

That the minutes of the General Meeting held on 16 August 2023 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 02/09A/23

Carried 6/0

3.1.1 Financial Report for the Month of August 2023

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 August 2023 details Council's current financial position and compares its performance against the adopted budget for 2023-2024.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

That Council receive the Financial Report for August 2023.

Minute No. 03/09A/23

Carried 6/0

3.1.2 DFCCS Operations Report – August 2023

The Director of Finance Corporate and Community Services operations report for August 2023 is presented to Council. The report includes housing and administration, community development program, Blackall aerodrome, libraries, visitor information centres, facility bookings, and Tambo Multipurpose.

MOTION: Moved: Cr JH Scobie

Seconded: Cr GK Schluter

That Council receive the DFCCS Operations Report for August 2023.

Minute No. 04/09A/23

Carried 6/0

3.1.3 Debt Write-Offs

A review of outstanding debtors has been undertaken prior to the external auditor's visit in September. As a result of this review fifteen invoices for two debtors were identified to seek write off authority from Council.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

That Council write-off the debts contained in the table and totalling \$369.20:

Invoice Number	Amount
10076	\$40.00
10232	\$70.00
10355	\$60.00

10287	\$14.80
10462	\$18.50
10678	\$14.80
10816	\$18.50
10919	\$15.60
11112	\$15.60
11286	\$19.50
11383	\$15.60
11450	\$15.60
11571	\$15.60
11723	\$19.50
11852	\$15.60

Minute No. 05/09A/23

Carried 6/0

3.1.4 **Internal Audit and Risk Management Committee- Minutes of meeting 7 September 2023**

The Internal Audit and Risk Management Committee meeting was held on 7 September 2023 and the minutes of this meeting are attached.

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

That Council receive the minutes of the Internal Audit and Risk Management Committee’s meeting 7 September 2023.

Minute No. 06/09A/23

Carried 6/0

3.1.5 **Operating Plan Review**

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

MOTION: Moved: Cr PJ Pullos Seconded: Cr DA Hardie

That Council receive the June 2023 Operational Plan review.

Minute No. 07/09A/23

Carried 6/0

3.1.6 **Ranger’s Report**

The Ranger’s report for August 2023 is provided to Council.

MOTION: Moved: Cr JH Scobie Seconded: Cr PJ Pullos

That Council receive the Ranger’s report for August 2023.

Minute No. 08/09A/23

Carried 6/0

4.2.1 Director of Works and Services' Operations Report - August 2023

The Director of Works and Services report for August 2023 is presented to Council.

MOTION: **Moved: Cr GK Schluter** **Seconded: Cr DA Hardie**

That Council receive the Director of Works and Services' Operation Report for August 2023.

Minute No. 09/09A/23

Carried 6/0

4.2.3 QRA Betterment

Blackall-Tambo Regional Council have been working with Queensland Reconstruction Authority (QRA) for 11 proposed betterment projects. The list of 11 has now been shortlisted to 5 projects that represent the greatest value for money.

MOTION: **Moved: Cr PJ Pullos** **Seconded: Cr JH Scobie**

That Council accept the five projects (E1, BE1, BE3, BE and C5) and contribute \$370,000.00 for a total betterment project value of \$2,770,006.21.

Minute No. 10/09A/23

Carried 6/0

5.1 Blackall Saleyards Monthly Report

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

MOTION: **Moved: Cr BP Johnstone** **Seconded: Cr DA Hardie**

That Council receive the Blackall Saleyards monthly report for August 2023.

Minute No. 11/09A/23

Carried 6/0

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 GK Schluter

Seconded: Cr PJ Pullos

That Council receive the Planning and Development Report for August 2023.

Minute No. 12/09A/23

Carried 6/0

5.3 Blackall Town Common Management Plan

The Blackall Town Common Management Plan has been reviewed.

MOTION: Moved: Cr GK Schluter

Seconded: Cr DA Hardie

That Council adopt the revised Blackall Town Common Management Plan.

Minute No. 13/09A/23

Carried 6/0

5.4 Central West Regional Biosecurity Strategy 2024-2029

The goal of the Central West Regional Biosecurity Strategy is to involve and ensure all community members are aware of and are responsibly managing their biosecurity obligations.

MOTION: Moved: Cr JH Scobie

Seconded: Cr BP Johnstone

That Council endorse the Central West Regional Biosecurity Strategy 2024-2029.

Minute No. 14/09A/23

Carried 6/0

5.5 Mobile Vendors

Council has received a request from a mobile food vendor to park their food van on Council land.

MOTION: Moved: Cr JH Scobie

Seconded: Cr DA Hardie

That Council designate an appropriate area of Council land in Blackall for roadside and mobile vendors.

Minute No. 15/09A/23

Carried 6/0

5.6 Consultation Regulatory Impact Statement for the Queensland Lake Eyre Basin

That Council notes the sale of the following non-current valuable assets:

- 2012 Western Star prime mover; and
- 2010 Caterpillar Road Reclaimer; and
- 1974 Caterpillar D5 bulldozer; and
- TCM forklift.

Minute No. 19/09A/23

Carried 6/0

Adjournment

At 9.59am the meeting was adjourned for morning tea.

Resumption

At 10.27am the meeting was resumed.

5.10 2024 Revaluation Program Effective 30 June 2024

The Valuer-General has provided a decision on the 2024 land revaluation program for the Blackall-Tambo Region.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

That Council receive the letter from the Valuer-General and notes the decision that Blackall-Tambo Regional Council will not be included in the 2024 revaluation program.

Minute No. 20/09A/23

Carried 6/0

Cr Johnstone for item 5.11 - I Councillor Johnstone, inform the meeting that I have a declared conflict of interest in item 5.11 - Development Application – DA 03-2023-2024 – Retirement Facility- 80 Thistle Street, Blackall.

- I provide legal advice to the Barcoo Retirement Village Incorporated who is the applicant.

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

At this point, 10.30am, Cr Johnstone left the meeting.

5.11 Development Application – DA 03-2023-2024 – Retirement Facility- 80 Thistle Street, Blackall

The Applicant, Barcoo Retirement Village Incorporated, seeks a Development Permit for A Material Change of Use for a Retirement Facility over land at 80 Thistle Street, Blackall, formally described as Lot 4 on SP159849 and Lot 1 on RP608399.

The application involves the construction of up to six (6) new independent living units on the site of the existing Retirement Facility. The units will be of a similar scale and built form of other existing units in the facility. The units will be accessed from the existing driveway off Violet Street.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Township Zone and is affected by the Flood hazard area. The defined use that has been applied for, being a 'Retirement Facility', is subject to Impact Assessment in the Township Zone where affected by the Flood hazard area.

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.

The proposal has been assessed against the entire Planning Scheme and is consistent with the intent of the zone code 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 PJ Pullos**

Seconded: Cr GK Schluter

That Council approves the application for a Development Permit for Material Change of Use for a Retirement Facility over land at 80 Thistle Street, Blackall, formally described as Lot 4 on SP159849 and Lot 1 on RP608399, 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
Barcoo Retirement Facility Extension Site Plan	DA03-2023-2024	-	14/07/2023 (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 BUILDING DESIGN

- 3.1 The scale, design and materials of the proposed units are to be generally in accordance with the existing units onsite.

4.0 ACCESS AND PARKING WORKS

- 4.1 Provide and maintain a minimum of 1 car parking space per unit.

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

6.0 ENVIRONMENTAL HEALTH

- 6.1 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.**
- 6.2 Maintain outdoor lighting to comply with AS4282 Control of Obstructive Effects of Outdoor Lighting.**
- 6.3 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.**
- 6.4 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.**
- 7.0 SERVICES**
- 7.1 The additional units must be serviced by the premises' existing connection to Council's reticulated water and sewerage networks.**
- 7.2 Electricity and telecommunication services must be provided to the additional units in accordance with the standards and requirements of the relevant service provider.**
- 8.0 FINISHED FLOOR LEVEL**
- 8.1 The finished floor level of the additional units must achieve a minimum 300mm freeboard above the defined flood level of 283 metres Australian Height Datum for Blackall.**
- 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 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.

- 10.2 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.**
- 10.3 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.**
- 10.4 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.**
- 10.5 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”).

Minute No. 21/09A/23

Carried 5/0

At this point, 10.31am, Cr Johnstone returned to the meeting.

5.12 Development Application – DA 05-2023-2024 – Davison Road, Tambo

The Applicant, Longhorn Transport Pty Ltd, seeks a Development Permit for a Material Change of Use for a Transport Depot over land Davidson Road, Tambo formally described as Lot 17 on SP148104.

The proposal includes two sheds, a truck parking area and a staff parking area. The operation will involve three (3) prime-move trucks and 15 semi-trailers and associated dollies.

The business will operate 24 hours a day, 7 days a week for the access and egress of heavy vehicles and trailer hitching and unhitching. Vehicle, plant and equip maintenance will occur 7 days a week between 7am and 6pm.

The site adjoins a state-controlled road (Davidson Road) and required referral to the State Assessment and Referral Agency (SARA). SARA has provided a referral agency response with no requirements.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Industrial Precinct of the Township Zone. The defined use that has been applied for, being a Transport Depot, is subject to Code Assessment in the Industrial 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 JH Scobie

Seconded: Cr BP Johnstone

That Council approves the application for a Development Permit for Material Change of Use for Transport Depot over land Davidson Road, Tambo formally described as Lot 17 on SP148104, 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 Transport Depot	400632	-	18/07/23

- 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 Hours of operation are 24 hours a day, 7 days a week for the primary use activity involving heavy vehicle site access, egress and trailer hitching / unhitching.**

3.2 Hours of operation are 7:00am to 6:00pm, 7 days a week for ancillary maintenance and servicing activities associated with the primary use.

4.0 LIMITATIONS OF USE

4.1 The use is limited to three (3) prime-move trucks and 15 semi-trailers and associated dollies.

4.2 No loading, unloading or storage of goods is permitted to occur on site.

4.3 All ancillary servicing and maintenance activities, including cleaning of trucks and trailers, undertaken in conjunction with the approved use must be undertaken within a shed onsite. The area within a shed onsite where service and maintenance activities will occur must be maintained to a concrete floor or similar surface treatment to prevent ground and water contamination, and to provide containment of spills and hazardous materials and liquids.

4.4 All waste oils are to be collected within a sump and disposed of lawfully at a Blackall-Tambo Regional Council waste oil facility or by an authorised waste oil collection service provider.

4.5 Any spray painting associated with the ancillary maintenance of vehicles is limited a maximum of five (5) litres per week. All spray painting must be undertaken within a shed onsite and in a manner to ensure there is no spray drift outside the shed.

5.0 ACCESS

5.1 Maintain the existing access to Davidson Road.

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 SEWERAGE

7.1 Maintain the existing onsite sewerage system.

8.0 WATER

8.1 Maintain the existing connection to Council's reticulated water network.

9.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

9.1 Maintain the electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.

10.0 WASTE MANAGEMENT

10.1 Store all waste within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera). The waste storage area must be:

10.1.1 Designed to not cause nuisance to neighbouring properties;

10.1.2 Screened from any road frontage or adjoining property;

10.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the Transport depot.

11.0 AMENITY AND ENVIRONMENTAL HEALTH

11.1 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

11.2 Install and operate all outdoor lighting to comply with AS4282 – 1997 “Control of the Obtrusive Effects of Outdoor Lighting”.

12.0 ASSET MANAGEMENT

12.1 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.

13.0 CONSTRUCTION ACTIVITIES

13.1 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.

- 13.2 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. 22/09A/23

Carried 6/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 10.34am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 11 October 2023.

Signed.....Mayor