

**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 20 NOVEMBER 2024 at 8:30 AM**

PRESENT:

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

OFFICERS:

Mr Mike Lollback, Chief Executive Officer, Ms Alison Lamb, Director of Organisational Performance, Mrs Andrea Saunders, Group Manager of Customer and Council Support Services, Ms Maree Prow, Quality Assurance Officer, Ms Piper Hansen, Minute Taker.

CONDOLANCES:

A minutes' silence was observed to mark the passing of:

- Douglas Robert Thomson
- Carol Sanders
- Geoffery Swanson

DECLARATIONS OF INTEREST

Cr Martin for item 7.1.4 - I, Councillor Martin, inform the meeting that I have a prescribed conflict of interest in item 7.1.4 Development Application DA14-2023-2024 - 53, 57-61 and 63-37 Shamrock Street, Blackall. The nature of my interest is as follows:

- I am the Chair of Red Ridge which is the organisation that is the applicant in this matter.

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

Cr Martin for item 7.1.5 - I, Councillor Martin, inform the meeting that I have a prescribed conflict of interest in item 7.1.5 Development Application DA20-2023-2024 - 53 and 57-61 Shamrock Street, Blackall. The nature of my interest is as follows:

- I am the Chair of Red Ridge which is the organisation Council will assist through a beneficial enterprise and deals with these parcels of land.

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

Cr Martin for item 7.1.6 - I, Councillor Martin, inform the meeting that I have a prescribed conflict of interest in item 7.1.6 Development Application DA21-2023-2024 - 67-69 Shamrock Street, Blackall. The nature of my interest is as follows:

- I am the Chair of Red Ridge which is the organisation Council will assist through a beneficial enterprise and deals with these parcels of land.

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

Cr Martin for item 7.3.4 - I, Councillor Martin, inform the meeting that I have a prescribed conflict of interest in item 7.3.4 RADF Applications - Round 2. The nature of my interest is as follows:

- My wife, Louise Martin is the President of the Federal ICPA, and the Tambo ICPA is an applicant for funding before Council for endorsement.

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

Cr Skewes for item 7.1.4 - I, Councillor Skewes, inform the meeting that I have a prescribed conflict of interest in item 7.1.4 Development Application DA14-2023-2024 - 53, 57-61 and 63-37 Shamrock Street, Blackall. The nature of my interest is as follows:

- I am the Deputy Chair of Red Ridge which is the organisation that is the applicant in this matter.

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

Cr Skewes for item 7.1.5 - I, Councillor Skewes, inform the meeting that I have a prescribed conflict of interest in item 7.1.5 Development Application DA20-2023-2024 - 53 and 57-61 Shamrock Street, Blackall. The nature of my interest is as follows:

- I am the Deputy Chair of Red Ridge which is the organisation Council will assist through a beneficial enterprise and deals with these parcels of land.

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

Cr Skewes for item 7.1.6 - I, Councillor Skewes, inform the meeting that I have a prescribed conflict of interest in item 7.1.6 Development Application DA21-2023-2024 - 67-69 Shamrock Street, Blackall. The nature of my interest is as follows:

- I am the Deputy Chair of Red Ridge which is the organisation Council will assist through a beneficial enterprise and deals with these parcels of land.

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

Cr Hardie for item 7.3.4 - I, Councillor Hardie, inform the meeting that I have a prescribed conflict of interest in item 7.3.4 RADF Applications - Round 2. The nature of my interest is as follows:

- My wife, Lindy Hardie, is the Chair of the Bushman's Art Gallery which is an applicant for funding before Council for endorsement.

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 David Hardie

Seconded: Cr Jane Scobie

That the minutes of the General Meeting held on 16 October 2024 be taken as read and confirmed, and that the Mayor be authorised to sign same.

GM 2024/11/217

Carried 7 / 0

ITEM NO: 4.1
SUBJECT TITLE: Information Report for October 2024

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

MOTION: Moved: Cr Andrew Martin Seconded: Cr Grahame Schluter

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

GM 2024/11/218

Carried 7 / 0

ITEM NO: 5.1
SUBJECT TITLE: Councillors' Information Report for October 2024

The report contains information from the Councillors for activities during the month of October 2024.

MOTION: Moved: Cr Andrew Martin Seconded: Cr Peter Skewes

That Council receive the Councillors report for October 2024.

GM 2024/11/219

Carried 7 / 0

ITEM NO: 5.2
SUBJECT TITLE: Notice to Rescind a Motion - Water Connection for 11856 Isisford-Blackall Road, Blackall

I, Councillor Peter Skewes, hereby give notice of my intention to move a rescinding motion at the Council meeting scheduled for Wednesday 20 November 2024 and I am giving the required five full days' notice of the intent to do as required by the *Local Government Regulation 2012*, section 262.

MOTION: Moved: Cr Peter Skewes Seconded: Cr David Hardie

Cr Peter Skewes requests that:

1. Council rescinds the motion made on 17 August 2022 to decline the request to connect 11856 Isisford-Blackall Road to the Blackall town water supply as the property is outside the defined water area, Council has a legislative requirement to ensure that users within the defined water area receive an adequate service and the property is not connected to the private water infrastructure. Minute No. 17/08A/22.

GM 2024/11/220

Carried 7 / 0

MOTION: Moved: Cr Peter Skewes Seconded: Cr Boyd Johnstone

2. Council approves the request from the current landowners to connect 11856 Isisford-Blackall Road to the Blackall town water supply as the landowners are residing at the property and the landowners will be required to enter an



Accession Deed to join the Water Access Agreement for the Ansgrove Waterline.**GM 2024/11/221****Carried 5 / 0**

ITEM NO: 6.1
SUBJECT TITLE: Chief Executive Officer's October 2024 Report to Council

The report from the Chief Executive Officer is to update Council on matters that do not require a separate or comprehensive report for consideration but emerge as issue of interest to Council and the broader community.

MOTION: Moved: Cr David Hardie Seconded: Cr Alina Hart

That Council receive the Chief Executive Officer's Information Report for October 2024.

GM 2024/11/222**Carried 7 / 0**

ITEM NO: 6.2
SUBJECT TITLE: Commendation to Sarah Diprose

A Council employee, Sarah Diprose, provided assistance to travellers who were experiencing problems with their caravan along the Landsborough Highway.

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr Alina Hart

That Council commend Sarah Diprose for her act of kindness and providing assistance to visitors to our region.

GM 2024/11/223**Carried 7 / 0**

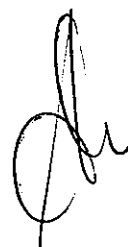
ITEM NO: 6.3
SUBJECT TITLE: Acknowledgement of Country

Incorporating welcoming and acknowledgement protocols into official meetings and events recognises Aboriginal and Torres Strait Islander peoples as the Traditional Owners of land and shows respect.

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr Jane Scobie

That Council incorporates an Acknowledgement of Country at the commencement of meetings as follows:

Blackall-Tambo Regional Council acknowledges Australia's Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of the lands and waters on which we live, learn and work. We pay our respects to Elders, past and present and emerging, and to our shared future.



Amended Motion:**MOTION: Moved: Cr Andrew Martin****Seconded: Cr David Hardie**

That Council incorporates an appropriate Acknowledgement of Country at the commencement of meetings.

GM 2024/11/224**Carried 7 / 0**

The amended motion became the substantive motion.

ITEM NO:**6.4****SUBJECT TITLE:****Grassland Building Shop Space**

The tenancy space in the Grassland Building is currently vacant and there have been several community groups and business owners interested in leasing the space.

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

That Council:

- 1. offer the Grassland tenancy space for lease to a community organisation or a not-for-profit group on a nominal rental return (commonly known as a “peppercorn lease”) that meets the requirement required enter into a lease, and**
- 2. authorises the Chief Executive Officer to call for expressions of interest and negotiate the terms of the lease.**

GM 2024/11/225**Carried 7 / 0****ITEM NO:****6.5****SUBJECT TITLE:****Blackall Public Housing Project**

The department of housing has proposed the building of 2x2 bedroom dwelling units at 3 Bedford Street Blackall and invited council to provide comment.

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

That Council:

- 1. Receive the report and letter from the Department of Housing and Public Works; and**
- 2. Notes the departments intention to build 2x2 bedroom homes at 3 Bedford Street Blackall; and**
- 3. Considers any approaches they might want to make to the Department of Housing regarding the intended building project, including the provision of trunk infrastructure (kerb and gutter etc).**

GM 2024/11/226**Carried 7 / 0**

Adjournment:

At 9.50am the meeting was adjourned for morning tea.

Resumption:

At 10.21am the meeting was resumed.

At the resumption of the meeting Peter Mann, Manager Environment, Health and Compliance and Peter Fry, Group Manager Town and Rural Services were in attendance.

ITEM NO: 6.6
SUBJECT TITLE: Annual Report 2023-2024

Section 182(2) of the *Local Government Regulation 2012* requires the annual report of the local government to be adopted within one month after the day the Auditor-General issues the report on the local government's financial statement for the financial year. The Auditor-General's report is dated 29 October 2024.

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

That Council adopt 2023-2024 Annual Report in accordance with section 182 of the *Local Government Regulation 2012*.

GM 2024/11/227

Carried 7 / 0

ITEM NO: 7.1.1
SUBJECT TITLE: Financial Report for the Month of October 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 October 2024 details the Council's current financial position and compares its performance against the adopted budget for 2024-2025.

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

That Council receive the Financial Report for October 2024.

GM 2024/11/228

Carried 7 / 0

ITEM NO: 7.1.2
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 Peter Skewes Seconded: Cr Alina Hart

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

GM 2024/11/229

Carried 7 / 0



ITEM NO: 7.1.3
SUBJECT TITLE: Internal Audit and Risk Management Committee Minutes of Meeting

The Internal Audit and Risk Management Committee meeting was held on 28 October 2024.

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

That Council receive the minutes of the Internal Audit and Risk Management Committee's meeting 28 October 2024.

GM 2024/11/230

Carried 7 / 0

At this point, 10.50am, Cr Andrew Martin and Cr Peter Skewes left the meeting due to their conflicts of interest in items 7.1.4, 7.1.5 and 7.1.6.

Cr David Hardie assumed the Chair.

ITEM NO: 7.1.4
SUBJECT TITLE: Development Application DA14-2023-2024 - 53,57-61 and 63-67 Shamrock Street, Blackall

The Applicant, Red Ridge (Interior Queensland) Ltd, seeks a Development Permit for a Material Change of Use for Community activities (Community use) over land at 53, 57-61 and 63-67 Shamrock Street, Blackall, formally described as Lot 2 on SP142683, Lot 2 on RP616262, Lot 2 on RP607008, Lot 1 on RP607613 and Lot 1 on RP602469.

The proposed development is for the Blackall Cultural Precinct which is a new cultural centre set in a garden and includes an external museum which is experienced through the garden. The garden and museum are complimented by a new space for temporary exhibitions, library and local history room all set within a walled landscaped area. The project is expected to revitalise the Blackall town centre with new community infrastructure that will help establish the town as an arts and cultural hub of Western Queensland.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Commercial Precinct of the Township Zone. The defined use that has been applied for, being Community activities (Community use), is subject to Code Assessment in the Commercial Precinct of the Township 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 Boyd Johnstone **Seconded: Cr Grahame Schluter**

That Council approves the application for a Development Permit for a Material Change of Use for Community activities (Community use) over land at 53, 57-61 and 63-67 Shamrock Street, Blackall, formally described as Lot 2 on SP142683, Lot 2 on RP616262, Lot 2 on RP607008, Lot 1 on RP607613 and Lot 1 on RP602469, 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
Proposed Site Plan	-	-	27 September 2024 (Received date)
Proposed Precinct Plan	-	-	27 September 2024 (Received date)
Proposed Site Elevations	-	-	27 September 2024 (Received date)
Proposed Sections	-	-	27 September 2024 (Received date)
Main Entry Elevations	-	-	27 September 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.



3.0 HOURS OF OPERATION

- 3.1** The use is permitted to operate from 6:00 am to 10:00pm 7 days a week.

4.0 ACCESS AND PARKING

- 4.1** Provide and maintain access a left in only access from Shamrock Street in accordance with the approved plans (see Condition 2.1) and generally in accordance with the standard drawings, from the General Development Code of the Blackall-Tambo Region Planning Scheme.
- 4.2** Provide and maintain access from Thistle Street in accordance with the approved plans (see Condition 2.1) and generally in accordance with the standard drawings, from the General Development Code of the Blackall-Tambo Region Planning Scheme.
- 4.3** Provide a minimum nine (9) onsite car parking spaces. All car parking spaces must be clearly delineated by either line-marking or signage.
- 4.4** Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.
- 4.5** Design and construct and maintain all car parking, service vehicle parking and manoeuvring areas in accordance with the approved plans (see Condition 2.1) and *AS2890.1 – Parking Facilities* and *Austrroads Publication AP-G34-13 – Austrroads Design Vehicle and Turning Path Templates*

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 STORMWATER WORKS

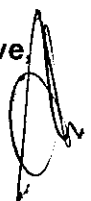
- 6.1** Undertake the development such that all stormwater, except for rainwater captured on-site in rainwater tanks, is to be drained from the site to a lawful point of discharge and carried without causing annoyance or nuisance to any person or property. All works must be designed, constructed and maintained in accordance with the *Queensland Urban Drainage Manual*.

7.0 FINISHED FLOOR LEVEL

- 7.1** The finished floor level of habitable spaces must achieve a minimum 300mm freeboard above the defined flood level of 282 metres Australian Height Datum for Blackall.

8.0 LANDSCAPING

- 8.1** Establish and maintain landscaping generally in accordance with the approved plans.
- 8.2** The landscaping must predominantly contain species consisting of native drought tolerant groundcovers, shrubs, small trees and trees.



9.0 SEWERAGE AND WATER

- 9.1** The premises must be connected to Council's reticulated water and sewerage network.
- 9.2** 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*.
- 9.3** Remove all redundant water supply and sewerage infrastructure, including but not limited to pipes and connection points.

10.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

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

11.0 WASTE MANAGEMENT

- 11.1** Store all waste within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera). The waste storage area must be:
- 11.1.1.** Designed to not cause nuisance to neighbouring properties;
 - 11.1.2.** Screened from any road frontage or adjoining property;
 - 11.1.3.** Of a sufficient size to accommodate a waste bin/s suitable to service the use.

12.0 AMENITY AND ENVIRONMENTAL HEALTH

- 12.1** 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
- 12.2** Install and operate all outdoor lighting to comply with *AS4282 – 1997 "Control of the Obtrusive Effects of Outdoor Lighting"*.

13.0 ASSET MANAGEMENT

- 13.1** 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.

14.0 CONSTRUCTION ACTIVITIES

- 14.1** 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.



14.2 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").**

GM 2024/11/231

Carried 5 / 0

Cr Boyd Johnstone expressed a thanks to the Chief Executive Officer and the Major Projects and Assets Officer for their work towards the Blackall Cultural Precinct project.

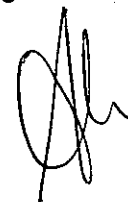
**ITEM NO:
SUBJECT TITLE:**

**7.1.5
Development Application DA20-2024-2025 - 53
and 57-61 Shamrock Street, Blackall**

The applicant, Blackall Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd, seeks a Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 lots into 2 lots) over land at 53 and 57-61 Shamrock Street, Blackall, formally described as Lot 2 on SP142683 and Lot 2 on RP607008.

The purpose of the proposed boundary realignment is to create a useable lot behind the existing built form of the Universal Hotel Information Centre. Lot 2 on SP142683 has a large amount of vacant land behind the Universal Hotel Information Centre and Lot 2 on RP607008 is completely vacant as the width of the lot is such that a structure cannot be accommodated on the land. The boundary realignment seeks to rearrange the boundaries such that each lot has a configuration that results in a useable parcel of land.

Under the Blackall-Tambo Region Planning Scheme 2020 ('the Planning Scheme'), the subject site is in the Commercial Precinct of the Township Zone, whereby Reconfiguring a Lot 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 Alina Hart

Seconded: Cr Jane Scobie

That Council approves the application for a Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 lots into 2 lots) over land at 53 and 57-61 Shamrock Street, Blackall, formally described as Lot 2 on SP142683 and Lot 2 on RP607008.

1.0 PARAMETERS OF APPROVAL

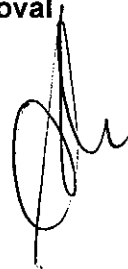
- 1.1. The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.**
- 1.2. Where these conditions refer to “Council” in relation to requiring 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
Proposed Boundary Realignment Proposed Lots 12 and 13	400878	-	08/10/24

- 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 ENDORSEMENT OF SURVEY PLAN

3.1 Council will not endorse or release the survey plan for this development until such time as:

- (a) All conditions of this development approval for Reconfiguring a Lot have been fully satisfied (where required);**
- (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council (where required); and**
- (c) All outstanding rates and charges relating to the site have been paid.**

4.0 ASSET MANAGEMENT

4.1 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.

5.0 EXISTING USES

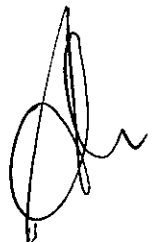
5.1 All existing uses are to be fully contained on their own lot including, access, parking and services.

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 2024/11/232

Carried 5 / 0



ITEM NO: 7.1.6
SUBJECT TITLE: Development Application DA21-2024-2025 - 67-69 Shamrock Street, Blackall

The applicant, Blackall Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd, seeks a Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 lots into 2 lots) over land at 67- 69 Shamrock Street, Blackall, formally described as Lot 1 & 2 RP602469.

The purpose of the proposed boundary realignment is to redesignate a shed from one lot to another. The shed is used by the hardware store (on Lot 2 on RP602469) but is currently located on Council land (on Lot 1 on RP602469). The reconfiguration will resolve this encroachment.

Under the Blackall-Tambo Region Planning Scheme 2020 ('the Planning Scheme'), the subject site is in the Commercial Precinct of the Township Zone, whereby Reconfiguring a Lot 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 Grahame Schluter Seconded: Cr Alina Hart

That Council approves the application for a Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 lots into 2 lots) over land at 67- 69 Shamrock Street, Blackall, formally described as Lot 1 & 2 RP602469.

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
Proposed Boundary Realignment Proposed Lots 11 and 12	400879	-	08/10/24

- 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 ENDORSEMENT OF SURVEY PLAN

- 3.1 Council will not endorse or release the survey plan for this development until such time as:

- (a) All conditions of this development approval for Reconfiguring a Lot have been fully satisfied (where required);
- (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council (where required); and
- (c) All outstanding rates and charges relating to the site have been paid.

4.0 ASSET MANAGEMENT

- 4.1 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.

5.0 EXISTING USES

- 5.1 All existing uses are to be fully contained on their own lot including, access, parking and services.

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 2024/11/233

Carried 5 / 0

At this point, 11.11am, Cr Peter Skewes returned to the meeting.

At this point, 11.12am, Cr Andrew Martin returned to the meeting.

Cr Andrew Martin resumed the Chair.

Change of Order of Business

The order of business was changed to receive the following correspondence:

- Thank you letter from Scrubby Creek Sports Club
- Thank you letter from the Tambo Outback Rodeo
- Thank you letter from the Queensland Reconstruction Authority.

MOTION: Moved: Cr Alina Hart

Seconded: Cr David Hardie

That Council change the order of business to receive the correspondence.

GM 2024/11/234

Carried 7 / 0

ITEM NO:

7.2.1

SUBJECT TITLE:

Chief Operations Officer's Report

The Chief of Operations report for October 2024 is presented to Council.

MOTION: Moved: Cr Alina Hart

Seconded: Cr Grahame Schluter

That Council receive the Chief Operations Officer's report for October 2024.

GM 2024/11/235

Carried 7 / 0



ITEM NO: 7.3.1
SUBJECT TITLE: Director of Lifestyle and Community Operational Report

The Director of Lifestyle and Community Services Operations report for October 2024 is presented to Council. The report includes Blackall Aerodrome, Libraries, Visitor Information Centres, Blackall Neighbourhood Centre Program, Sport and Recreation, Communication and Media, and Tambo Multipurpose Centre.

MOTION: Moved: Cr Alina Hart

Seconded: Cr Grahame Schluter

That Council receive the Director of Lifestyle and Community Services' Report for October 2024.

GM 2024/11/236

Carried 7 / 0

ITEM NO: 7.3.2
SUBJECT TITLE: Social Prescribing Trial Neighbourhood Centres (Link Worker Function) Funding

Blackall Lifestyle & Community Hub, through their Blackall Neighbourhood Centre Program, has been successful through application as one (1) of ten (10) selected centres across Queensland to deliver the 'Social Prescribing Trial in Neighbourhood Centres (Link Worker Function) Project. The Blackall Lifestyle & Community Hub will receive a total of \$448,400 over two (2) years to deliver this project.

MOTION: Moved: Cr Peter Skewes

Seconded: Cr Jane Scobie

That Council receive the report on the 'Social Prescribing Trial in Neighbourhood Centres (Link Worker Function)' Project and acknowledge the funding of \$448,400 received from the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts.

GM 2024/11/237

Carried 7 / 0

ITEM NO: 7.3.3
SUBJECT TITLE: Australia Day 2025 Community Events Grant Program

Blackall-Tambo Regional Council Lifestyle and Community have been successful through application for ten thousand (\$10,000) as part of the National Australia Day Council (NADC) Community Events Grant Program to support communities to hold Australia Day celebrations and events.

MOTION: Moved: Cr Boyd Johnstone

Seconded: Cr Grahame Schluter

That Council receive the report on the 'National Australia Day Events Grant Program' and acknowledge the funding of \$10,000 exclusive GST, received from the National Australia Day Council.

GM 2024/11/238

Carried 7 / 0



At this point, 12.03pm, Cr Alina Hart left the meeting.

At this point, 12.06pm, Cr Alina Hart returned to the meeting.

At this point, Cr Andrew Martin and Cr David Hardie left the meeting due to their conflicts of interest in this matter.

The Chief Executive Officer asked the non-conflicted Councillors to appoint a Chair. Cr Boyd Johnstone was appointed Chair of the meeting in the absence of the Mayor and Deputy Mayor.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr Alina Hart

That Council appoint Cr Boyd Johnstone as the Chair of the meeting in the absence of the Mayor and Deputy Mayor.

GM 2024/11/239

Carried 5 / 0

ITEM NO:

7.3.4

SUBJECT TITLE:

RADF Applications - Round 2

The second round of the 2024/2025 RADF program closed for applications on October 25, and the RADF Committee held a meeting on 11 November to assess the submissions. The Committee recommended the three applications to be approved and an application from round one submitted from the Blackall Historical Society be approved. Minutes from 5 August had a discrepancy and the amendment was reflected on 11 November minutes.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr Alina Hart

That Council:


- 1. Receive the minutes from the RADF Committee meeting held 11 November 2024; and**
- 2. Endorse the RADF Committee's recommendation to approve the following applications:**
 - Tambo ICPA for the 2024 Tambo ICPA Swim and Art Camp for \$6600.00**
 - Blackall Cultural Association for the Blackall Furniture Restoration Workshop for \$3100.00**
 - Tambo Arts Council for the Our Region – Community Artwork and Torrent Exhibition for \$5559.00**
 - Blackall Historical Society for the History of Perry Bros Circus (Round One) for \$1105.00**
 - Bushman's Art Gallery – Encaustic art with encaustic workshop Australia with Mo Godbeer to be amended for \$1625.00.**

GM 2024/11/240

Carried 5 / 0

At this point, 12.10pm, Cr Andrew Martin and Cr David Hardie returned to the meeting.

Cr Andrew Martin resumed the Chair.



ITEM NO: 7.4.1
SUBJECT TITLE: Customer and Council Support Services' Monthly Report - October 2024

This report provides Council with a brief overview/update of the Customer and Council Support Services' key activities and outcomes for the previous calendar month.

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

That Council receive the Customer and Council Support Services' report for October 2024.

GM 2024/11/241

Carried 7 / 0

At this point, 12.20pm, Cr Boyd Johnstone left the meeting.
At this point, 12.21pm, Cr Jane Scobie left the meeting.
At this point, 12.22pm, Cr Jane Scobie returned to the meeting.
At this point, 12.23pm, Cr Boyd Johnstone returned to the meeting.

ITEM NO: 7.4.2
SUBJECT TITLE: Town and Rural Services Report

Overview of upkeep and maintenance of the townships of Blackall and Tambo.

MOTION: Moved: Cr Alina Hart Seconded: Cr Jane Scobie

That Council receive the Town and Services Report.

GM 2024/11/242

Carried 7 / 0

At this point, 12.27pm, the Group Manager of Customer and Council Support Services left the meeting due to her conflict of interest in the matter.

ITEM NO: 7.4.3
SUBJECT TITLE: Prequalified Supplier Panels

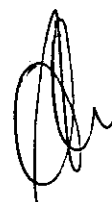
Council recently tendered for the Wet & Dry Plant Hire, Trade Services and Provision of Housing Maintenance Services.

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

That the following compliant tenderers are added to Council's prequalified supplier panels:

Wet & Dry Plant Hire

- A.L and L.W. Ratcliffe trading as LA Dirt Rats
- A.P & T.M Johnson Transport
- Adams Machinery Hire
- AM Earthmoving Pty Ltd
- Ausroad Plant Services Pty Ltd
- B & M Plant Hire and Contracting Pty Ltd
- Bitu-Mill Pty Ltd



- Brooks Hire Services
- Brown Contractors
- Civkura Pty Ltd
- Clark Equipment Rentals Pty Ltd
- Conlan Contracting Pty Ltd
- CQ Mining Hire
- Dehennin Bulk Haulage
- Durack Civil
- Ellis Profiling QLD Pty Ltd
- Eziquip Hire Pty Ltd
- Flamsteed Equipment Pty Ltd
- Flexihire Pty Ltd
- G & G Markwell Pty Ltd
- Gudjala Pty Ltd
- Hamil Enterprise
- Hasting Deering (Australia) Limited
- Homack Pty Ltd (The Trustee for Home Creek Pastoral Trust)
- JT Cox Concrete & Precast Pty Ltd
- KD and EA Spinks
- Michael Horman Transport Pty Ltd
- Moore Civil & Plant Hire Pty Ltd
- NQES Industries Pty Ltd
- Peter M Williams Pty Ltd
- Picone Earthmoving
- Road Verge Trimming RVT Pty Ltd
- Rollers Queensland
- Rosmech Sales & Service Pty Ltd
- Schluter Pastoral
- Sherrin Rentals
- Stabilised Pavements of Australia Pty Ltd
- Terri-Jo Newman
- The Stabilising Pty Ltd
- The Trustee for The Andrew Moore Trust
- Tolbra Earthmovers & Haulage Pty Ltd
- Tutt Bryant Hire Pty Ltd
- Verax Hire
- Western Head Trading
- Wideland Group

Trade Services

- MF Plumbing & Contracting
- CA Hauff & Co Pty Ltd
- KD & EA Spinks
- KLB Hunt NJA Electrical
- Peter Shaw & Co
- Poolwerx
- WE2 Energy Sensortronic Weighing & Inspection Australasia
- Saunders RG & AJ
- Paul Shearwin Plumbing Pty Ltd



- Leech Carpentry

Provision of Housing Maintenance Services

- Saunders RG & AJ
- Paul Shearwin Plumbing Pty Ltd
- Floored by Ramsay Pty Ltd
- Kevin G & Suzanne Russell
- Stilly Carpentry & Bespoke Furniture

And that Council note the pre-qualified supplier panel contract commences on 1 January 2025 for a period of 2 years with an option to extend for an additional 12 months.

GM 2024/11/243**Carried 7 / 0**

At this point, 12.33pm, the Group Manager of Customer and Council Support Services returned to the meeting.

ITEM NO:**7.4.4****SUBJECT TITLE:****Application to Connect, Town Water - 'Elsewhere'
Landsborough Highway Tambo**

The owners of "Elsewhere," Landsborough Highway, Tambo have requested Council approval for the property to be connected to the Tambo town water supply. The relevant property is outside of the defined water area shown in Appendix E of Council's Revenue Statement.

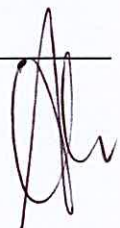
MOTION: Moved: Cr Jane Scobie**Seconded: Cr David Hardie**

That Council decline the request to connect "Elsewhere," Landsborough Highway to the Tambo town water supply as the property is outside the defined water area, Council has a legislative requirement to ensure that users within the defined water area receive an adequate service.

Revised recommendation:

That Council:

1. Approve a water connection to "Elsewhere" from water bore registered number 116498 located on property 46SP110074, located next to the Tambo Showgrounds off Landsborough Hwy.
2. That an annual connection charge as specified in councils' fees and charges (private works) plus materials will be applied to allow 2400 kilolitres of water per annum. Any excess charges will be charged according to council's fees and charges. The connection be completed by council and include a water meter.
3. That Council reserves the right to reduce the water supply to "Elsewhere" if water bore registered number 116498 is required to augment the Tambo township water supply.

GM 2024/11/244**Carried 7 / 0**

ITEM NO: 7.4.5
SUBJECT TITLE: Review of Governance Policies

Blackall-Tambo Regional Council has a process of reviewing policies to ensure that they are relevant and up to date. The Councillors' Expenses Reimbursement Policy and Meeting Procedures have been reviewed.

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

That Council:

- 1. Adopt the revised Councillors' Expenses Reimbursement Policy; and**
- 2. Adopt the revised Meeting Procedures (Standing Orders); and**
- 3. Retire the Standing Orders Policy.**

GM 2024/11/245

Carried 7 / 0

ITEM NO: 7.4.6
SUBJECT TITLE: Environment, Health and Compliance Branch Report

The Environment, Health, and Compliance branch is responsible for providing a number of services, including, Environmental Health, food hygiene, vector control, rural lands, pest control, wild dog control, local laws compliance.

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr David Hardie

- 1. That Council receives and endorses the minutes of the Wild Dog Control meeting held on 25 October 2024**
- 2. That Council endorses the Wild Dog Control group recommendations for the dispersal of funds**
- 3. That Council receives the Environment, Health and Compliance branch report and endorses the actions taken.**

GM 2024/11/246

Carried 7 / 0

Council nominated Cr David Hardie as the Council representative on the committee for Wild Dog control.

ITEM NO: 7.4.7
SUBJECT TITLE: People, Culture & Safety Report

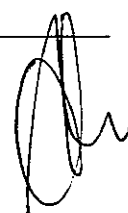
This report provides Council with an update of the People, Culture and Safety departments outcomes for the period of 1 October 2024 to 31 October 2024.

MOTION: Moved: Cr Alina Hart Seconded: Cr David Hardie

That the People, Culture and Safety Monthly Report for October 2024 be received and noted by Council.

GM 2024/11/247

Carried 7 / 0



ITEM NO: 7.4.8
SUBJECT TITLE: Policies for Review

A revision of Council Policies has necessitated the update of the Long Service Leave Policy to reflect current practices.

MOTION: Moved: Cr Alina Hart

Seconded: Cr Boyd Johnstone

That Council adopt the revised Long Service Leave Policy.

GM 2024/11/248

Carried 7 / 0

8 Confidential Reports

Nil

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 12.52pm.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on 18 December 2024.

Signed  Mayor