



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE BLACKALL COUNCIL CHAMBERS
ON WEDNESDAY 14th DECEMBER 2022
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, Mr Garth Kath 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:

- Margaret Irvine
 - Margaret Ann Brown nee Mullins
 - Constable Matthew Arnold
 - Constable Rachel McCrow
 - Alan Dare
-

DECLARATIONS OF INTEREST:

Cr AL Martin for item 5.11 – Councillor Martin requested Council's view on his personal interest in item 5.11 Relocation of the Tambo Library and Visitor Information Centre to the Grassland Building as his wife, Louise Martin is Deputy Chair of the Tambo Arts Council. Council deemed that Cr Martin did not have a conflict of interest in the matter and did not have to declare a conflict of interest.

1.1 Confirmation of General Meeting Minutes

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

That the minutes of the General Meeting held on 16 November 2022 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 01/12A/22

Carried 7/0

4.1.1. Financial Report for the Month of November 2022

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

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

That Council receive the Financial Report for November 2022.

Minute No. 02/12A/22

Carried 7/0

Attendance:

At 8:40am Cr Martin left the meeting and returned at 8:41am

4.1.2. DFCCS Operations Report – November 2022

The Director of Finance Corporate and Community Services operations report for November 2022 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 PJ Pullos**

That Council receive the DFCCS Operations Report for November 2022.

Minute No. 03/12A/22

Carried 7/0

4.1.3. Review of Policies

The review of Council's Policies is important. Reviews ensure that Council remains compliant with a variety of factors.

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

That Council:

- 1. Retire Stat 31- Community Services Policies and Procedures for HACC, CACP, NRCP, RPHS and Community Care Services; and**
- 2. Retire Admin 33- Youth Centre Internet Policy; and**
- 3. Retire Admin 6- Computer, Email, and Internet Policy; and**
- 4. Adopt the Acceptable Use of Information Technology Policy.**

Minute No. 04/12A/22

Carried 7/0

4.2.1. Director of Works and Services' Operations Report - November 2022

The Director of Works and Services report for November 2022 is presented to Council.

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

That Council receive the Director of Works and Services' Operation Report for November 2022.

Minute No. 05/12A/22

Carried 7/0

Attendance:

At this point, 9.00 am, Queensland Music Festival joined the meeting by video conference. The deputation consisted of Joel Edmondson – CEO and Creative Director, Simon Buchanan - Business Development Director and Sue Nelson - Government Partnerships Manager.

The deputation addressed Council about the Queensland Music Trail proposal. At this point, 9.24 am, Queensland Music Festival left the meeting.

4.2.2. Work Health and Safety Report

The Work Health and Safety report is provided to Council.

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

That Council receive the Work Health and Safety report for November 2022.

Minute No. 06/12A/22

Carried 7/0

Attendance:

At this point, 9.42 am, the Director of Works and Services left the meeting.

At this point, 9.43 am, the Director of Finance Corporate and Community Services left the meeting.

5.1 Blackall Saleyards Monthly Report

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

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

That Council receive the Blackall Saleyards monthly report for November 2022.

Minute No. 07/12A/22

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

That Council receive the Planning and Development Report for November 2022.

Minute No. 08/12A/22

Carried 7/0

5.3 Environmental Health/Local Laws Officer's Report- November 2022

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

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

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

Minute No. 09/12A/22

Carried 7/0

Attendance:

At this point, 9.50 am, the Director of Works and Services returned to meeting.

At this point, 9.53 am, the Director of Finance Corporate and Community Services returned to meeting.

Adjournment:

At 10.02 am meeting was adjourned for morning tea.

Resumption:

At 10.29 am the meeting was resumed.

5.4 Review of Delegations from Council to the Chief Executive Officer

Section 257(5) of the Local Government Act 2009 requires Council to review annual delegation to the Chief Executive Officer to Council.

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

That Council:

- 1. Receive the Delegations Register Council to Chief Executive Officer which details all the powers delegated to the Chief Executive Officer of Council pursuant to section 257 of the *Local Government Act 2009*.**

- 2. Note that the Delegations Register Council to Chief Executive Officer has been reviewed and updated as at 14 December 2022 to reflect any changes to the delegable powers under state legislation.**

Minute No. 10/12A/22

Carried 7/0

5.5 Development Application- DA 37-2021-2022 Tourist Park- 18 Leek Street, Blackall

The Applicant, New Beginnings Church Blackall, seeks a Development Permit for Material Change of Use for a Tourist Park and Reconfiguring a Lot (1 lot into 2 lots) over land at 18 Leek Street, Blackall, formally described as Lot 1 on CP900484. The subject site is occupied by the New Beginnings Church. The Applicant is proposing 16 caravan sites with ensuites and associated car parking. The proposal will also include caretakers' accommodation with an office. The reconfiguration of the lot will ensure the existing church and Tourist Park are on separate lots.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Mixed Use Precinct of the Township Zone. The defined use that has been applied for, being a 'Tourist Park', is subject to Impact Assessment in the Township Zone. Reconfiguring a lot in the Township zone is subject to Code Assessment. The overall level of assessment for the application is Impact Assessment. A development application that is subject to Impact Assessment is assessed against the entire Planning Scheme and is required to be publicly notified for a minimum of 15 business days. During the public notification period, seven (7) submissions and one (1) petition with 20 signatures was received. The issues raised in the submissions and petition have been addressed in the decision report.

The proposal has been assessed against the entire Planning Scheme and is consistent with the intent of the zone and all other relevant assessment benchmarks.

Based on an assessment of the proposal in accordance with the Impact Assessment process articulated in the Planning Act 2016, this decision report recommends approval of the development application, subject to the conditions stated herein.

MOTION: **Moved: Cr DA Hardie**

Seconded: Cr PJ Pullos

That Council approves the application for a Development Permit for Material Change of Use for a Tourist Park and Reconfiguring a Lot (1 lot into 2 lots) over land at 18 Leek Street, Blackall, formally described as Lot 1 on CP900484, 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

Plan/Document Name	Plan/Document Number	Revision Number	Date
Thistle Street Aspect	Page 1	-	25/05/2022
Layout Proposed Site Plan	Page 3	-	26/05/2022 (Received date)
Caravan Park Proposed Site Plan	Page 4	-	26/05/2022 (Received date)

Type A & Shower-WC-Vanity & Elevations	Page 5	-	26/05/2022 (Received date)
Type B & C & Shower-WC-Vanity & Elevations	Page 6	-	26/05/2022 (Received date)
Type D & Laundry-WC-Shower & Elevations	Page 7	-	26/05/2022 (Received date)
Proposed Dwelling – Lower and Upper Floor	Page 8	-	26/05/2022 (Received date)
Proposed Dwelling Aspects	Page 9	-	26/05/2022 (Received date)
Site Layout	DWG-S01	A	26/09/2022
General Arrangement	CE22056-301-GA	A	19/10/2022
Landscape Plan Planting Plan	IY-666-18LE	-	19/10/2022

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:

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 LIMITATIONS OF OPERATION

3.1 Hours of operation are limited from 7:00am to 6:00pm Monday to Sunday. No new guests are to be accepted into the Tourist Park outside these hours.

Advisory note: This relates to office hours and when guests may be accepted into the Tourist Park. It is accepted the use is an accommodation activity and guests (already checked in) will be staying 24 hours a day.

3.2 The Tourist Park is limited to a maximum of 16 caravan sites.

4.0 ENGINEERING CERTIFICATION

- 4.1 Prior to commencement of any engineering works, a Development Permit for Operational Work must be obtained, where required, for the following engineering works:**
 - 4.1.1 Road works and access and parking works**
 - 4.1.2 Reticulated water supply connection**
 - 4.1.3 Reticulated sewer supply**
 - 4.1.4 Earthworks**
 - 4.1.5 Stormwater works**
- 4.2 For the submission, detailed design documentation must be provided and a Registered Professional Engineer of Queensland (RPEQ) must certify the engineering drawings and specifications for the engineering work.**
- 4.3 An Engineer's Certificate of Construction must be signed and submitted to Council by a RPEQ verifying that all works have been carried out in accordance with the relevant standards, drawings, the development permit for operational works, and any specifications that result from the submission for engineering certification.**
- 5.0 ACCESS AND PARKING WORKS**
 - 5.1 Design, construct and maintain the Thistle Street crossover in accordance with the approved plans (see Condition 2.1) and generally in accordance with the standard drawing, Figure 2 – Vehicle Crossover – Piped, from the General Development Code of the Blackall-Tambo Region Planning Scheme.**
 - 5.2 Design and construct the upgrade to Thistle Street and the intersection of Leek and Thistle Street, at no cost to Council, in accordance with the approved plans (see Condition 2.1) and generally in accordance with the standards detailed in the *Capricorn Municipal Development Guidelines (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications)*.**
 - 5.3 Provide and maintain a minimum of eighteen (18) car parking spaces on-site for guests, four (4) car parking on-site for guests and two (2) car parking spaces for the caretaker's residence. All car parking spaces must be clearly delineated by either line-marking or signage.**
 - 5.4 Design and construct and maintain all car parking, service vehicle parking and manoeuvring areas in accordance with the approved plans (see Condition 2.1) and *AS2890.1 – Parking Facilities* and**

Austroads Publication AP-G34-13 – Austroads Design Vehicle and Turning Path Templates.

- 5.5 All car parking, caravan sites and vehicle manoeuvring areas must be either compacted gravel or concrete.**
- 5.6 Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.**
- 5.7 Provide dedicated visitor car parking areas generally in accordance with the approved plans (Condition 2.1).**
- 6.0 FLOOD**
 - 6.1 Maintain and implement a current Flood Evacuation Plan for the approved use.**
 - 6.2.1 The Flood Evacuation Plan must consider:**
 - 6.2.1 Trigger conditions for evacuation;**
 - 6.2.2 Flood free or low flood hazard access, by way of trafficable roads to facilitate evacuation or provision of supplies;**
 - 6.2.3 Location of local evacuation centres; and**
 - 6.2.4 Roles and responsibilities of the manager/employees in implementing the Flood Evacuation Plan.**
 - 6.4 Make available a copy of the Flood Evacuation Plan on site at all times.**
- 7.0 SITE MANAGEMENT PLAN**
 - 7.1 Maintain and implement a site management plan for the Tourist Park. The site management plan is to include measures to manage operational aspects of the development including, but not limited to, hours of operation, noise management, site care and maintenance, complaints management and refuse management.**
- 8.0 ROOF AND ALLOTMENT DRAINAGE**
 - 8.1 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.**
- 9.0 STORMWATER WORKS**
 - 9.1 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*.

10.0 SEWERAGE AND WATER

10.1 The premises must be connected to Council's reticulated water and sewerage network.

10.2 All works must be designed, constructed and maintained in accordance with the approved plans (refer to Condition 2.1), the *Plumbing and Drainage Act, Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1* and *Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage*.

10.3 Remove all redundant water supply and sewerage infrastructure, including but not limited to pipes and connection points.

11.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

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

12.0 WASTE MANAGEMENT

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

12.1.1 Designed to not cause nuisance to neighbouring properties;

12.1.2 Screened from any road frontage or adjoining property;

12.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the Tourist Park.

13.0 AMENITY AND ENVIRONMENTAL HEALTH

13.1 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

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

14.0 LANDSCAPING

14.1 Establish and maintain landscaping generally in accordance with the approved plans.

14.2 The landscaping must predominantly contain species consisting of native, drought tolerant groundcovers, shrubs, small trees and trees.

15.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

15.1 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.

15.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended).

15.3 Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted or landscaped).

16.0 ASSET MANAGEMENT

16.1 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.

ADDITIONAL CONDITIONS FOR RECONFIGURING OF A LOT (1 LOT INTO 2 LOTS)

17.0 ENDORSEMENT OF SURVEY PLAN

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

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

18.0 APPROVED PLANS AND DOCUMENTS

18.1 The approved reconfiguration of a lot must be completed and maintained generally in accordance with the lot layout shown on Layout Proposed Site Plan with reference Page 3 and dated 26/05/2022 (received date).

18.2 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.

19.0 ACCESS

19.1 The existing access to Leek Street for the Church must be maintained.

20.0 SERVICES

20.1 Each proposed lot must have separate services.

21.0 PUBLIC UTILITIES

21.1 The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.

21.2 Any alteration of any public utility or other facilities necessitated by the development of the land or associated construction works external to the site shall be at no cost to Council.

21.2 Any damage caused to any public utility during the course of construction shall be repaired to the satisfaction of Council's Delegated Officer and at no cost to Council prior to the sealing of the Survey Plan.

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”).
- E. The Tourist Park will require approval to operate under Schedule 14 of the Blackall-Tambo Regional Council Subordinate Local Law No.1 (Administration) 2010.

Minute No. 11/12A/22

Carried 7/0

5.6 Sale of Tambo Sawmill and Council’s Sales Permit to get Cypress Sawlogs

Council requested tenders for the Tambo Sawmill and Sales Permit in February 2022 with tenders closing on 31 March 2022. One submission was received. Council accepted the tender subject to approval by the Department of Agriculture and Fisheries. The successful tenderer negotiated with the Department of Agriculture and Fisheries to change the sawmill location from Tambo to Mitchell. This negotiation was unsuccessful.

MOTION: **Moved: Cr LP Russell** **Seconded: Cr PJ Pullos**

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 20130440.
b) invites written tenders for the Sales Permit 201304400.

Minute No. 12/12A/22

Carried 7/0

5.7 Revised Standing Orders Policy and Meeting Procedures

The Meeting Procedure Policy and Standing Orders Policy have been reviewed following an update to the Model Policies by the Department of State Development, Infrastructure, Local Government and Planning.

MOTION: **Moved: Cr PJ Pullos** **Seconded: Cr BP Johnstone**

That Council adopt the revised Standing Orders Policy and Meeting Procedures.

Minute No. 13/12A/22

Carried 7/0

5.8 Land Protection Fund Annual Payment

The Department of Agriculture and Fisheries have provided the tax invoice for the Land Protection Fund for the 2022-2023 financial year totalling \$88,437.00 as provided for under section 84 of the Biosecurity Act 2014.

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

That Council receive the letter from the Department of Agriculture and Fisheries and note that the Blackall-Tambo Regional Council's 2022-2023 contribution to the Land Protection Fund is \$88,437.00.

Minute No. 14/12A/22

Carried 7/0

5.9 2023 Special Holidays

Council made a request for the Office of Industrial Relations for a Special Holiday in 2023 as 7 November 2023 for the purpose of Melbourne Cup Day. The request has been approved by the Minister for Education and Minister for Industrial Relations.

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

That Council receive the letter from the Office of Industrial Relations and notes the 7 November 2023 has been approved as a Special Holiday for the Blackall-Tambo Region.

Minute No. 15/12A/22

Carried 7/0

5.10 Development Application - DA05-2022-2023 – Short Term Accommodation – 51 Arthur Street, Tambo

The Applicant, J & DS Phelps, seeks a Development Permit for Material Change of Use for Short-term Accommodation (6 units) over land at 51 Arthur Street, Tambo, formally described as Lot 510 on T1501. The subject site is currently vacant. The Applicant is proposing six (6) Short-term accommodation units. Each unit will be self-contained and have an area of approximately 26m². The proposal also includes a common undercover BBQ area.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Township Zone. The defined use that has been applied for, being a 'Short-term accommodation', is subject to Impact Assessment in the Township Zone.

A development application that is subject to Impact Assessment is assessed against the entire Planning Scheme and is required to be publicly notified for a minimum of 15 business days. During the public notification period, two (2) submissions were received. The issues raised in the submissions have been addressed in the decision report.

The proposal has been assessed against the entire Planning Scheme and is consistent with the intent of the zone and all other relevant assessment benchmarks.

Based on an assessment of the proposal in accordance with the Impact Assessment process articulated in the Planning Act 2016, this decision report recommends approval of the development application, subject to the conditions stated herein.

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

That Blackall-Tambo Regional Council approves the application for a Development Permit for Material Change of Use for Short-term Accommodation (6 units) over land at 51 Arthur Street, Tambo, formally described as Lot 510 on T1501, 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 and Elevations	001 Sheet 1 of 1	1	16/08/2022

- 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 LIMITATIONS OF OPERATION

- 3.1 Guests of the Short-term accommodation are limited to a maximum stay of three (3) consecutive months at any one time.**

- 3.2 The Short-term accommodation is limited to a maximum of six (6) units.**

4.0 ACCESS AND PARKING WORKS

- 4.1 Design, construct and maintain the Charles Street and Arthur Street crossovers 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.**

- 4.2 Provide and maintain a minimum of six (6) car parking spaces on-site for guests. All car parking spaces must be clearly delineated by either line-marking or signage.**

- 4.3 Design and construct and maintain all car parking and manoeuvring areas in accordance with the approved plan (see Condition 2.1) and *AS2890.1 – Parking Facilities* and *Austrroads Publication AP-G34-13 – Austrroads Design Vehicle and Turning Path Templates*.**

- 4.4 All car parking and vehicle manoeuvring areas must be either compacted gravel or concrete.**

5.0 SITE MANAGEMENT PLAN

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

management, site care and maintenance, complaints management and refuse management.

6.0 ROOF AND ALLOTMENT DRAINAGE

- 6.1 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.

7.0 STORMWATER WORKS

- 7.1 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*.

8.0 SEWERAGE AND WATER

- 8.1 The premises must be connected to Council's reticulated water and sewerage network.
- 8.2 All works must be designed, constructed and maintained in accordance with the approved plans (refer to Condition 2.1), the *Plumbing and Drainage Act, Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1* and *Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage*.
- 8.3 Remove all redundant water supply and sewerage infrastructure, including but not limited to pipes and connection points.

9.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

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

10.0 WASTE MANAGEMENT

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

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

11.0 AMENITY AND ENVIRONMENTAL HEALTH

- 11.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise**
- 11.2 Install and operate all outdoor lighting to comply with *AS4282 – 1997 “Control of the Obtrusive Effects of Outdoor Lighting”*.**

12.0 LANDSCAPING

- 12.1 Establish and maintain landscaping to all boundaries of the site.**
- 12.2 The landscaping must predominantly contain species consisting of native, drought tolerant groundcovers, shrubs, small trees and trees.**

13.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

- 13.1 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.**
- 13.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended).**
- 13.3 Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted or landscaped).**

14.0 ASSET MANAGEMENT

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

ADVISORY NOTES

- F. 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.**
- G. 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.**
- H. 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.**
- I. 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. 16/12A/22

Carried 7/0

Cr Andrew Martin requested Council’s view on his personal interest in item 5.11 Relocation of the Tambo Library and Visitor Information Centre to the Grassland Building as his wife, Louise Martin is Deputy Chair of the Tambo Arts Council. Council deemed that Cr Martin did not have a conflict of interest in the matter and did not have to declare a conflict of interest in the matter.

5.11 Relocation of the Tambo Library and Visitor Information Centre to the Grassland Building

Council decided at the 20 July 2022 meeting to continue consultation with the Tambo Arts Council regarding the possible relation of the Tambo Library and Visitor Information Centre to the Grassland Gallery building. The consultation with the Tambo Arts Council will continue.

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

That Council:

- 1. Approves of the relocation of the Tambo Library and Visitor Information Centre to the Grassland building; and**
- 2. Authorises the Chief Executive Officer to commence the process of the relocation of the Tambo library and Visitor Information Centre.**

Minute No. 17/12A/22

Carried 7/0

5.12 Queensland Music Trails 2023 Proposal.

Queensland Music Festival have provided a proposal for a Queensland Music Trails 2023 event for Blackall-Tambo.

MOTION: **Moved: Cr BP Johnstone** **Seconded: Cr PJ Pullos**

That Council supports the Queensland Music Trails 2023 event.

Minute No. 18/12A/22

Carried 7/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 11.31am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 25 January 2023.

Signed.....Mayor