



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE BLACKALL COUNCIL CHAMBERS
ON WEDNESDAY 18 AUGUST 2021
AT 8.30AM**

PRESENT:

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

OFFICERS:

Mr Des Howard, Chief Executive Officer, Mr Alastair Rutherford, Director of Finance Corporate and Community Services, Mr Garth Kath, Director of Works and Services, Mrs Andrea Saunders, Executive Assistant.

CONDOLENCES:

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

- Mervin John Cavanagh
 - Richard Guy L'Estrange (Bill)
-

DECLARATIONS OF INTEREST:

No conflicts of interest were declared.

Leave of Absence

Cr Pullos is seeking a leave of absence from the meeting due to medical reasons.

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

That Cr Pullos be granted a leave of absence from the meeting due to medical reasons.

Minute No. 01/08A/21

Carried 6/0

1.1 Confirmation of General Meeting Minutes

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

That the minutes of the General Meeting held on 21 July 2021 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 02/08A/21

Carried 6/0

4.1.1 Financial Report for the Month of July

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 July 2021 details Council's current financial position and compares its performance against the adopted budget for 2021-2022.

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

That Council receive the Financial Report for July 2021.

Minute No. 03/08A/21

Carried 6/0

4.1.2 DFCCS Operations Report – July 2021

The Director of Finance Corporate and Community Services operations report for July 2021 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 July 2021.

Minute No. 04/08A/21

Carried 6/0

4.1.3 Environmental Health Officer's Report

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

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

That Council receive the Environmental Health Officer's report.

Minute No. 05/08A/21

Carried 6/0

4.1.4 Ranger's Report

The Ranger's report for July 2021 is provided to Council.

MOTION: Moved: Cr JH Scobie Seconded: Cr LP Russell

That Council receive the Ranger's report for July 2021.

Minute No. 06/08A/21

Carried 6/0

4.1.5 Projection Art - Banks Park Installation, Bulldust & Sequins

An art projection has been installed in Banks Park.

MOTION: Moved: Cr GK Schluter Seconded: Cr BP Johnstone

That Council endorse the 'Bulldust & Sequins' Projection Art project installed in Banks Park.

Minute No. 07/08A/21

Carried 6/0

4.1.6 Internal Audit and Risk Management Committee

The Internal Audit and Risk Management Committee meeting on Friday 16 July 2021.

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

That Council receive the minutes of the Internal Audit and Risk Management Committee's meeting 16 July 2021.

Minute No. 08/08A/21

Carried 6/0

4.1.7 Tambo Child Care - Policies

The Tambo Child Care Centre is required by State Government legislation to have a comprehensive set of updated policies updated by Council on the management of asthma, illness, and infectious diseases within the centre. The two policies were last updated in 2020 and have now been updated.

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

That Council adopt:
(a) The revised Stat 23 – Tambo Child Care Policies and Procedures; and
(b) The Tambo Child Care Asthma Policy; and
(c) Illness and Infectious Disease Policy.

Minute No. 09/08A/21

Carried 6/0

4.1.8 QAO – Interim Report to Mayor 2021

Under section 213 of the Local Government Regulation 2012 a copy of this report is to be presented to Council at the next ordinary meeting of Council. This report was originally received by Council at the June 2021 meeting; however, adjustments were required to the report following the meeting of the Internal Audit and Risk Management Committee on 16 July 2021.

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

That Council receive the QAO's interim report to the Mayor dated 6 August 2021.

Minute No. 10/08A/21

Carried 6/0

4.2.1 Director of Works and Services Operations Report – July 2021

The Director of Works and Services report for July 2021 is presented to Council.

MOTION: **Moved: Cr JH Scobie** **Seconded: Cr LP Russell**

That Council receive the Director of Works and Services' Operations Report for July 2021.

Minute No. 11/08A/21

Carried 6/0

At this point, 9.11am, the CEO left the meeting.
At this point, 9.15am, the CEO returned to the meeting.

4.2.2 Work Health and Safety Report

The Work Health and Safety Report has been provided to Council.

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

That Council receive the Work Health and Safety Report for July 2021.

Minute No. 12/08A/21

Carried 6/0

4.2.3 Concrete Works: Narbethong Road Intersection Realignment

Tenders were requested for the Concrete Works: Narbethong Road Intersection Realignment from 21 tenderers.

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

That Council accept the tender from Horman Transport Pty Ltd for \$1,084,335.00 (ex GST) as they are a proven supplier.

Minute No. 13/08A/21

Carried 6/0

5.1 Blackall Saleyards Monthly Report

The Blackall Saleyards monthly report for July is presented to Council.

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

That Council receive the Blackall Saleyards monthly report for July 2021.

Minute No. 14/08A/21

Carried 6/0

5.2 Planning and Development Report

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

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

That Council receive the Planning and Development Report for July 2021.

Minute No. 15/08A/21

Carried 6/0

5.3 RAPAD Board Communiqué – July 2021

The RAPAD Board hold monthly meetings to discuss topics relevant to the RAPAD council area.

MOTION: **Moved: Cr AL Martin** **Seconded: Cr LP Russell**

That Council receive the RAPAD Board Communiqué dated 9 July 2021.

Minute No. 16/08A/21

Carried 6/0

At this point, 9.59am, Cr Johnstone left the meeting.

At this point, 10.01am, Cr Johnstone returned to the meeting.

5.4 Surrender of Land for Overdue Rates

An email has been received from a landholder notifying Council that they are unable to afford to pay rates owing on the land at Yalleroi and would like to surrender twelve parcels of land to Council.

MOTION: Moved: Cr LP Russell

Seconded: Cr BP Johnstone

That Council, under section 121(c) of the *Local Government Regulation 2012*, grant a concession, by way of accepting a transfer of unencumbered land in full payment of the rates and charges for rate assessments 10783-00000-000, 10778-00000-000, 10776-00000-000 and 10777-50000-000.

Minute No. 17/08A/21

Carried 6/0

5.5 Proposed Land Swap Under Section 236(1)(c)(v) of the Local Government Regulation 2012

Council is proposing to subdivide and dispose, by way of tender or auction, part of a lot in Tambo as a commercial building and land. To support the subdivision, Council would like to have an area dedicated as road to access the southern boundary of the lot on which the Tambo Multipurpose Centre is located. This will provide better and safe access to Council's community facility.

MOTION: Moved: Cr BP Johnstone

Seconded: Cr GK Schluter

That Council:

1. Is satisfied that section 236(1)(c)(v) of the *Local Government Regulation 2012* applies to Council's proposed disposal, other than by tender or auction, of the proposed area of Lot 1 on SP197795 and proposed area of Lot 1 on SP293537, on the basis that it is in the public interest to do so and that it can otherwise be achieved in accordance with the sound contracting principles; and
2. Authorise the Chief Executive Officer to enter negotiations with the owner of Lot 2 on SP293537 for the exchange of land (including monetary payment by the owner to Council for any difference in land value).

Minute No. 18/08A/21

Carried 6/0

ADJOURNMENT

At 10.03am the meeting was adjourned for morning tea.

RESUMPTION

At 10.33am the meeting was resumed.

5.6 QWRPA Funding Round 6

Prior to the LGAQ Annual Conference there is a call for motions from Council to be included in the motions for consideration portion of the conference. This year the Blackall-Tambo Regional Council, with the support of RAPAD, would like the LGAQ to lobby the State Government to commit to permanent funding of \$2M per annum for the Queensland Water Regional Alliances Program (QWRAP) beyond its current round of funding that ceases in June 2022.

MOTION: **Moved: Cr AL Martin**

Seconded: Cr LP Russell

That Council request that LGAQ lobby the State Government to commit a permanent funding of \$2M per annum for the Queensland Water Regional Alliances Program (QWRAP) beyond its current round of funding that ceases in June 2022.

Minute No. 19/08A/21

Carried 6/0

5.7 Development Application – DA 25-2020-2021 – Churches of Christ in Queensland – Lot 1 Coronation Drive, Blackall

The Applicant, Churches of Christ in Queensland, seeks a Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility over land at Lot 1 Coronation Drive, Blackall, formally described as Lot 1 on SP318666. The subject site is occupied by the Barcoo Living Multi-Purpose Service facility. The Applicant proposes to extend the western part of the facility in order to accommodate 10 additional bedrooms.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Township Zone (Commercial Precinct). The defined uses that have been applied for, being 'Residential Care Facility' and 'Retirement Facility', are subject to Impact Assessment in the Commercial Precinct. The uses are subject to Impact Assessment because the extension is in the mapped Flood Hazard Area.

There is no conflict between the proposal and the relevant assessment benchmarks. Development conditions are recommended to ensure the development is constructed and operated in accordance with the Planning Scheme. The application is recommended for approval, subject to the conditions stated herein.

MOTION: **Moved: Cr JH Scobie**

Seconded: Cr LP Russell

That Blackall-Tambo Regional Council approves the application for a Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility over land at Lot 1 Coronation Drive, Blackall, formally described as Lot 1 on SP318666, 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
Existing / Demolition Site Plan	DA101	B	23/6/2021
Proposed Site Plan	DA102	B	23/6/2021
Proposed Overall Floor Plan	DA103	B	23/6/2021

Existing / Demolition Floor Plan	DA201	B	23/6/2021
Proposed Floor Plan	DA202	B	23/6/2021
Roof Plan	DA203	B	23/6/2021
Elevations and Sections	DA501	B	23/6/2021
Perspectives	DA901	B	23/6/2021
Proposed Site Plan – Landscaping as amended by BTRC	DA102	B	23/6/2021 (amended 11/08/2021)

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

3.0 ACCESS AND PARKING WORKS

3.1 Provide and maintain a minimum of 24 car parking spaces on-site. All car parking spaces must be clearly identified by either line-marking or signage.

4.0 STORMWATER WORKS

4.1 Stormwater from the approved extension must drain to a lawful point of discharge. Stormwater run-off must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

5.0 ENVIRONMENTAL HEALTH

5.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, dust, vibration, odour, fumes, smoke, vapour, steam, soot, wastewater, waste products, oil or otherwise.

5.2 Maintain outdoor lighting to comply with *AS4282 Control of Obstructive Effects of Outdoor Lighting*.

5.3 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.

5.4 In accordance with the Environmental Protection (Waste Management) Regulations, all waste storage areas must be kept in a clean, tidy condition, and sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site. Waste must be removed to a lawful landfill.

6.0 SERVICES

6.1 The approved extension must be serviced by the premises' existing connection to Council's reticulated water and sewerage networks.

6.2 Electricity and telecommunication services must be provided to the approved extension in accordance with the standards and requirements of the relevant service provider.

7.0 FINISHED FLOOR LEVEL

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

8.0 LANDSCAPING AND FENCING

8.1 Establish and maintain landscaping in vacant areas identified on the approved 'Proposed Site Plan – Landscaping as amended by BTRC', except where pathways and outdoor recreation areas may be established. At a minimum, landscaping must be provided by way of turfing vacant areas.

8.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting program as required.

8.3 Boundary fencing must be provided along the western boundary shared with Lot 2 on SP309900.

9.0 ASSET MANAGEMENT

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

10.0 CONSTRUCTION ACTIVITIES

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

10.2 Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* document (as amended) for the

duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.

10.3 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant standards under the *Blackall-Tambo Region Planning Scheme*.

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

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

ADVISORY NOTES

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

Minute No. 20/08A/21

Carried 6/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 10.40am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 15 September 2021.

Signed.....Mayor