



GENERAL MEETING

17 May 2023

NOTICE OF MEETING

Date: 17 May 2023

Cr AL Martin
Cr BP Johnstone
Cr PJ Pullos
Cr LP Russell
Cr JH Scobie
Cr DA Hardie
Cr GK Schluter

Please find attached the Agenda for the General Meeting to be held at the Blackall-Tambo Regional Council Chambers in Tambo, 17 May 2023 commencing at 8.30am.

A handwritten signature in blue ink, appearing to read 'DA Howard'.

DA Howard
Chief Executive Officer

CALENDAR OF EVENTS

May 2023

1 May 2023	Labour Day
13-14 May 2023	Tambo Polocrosse – 60 years
14 May 2023	Opera Queensland's Tambo Concert
14 May 2023	Opera Queensland – Sing Sing Sing (The Lodge on Hawthorn)
17 May 2023	Council Meeting – Tambo
19-21 May 2023	Tambo Campdraft
23-24 May 2023	RAPAD – F2F Longreach
24 May 2023	Opera Queensland – Lady Sings the Maroons (Blackall Woolscour)
27 May 2023	Tambo Races – Tambo Cup

June 2023

21 June 2023	Council Meeting – Blackall
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July 2023

19 July 2023	Council Meeting – Tambo
24-27 July 2023	Bush Councils Convention - Goondiwindi
29 July 2023	Tambo Races – Ladies Day

August 2023

16 August 2023	Council Meeting – Blackall
17-20 August 2023	Better in Blackall Festival - Blackall
22-23 August 2023	RAPAD Board – F2F Boulia

September 2023

20 September 2023	Council Meeting – Tambo
26-28 September 2023	WQAC - Winton

October 2023

2 October 2023	Queen's Birthday
11 October 2023	Council Meeting – Blackall
16-18 October 2023	LGAQ Annual Conference - Gladstone

November 2023

2 November 2023	Melbourne Cup Day – Bank Holiday for BTRC
11 November 2023	Remembrance Day
15 November 2023	Council Meeting – Tambo
28-30 November 2023	RAPAD Board and Friends of RAPAD – F2F Brisbane

December 2023

20 December 2023	Council Meeting - Blackall
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Held at Tambo Council Chambers
On Wednesday 17 May 2023
Commencing at 8.30am

Order of Business

Blue items are hyperlinked

Leave of absence/Signing of Attendance Book

Apologies:

Condolences:

Declarations of Conflicts of Interest

Deputations: Nil

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**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE BLACKALL COUNCIL CHAMBERS
ON WEDNESDAY 19th April 2023
AT 8.30AM**

PRESENT:

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

OFFICERS:

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

CONDOLENCES:

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

- Joan Thelma Dendle

DECLARATIONS OF INTEREST:

Cr GK Schluter for item 5.8 – I, Councillor Schluter, inform the meeting that I have a declarable conflict of interest in item 5.8 – Outback Queensland Masters. The nature of my interest is as follows:

- I am the president of the Blackall Golf Club.

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

1.1 Confirmation of General Meeting Minutes

MOTION: Moved: Cr BP Johnstone

Seconded: Cr PJ Pullos

That the minutes of the General Meeting held on 15 March 2023 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 01/04A/23

Carried 7/0

4.0 Chief Executive Officer's Contract of Employment

The Chief Executive Officer's contract requires renewing.

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

That Council:

- 1. Renews the contract of employment of Chief Executive Officer with Des Howard; and**
- 2. Authorise the Mayor to negotiate the contract of employment, including conditions of employment, with the Chief Executive Officer.**

Minute No. 02/04A/23

Carried 7/0

4.1.1. Financial Report for the Month of March 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 March 2023 details Council's current financial position and compares its performance against the adopted budget for 2022-2023.

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

That Council receive the Financial Report for March 2023.

Minute No. 03/04A/23

Carried 7/0

4.1.2. DFCCS Operations Report – March 2023

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

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

That Council receive the DFCCS Operations Report for March 2023.

Minute No. 04/04A/23

Carried 7/0

4.1.3. Code of Practice 2022 Managing the Risk of Psychosocial Hazards at Work

The Code of Practice presents risks to Council if not implemented appropriately. Providing training for staff and contracting Outback Futures for twelve months to assist with implementation will mitigate these risks.

MOTION: **Moved: Cr PJ Pullos**

Seconded: Cr DA Hardie

That Council:

- 1. Adopt the Code of Practice 2022 Managing the risk of psychosocial hazards at work; and**
- 2. Outback Futures be contracted for twelve months to assist with the implementation of the Code of Practice.**

Minute No. 05/04A/23

Carried 7/0

4.1.4. Retirement of the Tambo Childcare Policies

As of 3 April 2023, Lady Gowrie is the provider of the Tambo Childcare Centre.

MOTION: **Moved: Cr GK Schluter**

Seconded: Cr PJ Pullos

That Council retire:

- (a) Stat 23 – Tambo Childcare Policies and Procedures; and**
- (b) Admin 49 – Diabetes Policy; and**
- (c) Admin 50 – Asthma Policy; and**
- (d) Admin 51 – Illness and Infectious Disease Policy; and**
- (e) Admin 52 – Enrolment and Orientation Policy; and**
- (f) Admin 53 – Fees Policy; and**
- (g) Admin 54 – Parental Code of Conduct Policy; and**
- (h) Admin 55 – Administering First Aid Policy; and**
- (i) Admin 56 – Exclusion Due to Illness Policy; and**
- (j) Admin 57 – Administering of Medication Policy; and**
- (k) Admin 58 – Child Protection Policy; and**
- (l) Admin 59 – Curriculum Policy; and**
- (m) Admin 60 – Immunisation Policy; and**
- (n) Admin 61 – Medical Conditions Policy; and**
- (o) Admin 62 – Nutrition and Food Safety Policy; and**
- (p) Admin 63 – Safe Sleeping, Rest and Relaxation Policy; and**
- (q) Admin 65 – Supporting Relationship & Partnerships Policy; and**
- (r) Admin 66 – Water Safety Policy; and**
- (s) Admin 67 – Incident Reporting Policy**

Minute No. 06/04A/23

Carried 7/0

4.1.5. Operational Plan Review

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

MOTION: **Moved: Cr BP Johnstone**

Seconded: Cr JH Scobie

That Council receive the March 2023 Operational Plan review.

Minute No. 07/04A/23**Carried 7/0**

4.2.1. Director of Works and Services' Operations Report - March 2023

The Director of Works and Services report for March 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 March 2023.

Minute No. 08/04A/23**Carried 7/0**

5.1 Blackall Saleyards Monthly Report

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

MOTION: **Moved: Cr BP Johnstone** **Seconded: Cr JH Scobie**

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

Minute No. 09/04A/23**Carried 7/0**

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 LP Russell** **Seconded: Cr DA Hardie**

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

Minute No. 10/04A/23**Carried 7/0**

5.3 Environmental Health/Local Laws Officer's Report- March 2023

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

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

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

Minute No. 11/04A/23

Carried 7/0

5.4 Proposal for Shade Shed over Tambo Tennis Courts

A letter has been received from two people in the Tambo community requesting that Council consider the construction of a shed over the Tambo tennis courts and a funding allocation of \$37,000.00 for the 2023-2024 financial year.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr LP Russell

That Council continue to work with Tambo State School as the preferred option for a shade structure over the existing court.

Minute No. 12/04A/23

Carried 7/0

5.5 Local Government Remuneration Commission Council Category Review

The Local Government Regulation Remuneration Commission is conducting a review on categories of Council's for Mayor and councillor remuneration.

MOTION: Moved: Cr LP Russell

Seconded: Cr DA Hardie

That Council advise the Local Government Remuneration Commission that Blackall-Tambo Regional Council remain as a category one local government.

Minute No. 13/04A/23

Carried 7/0

5.6 Local Disaster Management Group Meeting – March 2023

The Blackall-Tambo Local Disaster Management Group (LDMG) held a meeting on Friday 31 March 2023. The revised Blackall-Tambo Regional Council Local Disaster Management Evacuations Sub-Plan was adopted and the EMC and SES Update reports were received.

MOTION: Moved: Cr LP Russell

Seconded: Cr PJ Pullos

That Council:

- 1. Receive the minutes from the 31 March 2023 Local Disaster Management meeting; and**
- 2. Adopt the revised BTRC LDMG Evacuation Sub-Plan.**

Minute No. 14/04A/23

Carried 7/0

5.7 Blackall-Tambo Tourism Workshop Report

Blackall-Tambo Regional Council hosted a two-day workshop in Blackall on Wednesday 22nd and Thursday 23rd of March 2023, various neighbouring councils were invited to attend. Representatives from Winton, Longreach and Barcaldine councils were able to attend.

MOTION: **Moved: Cr JH Scobie**

Seconded: Cr PJ Pullos

That Council receive the Blackall-Tambo Tourism Workshop Report.

Minute No. 15/04A/23

Carried 7/0

At this point, 9.31am, Cr GK Schluter left the meeting.

5.8 Outback Queensland Masters

Outback Queensland Masters is seeking Council's financial and in-kind support for a future event.

MOTION: **Moved: Cr PJ Pullos**

Seconded: Cr JH Scobie

That Council hold the decision over until the May 2023 Council Meeting pending further information from the organisers regarding the event.

Minute No. 16/04A/23

Carried 6/0

At this point, 9.45am Cr GK Schluter returned to meeting.

5.9 Horse Ride for Hope

Horse Ride for Hope is a fundraiser for Hope Reins and Outback Futures while connecting with communities and individuals along the route. There will be a horse ride starting in Gympie and ending in Longreach on 3 June 2023, travelling approximately 1200km.

MOTION: **Moved: Cr LP Russell**

Seconded: Cr DA Hardie

That Council provides in-kind support to Horse Ride for Hope by waiving the fees for the Blackall Showgrounds and contributes \$1000 sponsorship.

Minute No. 17/04A/23

Carried 7/0

5.10 Sale of Property by Tender – 67 Shamrock Street, Blackall

Council owns a property at 67 Shamrock Street, Blackall. The property is surplus to Council's requirements; therefore, it is proposed that the property be sold by tender.

MOTION: **Moved: Cr PJ Pullos****Seconded: Cr JH Scobie****This matter be held over until the next meeting.****Minute No. 18/04A/23****Carried 7/0**

5.11 Development Application – DA 24-2022-2023 – 186-188 Shamrock Street, Blackall

The Applicant, Sean Maddison, seeks a Development Permit for a Material Change of Use for a Food and Drink Outlet over land 186-188 Shamrock Street, Blackall formally described as Lot 18 on RP905064.

The proposal involves the reuse of an existing building for a Food and drink outlet. The existing building is known as the Big Red and this name is intended to be retained for the new business. The food and drink outlet will be a fast-food restaurant specializing in kebabs and pizzas.

The site adjoins a state-controlled 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 Recreation and Open Space Zone. The defined use that has been applied for, being a Food and Drink Outlet, is subject to Code Assessment in the Recreation and Open Space 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 GK Schluter**

That Council approves the application for a Development Permit for Material Change of Use for a Food and Drink Outlet over land at 186-188 Shamrock Street, Blackall, formally described as Lot 18 on RP905064, 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
Building Layout	SK1	-	14/03/2023 (Received date)
Site Plan 2	372_BLA_2	-	03/05/2006

- 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 Food and Drink Outlet is permitted to operate between 7:00am – 10:00pm Monday to Sunday.**

4.0 ROOF AND ALLOTMENT DRAINAGE

- 4.1 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.

5.0 SEWERAGE AND WATER

5.1 Maintain the existing connections to Council’s reticulated water and sewerage network.

6.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

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

7.0 WASTE MANAGEMENT

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

7.1.1 Designed to not cause nuisance to neighbouring properties;

7.1.2 Screened from any road frontage or adjoining property;

7.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the Short-term accommodation.

8.0 AMENITY AND ENVIRONMENTAL HEALTH

8.1 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.

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

9.0 ASSET MANAGEMENT

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

10.0 CONSTRUCTION ACTIVITIES

10.1 All construction materials, waste, waste skips, machinery and contractors’ vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.

10.2 Construction activity and noise must be limited to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

ADVISORY NOTES

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

Minute No. 19/04A/23

Carried 7/0

At this point, 9.57am, Cr BP Johnstone left the meeting and returned at 9.57am.

5.12 Permit to Occupy Application – Part of Lot 14 on SP309893

Council has received a request to support an application for a Permit to Occupy a part of Lot 14 on SP309893 which is a reserve for the purpose of camping and road.

MOTION: **Moved: Cr GK Schluter**

Seconded: Cr LP Russell

That Council does not support the application to Department of Resources for a permit to occupy part of Lot 14 on SP309893 and the reserve be retained for its intended purpose.

Minute No. 20/04A/23

Carried 7/0

5.13 Blackall-Tambo Regional Council Land Valuation Update 2023

The Executive Director of the State Valuation Service has advised that the Valuer-General has issued new land valuation notices to all landowners within the Blackall-Tambo Regional Council area.

MOTION: **Moved: Cr LP Russell**

Seconded: Cr PJ Pullos

That Council receive the land valuation update 2023 provided by the Department of Resources' State Valuation Service.

Minute No. 21/04A/23

Carried 7/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 10.04am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 17 May 2023.

Signed.....Mayor

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Minute No.	Report Number	Subject	Resolution	Action By	Result
12/12A/22	5.6	Sale of Tambo Sawmill and Council's Sales Permit to Get Cypress Sawlogs	That Council under section 227 of the <i>Local Government Regulation 2012</i> : a) Invites written tenders for the Tambo Sawmill, Lot 6 on SP276172 and Sales Permit 20130440. b) Invites written tenders for the Sales Permit 20130440.	CEO	Assessment is ongoing.
17/12A/22	5.11	Relocation of the Tambo Library and Visitor Information Centre to the Grassland Building	That Council: 1. Approves of the relocation of the Tambo Library and Visitor Information Centre to the Grassland building; and 2. Authorised the Chief Executive Officer to commence the process of the relocation of the Tambo Library and Visitor Information Centre.	CEO	Consultation continuing with the Tambo Arts Council.
06/04A/23	4.1.4	Retirement of the Tambo Childcare Policies	That Council retire: (t) Stat 23 – Tambo Childcare Policies and Procedures; and (u) Admin 49 – Diabetes Policy; and (v) Admin 50 – Asthma Policy; and (w) Admin 51 – Illness and Infectious Disease Policy; and (x) Admin 52 – Enrolment and Orientation Policy; and (y) Admin 53 – Fees Policy; and (z) Admin 54 – Parental Code of Conduct Policy; and (aa) Admin 55 – Administering First Aid Policy; and (bb) Admin 56 – Exclusion Due to Illness Policy; and (cc) Admin 57 – Administering of Medication Policy; and (dd) Admin 58 – Child Protection Policy; and (ee) Admin 59 – Curriculum Policy; and (ff) Admin 60 – Immunisation Policy; and (gg) Admin 61 – Medical Conditions Policy; and (hh) Admin 62 – Nutrition and Food Safety Policy; and (ii) Admin 63 – Safe Sleeping, Rest and Relaxation Policy; and (jj) Admin 65 – Supporting Relationship & Partnerships Policy; and	DFCCS	The Tambo Childcare Policies were retired by Council.

			(kk) Admin 66 – Water Safety Policy; and (ll) Admin 67 – Incident Reporting Policy		
12/04A/23	5.4	Proposal for Shade Shed over Tambo Tennis Courts	That Council continue to work with Tambo State School as the preferred option for a shade structure over the existing court.	CEO	Council has informed the correspondent of Council's decision.
16/04A/23	5.8	Outback Queensland Masters	That Council hold the decision over until the May 2023 Council meeting pending further information from the organisers regarding the event.	CEO	Council has asked Outback Queensland Masters to provide more information.
17/04A/23	5.9	Horse Ride for Hope	That Council provides in-kind support to Horse Ride for Hope by waiving the fees for the Blackall Showgrounds and contributes \$1,000.00 sponsorship.	CEO	Council has informed the correspondent of Council's decision.
18/04A/23	5.10	Sale of Property by Tender – 67 Shamrock Street, Blackall.	This matter be held over until the next meeting.	CEO	This matter to be held over until May General Meeting.
19/04A/23	5.11	Development Application – DA 24-2022-2023 – 186-188 Shamrock Street, Blackall.	That Council approves the application for a Development Permit for Material Change of Use for a Food and Drink Outlet over the land at 186-188 Shamrock Street, Blackall, formally described as Lot 18 RP905064, 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,	CEO	Applicant has been advised of Council's decision.

			<p>agent, contractor or invitee of the Developer at all times unless otherwise stated.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.</p> <p>2.0 APPROVED PLANS AND DOCUMENTS</p>		
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		<div>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:</div> <table><tr><th>Plan/Document Name</th><th>Plan/Document Number</th><th>Revision Number</th><th>Date</th></tr><tr><td>Building Layout</td><td>SK1</td><td>-</td><td>14/03/2023 (Received date)</td></tr><tr><td>Site Plan 2</td><td>372_BLA_2</td><td>-</td><td>03/05/2006</td></tr></table> <div>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.</div> <div>3.0 HOURS OF OPERATION</div> <div>3.1 The Food and Drink Outlet is permitted to operate between 7:00am – 10:00pm Monday to Sunday.</div> <div>4.0 ROOF AND ALLOTMENT DRAINAGE</div> <div>4.1 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.</div> <div>5.0 SEWERAGE AND WATER</div> <div>5.1 Maintain the existing connections to Council's reticulated water and sewerage network.</div> <div>6.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY</div>	Plan/Document Name	Plan/Document Number	Revision Number	Date	Building Layout	SK1	-	14/03/2023 (Received date)	Site Plan 2	372_BLA_2	-	03/05/2006		
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Building Layout	SK1	-	14/03/2023 (Received date)													
Site Plan 2	372_BLA_2	-	03/05/2006													

			<p>6.1 Maintain the electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.</p> <p>7.0 WASTE MANAGEMENT</p> <p>7.1 Store all waste within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera). The waste storage area must be:</p> <p style="padding-left: 40px;">7.1.1 Designed to not cause nuisance to neighbouring properties;</p> <p style="padding-left: 40px;">7.1.2 Screened from any road frontage or adjoining property;</p> <p style="padding-left: 40px;">7.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the Short-term accommodation.</p> <p>8.0 AMENITY AND ENVIRONMENTAL HEALTH</p> <p>8.1 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.</p> <p>8.2 Install and operate all outdoor lighting to comply with <i>AS4282 – 1997 “Control of the Obtrusive Effects of Outdoor Lighting”</i>.</p> <p>9.0 ASSET MANAGEMENT</p> <p>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.</p>		
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			<p>10.0 CONSTRUCTION ACTIVITIES</p> <p>10.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.</p> <p>10.2 Construction activity and noise must be limited to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.</p> <p>ADVISORY NOTES</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>		
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			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”).		
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BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.1.1

SUBJECT HEADING: **Financial Report for the Month of April 2023**

Author and Officer's Title: Alastair Rutherford, Director of Finance Corporate and Community Services

CLASSIFICATION: (if confidential)

Summary: 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 April 2023 details Council's current financial position and compares its performance against the adopted budget for 2022-2023.

Officer's Recommendation: That Council receive the Financial Report for April 2023.

Background

In accordance with section 204 of the *Local Government Regulation 2012* the financial report of Council must be presented at the monthly meeting of Council. This ensures adequate oversight of Council's financial position and performance against the latest approved budget.

Link to Corporate Plan

Governance

Outcome 4- Financial – Manage Council's finances responsibly and sustainably.

Consultation (internal/external)

CEO

Director of Finance

Manager of Finance

Policy Implications

Nil

Budget and Resource Implications

Nil

FINANCE REPORT TO A MEETING OF THE BLACKALL-TAMBO REGIONAL COUNCIL HELD ON 17 MAY 2023

Contents

- 1. Cash Position**
- 2. Monthly Cash Flow Estimate**
- 3. Comparative Data**
- 4. Capital Funding - budget V's actual**
- 5. Road Works - budget V's actual**
- 6. Rates Arrears Summary**
- 7. Capital Projects Detail**
- 8. Revenue and Expenditure Summary**

FINANCE REPORT TO A MEETING OF BLACKALL-TAMBO REGIONAL COUNCIL

HELD ON 17 MAY 2023

1. Cash Position as at 30 April 2023

Cash at Bank

Operating Accounts \$ 1,622,796

Short Term Investments

Queensland Treasury Corporation - Cash Fund \$ 14,000,000

Bank - Term Deposits \$ 5,000,000

\$ 20,622,796

The following items should be backed by cash and investments, plus any increases in the surplus of Debtors over Creditors and unspent grants.

Cash backed Current Liabilities (Employee Entitlements) \$ 2,617,057

Unspent Grants (Restricted Cash) \$ 623,433

\$ 3,240,490

	<i>Debtors</i>	<i>Creditors</i>	
Balance of recoverable debtors - estimated creditors :	47,692	42,253	\$ 5,439

Plus cash surplus	20,622,796	3,240,490	\$ 17,382,306
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Working Capital **\$ 17,387,745**

2. Monthly Cashflow Estimate: May 2023

Receipts

Rates & Fees & Charges \$ 50,000

Debtors \$ 25,000

Grants/Subsidies \$ 581,837

Total \$ 656,837

Expenditure

Payroll \$ 800,000

Creditor Payments \$ 800,000

Loan Payments \$ -

Total \$ 1,600,000

Therefore cash is expected to decrease by **-\$ 943,163** in the period.

3. Comparative Data:

	April 2023	April 2022
Cash position	20,622,796	24,670,723
Working capital	17,387,745	21,803,022
Rate arrears	12,474	34,059
Outstanding debtors	47,692	801,945
Current creditors	42,253	126,788

FINANCE REPORT TO A MEETING OF BLACKALL-TAMBO REGIONAL COUNCIL**HELD ON 17 MAY 2023****4. Capital Works Summary: 1 July 2022 to 30 June 2023**

	Budget	YTD Actual	% of Budget
Buildings & Other Structures	2,109,600	262,391	12%
Plant & Equipment	995,000	884,124	89%
Road Infrastructure	4,928,065	2,195,237	45%
Water Infrastructure	50,000	7,907	16%
Sewerage Infrastructure	1,055,000	-	0%
Total	9,137,665	3,349,659	37%

5. Road Works Expenditure : 1 July 2022 to 30 June 2023

	Budget	Expended YTD Actual	% of Budget Expended
1. Rural Roads	9,847,300	6,806,248	69%
2. Town Streets	400,000	420,435	105%
3. RMPC Works	3,199,745	1,711,461	53%
Total Roads Expenditure	13,447,045	8,938,144	66%

6. Rate Arrears Summary

Total Rates Outstanding Balance \$ 113,183

Rates Outstanding Breakdown	Total	No. of Assessments
Current	\$ 100,709	81
1 Year	\$ 8,747	7
2 Years	\$ 3,727	3
3 Years and over	\$ -	0

BTRC 2022-23 CAPITAL EXPENDITURE PROJECTS		1/07/22 to 30/06/23		SOURCES OF FUNDING		Degree of completion and relevant comments
Particulars	Budget 2022-23	Expenditure YTD	% Expended	Capital Grants	Council Contribution	
BUILDINGS & OTHER STRUCTURES	2,109,600	262,391	12%	878,600	1,231,000	
Tambo Dam Tree Lights	100,000	-	0%	-	100,000	Project under review
Tambo Dam Beautification	100,000	-	0%	-	100,000	In progress
Tambo Truck Museum	200,000	203,943	102%	200,000	-	Historical display to complete
Tambo Racecourse Rock Removal	60,000	-	0%	-	60,000	Complete
Tambo Historic House Shed	40,000	23,490	59%	-	40,000	Complete
Blackall Admin Office South Wall	100,000	532	1%	-	100,000	In progress
Blackall Cultural Centre Lighting & Accoustic matting	100,000	-	0%	-	100,000	Planning stage
Banks Park snail structure, floor, tank and table	20,000	1,980	10%	-	20,000	Planning stage
Shade Structures - Blackall Carpark & TMPC	100,000	-	0%	-	100,000	Planning stage
LGA Entry Signs - Blackall & Tambo	40,000	3,300	8%	-	40,000	In progress
Four Mile Waterhole - Shed	30,000	29,146	97%	-	30,000	Complete
Tambo TV Transmitters	35,000	-	0%	-	35,000	Provision only - subject to need
Blackall Campdraft Arena BBRF -subject to funding	392,600	-	0%	207,600	185,000	Funding unsuccessful/amend scope
Blackall Airport PAPI Lights - subject to funding	142,000	-	0%	71,000	71,000	Funding unsuccessful
Tambo Childcare Building - subject to funding	100,000	-	0%	100,000	-	Cancelled
Blackall Saleyards Upgrade - subject to funding	550,000	-	0%	300,000	250,000	Funding unsuccessful
PLANT & EQUIPMENT	995,000	884,124	89%	-	995,000	
Plant Replacement including committed orders	763,000	633,124	83%	-	763,000	As per plant replacement program
Plant New - Tractor	182,000	182,000	100%	-	182,000	New plant
Plant New - Elevated Work Platform	50,000	69,000	138%	-	50,000	New plant
ROAD INFRASTRUCTURE	4,928,065	2,195,237	45%	4,078,065	850,000	
R2R Emmet Road Works	808,300	341,338	42%	808,300	-	In progress
LRCI Stage 3 Local Rd Reseals	1,200,000	-	0%	800,000	400,000	Planning Stage
LRCI Stage 3 Main Street Rehab	800,000	725,980	91%	800,000	-	Complete
Remote Rds RRUP - Langlo Rd Resheet	600,000	-	0%	480,000	120,000	Postponed to next financial year
TIDS Scrubby Creek Rd	400,000	175,992	44%	200,000	200,000	In progress
Blackall Median Strip upgrade	100,000	-	0%	-	100,000	In progress
Banks Park Footpath	30,000	20,970	70%	-	30,000	Complete
Heavy Vehicle Bypass Stage 2 (LRCI & HVSP)	914,765	930,957	102%	914,765	-	Complete
Tambo Streets upgrade - Queen Elizabeth St & Charles St	75,000	-	0%	75,000	-	Planning stage
WATER INFRASTRUCTURE	50,000	7,907	16%	-	50,000	
Water infrastructure renewals and upgrades	50,000	7,907	16%	-	50,000	In progress
SEWERAGE INFRASTRUCTURE	1,055,000	-	0%	1,005,000	50,000	
Blackall Treatment Works Rehab	705,000	-	0%	705,000	-	Planning stage
Blackall Town Sewer Relining	250,000	-	0%	200,000	50,000	In progress
Tambo Sewer Upgrades - New Lots	100,000	-	0%	100,000	-	Planning stage
TOTAL CAPITAL PROGRAM 22-23	9,137,665	3,349,659	37%	5,961,665	3,176,000	

General Ledger 2022.7.5.1

Revenue and Expenditure Summary

Page - 1

(Accounts: 0100-0001-0000 to 5245-2000-0000. All report groups. 84% of year elapsed. To Level 2. Excludes committed costs)

Blackall-Tambo Regional Council (Budget for full year)

Financial Year Ending 2023

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		REVENUE			EXPENDITURE		
		30 Apr 2023	AMENDED	ORIGINAL	30 Apr 2023	AMENDED	ORIGINAL
		ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET
1000-0001	ADMINISTRATION						
1000-0002	Administration	278,227	125%	222,500	3,144,433	85%	3,701,800
1100-0002	Finance	5,069,201	72%	7,046,000	37,953	51%	74,000
1200-0002	Oncosts	0	0%	0	(34,682)	8%	(447,900)
1300-0002	Stores/Purchasing	0	0%	0	(13,919)	-26%	52,800
2000-0002	Corporate Governance	50,590	---	0	655,035	87%	751,200
2100-0002	Business Activities	25,681	57%	45,000	88,683	178%	49,700
2150-0002	Saleyard Operations	858,803	55%	1,561,000	657,235	63%	1,036,200
2200-0002	Tambo Sawmill & Weighbridge	3,927	22%	18,000	47,618	317%	15,000
2350-0002	Airports/Aerodromes	120,782	118%	102,000	240,779	79%	306,500
2450-0002	Tourism	27,498	65%	42,500	306,159	85%	360,300
2500-0002	Planning & Development	35,085	78%	45,000	62,356	96%	65,000
2580-0002	Economic & Community Develop	2,175,189	54%	4,038,600	530	1%	82,500
2600-0002	Environmental	72,587	87%	83,100	182,006	83%	219,000
2650-0002	Animal Control	17,437	76%	22,800	11,548	52%	22,000
2700-0002	Stock Routes	59,646	55%	108,500	257,530	81%	317,000
3000-0002	Work Scheme and Community	14,482	85%	17,000	119,683	96%	125,000
3100-0002	Council Housing	123,169	56%	220,000	225,774	75%	299,500
3300-0002	Child Care Services	256,779	94%	273,200	325,151	69%	469,500
3350-0002	Sport and Recreation	65,035	101%	64,400	49,161	44%	112,000
3400-0002	Youth Services	0	0%	0	0	0%	80,000
3415-0002	Tambo Multi-Purpose Centre	167,200	99%	168,600	262,581	97%	271,100
3445-0002	Disability	133,884	187%	71,500	94,757	190%	50,000
3460-0002	Community Services	141,826	45%	315,300	73,995	23%	325,800
3470-0002	Miscellaneous Care Services	0	0%	0	0	0%	2,000
3500-0002	Libraries, Education and Arts	15,876	165%	9,600	193,532	83%	232,300
3570-0002	RADF & Community Assistance	49,990	98%	51,000	111,714	36%	314,000
3600-0002	Halls and Cultural Centres	927	31%	3,000	167,360	73%	230,200
3700-0002	Showgrounds & Sports Facilities	12,625	140%	9,000	518,117	75%	692,000
3740-0002	Funerals	51,756	94%	55,000	52,935	96%	55,000
3800-0002	Corporate Buildings	0	0%	0	124,580	64%	195,500
1000-0001	ADMINISTRATION	9,828,202	67%	14,592,600	7,962,603	79%	10,059,000
4000-0001	WORKS AND SERVICES						
4001-0002	Works Office and Depot	0	0%	0	2,184,851	71%	3,074,000
4100-0002	Town Street Maintenance	0	0%	0	420,435	105%	400,000
4200-0002	Rural Roads Maintenance	452,011	38%	1,193,500	658,204	82%	800,000
4500-0002	Recoverable Works	5,989,626	36%	16,769,600	9,737,191	62%	15,684,300
4550-0002	Plant Operations	2,854,896	80%	3,590,000	2,742,590	97%	2,838,500
4600-0002	SES - Disaster Mgmt	48,082	98%	49,000	46,318	29%	157,500
4700-0002	Cemeteries	5,504	550%	1,000	74,467	119%	62,400
4800-0002	Parks, Gardens and Reserves	0	0%	0	1,012,326	100%	1,012,900
4860-0002	Aquatic Centres	0	0%	0	480,461	95%	506,700
5000-0002	Cleansing	339,812	97%	351,400	229,873	80%	286,500
5100-0002	Water Supply	894,928	100%	893,600	401,777	80%	500,400
5200-0002	Sewerage Services	768,387	100%	767,100	317,871	93%	340,400
4000-0001	WORKS AND SERVICES	11,353,245	48%	23,615,200	18,306,363	71%	25,663,600
TOTAL REVENUE AND EXPENDITURE		21,181,446	55%	38,207,800	26,268,966	74%	35,722,600

Account/Function Specific Comments for Revenue and Expenditure Summary Report

Account	Description	Revenue	Expenditure
1000-0002	Administration	<i>Includes revenue from sale of railway building \$18,318, Insurance claims \$ 7,800, Employment Subsidies \$ 67,662</i>	
1100-0002	Finance	<i>General rates levied for full year. Financial Assistance Grant - Annual advance due in June</i>	
1200-0002	Oncosts		<i>Includes 1 - Insurance premiums paid for 12 months. 2 - Sick leave expense recognition on 1 July to bring to account liability provision.</i>
1300-0002	Stores/Purchasing		<i>Increase in stores overhead recoveries</i>
2000-0002	Corporate Governance	<i>Includes circus grant \$46,000</i>	<i>Includes circus carnivale contribution exp \$80,829</i>
2100-0002	Business Activities		<i>Includes condition report and maintenance expenditure on commerical buildings</i>
2150-0002	Saleyard Operations		
2200-0002	Tambo Sawmill & Weighbridge		<i>Includes rates and annual environmental permit fees and depreciation</i>
2350-0002	Airports/Aerodromes	<i>Post covid increase in landing fees and contract revenue</i>	
2450-0002	Tourism		
2500-0002	Planning & Development		
2580-0002	Economic & Community	<i>Includes State and Federal capital grants</i>	
2600-0002	Environmental		
2650-0002	Animal Control	<i>Annual animal registration fees issued in July</i>	
2700-0002	Stock Routes		
3000-0002	Work Scheme and Community		
3100-0002	Council Housing		
3300-0002	Child Care Services	<i>Includes sustainability grant received \$150,000</i>	<i>Excludes Transition payment made to Lady Gowrie in April 2023</i>
3350-0002	Sport and Recreation		
3400-0002	Youth Services		
3415-0002	Tambo MPC		
3445-0002	Disability		
3460-0002	Community Services		<i>Increase in program activities planned for 4th quarter</i>
3470-0002	Miscellaneous Care		
3500-0002	Libraries, Education	<i>Increase in State subsidy</i>	
3570-0002	RADF & Community Assistance	<i>Annual funding received</i>	
3600-0002	Halls and Cultural Centres		
3700-0002	Showgrounds & Sports	<i>Additional revenue from camping permits</i>	
3740-0002	Funerals	<i>Funeral Service discontinued</i>	<i>Funeral Service discontinued</i>
3800-0002	Corporate Buildings		
4001-0002	Works Office and Depot		
4100-0002	Town Street Maintenance		
4200-0002	Rural Roads Maintenance	<i>Financial Assistance Grants (Roads component)</i>	
4500-0002	Recoverable Works	<i>Over \$4,000,000 yet to be received from QRA for progress works completed to date -under assesment</i>	
4550-0002	Plant Operations		
4600-0002	SES - Disaster Management	<i>Annual SES & Get Ready grants received</i>	
4700-0002	Cemeteries	<i>Includes grave fees and expenditure previously accounted for under Funeral Services</i>	
4800-0002	Parks, Gardens and Reserves		
4860-0002	Aquatic Centres		
5000-0002	Cleansing	<i>Rate charges levied for 12 months</i>	
5100-0002	Water Supply	<i>Rate charges levied for 12 months</i>	
5200-0002	Sewerage Services	<i>Rate charges levied for 12 months</i>	

BLACKALL-TAMBO REGIONAL COUNCIL[Return to Agenda](#)[Next Item](#)**OFFICER REPORTS**

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.1.2

SUBJECT HEADING: DFCCS Operations Report – April 2023

Author and Officer's Title: Alastair Rutherford, Director of Finance Corporate and Community Services

CLASSIFICATION: (if confidential)

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

Officer's Recommendation: That Council receive the DFCCS Operations Report for April 2023.

Background**Blackall Buildings*****Buildings Maintenance***

- Cultural Centre air-conditioner faults repaired.
- Huts 3 & 4 Bauhinia Lane tenanted.
- 22 Mimosa Street- Successful tender selected, painting to start.
- Hot water systems to be installed in 6 Bauhinia Lane Huts

Tambo Buildings***Buildings Maintenance***

- The pest control tender in Tambo has been awarded.
- Minor repairs carried out in housing.

Aged Housing

- There are no vacancies at the Coolibah Village.
- The bollard light at the Coolibah Village was repaired.

Blackall Visitor Information Centre**Monthly Statistics:****Visitor Numbers to Blackall Tourist Information Centre**

2021/2022	Visitor Numbers	2022/2023	Visitor Numbers
July	3794	July	3291
August	2628	August	3697
September	2100	September	1901
October	904	October	720
November	185	November	345
December	93	December	188

2021/2022	Visitor Numbers	2022/2023	Visitor Numbers
January	101	January	343
February	164	February	286
March	367	March	543
April	928	April	1,001
May	1710	May	
June	3119	June	
Year to Date	16,093	Year to Date	12,315

Issue of Camping Permits

Month	Information Centre	Self - Registration	Total for Month 2022/23
July	426	615	1041
August	378	621	999
September	108	235	343
October	41	83	124
November	25	21	46
December	3	5	8
January	0	0	0
February	1	20	21
March	26	36	62
April	72	130	202
May			
June			
Year to Date	1080	1766	2846
<i>2021/2022</i>	<i>2354</i>	<i>2100</i>	<i>4454</i>

Camping Ground Fees

Month	\$ Amount	2022/2023 YTD \$
July	\$13,710.25	\$13,710.25
August	\$10,613.00	\$24,323.24
September	\$4,060.68	\$29,503.75
October	\$1,309.00	\$30,812.74
November	\$559.75	\$31,372.48
December	\$102.05	\$31,554.54
January	\$0.00	\$31,554.54
February	\$400.99	\$31,875.54
March	\$725.00	\$32,640.54

Month	\$ Amount	2022/2023 YTD \$
April	\$2,256.70	\$35,017.24
May		
June		

Year ending 2021/2022 - \$44,561.60

Blackall Library Report

Month	Loans 2021/22	Loans 2022/23	Visitors 2021/22	Visitors 2022/23	Requests 2021/22	Requests 2022/23	Members Added 2021/22	Members Added 2022/23
July	248	231	471	392	21	52	8	9
August	367	336	508	412	62	34	6	15
September	346	318	479	426	27	58	9	9
October	277	376	389	415	30	46	14	6
November	300	389	415	372	41	31	10	8
December	278	359	155	281	43	37	2	5
January	273	359	278	327	111	63	4	4
February	358	352	320	318	77	59	10	6
March	368	465	360	114	59	114	8	4
April	207	356	341	341	65	40	5	6
May	305		356		20		8	
June	289		296		42		10	
Year to Date	3616	3631	4628	3398	598	534	94	72

Tambo Library

	Loans 2021/22	Loans 2022/23	Visitors 2021/22	Visitors 2022/23	Requests 2021/22	Request s 2022/23	Members Added 2021/22	Member s Added 2022/23
July	396	383	103	136	53	51	4	4
August	381	435	113	160	52	63	3	4
September	425	364	115	107	58	48	9	3
October	375	362	115	144	62	48	3	3
November	400	340	122	186	70	36	1	2
December	326	267	123	108	29	34	1	0
January	363	369	95	115	55	19	8	3
February	445	302	109	132	67	45	1	5
March	521	407	145	108	57	52	11	8

April	346	341	120	114	55	67	6	0
May	435		183		58		3	
June	398		122		51		2	
Totals	4811	3570	1465	1310	616	463	52	32

Tambo Tourism	Visits 2021/22	Visits 2022/23
July	733	750
August	512	754
September	511	432
October	197	240
November	126	161
December	56	74
January	85	128
February	94	75
March	203	113
April	390	311
May	609	
June	893	
Totals	4409	3038

Council Facility Bookings

Blackall	Memorial Hall		Cultural Centre		Showgrounds		Racecourse		Bus	
	21/22	22/23	21/22	22/23	21/22	22/23	21/22	22/23	21/22	22/23
July	0	1	6	7	13	1	1	1	8	4
August	2	1	5	11	15	3	1	0	8	4
September	2	2	5	8	6	6	0	0	5	4
October	2	1	9	8	3	5	2	3	7	11
November	2	1	11	8	1	3	1	1	6	7
December	1	0	2	4	0	1	0	0	1	1
January	1	1	0	3	1	0	0	0	0	3
February	1	1	7	6	1	2	1	1	1	2
March	1	1	6	5	1	5	0	1	3	4
April	1	2	8	4	2	4	1	1	2	3
May	4		10		4		0		5	
June	3		6		6		1		1	
TOTAL	20	11	75	53	53	30	8	8	47	43

Tambo	Shire Hall		Racecourse		Western Sports		Bus	
	21/22	22/23	21/22	22/23	21/22	22/23	21/22	22/23
July	11	7	2	2	2	1	2	1
August	7	13	2	1	0	4	0	2
September	7	2	4	4	0	1	0	2

Tambo	Shire Hall		Racecourse		Western Sports		Bus	
October	16	7	2	1	2	2	2	4
November	20	10	1	1	2	0	3	4
December	14	7	2	1	2	1	1	3
January	2	2	2	0	0	0	0	2
February	9	4	0	2	0	2	2	0
March	8	6	0	2	3	0	2	2
April	5	8	2	3	0	1	0	1
May	11		2		0		1	
June	8		1		2		7	
TOTAL	118	66	20	17	13	12	20	21

Qantas Report

Month	Pax OFF	Pax ON	Total	YTD
July	113	115	228	228
August	115	99	214	442
September	133	97	230	672
October	145	140	285	957
November	111	100	211	1168
December	136	106	242	1410
January	99	89	188	1598
February	128	110	238	1836
March	171	143	314	2150
April	132	121	253	2403
May				
June				
6 Monthly Average	129.5	111.5	241	241
YTD	1283	1226	2403	2403
Total for 2021/2022	1069	888	1957	1957

- The roster has been distributed for airport employees.

Tambo Multi-Purpose Centre

- The Centre will be hosting a NAIDOC morning in Tambo on the 8th of July. The Central West Indigenous Health unit will be providing health checks. We will also be planning activities for the community children to enjoy.
- The centre is hosting mini athletics at the Tambo State School. The aim is to help school children learn the skills to help them succeed when they get picked to go to regionals.
- The NDIS clients worked on projects for the Stock Show such as paintings and baking.
- The Centres craft group also completed wildlife paintings for the stock show.

Allied Health sessions for the month of April included:

- Physiotherapy – 32 sessions
 - Remedial Massage – 16 sessions
 - Podiatry – Nil
-

Link to Corporate Plan

Economic Development

Outcome 2- Tourism – Foster a sustainable tourism industry that delivers economic outcomes for the community.

Vibrant Communities

Outcome 1- Arts and Culture – Continue to grow our region as the premier arts and cultural hub of Western Queensland.

Outcome 2- Health and wellbeing – The community has access to health services that meet their needs.

Outcome 3- Community Services – Services and facilities that meet the needs of the community.

Outcome 4- Youth – Engage, support, and encourage youth to remain in and return to the community.

Governance

Outcome 5- Customer Service – Provide excellence in customer service.

Infrastructure

Outcome 2- Airports – Aerodrome facilities in both Blackall and Tambo are Operationally safe and compliant with standards as determined by the civil aviation safety authority.

Outcome 5- Council buildings – Civic facilities that meet the needs of the community yet remain financially sustainable.

Consultation (internal/external)

Neighbourhood Centre Coordinator

Tambo Library and Tourism Officer

Customer Service Officers

Multi-Purpose Coordinator

Library Officer

Tourism Officer

Policy Implications

Nil

Budget and Resource Implications

Nil

BLACKALL-TAMBO REGIONAL COUNCIL[Return to Agenda](#)[Next Item](#)**OFFICER REPORTS**

COUNCIL MEETING DATE: 19 April 2023

Item No: 4.1.3

SUBJECT HEADING: Internal Audit and Risk Management Committee- Minutes of Meeting 21 April 2023

Author and Officer's Title: Alastair Rutherford, Director of Finance Corporate and Community Services

CLASSIFICATION: (if confidential)

Summary: The Internal Audit and Risk Management Committee meeting was held on 21 April 2023 and the minutes of this meeting are attached.

Officer's Recommendation: That Council receive the minutes of the Internal Audit and Risk Management Committee's meeting 21 April 2023

Background

The Internal Audit and Risk Management Committee meeting was held to receive the QAO Briefing Note and External Audit plan for the 2023 audit, to receive the internal audit report sales, debtors and rates, and to endorse Council's appointment of Walsh Accounting as internal auditor for a further three years.

Link to Corporate Plan

Governance

Outcome 2 – Accountability- Accountable, responsible, and transparent governance.

Consultation (internal/external)

Chief Executive Officer

Internal Audit and Risk Management Committee members

Director of Finance Corporate and Community Services

Manager of Finance

Internal Auditor

Policy Implications

Nil

Budget and Resource Implications

Nil

Risk Management Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Nil	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Risk Treatment

Nil



**Blackall-Tambo Regional Council
Minutes of the Internal Audit and Risk Management
Committee Meeting held Friday 21 April 2023 at the
Blackall Boardroom**

Cr Lindsay Russell (Chairman)
Cr Boyd Johnstone (Member)
Ms Megan Prow (Member)
Mr Tony Walsh (Internal Auditor)
Ms. Helen Wilkes (ASP Engagement Partner)
Mr. David Moore (QAO Audit Manager)
Mr. Kelly Graham (External Auditor)
Mr Alastair Rutherford (Director of Finance)
Mr Shalveen Dayal (MOF)

Agenda items:

1/. Welcome

The meeting opened at 10.01am

2/. Apologies

There were no apologies.

3/. Minutes of meeting 20 October 2022

Business arising out of the minutes.

There was no business arising out of the minutes.

Approval of the 20 October 2022 minutes

Recommendation: *That the minutes of the meeting 20 October 2022 be approved.*

Approved

Moved: Megan Prow

Seconded: Cr. Boyd Johnstone

4/. Receive the QAO Audit Committee Briefing Note

Presenter David Moore – QAO Audit Manager

Recommendation: *That the Committee receive the QAO Audit Committee Briefing Note*

Approved

Moved: Cr. Boyd Johnstone

Seconded: Megan Prow

5/. Receive and review the external audit plan for the audit of the 2022/2023 annual financial statements.

Presenter Kelly Graham - Grant Thornton

Recommendation: *That the Committee receive the external audit plan for the audit of the 2022/2023 annual financial statements.*

Approved

Moved: Megan Prow

Seconded: Cr. Boyd Johnstone

6/. Receive the Internal Audit Report – Sales, Debtors and Rates

Presenter – Tony Walsh of Walsh Accounting

Recommendation: *That the Committee receive the internal audit report Sales, Debtors and Rates and the internal auditor's recommendation regarding Recoverable and Private Works and RMPC.*

That Council review the current processes of monitoring recoverable works including, RMPC recoveries, to ensure responsibility is not overly centralised with the Director of Works and that it be suggested another officer be upskilled to assist in the DoW in processing these works. Further, that Council aims to process RMPC recoveries at least quarterly and ideally monthly.

The Committee commended the Rates Officer for her diligence and level of efficiency in managing the rates portfolio and asked that this be communicated to her.

Approved

Moved: Megan Prow

Seconded: Cr. Boyd Johnstone

7/. Appointment of Walsh Accounting by Council as Internal Auditor for a further three years on the recommendation of the Internal Audit and Risk Management Committee members.

Presenter Cr Lindsay Russell Chairman

Recommendation: *That the Committee endorse the appointment of Walsh Accounting as Council's internal auditor for a further three years.*

Approved

Moved: Cr. Boyd Johnstone

Seconded: Megan Prow

8/. Any other business

There were no other items of business.

9/. Closing comments

The Chairman thanked all those in attendance.

10/. Close

The Chairman closed the meeting at 11.02am.

**Cr. Lindsay Russell
CHAIRMAN**

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.1.4

SUBJECT HEADING: Debt Write-Off

Author and Officer's Title: Alastair Rutherford, Director of Finance Corporate and Community Services

CLASSIFICATION: (if confidential)

Summary: An invoice was issued to a debtor who caused damage to solar bollard lighting in Blackall. The debtor made no attempt to pay the invoice and cannot be located, it is recommended that the debt be written off.

Officer's Recommendation: That Council write off the debt in sum of \$3,321.88 owing for the outstanding invoice 10757 as the debtor has not been located.

Background

Invoice 10757 was issued for damage caused to solar bollard lighting in Blackall. Council officers have made several attempts to recover the debt, however their current whereabouts are unknown.

Given that the debtor has not been located it is recommended that the debt of \$3,321.88 be written off in the 2022/2023 fiscal year.

Link to Corporate Plan

Governance

Outcome 4 – Finance- Manage council's finances responsibly and sustainably.

Consultation (internal/external)

Chief Executive Officer

Director of Works and Services

Director of Finance Corporate and Community Services

Tambo Administration Manager

Policy Implications

Nil

Budget and Resource Implications

Loss of revenue.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Loss of revenue.	Low
Legal & Regulatory	Low	Council attempted to recover the debt.	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.1.5

SUBJECT HEADING: RADF Annual Contribution

Author and Officer's Title: Alastair Rutherford, Director of Finance Corporate and Community Services

CLASSIFICATION: (if confidential)

Summary: The RADF committee requests a budget allocation from Council for the 2023-2024 RADF program of \$25,000 to enable Arts Queensland to provide \$49,500.00.

Officer's Recommendation: That Council approves of a co-contribution of \$25,000.00 in 2023/2024 for the Regional Arts Development Fund (RADF) program.

Background

The Regional Arts Development Fund (RADF) is a highly successful state and local government partnership that supports professional and emerging professional artists and art practitioners living in regional Queensland.

Established in 1991, the RADF program focuses on the development of the arts in regional communities.

Link to Corporate Plan

Vibrant Communities

Outcome 1 – Arts & Culture- Continue to grow our region as the premier arts and cultural hub of Western Queensland.

Outcome 4 – Youth- Engage, support, and encourage youth to remain in and return to the community.

Consultation (internal/external)

RADF Committee were consulted.

Policy Implications

Nil

Budget and Resource Implications

\$25,000.00 – Co-contribution approved.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Financial funding.	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.1.6

SUBJECT HEADING: RADF Application – Youth Dance Program – Bush Beatz

Author and Officer's Title: Alastair Rutherford, Director of Finance Corporate and Community Services

CLASSIFICATION: (if confidential)

Summary: The RADF committee have agreed to support the Red Ridge youth dance program, Bush Beatz for Tambo and Blackall for \$15,000.00

Officer's Recommendation: That Council endorses the RADF Committee's decision to approve \$15,000 for the 2022-2023 Red Ridge youth dance program Bush Beatz.

Background

The committee held a meeting on the 12th of September and agreed to support the Red Ridge youth dance program, Bush Beatz, in Tambo and Blackall this financial year 2022-2023 by providing funding of \$15,000 from the RADF program.

Link to Corporate Plan

Vibrant Communities

Outcome 1 – Arts & Culture- Continue to grow our region as the premier arts and cultural hub of Western Queensland.

Outcome 2 – Health and Wellbeing- The community has access to health services that meet their needs.

Outcome 4 – Youth- Engage, support, and encourage youth to remain in and return to the community.

Consultation (internal/external)

RADF Committee were consulted.

Policy Implications

Nil

Budget and Resource Implications

\$15,000.00 – funded project.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Financial funding	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.2.1

SUBJECT HEADING: Director of Works and Services' Operations Report – April 2023

Author and Officer's Title: Ajay Agwan, Director of Works and Services

CLASSIFICATION: (if confidential)

Summary: The Director of Works and Services report for April 2023 is presented to Council.

Officer's Recommendation: That Council receive the Director of Works and Services' Operation Report for April 2023.

Background**Construction**

- TIDS – Scrubby Creek Road Inverts – Under construction.
- TMR – Blackall Isisford Road Rehabilitation – 4.5km completed, remaining 3.5km to be completed before the end of May.
- Petunia Street Pave and Seal - Subgrade Complete, works to be completed after Blackall Jericho.
- TMR – Springsure Road Re-sheeting – Works underway, completion June 2023.

Flood Damage Crews/Maintenance Grader Locations

- Flood Damage Crews
 - Blackall-Adavale Road
 - Evora Road
 - Glenusk Road
 - Langlo Road

Maintenance

- Isisford Road – Slashing
- Ravensbourne Road – Pavement Repairs

Capital Works

- Blackall Median Strip Refurbishment – Works commenced, completion June 2023

Upcoming Works

- Blackall Emmet Road – Concrete Works – June 2024
- Blackall-Jericho Road Widening – June 2023

Water and Sewerage**Water Services**

Number of interruptions to services	4
Water consumption total ML	16250
Number of customer requests received	3
Number of customer requests actioned	3

Sewerage Services

Number of interruptions to services	1
Number of customer requests received	1
Number of customer requests actioned	1

Parks and Gardens

- Maintenance of council facilities, town streets, parks and gardens.

Workshop/Fleet**Monthly Statistics**

Number of plant items serviced	12
Number of plant breakdowns	1
Number of call outs	0
Hours downtime due to servicing	48
Hours downtime due to breakdown	49
Hours downtime due to parts availability	38
Number of incidents	0
Lost Time Injury (LTI) resulting from incidents	0

Breakdown Register

Plant Number	Plant Description	DOM	Hrs Down	Breakdown description
5028	Mack Prime Mover	2021	49	Drive wheels came loose damaging hub and studs. Replaced with all new components.
			Total	49

- Preventative/Routine maintenance.
- Scheduled/planned maintenance.

Link to Corporate Plan

Infrastructure

Outcome 1- Roads – Council's roads network is well maintained, and Council's town streets are sealed with kerb, channeling, and drainage.

Outcome 3- Water and sewerage systems – Provide safe, reliable, and quality water and sewerage systems.

Environment and Heritage

Outcome 4- Waste Management – Best practice waste management.

Consultation (internal/external)

Director of Works and Services

Chief Executive Officer

Works Supervisor

Fleet Supervisor

Services Supervisor

Policy Implications

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.2.2

SUBJECT HEADING: **Blackall-Jericho Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products**

Author and Officer's Title: Ajay Agwan, Director of Works and Services

CLASSIFICATION: (if confidential)

Summary: Tenders were requested for the Blackall-Jericho Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products from 12 tenderers.

Officer's Recommendation: That Council accept the tender from Boral Resources (QLD) Pty Ltd at \$386,609.45 (ex GST) as they provide value for money and are a proven supplier.

Background

Council called for tenders for the Blackall-Jericho Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products from 12 tenderers.

Tenders closed on 02 May 2023 with 4 responses received.

Company Name	Excluding GST	Including GST
Fulton Hogan Industries Pty Ltd	\$420,034.75	\$462,038.23
Colas Solutions Pty Ltd	\$403,102.99	\$443,413.29
Boral Resources (QLD) Pty Ltd	\$386,609.45	\$425,270.40
RPQ Spray Seal Pty Ltd	\$367,451.34	\$404,196.47

GK3 Consulting assessed the tenders and recommended that Boral Resources (QLD) Pty Ltd be awarded the tender. An excerpt of the letter of recommendation from GK3 is included below.

BLACKALL-TAMBO REGIONAL COUNCIL
SUPPLY, CART, HEAT & SPRAY OF BITUMINOUS PRODUCTS - BLACKALL-JERICO ROAD WIDENING
LETTER OF RECOMMENDATION

On Tuesday, 4 April 2023, tender documents for the "Supply, Cart, Heat & Spray of Bituminous Products - Blackall-Jericho Road Widening" were emailed to 12 tenderers (see enclosed Tender Mailing List) and was advertised in the local paper for a period of no less than 21 days.

At the close of tenders on Tuesday 2 May 2023, 4 submissions were received from:

1. Fulton Hogan Industries Pty Ltd
2. Colas Solutions Pty Ltd
3. Boral Resources (QLD) Pty Ltd
4. RPQ Spray Seal Pty Ltd

We recommend Boral Resources (QLD) Pty Ltd in accordance with the attached tender analysis. Boral Resources (QLD) Pty Ltd have demonstrated value for money and have delivered similar projects to Blackall-Tambo Regional Council of a very high standard on numerous occasions.

Link to Corporate Plan**Infrastructure**

Outcome 1- Roads – Council's roads network is well maintained, and Council's town streets are sealed with kerb, channeling, and drainage.

Governance

Outcome 4 – Financial- Manage Council's finances responsibly and sustainably.

Consultation (internal/external)

Director of Works and Services

Chief Executive Officer

GK3 Consulting Pty Ltd

Policy Implications

Nil

Budget and Resource Implications

\$386,609.45 excluding GST – included in the Recoverable Works Budget

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Allowance for works in budget.	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.2.3

SUBJECT HEADING: Reseal Program Supply, Cart, Heat & Spray of Bituminous Products

Author and Officer's Title: Ajay Agwan, Director of Works and Services

CLASSIFICATION: (if confidential)

Summary: Tenders were requested for the Reseal Program Supply, Cart, Heat & Spray of Bituminous Products from 12 tenderers.

Officer's Recommendation: That Council accept the tender from Boral Resources (QLD) Pty Ltd at \$813,733.32 (ex GST) as they provide value for money and are a proven supplier.

Background

Council called for tenders for the Reseal Program Supply, Cart, Heat & Spray of Bituminous Products from 12 tenderers.

Tenders closed on 02 May 2023 with 4 responses received.

Company Name	Excluding GST	Including GST
Fulton Hogan Industries Pty Ltd	\$887,988.00	\$976,786.80
Colas Solutions Pty Ltd	\$869,669.72	\$956,636.69
Boral Resources (QLD) Pty Ltd	\$813,733.32	\$895,106.65
RPQ Spray Seal Pty Ltd	\$736,729.60	\$810,402.56

GK3 Consulting assessed the tenders and recommended that Boral Resources (QLD) Pty Ltd be awarded the tender. An excerpt of the letter of recommendation from GK3 is included below.

**BLACKALL-TAMBO REGIONAL COUNCIL
 SUPPLY, CART, HEAT & SPRAY OF BITUMINOUS PRODUCTS - RESEAL PROGRAM
 LETTER OF RECOMMENDATION**

On Tuesday, 4 April 2023, tender documents for the "Supply, Cart, Heat & Spray of Bituminous Products - Reseal Program" were emailed to 12 tenderers (see enclosed Tender Mailing List) and was advertised in the local paper for a period of no less than 21 days.

At the close of tenders on Tuesday 2 May 2023, 4 submissions were received from:

1. Fulton Hogan Industries Pty Ltd
2. Colas Solutions Pty Ltd
3. Boral Resources (QLD) Pty Ltd
4. RPQ Spray Seal Pty Ltd

We recommend Boral Resources (QLD) Pty Ltd in accordance with the attached tender analysis. Boral Resources (QLD) Pty Ltd have demonstrated value for money and have delivered similar projects to Blackall-Tambo Regional Council of a very high standard on numerous occasions.

Link to Corporate Plan

Infrastructure

Outcome 1- Roads – Council's roads network is well maintained, and Council's town streets are sealed with kerb, channeling, and drainage.

Governance

Outcome 4 – Financial- Manage Council's finances responsibly and sustainably.

Consultation (internal/external)

Director of Works and Services

Chief Executive Officer

GK3 Consulting Pty Ltd

Policy Implications

Nil

Budget and Resource Implications

\$813,733.32 excluding GST – included in the Capital Works Budget.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Allowance for works in budget.	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 4.2.4

SUBJECT HEADING: Blackall-Isisford Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products

Author and Officer's Title: Ajay Agwan, Director of Works and Services

CLASSIFICATION: (if confidential)

Summary: Tenders were requested for the Blackall-Isisford Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products from 12 tenderers.

Officer's Recommendation: That Council accept the tender from Boral Resources (QLD) Pty Ltd at \$470,705.33 (ex GST) as they provide value for money and are a proven supplier.

Background

Council called for tenders for the Blackall-Isisford Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products from 12 tenderers.

Tenders closed on 02 May 2023 with 4 responses received.

Company Name	Excluding GST	Including GST
Fulton Hogan Industries Pty Ltd	\$516,187.78	\$567,806.56
Colas Solutions Pty Ltd	\$483,354.59	\$531,690.05
Boral Resources (QLD) Pty Ltd	\$470,705.33	\$517,775.86
RPQ Spray Seal Pty Ltd	\$436,956.28	\$480,651.91

GK3 Consulting assessed the tenders and recommended that Boral Resources (QLD) Pty Ltd be awarded the tender. An excerpt of the letter of recommendation from GK3 is included below.

**BLACKALL-TAMBO REGIONAL COUNCIL
 SUPPLY, CART, HEAT & SPRAY OF BITUMINOUS PRODUCTS - BLACKALL-ISISFORD ROAD
 REHABILITATION
 LETTER OF RECOMMENDATION**

On Tuesday, 4 April 2023, tender documents for the "Supply, Cart, Heat & Spray of Bituminous Products - Blackall-Isisford Road Rehabilitation" were emailed to 12 tenderers (see enclosed Tender Mailing List) and was advertised in the local paper for a period of no less than 21 days.

At the close of tenders on Tuesday 2 May 2023, 4 submissions were received from:

1. Fulton Hogan Industries Pty Ltd
2. Colas Solutions Pty Ltd
3. Boral Resources (QLD) Pty Ltd
4. RPQ Spray Seal Pty Ltd

We recommend Boral Resources (QLD) Pty Ltd in accordance with the attached tender analysis. Boral Resources (QLD) Pty Ltd have demonstrated value for money and have delivered similar projects to Blackall-Tambo Regional Council of a very high standard on numerous occasions.

Link to Corporate Plan

Infrastructure

Outcome 1- Roads – Council's roads network is well maintained, and Council's town streets are sealed with kerb, channeling, and drainage.

Governance

Outcome 4 – Financial- Manage Council's finances responsibly and sustainably.

Consultation (internal/external)

Director of Works and Services

Chief Executive Officer

GK3 Consulting Pty Ltd

Policy Implications

Nil

Budget and Resource Implications

\$470,705.33 excluding GST – included in the Recoverable Works Budget.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Allowance for works in budget.	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 5.1

SUBJECT HEADING: Blackall Saleyards Monthly Report

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

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

Officer's Recommendation: That Council receive the Blackall Saleyards monthly report for April 2023.

Background

SALES	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	YTD	2021/22 Totals
Spelling Cattle	5154	3839	3893	4534	4285	3878	180	1090	2771	3872				69364
Spelling Sheep	-	-	-	-	-	-	-	-	-	-				-
Prime & Store Sales	7793	2565	1857	3201	4992	1312	-	-	-	1025				47912
Weaner & Store Sales	2988	2312	6152	2885	4734	-	-	2643	4019	4615				43255
Private Weigh (Same Day)	370	1917	3971	1361	2693	802	329	1173	1926	1419				18331
Private Weigh (Over-night)	725	1152	1014	701	3098	1041	-	-	450	1229				11554
Private Scan	-	-	-	-	-	-	-	-	-	-				59
Bull Sales	-	-	54	218	-	-	-	5065	77	-				331
TOTALS 2022/23	17030	11785	16941	12899	19802	7033	509	5065	9243	12160				
TOTALS 2021/22	17473	23545	20141	19114	13704	6457	3048	11635	20602	15977	17979	21130	190806	

Link to Corporate Plan

Economic Development

Outcome 1- Business Investment- Support existing local businesses and the establishment of new businesses in the region.

Outcome 2- Tourism- Foster a sustainable tourism industry that delivers economic outcomes for the community.

Outcome 3- Employment- Encourage regional employment growth and opportunities.

Consultation (internal/external

CEO

Saleyards Manager

Budget and Resource Implications

Nil

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 5.2

SUBJECT HEADING: Planning and Development Report

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

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

Officer's Recommendation: That Council receive the Planning and Development Report for April 2023.

Background

The table below provides the approved development applications for April 2023.

DATE	NUMBER	DEVELOPMENT TYPE	DEVELOPMENT DETAILS	TOWN
18.04.2023	32-2022-2023	BUILDING	Dwelling	TAMBO

1. DEVELOPMENT ASSESSMENT

1.1 No new development applications have been lodged since the last monthly report. Two applications are currently under assessment and one application is in its appeal period.

An application has been made by Michele Frost and Kirri Charters, seeking a Development permit for Material Change of Use and Building Work for Short-term accommodation at 18 and 18A Edward Street, Tambo formally described as Lot 61 on TB217 & Lot 2 on RP610529.

The proposal involves the reuse of an existing house for Short-term accommodation. The existing house can accommodate up to 13 people. Access to the site is gained from an adjoining property, the adjoining property is also used for additional parking where required.

The subject site is in the Township Zone whereby Short-term accommodation exceeding accommodation for six (6) guests is subject to Impact Assessment. As the application is subject to Impact Assessment, public notification will be required for a period of 15 business days.

Council did not issue an information request as it had sufficient information to assess the application. The application is currently in the public notification period, with public notification to finish on 23 May 2023. To date Council has not received any submissions.

1.1	Council reference:	DA26-2022-2023
	Application:	Development Permit for a Material Change of Use and Building Work for Short-term accommodation
	Street address:	18 and 18A Edward Street, Tambo

	Property description:	Lot 61 on TB217 & Lot 2 on RP610529
	Day application was made:	30 March 2023
	Category of assessment:	Impact Assessment
	Public notification required:	Yes
	Applicant:	Michele Frost and Kirri Charters
	Status:	Public notification stage

1.2 An application has been made by Bruce Crook-King, seeking a Development permit for Material Change of Use for a Transport Depot at 1 and 3 Banksia Street, Blackall formally described as Lot 21 and 25 on SP210376.

The proposal involves an expansion to an existing Transport Depot. The expansion involves the storing of 3 trucks and up to 15 trailers. The proposal involves four (4) staff.

The subject site is in the Industrial Precinct of the Township Zone whereby a Transport Depot is subject to Code Assessment. As the application is subject to Code Assessment, public notification will not be required.

Council did not issue an information request as it had sufficient information to assess the application. The application is in the Decision stage and will be decided at the May General meeting.

1.2	Council reference:	DA27-2022-2023
	Application:	Development Permit for a Material Change of Use for a Transport Depot
	Street address:	1-3 Banksia Street, Blackall
	Property description:	Lot 21 and 25 on SP210376
	Day application was made:	31 March 2023
	Category of assessment:	Code Assessment
	Public notification required:	No
	Applicant:	Bruce Crook-King
	Status:	Information Request Stage

1.3 The following application was approved on 19 April 2023 and the decision notice was issued to the applicant soon thereafter. The applicant has a 20 business day Appeal Period within which they can request to negotiate conditions or file an appeal. At this stage, there has been no indication that the applicant will pursue this course. The Appeal Period for the application is expected to finish around 22 May 2023.

1.3	Council reference:	DA24-2022-2023
	Application:	Development Permit for a Material Change of Use for a Food and Drink Outlet
	Street address:	186-188 Shamrock Street, Blackall
	Property description:	Lot 18 on RP905064
	Day application was made:	17 March 2023
	Category of assessment:	Code Assessment
	Public notification required:	No
	Applicant:	Sean Maddison
	Approved:	19 April 2023
	Status:	Appeal Period

2. GENERAL PLANNING SERVICES, ENQUIRIES AND ADVICE

2.1 CUSTOMER REQUESTS

The following customer requests have been received and responded to since the last monthly report:

PLANNING ENQUIRIES			
Date received	Customer Details	Details of Enquiry	Status
06/04/23	Landowner	<u>Proposal</u> <ul style="list-style-type: none"> Enquiry about establishing an additional dwelling and a shed. <u>Planning details</u> <ul style="list-style-type: none"> The site is in the Township zone The site is not affected by any overlays The site is currently contains an existing dwelling. <u>Advice</u> <ul style="list-style-type: none"> The proposed additional dwelling is defined as a secondary dwelling A secondary dwelling is accepted development in the Township zone where not exceeding 8.5m in height Accepted development means no development application is required Separate plumbing and building approvals may be required. 	Closed
PLANNING AND DEVELOPMENT CERTIFICATES			
Date received	Customer details	Type	Status
Nil			
SURVEY PLAN APPROVALS			
Nil			
EXEMPTION CERTIFICATES			
Nil			

Link to Corporate Plan

Economic Development

Outcome 4 – Land development – Appropriate residential, commercial, and industrial land is available to meet community needs.

Consultation (internal/external)

CEO

Rates Officer

Town Planners

Policy Implications

Nil

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.3

SUBJECT HEADING: Environmental Health/Local Laws Officer's Report – April 2023

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

*Summary: The Environmental Health/Local Laws Officer's report is provided to Council.***Officer's Recommendation: That Council receive the Environmental Health/Local Laws Officer's report.**

Background**Food premises**

- Food safety assessments were carried out, minor issues were noted and raised with the operators.
- Advice was provided for a proposed food business in Blackall.

Environmental Management/ Public Health

- Permits for the commercial use of council-controlled areas were issued.
- A complaint was received regarding noise emitted from regulated devices outside of permissible hours, EHO consulted with property owner for educational purposes.

Local Laws

- Complaints received regarding overgrown allotments, LLO consulted with property owners.
- Compliance notices were issued to property owners regarding overgrown allotments.
- A dog found wandering at large was returned to its owner.

LLO assisted Rural Lands Officer

- Enquiry received about the trapping of possums, EHO advised that Possums are a protected species and can only be removed from a professional pest control officer.
- Pest management undertaken for Harisia Cactus, Prickly Acacia, Parkinsonia and Mother of Millions.

Wild Dog Control – Scalps

- 22 scalps received.

Link to Corporate Plan

Environment and Heritage

Outcome 3- Pest Management – Weeds, seeds and pests including wild dogs are effectively controlled.

Outcome 4- Waste Management – Best practice waste management.

Consultation (internal/external)

Environmental Health / Local Laws Officer

RLO

Department of Environment and Science
Residents
Chief Executive Officer

Policy Implications

Nil

Budget and Resource Implications

Nil

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.4

SUBJECT HEADING: Tender of Council's Sales Permit to Get Cypress Sawlogs and Tambo Sawmill

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: Council requested tenders for the Tambo Sawmill and Sales Permit with tenders closing on 10 March 2023. One submission was received. Council's solicitors conducted the assessment of the tender in accordance with the criteria in the tender document.

Officer's Recommendation: That Council, subject to approval from the Department of Agriculture and Fisheries, accept the tender for the Sales Permit 201304400 and Tambo Sawmill, Lot 6 on SP276172 for the tendered amount of \$220,000.00 (plus GST and stamp duty) from Webster's Select Timbers Trust.

Background

Council previously tendered the Sales Permit and Sawmill as non-separable portions. The previous tenderer advised at the time of submission they did not intend to use the Tambo Sawmill site for sawmilling and requested DAF change the location of the Sawmill to the businesses operating location. DAF's view was "*changing the location of the Sawmill was not in the State's interest.*" Subsequently the tenderer withdrew their tender.

At the December 2022 general meeting Council officers proposed that Council tender the Sales Permit and Sawmill as separable options.

Council resolved the following:

That Council under section 227 of the Local Government Regulation 2012:

- a) Invites written tenders for the Tambo Sawmill, Lot 6 on SP276172 and Sales Permit 201304400.*
- b) Invites written tender for the Sales Permit 201304400.*

Moved: Cr LP Russell

Seconded: Cr PJ Pullos

Minute No. 12/12A/22

Carried: 7/0

Council's solicitor was engaged to draft the tender documents. Unlike the previous tender Council provided two options for tenderers to acquire:

- (a) Each of Council's Sales Permit and the Tambo Sawmill; or
- (b) Only Council's Sales Permit.

On 6 February 2023 an invitation to tender was emailed to fifteen businesses. The tender was also advertised on Council's website, the Barcoo Independent, the Whisperer and Queensland Country Life. Tenders closed on 10 March 2023 with one submission received.

Council's solicitors conducted an extensive assessment [of the submission] against the criteria outlined in the tender document.

The tenderer, Webster's Select Timbers Trust opted to purchase Council's Sales Permit and the Tambo Sawmill. The sales permit previously held by Webster's Select Timbers Trust predates the Department of Agriculture and Fisheries (DAF) monitoring system. DAF is only

able to determine if the Webster's Select Timbers Trust would meet the definition of a fit and proper person and be an acceptable novatee for Council's Sales Permit once an application had been made by the purchaser.

The sale of Council's Sales Permit is, at all times, subject to approval from DAF.

Link to Corporate Plan

Governance

Outcome 2 – Accountability- Accountable, responsible, and transparent governance.

Outcome 3 – Leadership- Responsible leadership with informed and transparent decision making.

Outcome 4 – Financial- Making Council's finances responsibly and sustainably.

Consultation (internal/external)

Chief Executive Officer

King & Company Solicitors

Policy Implications

Nil

Budget and Resource Implications

Increase in capital revenue.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Accepting the offer would increase Council's capital revenue and Council would receive rates for the Tambo Sawmill.	Low
Legal & Regulatory	Low	The tendering process was conducted in accordance with section 227 of the <i>Local Government Regulation 2012</i> .	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	The sale of the Sawmill and Sales Permit would be beneficial.	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Risk Treatment

The sale of the Sawmill and Sales Permit is the most suitable solution as Council does not have the expertise to harvest the Cypress Sawlogs or operate the Tambo Sawmill.

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.5

SUBJECT HEADING: Naming of Street in Blackall

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: The road to the east of Walter Street is not currently named. As this area is going to be developed the road requires naming.

Officer's Recommendation: That Council name the unnamed street in Blackall East Walter Street.

Background

There is an unnamed street in Blackall off Saint Andrews Street and to the east of Walter Street. As Walter Street has already been numbered from the eastern end it is suggested that the new street be named East Walter Street.

The street is to be developed for housing.



Link to Corporate Plan

Infrastructure

Outcome 1 – Roads – Council's road network is well maintained and Council's streets are sealed with kerb and channelling, and drainage.

Consultation (internal/external)

Councillors

Chief Executive Officer

Policy Implications

Nil

Budget and Resource Implications

Nil

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Nil	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.6

SUBJECT HEADING: 2024 Quadrennial Election Cost Estimate

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: The Electoral Commission of Queensland has provided an estimate to Council for the cost of the 2024 Local Government election.

Officer's Recommendation: That Council:

1. receive the letter from the Electoral Commission Queensland and note that the 2024 election is being held on 16 March 2024; and
2. \$13,939 (GST exclusive) be allocated in the 2023/2024 budget; and
3. Ratify the Chief Executive Officer's request to the Deputy Premier and Minister for Local Government for a full postal ballot for the 2024 local government election.

Background

The State Government has brought forward the 2024 local government election date to Saturday, 16 March 2024. The Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure, the Hon Dr Steven Miles states:

"On the advice of the Electoral Commission of Queensland, Cabinet has approved to bring forward the date of the local government election.

The election was previously due to be scheduled for Saturday 30 March 2024 which is Easter Saturday next year and the first weekend of the school holidays.

During school holiday periods, many Queenslanders take holidays to other parts of Queensland, interstate and overseas. This would likely see a significant increase in postal and telephone votes, potentially creating delays to declaring election results."

The Electoral Commissioner, Pat Vidgen PSM, has written to the Chief Executive Officer providing an estimate for the 2024 based on the delivery of a full postal ballot, which is the same election model delivered for the 2020 local government election. The estimated cost for Blackall-Tambo Regional Council is \$13,939.00 (GST exclusive).

An application for a full postal ballot needed to be submitted to the Deputy Premier and Minister responsible for Local Government prior to 1 May 2023. The Chief Executive Officer lodged the request on 24 April 2023. If the request is declined by the Minister, the Electoral Commission Queensland will provide Council with an updated cost estimate.

Link to Corporate Plan

Governance

Outcome 2 – Accountability – Accountable, responsible, and transparent governance.

Outcome 3 – Leadership – Responsible leadership with informed and transparent decision making.

Outcome 4 – Financial – Manage Council's finances responsibly and sustainably.

Consultation (internal/external)

Chief Executive Officer
King & Company Solicitors

Policy Implications

Nil

Budget and Resource Implications

\$13,939.00 (GST exclusive) to be allocated in the 2023/2024 budget.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	An allocation will be made in the 2023/2024 budget.	Low
Legal & Regulatory	Low	Requirements are set by the State and Electoral Commission.	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Risk Treatment

Nil

File number: LG2024

Your reference: Cost Estimate



24 April 2023

Mr Des Howard
Blackall-Tambo Regional Council
PO Box 21
BLACKALL QLD 4472
Email: ceo@btrc.qld.gov.au

Dear Mr Howard,

As you are aware, the Electoral Commission of Queensland (ECQ) has been engaging with individual councils and the local government sector generally about the March 2024 local government quadrennial elections. This includes through the ECQ's Local Government Advisory Committee, which was formed to advise us during this critical phase of election planning and preparation. Throughout this engagement the ECQ has heard about and appreciates the challenges that councils are facing, including the challenge of financial sustainability.

In that context, I know the cost of your 2024 election is an important input to your forthcoming budget. In providing a cost estimate for your election, I want you to know that the ECQ has constrained cost increases to the greatest extent possible, with any increase compared to your actual 2020 election costs based on the drivers outlined below. Having said that, I am confident that we are well-positioned to ensure your council and voters receive the highest quality electoral services based on this estimate.

The ECQ has now finalised planning for delivery of the elections at a state-wide level. Based on this and as indicated during our engagement, the ECQ has identified that the estimated cost of the 2024 local government elections will increase when compared to the actual cost incurred in 2020. This estimated increase is due to several key cost drivers, including a Consumer Price Index (CPI) increase of 18 per cent over the four-year period, which I have outlined below. At the same time, I know our team are working directly with you on what the final service design for your election will look like, a process that will also inevitably affect the actual cost of your 2024 election.

The cost of labour is rising and attracting capable staff is crucial

To ensure the successful delivery of a major election event, the ECQ engages up to 11,000 temporary election staff state-wide. As you would have noted when considering the dashboard provided to you about the 2020 elections, labour costs are the primary component of expenditure in conducting election events. This generally includes both attendance elections and full postal elections, with the different models

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of delivery requiring a different labour mix (e.g., more polling booth staff for attendance elections versus more ballot scrutiny/vote counting staff for full postal elections).

Since 2020, there has been annual increase in staff wages in accordance with public sector wage rises. Additionally, the superannuation entitlement will have increased from 9.5 per cent in 2020 to 11 per cent in 2024. As you would appreciate, the labour market is tight and competition for capable people is strong. Offering fair and reasonable remuneration to election workers is therefore critical, especially in the context of staffing being one of the main strategic risks to election delivery highlighted across the country in recent times. Combined, this has had a direct impact on the overall estimated cost of labour, which is reflected in your cost estimate.

Service providers are increasing prices and rental markets are tight

The ECQ engages a range of third-party service providers to deliver critical services for the election (e.g., Australia Post, ballot paper printers). As part of its planning and preparation process, the ECQ has liaised with these providers and they have consistently informed us that price increases in line with the CPI should be factored into our budgeting.

Moreover, having conducted market sounding of the availability of short-term office and venue leases across the State, the ECQ anticipates those being in high demand thereby driving up costs of Returning Officers' offices, early voting centres, and polling booths. This situation is consistent with the experiences of other electoral commissions across the country which have reported cost increases in delivering recent elections. While market conditions may yet change, it has been important to factor this into your cost estimate to ensure there are no surprises.

There is state-wide elector growth

Finally, while not every Queensland council has experienced elector growth since 2020, the majority have, with the number of electors across Queensland continuing to rise (e.g., as of the end of March 2023 there are approximately 3.5 million electors in Queensland compared to approximately 3.3 million in March 2020, an increase of 6 per cent since 2020). This trend is expected to continue, with an additional 2 per cent increase projected to occur by March 2024.

In concluding this outline of key cost drivers, I want to reiterate that the ECQ makes every effort to minimise costs for councils, including utilising local government facilities where possible, modifying election service design to suit community needs, and absorbing indirect costs associated with the state-wide event. These indirect costs include program activity related to overarching event management, event awareness, elector contact, compliance, event auditing, and event evaluation and reporting. At the same time, each election offers us an opportunity to improve our service, and we have factored business improvements into this estimation process. Your election estimate has therefore been prepared using all detail currently available about key cost drivers and volatilities, and at a time that I know is crucial for your council's budgeting process.

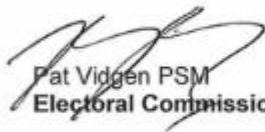
Taking account of the factors outlined above, the estimated cost for delivering the upcoming local government election for the Blackall-Tambo Regional Council is \$13,939 (GST exclusive). This estimate is based on the delivery of a full postal ballot, which is the same election model delivered for the 2020 local government election.

Application for a full postal ballot election must be submitted to the Deputy Premier and Minister responsible for Local Government prior to 1 May 2023. Should your request be declined by the Minister, the ECQ will provide your council with an updated cost estimate.

The ECQ will be working closely with you over the coming year to ensure your feedback and any opportunities for service improvements are considered as part of the preparation process. To assist, your council has been assigned a dedicated ECQ finance account manager for any queries related to the cost estimate, updates on the costs incurred during the election period, or the cost recovery process under section 202 of the *Local Government Electoral Act 2011*.

The ECQ will be working closely with each council over the coming year to ensure feedback and opportunities for service improvements are considered as part of the preparation process. We appreciate your continued support and understanding as we work towards delivering a successful local government election event in 2024. If you need any further information, please contact Ms Maya Marpudin, Chief Finance Officer, at 07 3035 8055 or maya.marpudin@ecq.qld.gov.au.

Yours sincerely



Pat Vidgen PSM
Electoral Commissioner

BLACKALL-TAMBO REGIONAL COUNCIL[Return to Agenda](#)[Next Item](#)**OFFICER REPORTS**

COUNCIL MEETING DATE: 17 May 2023

Item No: 5.7

SUBJECT HEADING: Council Owned Buildings at 63 and 67 Shamrock Street, Blackall

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: Council owns properties at 63 and 67 Shamrock Street, Blackall. 63 Shamrock Street contains the Prince of Wales Hotel and 67 Shamrock Street contains the Old Picture Theatre. The buildings are in disrepair and the work required to make the buildings suitable for use is extensive and costly.

Officer's Recommendation: That Council:

- 1. make the necessary applications to demolish the buildings located on 63 and 67 Shamrock Street, Blackall; and**
- 2. engage a suitable contractor to undertake the demolition work.**

Background

At the June 2019 general meeting Council resolved to sell 63 Shamrock Street, Blackall for overdue rates and charges. The property is 2630m² and contains the Prince of Wales Hotel. It did not sell at auction; therefore, Council acquired it on 20 May 2020.

At the September 2020 general meeting Council resolved to sell 67 Shamrock Street, Blackall for overdue rates and charges. The property is 1012m² and contains what is known as the Old Picture Theatre. It did not sell at auction; therefore Council acquired it on 7 September 2021.

Council has obtained building reports on both buildings and it has been ascertained that the buildings require extensive repairs. Council is not in a position to repair the buildings and they are not fit for use in their current state.

Council officers recommend that the buildings are demolished so the land can be better utilised.

Link to Corporate Plan

Economic Development

Outcome 4 – Financial – Manage Council's finances responsibly and sustainably.

Consultation (internal/external)

CEO

Director of Works and Services

Building Inspector

Policy Implications

Nil

Budget and Resource Implications

Cost to demolish buildings to be determined.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Financial outlay will be required to demolish the buildings. An allocation will be made in the 2023/24 budget.	Low
Legal & Regulatory	Low	The appropriate approvals will be obtained.	Low
People	Low	Nil	Low
Operational	Medium	Council will contract the demolition to a suitably qualified contractor.	Low
Environmental	Medium	The contractor would have to comply with any environmental requirements related to the demolition of the buildings.	Low
Strategic	Medium	Nil	Low
Ethical	Low	The demolition of the buildings would be put to quote or tender.	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Demolition of derelict buildings would allow better use of the land.

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.8

SUBJECT HEADING: Memorandum of Understanding with Red Ridge (Interior Queensland) Ltd

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: Red Ridge has approached Blackall- Tambo Regional Council with a memorandum of understanding for a Blackall Community Arts & Cultural Precinct.

Officer's Recommendation: That Council authorises the Chief Executive Officer to:

- 1. sign the Memorandum of Understanding with Red Ridge (Interior Queensland) Ltd for the Blackall Community Arts & Cultural Precinct; and**
- 2. on Council's behalf, consult with Red Ridge (Interior Queensland) on the project.**

Background

The Stockwell Webber Foundation and Red Ridge (Interior Queensland) Ltd have approached Blackall-Tambo Regional Council with the proposal to develop a cultural precinct in Shamrock Street, Blackall.

The proposal is to plan and implement a cultural precinct or similar in the Blackall CBD for the purpose to house and exhibit art and culturally significant memorabilia for the Blackall community.

The funding for the project is to be sought through private foundations and philanthropic gifting, grants and fundraising activities.

Council has been asked to provide in-kind support for the preparation of the project land area, apply for government funding, provide funding as leverage for funding, sponsor annual rates and charges and insurance, allocate council owned buildings, involvement in community engagement and public advocacy and sponsorship of fundraising activities with in-kind support.

Red Ridge (Interior Queensland) will within a 4-year period of the signing of the memorandum of understanding gift the assets in full to the Blackall-Tambo Regional Council for the benefit of the community.

Link to Corporate Plan

Economic Development

Outcome 2 - Tourism – Foster a sustainable tourism industry that delivers economic outcomes for the community.

Increased tourism visitation and duration of stay in the Council area.

Vibrant Communities

Outcome 1 – Arts and Culture – Continue to grow our region as the premier arts and cultural hub of Western Queensland.

Environment & Heritage

Outcome 2 – Historical Heritage – Preservation of our past.

Consultation (internal/external)

Red Ridge (Interior Queensland) Ltd

Stockwell Webber Foundation

Councillors

Chief Executive Officer

Policy Implications

Nil

Budget and Resource Implications

Nil

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Future financial contributions are to be determined.	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Council will be required to provide in-kind support through the provision of equipment and venues.	Low
Environmental	Medium	Environmental impacts will be considered at the planning stage of the proposed project.	Low
Strategic	Medium	The proposed project would be created for the benefit of the community and aligns with principles contained in the Corporate Plan.	Low
Ethical	Low	Nil	Low
Reputation	Low	Consultation will be undertaken with the community in partnership with Red Ridge.	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

The project is a joint project between Blackall-Tambo Regional Council and Red Ridge (Interior Queensland) Ltd, with Red Ridge taking the lead role. Assets will be gifted to Council by Red Ridge within 4 years. This will result in Council being responsible for the maintenance and upkeep of the precinct after this period. A budget allocation would be required annually to ensure this is accommodated.

The long-term benefit to the community would be positive as it would provide an additional item of interest to locals and visitors.

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.9

SUBJECT HEADING: Blackall Work Camp Community Advisory Committee Meeting 9 May 2023

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: The Blackall Work Camp Community Advisory Committee held a meeting on the 14 February 2023.

Officer's Recommendation: That Council receives the Blackall Work Camp Community Advisory Committee report for 9 May 2023.

Background

The Blackall Work Camp Community Advisory Committee held a meeting on 9 May 2023. The following people attending the meeting:

- D Howard (Chair)
- R Dobbs (QCS Manager Low Security)
- Nina Jakins (QCS Foods Services Coordinator)
- Ron Mace (QCS Field Supervisor)
- Mick Wilshire (OIC Blackall – Queensland Police Service)
- Beth O'Neill – Community Representative

R Mace presented the Work Program Report.

Ongoing projects:

- Camp driveway completed
- Set ups and pull downs for events
- General duties at the Saleyards, Golf Club, Woolscour
- Mowing and line marking of rugby league ground
- Blackall Aquatic Centre maintenance
- St Joseph's School grounds and St Patrick's Church grounds

Ground maintenance:

- Anglican Church
- Uniting Church
- Police and Ambulance stations
- Blackall Cemetery
- Living Arts Centre
- Blackall Bowls Club
- Blackall Clay Target Club
- New Beginnings Church

Upcoming projects:

- Removal of airport boundary fence
- Blackall Bowls Club storage shed

The total hours provided by the Work Camp since the 14 February 2023 meeting are:

- Government hours – 2676
- Non-government hours – 1123
- Total hours – 3836

The Capricornia Correctional Centre report was provided by R Dobbs.

The community hours figure for year to date (end of April 2023) is \$334,338.75 compared to the 2021-2022 EOFY figure of \$316,000.00. This is an increase this year to date of \$28,000.00.

Government hours YTD is 7,858.50 (\$225,931.88), community hours YTD 4,118.50 (\$118,406.88).

The contribution of work provided to the Work Camp to the community is invaluable.

Link to Corporate Plan

Nil

Consultation (internal/external)

Chief Executive Officer
Queensland Corrective Services
Blackall Work Camp CAC

Policy Implications

Nil

Budget and Resource Implications

Nil

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Nil	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	The Work Camp assist Council and the community.	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil. The recommendation relates to receiving the report on this matter.

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.10

SUBJECT HEADING: Outback Queensland Masters

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: Outback Queensland Master's is seeking Council's financial and in-kind support for a future event.

Officer's Recommendation: That Council:

1. **Support the Outback Queensland Masters even in principle; and**
2. **Consider the proposed event when preparing the 2023/2024 budget.**

Background

Golf Australia has written to Council seeking support for Blackall to host a future event for the Outback Queensland Masters.

Council provided support for the 2021 Blackall event and 2022 Tambo for \$20,000.00 (plus GST) for each event. In-kind support was also provided for the event by the provision of tables and chairs, promotion of the event, and installation and removal of banners.

For the future event they are seeking a contribution of \$22,000.00 (plus GST) and in-kind support by provision of tables and chairs for a dinner of approximately 300 people, two 3-phase power outlets at the venue or if such power does not exist then provision of an appropriate generator and fuel and, installation and removal of street banners.

The matter was discussed at the April 2023 general meeting and Council resolved the following:

That Council hold the decision over until the May 2023 Council meeting pending further information from the organisers regarding the event.

Moved: Cr PJ Pullos

Seconded: Cr JH Scobie

Minute No: 16/04A/23

Carried: 6/0

Golf Australia have provided additional information to Council as follows:

How is the sponsorship utilised?

The sponsorship is utilised to physically deliver the event to Blackall. Direct expenditure into Blackall is delivered through;

1. Accommodation booked specifically by the event to cater for staff – approx. value \$7,000 ex GST.
2. Catering for the event by a local catering business – approx. value \$15,000 ex GST
3. Marketing Blackall nationally and internationally, plus provision for Council's use of high-quality imagery and video footage – approx. value \$25,000 ex GST
4. Hosting of 2 x junior clinics for local children in the community – approx. value \$3,000 ex GST.

Further to direct spend and benefit outlined above, there is also invaluable legacy for the community and golf club including;

- Additional opportunities for the Blackall Golf Club to leverage grant assistance offered by Golf Australia grant writers through hosting an event of this nature.
- Golf Club revenue made as a direct result of hosting the event (for golf clubs who have hosted this event, it is the greatest cash injection they receive, when is reinvested into their golf club).
- Profile building for the town and region.

Anticipated Economic Benefit in 2024

OQM targets high yield visitors that do not place an unreasonable pressure on the local community and local resources.

Based on previous economic impact studies delivered by independent research organisations, the anticipated economic benefit to Blackall is in excess of \$450,000 in direct expenditure by visitors with over 1,200 visitor nights from visitors outside the region.

OQM delivers high yield visitors with an average domestic overnight spend of \$215, which is a 168% increase on the \$80 per night visitor spend as sourced via TRA Local Govt Area Profiles for 2019 Blackall – Tambo.

Golf Australia is aware that this year Outback Queensland is experiencing a decline of approx. 25% in visitation compared to previous years. They are pleased to report at this stage they are still on track for another sell out event in 2023 which holds the event in a good position for 2024.

Link to Corporate Plan

Vibrant Communities

Outcome 2 – Health & Wellbeing – The community has access to health services that meet their needs.

Sport and Recreation – Council promotes a healthy lifestyle and provides quality sport and recreation facilities.

Economic Development

Outcome 2 – Tourism – Foster a sustainable tourism industry that delivers economic outcomes for the community.

Support the coordination of key events to maximise visitation.

Governance

Outcome 4 – Financial – Manage Council's finances responsibly and sustainably.

Consultation (internal/external)

Cr Martin

Chief Executive Officer

Manager of Finance

Golf Australia

Policy Implications

Request for Council Assistance Over \$10,000 Policy

Budget and Resource Implications

\$22,000.00 plus GST and in-kind support.

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	\$22,000.00 plus GST and in-kind support.	Low
Legal & Regulatory	Low	The request is to be considered against Council's policy	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	The request should be considered against the Request for Council Assistance Over \$10,000.00 Policy.	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

The request needs to be considered against the appropriate Council policies.

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.11

SUBJECT HEADING: 2023-24 Get Ready Queensland Grant Program

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: Council has received notification from the Queensland Reconstruction Authority of the funding allocation for the Get Ready Queensland grant program for 2023-2024.

Officer's Recommendation: That Council accept the offer of funding of \$7,760.00 (ex GST) from the Queensland Reconstruction Authority for the 2023-24 Get Ready Queensland program.

Background

The Queensland Government provide funding for the Get Ready Queensland program. The program is a year-round, all hazards, resilience building initiative coordinated by the Queensland Reconstruction Authority (QRA) to support local governments to deliver activities that increase understanding of disaster preparedness and improve disaster resilience in communities.

The Chief Executive Officer, Major General (Retd) Jake Ellwood has written to Council to advise the funding allocation for Blackall-Tambo Regional Council for the 2023-24 program is \$7,760.00 (ex GST).

Part of the funding received for the 2022-23 year was used to support the Red Cross Pillowcase Program in the local schools. Blackall-Tambo Regional Council partnered with Longreach Regional Council to deliver the program.

The Pillowcase Program was aimed at years 3 and 4 and involved discussions and interactive activities to help students:

- Understand and discuss the importance of being prepared
- Prepare their mind for the thoughts and feelings that may arise before, during and after an emergency
- Know what to pack in an emergency kit.

Each student was given a pillowcase to decorate and take home to start their own personal emergency kit.

The 2023 Get Ready Queensland week is to commence on Monday 9 October 2023.

Link to Corporate Plan

Environment and Management

Outcome 1 – Disaster Management – Region is prepared and resilient to natural and man-made disasters.

Consultation (internal/external)

Chief Executive Officer

Disaster Management Coordinator

Policy Implications

Nil

Budget and Resource Implications

\$7,760.00 (ex GST) – funded project

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	\$7,760.00 – funded project by the Queensland Government.	Low
Legal & Regulatory	Low	Funding to be used in accordance with the QRA guidelines.	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

The risk to Council is minimal providing the funding is used in accordance with the QRA guidelines.

BLACKALL-TAMBO REGIONAL COUNCIL

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OFFICER REPORTS

COUNCIL MEETING DATE: 17 May 2023

Item No: 5.12

**SUBJECT HEADING: Development Application – DA 27-2022-2023 – 1
 Banksia Street & 3 Mulberry Street, Blackall**

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: The Applicant, Bruce F Crook-King, seeks a Development Permit for a Material Change of Use for a Transport Depot over land 1 Banksia Street and 3 Mulberry Street, Blackall formally described as Lot 21 & 25 on SP210376.

The proposal is for a Transport depot. The proposal will allow for the housing and operation of up to three (3) trucks and 15 trailers. The proposal will have up to four (4) staff members. The proposal will essentially act as an extension to the existing Storage Facility (truck and trailers for freight transport).

The site is located in the established industrial precinct of Blackall.

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.

Officer's Recommendation: That Council approves the application for a Development Permit for Material Change of Use for a Transport Depot over land 1 Banksia Street and 3 Mulberry Street, Blackall formally described as Lot 21 & 25 on SP210376, subject to the following conditions:

1.0 PARAMETERS OF APPROVAL

- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.**
- 1.2 Where these conditions refer to “Council” in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.**
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council’s satisfaction, unless otherwise stated in a development condition.**
- 1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at**

no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.

- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.**
- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.**

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:**

Plan/Document Name	Plan/Document Number	Revision Number	Date
Site Plan	SK1	-	21/04/2023

- 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) trucks, up to 15 trailers and up to four (4) operators on site.**
- 4.2 No loading, unloading or storage of goods is permitted to occur on site.**
- 4.3 All ancillary servicing and maintenance activities undertaken in conjunction with the approved use must be limited to the existing shed. The area within the shed 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.**

5.0 ACCESS AND MANOEUVRING AREAS

- 5.1 Design, construct and maintain the Mulberry Street crossover 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.**

- 5.2 All new vehicle manoeuvring areas must be constructed to an all weather standard.**

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 AND WATER

- 7.1 Maintain the existing connections to Council's reticulated water and sewerage network.**

8.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

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

9.0 WASTE MANAGEMENT

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

- 9.1.1 Designed to not cause nuisance to neighbouring properties;**
- 9.1.2 Screened from any road frontage or adjoining property;**
- 9.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the Short-term accommodation.**

- 9.2 Appropriate materials and equipment are to be available onsite at all times to contain and clean up spills of potentially polluting materials. The materials and equipment must be maintained.**

10.0 AMENITY AND ENVIRONMENTAL HEALTH

- 10.1 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**
- 10.2 Install and operate all outdoor lighting to comply with AS4282 – 1997 “Control of the Obtrusive Effects of Outdoor Lighting”.**

11.0 ASSET MANAGEMENT

- 11.1 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.**

12.0 CONSTRUCTION ACTIVITIES

- 12.1 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.**
- 12.2 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").**

Background**1.0 DEVELOPMENT APPLICATION SUMMARY****TABLE 1 – OVERVIEW OF THE DEVELOPMENT APPLICATION**

PROPERTY DETAILS	
Site address	1 Banksia Street and 3 Mulberry Street, Blackall QLD 4472
RPD	Lot 21 & 25 on SP210376
Site Area	6,746m ²
Landowner	Bruce Crook-King
Existing use of land	Storage Facility (truck and trailers for freight transport)
Existing development approval	DA-05-2019-2020 – MCU for Storage Facility (truck and trailers for freight transport) - Approved 19 September 2019
APPLICATION DETAILS	
Application No.	DA27-2022-2023
Applicant	Bruce Crook-King
Application description	Development Application for a Development Permit for Material Change of Use for a Transport Depot

Decision due date	24 May 2023
Main Issues/Resolution	Nil
STATUTORY DETAILS	
Planning Scheme	Blackall-Tambo Region Planning Scheme 2020
Overlays	N/A
Zone	Township Zone
Precinct	Industrial Precinct
Land use definition	Transport Depot
Category of Assessment	Code Assessment

2.0 PROPOSAL BACKGROUND

TABLE 2 – OVERVIEW OF DEVELOPMENT ASSESSMENT PROCESS

Application lodged and properly made	31 March 2023
Decision due	24 May 2023

3.0 SITE AND SURROUNDS DESCRIPTION

The subject site (Figure 1 below) is located at 1 Banksia Street and 3 Mulberry Street, Blackall, formally described as Lot 21 & 25 on SP210376. The subject site has a combined area of 6,746m² and has a 48m frontage to both Banksia and Violet Street and a 25m frontage to Mulberry Street. The site contains an existing Storage facility for the storage of trucks and trailers used in the freight industry.

The site is located within the Industrial Precinct of Blackall and is surrounded by industrial type uses.



Figure 1 – Aerial of subject site (Source: QLD Government DAMS Mapping)

4.0 DESCRIPTION OF PROPOSAL

The proposal is for a Transport depot. The proposal will allow for the housing and operation of up to three (3) trucks and 15 trailers. The proposal will have up to four (4) staff members. The proposal will essentially act as an extension to the existing Storage Facility (truck and trailers for freight transport).

Attachment A provides a copy of the proposal plan referenced in the recommendation.

5.0 PLANNING ASSESSMENT

In accordance with section 45 (3) of the *Planning Act 2016*, Code Assessment is an assessment that must be carried out only –

- (a) Against the **assessment benchmarks in a categorising instrument** for the development; and
- (b) Having regard to **any matters prescribed by regulation** for this paragraph.

This framework for assessing Code assessable applications is explained as follows –

Code assessment is a ‘bounded assessment’ which means only the applicable assessment benchmarks and matters can be considered by Council in deciding the application.

The categorising instrument for the development is the *Blackall-Tambo Region Planning Scheme 2020*, under which the applicable assessment benchmark is the General Development Code.

The Central West Regional Plan and the State Planning Policy

The Regional Plan and SPP are identified as being appropriately integrated in the Planning Scheme and therefore do not require further assessment. The assessment of the proposal against the Planning Scheme in section 5.2 below also functions as an assessment of these State Planning Instruments.

The Local Government Infrastructure Plan

By Council resolution, there is no Local Government Infrastructure Plan in place for the Council Area and Council ceases to charge Adopted Infrastructure Charges for any new development. In turn, this assessment benchmark does not apply to the development and an Infrastructure Charges Notice does not form part of this recommendation.

Schedules 9 and 10 of the Planning Regulation

Schedule 9 relates to building work under the Building Act, which is not relevant to this application for material change of use but may be relevant to a subsequent building work application for the construction of the development.

The site is mapped as containing native vegetation, however as visible on the aerial in Figure 1, the site is void of any vegetation. As a result, the proposal will not result in vegetation clearing and does not require referral to the State Assessment and Referral Agency.

Approval history / lawful use of the premises and adjoining premises

The site is subject to a development approval. DA-05-2019-2020 – MCU for Storage Facility (truck and trailers for freight transport) - Approved 19 September 2019.

The approval has been acted on and the use is currently operating from Lot 21 on SP210376. This application is essentially an extension to the existing use and will operate in harmony with

that approval. Conditions of approval similar to those on DA-05-2019-2020 have been included on this application to ensure consistency.

Common material

The application material and subsequent correspondence with Council officers and the applicant has been considered in the preparation of this recommendation.

The planning assessment of the development considers the above assessment benchmarks and matters to the extent that the assessment benchmark and matter is relevant to the development.

5.1.1 Internal Officer Comments

Council's environmental health officer provided the following comments:

'Would the operator be required to provide a stormwater management plan, or provide a chemical interceptor of some sort? The document states 'Water sheds to street'. As I understand they have a concrete pad with a truck repair bay, and allegedly washing cattle trucks of from faeces and the like at times. When I was onsite I could not see any drainage system on the ground to capture run-off from the site'.

In response the following condition (condition 9.2) of approval has been included:

- Appropriate materials and equipment are to be available onsite at all times to contain and clean up spills of potentially polluting materials. The materials and equipment must be maintained.

It is considered the above condition and conditions relating to stormwater management and not causing environmental nuisance will enable the development to be managed in a way that can address any potential impacts.

5.2 BLACKALL-TAMBO REGION PLANNING SCHEME 2020

Under the Planning Scheme the development constitutes a Material Change of Use, which is defined in the Planning Act as:

- a) the start of a new use of the premises;**
- b) the re-establishment on the premises of a use that has been abandoned;**
- c) a material increase in the intensity or scale of the use of the premises.**

The use of the land for a Transport Depot will result in a new and intensified use on the land. Under the Planning Scheme, the defined use relevant to the proposal is Transport Depot:

Transport depot means the use of premises for—

- (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or*
- (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).*

In accordance with Table 4.4.1 of the Planning Scheme a Transport Depot in the Industrial Precinct of the Township Zone is subject to Code Assessment.

5.2.1 Assessment of Codes

The following code is relevant to the proposed development.

General Development Code

The development complies or can be conditioned to comply with the purpose, performance criteria and acceptable solutions of the General Development Code. In particular:

- The proposal does not involve any new buildings or structures and therefore the site cover and setbacks remain unchanged
- The proposal does not require any additional landscaping
- A condition has been included to ensure all new vehicle manoeuvring areas are constructed to an all weather standard
- There is sufficient room onsite for parking for operators
- A condition has been imposed to ensure the new crossover to Mulberry Street is provided in accordance with Council's standards
- The site is contained within Blackall's established industrial precinct and is not expected that the use will cause amenity issues for surrounding occupants
- A condition has been included for the management of spills
- The site is serviced by existing reticulated water and sewer as well as electricity and telecommunications services
- A condition has been imposed to ensure stormwater is appropriately managed.

In summary, this planning assessment demonstrates that the development is consistent with the relevant assessment benchmark of the Planning Scheme. Conditions of approval reflect the elements of the assessment benchmarks to ensure on-going compliance in terms of land use, amenity and servicing.

6.0 CONCLUSION

Development Permit for a Material Change of Use for a Transport Depot over land at 1 Banksia Street and 3 Mulberry Street, Blackall formally described as Lot 21 & 25 on SP210376, is recommended for approval, subject to the conditions outlined in this report.

This recommendation is based on an assessment of the proposal in accordance with the Planning Act for applications requiring Code assessment, which demonstrates the proposal's consistency with the Planning Scheme and other relevant assessment matters.

In accordance with the requirements for a decision notice under section 63 the Act, the notice must state the reasons for the decision. For this development, the statement of reasons, being the grounds for approval, will feature on the decision notice as follows:

- a) The Transport Depot is an acceptable use in the Industrial Precinct of the Township Zone;
- b) Conditions have been included to manage the operation of the development
- c) The site is sufficiently serviced and has access to telecommunications, electricity, reticulated water and sewer;
- d) Development does not conflict with the State Planning Policy 2017 and Central West Regional Plan 2009.

Link to Corporate Plan

Economic Development

Outcome 1 – Business Investment- Support existing local businesses and the establishment of new businesses in the region.

Consultation (internal/external)

Chief Executive Officer

Council Town Planner
Rates Officer

Policy Implications

Nil

Budget and Resource Implications

Nil

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Nil	Low
Legal & Regulatory	Low	The application has been assessed in accordance with the Planning Act and the Blackall-Tambo Planning Scheme.	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	The application has been assessed against the relevant requirements.	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil



Title: Site Plan
Reference: SK1
Date: 21/04/2023

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COUNCIL MEETING DATE: 17 May 2023

Item No: 5.13

SUBJECT HEADING: National Messaging System

Author and Officer's Title: Des Howard, Chief Executive Officer

CLASSIFICATION: (if confidential)

Summary: The Federal Government has committed funding for a new National Messaging System to be launched by the end of 2024. This will enable handheld devices to receive emergency warnings in near real-time.

Officer's Recommendation: That Council receive the National Messaging System report.

Background

The Minister for Emergency Management, Hon Murray Watt, announced on 1 May 2023, that the Federal Government had committed funding for a new National Messaging System (NMS). The aim of the system is to expedite faster and more targeted alerts to communities impacted by emergencies.

NMS's purpose is to ensure prompt and trustworthy delivery of telephonic warning messages to handheld devices at the local, regional and national levels. The Cell Broadcast (CB) technology functions through point-to-area communication between radio cell tower operators and all compatible handheld devices located within a specific geographic area.

CB is functional on 3G, 4G and 5G carrier networks with message delivery taking place across Optus, Telstra and TPG networks, including their forthcoming standalone 5G networks. CB technology is supported by geospatial capabilities that enable messages to be sent to mobile devices within defined geographical areas. This can be associated with existing geographical or administrative boundaries, such as Local Government Areas or other defined geographical areas.

Message delivery is not impacted by network congestions, nor does it contribute to network congestions which is a common occurrence during emergency and disaster events.

NMS cannot deliver voice messages to landline phones, provide answers pertain to why certain phones received or did not receive messages, provide quantified number of devices capable of receiving or how many devices received warning messages within a selected area.

The system is planned to be launched by the end of 2024.

Link to Corporate Plan

Environment and Management

Outcome 1 – Disaster Management- Region is prepared and resilient to natural and man-made disasters.

Consultation (internal/external)

Chief Executive Officer

Disaster Management Coordinator

QFES Emergency Management Coordinator

Policy Implications

Nil

Budget and Resource Implications

Nil

Risk Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Nil	Low
Legal & Regulatory	Low	Nil	Low
People	Low	Nil	Low
Operational	Medium	Nil	Low
Environmental	Medium	Nil	Low
Strategic	Medium	Nil	Low
Ethical	Low	Nil	Low
Reputation	Low	Nil	Low
Leadership	Low	Nil	Low

Proposed Risk Treatment

Nil