2. note that Cr BP Johnstone is the Blackall-Tambo Regional Council delegate for the North America Mission 2024 along with other RAPAD directors.**

GM 2024/05/43

Carried 5 / 0

DECLARATIONS OF INTEREST

Cr. Hardie for item 6.8 - Councillor Hardie requested Council's view on his personal interest in item 6.8 - Development Application - DA 51-2023-2024 - 537 Landsborough Highway, Tambo, as Cr Hardie's son is in a relationship with the landowner, Sheryl Rodman. Council deemed Cr Hardie did not have a conflict of interest in the matter as the landowner is not the applicant for the development application.

Cr. Skewes for items 6.7, 6.8 and 6.9 - Councillor Skewes requested Council's view on the following matters, as he acted as solicitor for the parties when they originally purchased the properties:

- Item 6.7 - Development Application - DA 48-2023-2024 - 122-126 Rose Street, Blackall
 - Item 6.8 - Development Application - DA 51-2023-2024 - 537 Landsborough Highway, Tambo
 - Item 6.9 - Development Application - DA 52-2023-2024 - 61 Rose Street, Blackall
- Council deemed Cr Skewes did not have a conflict of interest in the matters as he is not acting for the applicants in regards to their development applications.

Cr Schluter for item 6.7 - I, Councillor Schluter, inform the meeting that I have a prescribed conflict of interest in item 6.7 - Development Application - DA 48-023-2024 - 122-126 Rose Street Blackall. The nature of my interest is as follows:

- One of the applicants, Gayle Ellison, is my sister.

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

1 Confirmation of the Meeting Minutes

MOTION: Moved: Cr Jane Scobie

Seconded: Cr Peter Skewes

That the minutes of the General Meeting held on 24 April 2024 be taken as read and confirmed, and that the Mayor be authorised to sign same.

GM 2024/04/44

Carried 5 / 0

Councillor Hardie confirmed he would be the Council representative for the Tambo Town Common Advisory Group and Wild Dog Advisory Committee.

ITEM NO:

4.1

SUBJECT TITLE:

Information Report for April 2024

Information report from the Mayor for Council activities during the month of April.

MOTION: Moved: Cr Grahame Schluter

Seconded: Cr Jane Scobie

That Council receive the Mayor's report for April 2024.

GM 2024/05/45

Carried 5 / 0

ITEM NO:

5.1.1

SUBJECT TITLE:

Financial Report for the Month of April 2024

In accordance with s204 of the Local Government Regulation 2012, a monthly financial report must be presented to the Council. The financial report for April 2024 details the Council's current financial position and compares its performance against the adopted budget for 2023-2024.

MOTION: Moved: Cr David Hardie

Seconded: Cr Grahame Schluter

That Council receive the Financial Report for April 2024.

GM 2024/05/46

Carried 5 / 0

ITEM NO: 5.1.2
SUBJECT TITLE: DFCCS Operations Report - April 2024

The Director of Finance Corporate and Community Services operations report for April 2024 is presented to the Council. The report includes housing and administration, Blackall aerodrome, libraries, visitor information centers, facility bookings, and Tambo Multipurpose.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr David Hardie

That Council receive the DFCCS Operations Report for April 2024.

GM 2024/05/47

Carried 5 / 0

ITEM NO: 5.1.3
SUBJECT TITLE: Request for Additional Audit Fees

Queensland Audit Office appointed auditors, Grant Thornton, to conduct the 2022/2023 audit for Blackall-Tambo Regional Council. Grant Thornton have requested additional audit fees for their work, of \$16,647.00 which the Internal Audit and Risk Management Committee and Council declined. The Queensland Audit Office's Senior Director has asked Council to give the request further consideration. Grant Thornton advises that payment of half of the requested amount would settle the matter.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr David Hardie

That Council agree to pay Grant Thornton \$8,323.50 to finalise the matter of audit fees for the 2022/2023 financial year.

GM 2024/05/48

Carried 5 / 0

ITEM NO: 5.1.4
SUBJECT TITLE: Scriptures Union Outback Chaplaincy Program-2024 Funding

This program centres on the youth in Blackall and Tambo and complements other youth activities taking place.

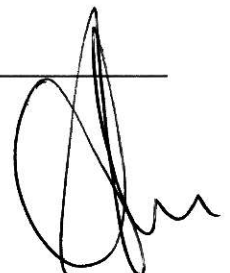
To provide continuation of the National Schools Chaplaincy Program in both Blackall and Tambo it is proposed Council provide funding of \$10,000 every six months for the calendar year 2024 from funds available in the youth program. This assistance commenced in calendar year 2023.

MOTION: Moved: Cr Jane Scobie Seconded: Cr Grahame Schluter

That Council approve of \$10,000 being paid, from the Youth Program budget every six months in the 2024 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.

GM 2024/05/49

Carried 5 / 0



ITEM NO: 6.1
SUBJECT TITLE: Blackall Saleyards Report

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

MOTION: Moved: Cr Jane Scobie Seconded: Cr David Hardie

That Council receive the Blackall Saleyards monthly report for April 2024.

GM 2024/05/50 Carried 5 / 0

ITEM NO: 6.2
SUBJECT TITLE: 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 Jane Scobie Seconded: Cr David Hardie

That Council receives the Planning and Development Report for April 2024.

GM 2024/05/51 Carried 5 / 0

ITEM NO: 6.3
SUBJECT TITLE: Environmental Health Officer's Report

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

MOTION: Moved: Cr Grahame Schluter Seconded: Cr David Hardie

That Council receive the Environmental Health Officer's report for April.

GM 2024/05/52 Carried 5 / 0

ITEM NO: 6.4
SUBJECT TITLE: Ranger's Report

The Ranger's Report for April 2024 is provided to Council.

MOTION: Moved: Cr Jane Scobie Seconded: Cr David Hardie

That Council receive the Ranger's report for April 2024.

GM 2024/05/53 Carried 5 / 0



ITEM NO: 6.5
SUBJECT TITLE: Domestic and Family Violence Prevention Council

The Councillors have been sent correspondence from the Domestic and Family Violence Prevention Council inviting Council to become a member of the Local Government Domestic Violence Prevention Champions Network.

MOTION: Moved: Cr Jane Scobie Seconded: Cr Grahame Schluter

That Council receive the letter from the Domestic and Family Violence Prevention Council and agree to becoming a member of the Local Government Domestic Violence Prevention Champions Network.

GM 2024/05/54

Carried 5 / 0

ITEM NO: 6.6
SUBJECT TITLE: Local Disaster Management Group Meeting 3 May 2024

The Blackall-Tambo Regional Council Local Disaster Management Group held a meeting on Friday, 3 May 2023.

MOTION: Moved: Cr Andrew Martin Seconded: Cr David Hardie

That Council:

- 1. Receive the minutes from the 3 May 2024 Local Disaster Management Group meeting; and**
- 2. Adopt the Blackall-Tambo Local Disaster Management Plan, March 2024.**

GM 2024/05/55

Carried 5 / 0

At this point, 9.32am Cr Schluter left the meeting.

ITEM NO: 6.7
SUBJECT TITLE: Development Application - DA 48-2023-2024 - 122-126 Rose Street, Blackall

The Applicant, Roger & Gayle Ellison, seeks a Development Permit for Material Change of Use for a Dwelling house over land at 122-126 Rose Street, Blackall, formally described as Lots 30, 31 & 32 on B13835. The subject site is currently occupied by a three-bay shed. The Applicant proposes to build a dwelling house adjacent to the existing shed.

The dwelling house will have a floor area of approximately 36.3m² and is a single storey building that will contain a single bedroom, bathroom/laundry, and a shared kitchen, dining and living area. The existing three-bay shed will be utilised for car parking.

Under the *Blackall-Tambo Region Planning Scheme 2020* (the Planning Scheme), the subject site is in the Mixed Use Precinct of the Township Zone. The defined use that has been applied for, being 'Dwelling house', is subject to Code Assessment in the Township Zone where in the flood hazard area.

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 Jane Scobie

Seconded: Cr Peter Skewes

That Council approves the application for a Development Permit for Material Change of Use for a Dwelling house over land at 122-126 Rose Street, Blackall, formally described as Lot 30, 31 & 32 on B13835, subject to the following conditions:

1. PARAMETERS OF APPROVAL

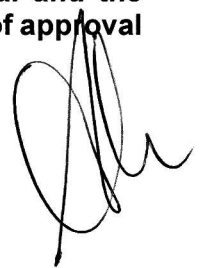
- 1.1. The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2. Where these conditions refer to “Council” in relation to requiring Council 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. 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	DA48-2023-2024	-	21/03/2024 (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. SEWERAGE AND WATER

- 3.1. The premises must be connected to Council's reticulated water and sewerage network.**
- 3.2. 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.**
- 3.3. Remove all redundant water supply and sewerage infrastructure, including but not limited to pipes and connection points.**

4.0 STORMWATER WORKS

- 4.1 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 pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.**

5.0 ROOF AND ALLOTMENT DRAINAGE

- 5.1 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.**

6.0 ACCESS WORKS

- 6.1 Maintain the vehicle crossover from Rose Street or where it is proposed to change the vehicle crossover construct it generally in accordance with the standard drawing, Figure 1 – Vehicle Crossover Non-Piped, from the General Development Code of the Blackall-Tambo Region Planning Scheme.**

7.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

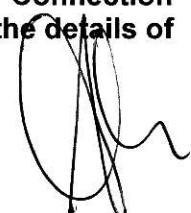
- 7.1 The premises must be connected to electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.**

8.0 ASSET MANAGEMENT

- 8.1 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.**

9.0 CONSTRUCTION ACTIVITIES

- 9.1 Prior to construction of the vehicle access and water and sewer connections, forms for a Minor Works on Road Application and a Water/Sewer Connection Application must be completed and submitted to Council to notify the details of work being undertaken.**



- 9.2 Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* document (as amended) for the duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.
- 9.3 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant standards under the *Blackall-Tambo Region Planning Scheme*.
- 9.4 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.
- 9.5 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").

GM 2024/05/56

Carried 4 / 0

At this point, 9.33am, Cr Schluter returned to the meeting.

ITEM NO: 6.8
SUBJECT TITLE: Development Application - DA 51-2023-2024 - 537 Landsborough Highway, Tambo

The Applicants, Lok and Chloe Howard, seek a Development Permit for Material Change of Use for a Dwelling house over land at 537 Landsborough Highway, Tambo formally described as Lots 4 and 5 on T1502. The subject site is currently vacant.



The proposal is for a dwelling which will be limited to one storey and will have a floor area of approximately 114m². A covered car space will be provided.

Under the *Blackall-Tambo Region Planning Scheme 2020* (the Planning Scheme), the subject site is in the Rural Zone and is identified as being in the Flood hazard area. The defined use that has been applied for, being 'Dwelling house', is subject to Code Assessment in the Rural Zone where in the flood hazard area.

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 Jane Scobie

Seconded: Cr Grahame Schluter

That Council approves the application for a Development Permit for Material Change of Use for a Dwelling house over land at 537 Landsborough Highway, Tambo formally described as Lots 4 and 5 on T1502, subject to the following conditions:

1. 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. 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	DA51-2023-2024	-	28/03/2024 (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. 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. STORMWATER WORKS

4.1 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 pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

5. ACCESS WORKS

5.1 Design, construct and maintain a crossover to the frontage of the site in accordance with the approved plans (see Condition 2.1) and generally in accordance with the standard drawing, Figure 1 or 2, from the General Development Code of the Blackall-Tambo Region Planning Scheme.

6. WATER AND SEWER

6.1. Enter into a water access agreement with Blackall-Tambo Regional Council to provide an appropriate water connection to the site.

6.2. Provide sewage disposal in accordance with the Queensland Plumbing and Wastewater Code.

6.3. 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*.

7. TELECOMMUNICATION AND ELECTRICITY SUPPLY

7.1 The premises must be connected to electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.

8. ASSET MANAGEMENT

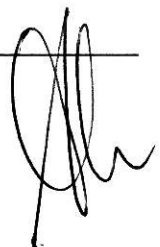
8.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

9. CONSTRUCTION ACTIVITIES

- 9.1** Prior to construction of the vehicle access and water and sewer connections, forms for a Minor Works on Road Application and a Water/Sewer Connection Application must be completed and submitted to Council to notify the details of work being undertaken.
- 9.2** Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* document (as amended) for the duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.
- 9.3** The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant standards under the *Blackall-Tambo Region Planning Scheme*.
- 9.4** 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.
- 9.5** 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").

GM 2024/05/57Carried 5 / 0

ITEM NO: 6.9
SUBJECT TITLE: Development Application - DA 52-2023-2024 - 61 Rose Street, Blackall

The Applicants, Jason and Mari Yaxley, seek a Development Permit for Material Change of Use for Short-term accommodation over land at 61 Rose Street, Blackall, formally described as Lot 18 on B13829. The subject site contains an existing dwelling house that will be used to provide accommodation.

The dwelling house contains three bedrooms and one bathroom, and it is intended to provide accommodation to a single family or group at a time. The site contains an existing carport that can be utilised for parking, there is also parking available at the rear off the site.

Under the *Blackall-Tambo Region Planning Scheme 2020* (the Planning Scheme), the subject site is in the Township Zone. The defined use that has been applied for, being 'Short-term accommodation, is subject to Code Assessment in the Township Zone where contained within an existing building and with a maximum of six guests at any one time.

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 Grahame Schluter Seconded: Cr David Hardie

That Council approves the application for a Development Permit for Material Change of Use for Short-term accommodation over land at 61 Rose Street, Blackall, formally described as Lot 18 on B13829, subject to the following conditions:

1. 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. 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	DA52-2023-2024	-	16/04/2024 (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. LIMITATIONS OF USE

- 3.1. The total number of guests at any one time must not exceed six (6).
- 3.2. Guests of the Short-term accommodation are limited to a maximum stay of three (3) consecutive months at any one time.
- 3.3. One onsite car space is to be available at all times to guests.

4. SITE MANAGEMENT PLAN

- 4.1. Maintain and implement a site management plan for the Short-term accommodation. The site management plan is to include measures to manage operational aspects of the development including, but not limited to, hours of operation, noise management, site care and maintenance, complaints management and refuse management.

5. 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, dust, vibration, odour, fumes, smoke, vapour, steam, soot, wastewater, waste products, oil or otherwise.
- 5.2 In accordance with the Environmental Protection (Waste Management) Regulations, all waste storage areas must be kept in a clean, tidy condition, and sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site. Waste must be removed to a lawful landfill.

6.0 ASSET MANAGEMENT

- 6.1 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”).

GM 2024/05/58**Carried 5 / 0****Vote of Thanks****MOTION: Moved Cr Andrew Martin****Seconded: Cr Grahame Schluter**

That Council express a vote of thanks to the CEO, Des Howard, for his contribution to Council over the past 5 years.

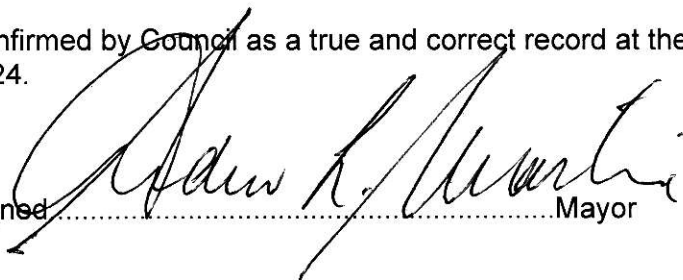
GM 2024/05/59**Carried 5 / 0****CLOSURE:**

There being no further business to consider, the Mayor declared the Meeting closed at 9.40am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on 19 June 2024.

Signed



..... Mayor

