



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 17th JANUARY 2024
AT 8.30AM**

PRESENT:

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

OFFICERS:

Mr Des Howard, Chief Executive Officer, Mr Ajay Agwan, Director of Works and Services, Mr Alastair Rutherford, Director of Finance, Corporate and Community Services, Andrea Saunders, Governance Coordinator, Piper Hansen, Minute Taker.

1.1 Attendance by Audio Link

Cr Johnstone has requested attendance to the January general meeting by audio link as he is unwell.

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

That under section 254K of the *Local Government Regulation 2012*, Council permits Cr Johnstone to take part in the meeting by audio link.

Minute No. 01/01A/24

Carried 5/0

Leave of Absence

Councillor David Hardie has requested a leave of absence for the meeting.

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

That a leave of absence for Councillor David Hardie for today's meeting be granted.

Minute No. 02/01A/24

Carried 6/0

CONDOLENCES:

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

- Ian Noel Welldon

- Merlene Ameila Hafey
- Darryl James Ogden
- Tony Leslie Allan Cook

DECLARATIONS OF INTEREST:

Cr Scobie for item 3.1.5 – I, Councillor Scobie, inform the meeting that I have a prescribed conflict of interest in item 3.1.5 RADF Application- Blackall Historical Woolscour Association. The nature of my interest is as follows:

- I am a member of the Blackall Historical Woolscour Association.

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

Cr Pullos for item 3.1.6 – I, Councillor Pullos, inform the meeting that I have a prescribed conflict of interest in item 3.1.6 RADF Application-Tambo Arts Council Incorporated. The nature of my interest is as follows:

- I am a member of the Tambo Arts Council.

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

1.2 Confirmation of General Meeting Minutes

MOTION: Moved: Cr PJ Pullos

Seconded: Cr GK Schluter

That the minutes of the General Meeting held on 20th December 2023 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 03/01A/24

Carried 6/0

3.1.1 Financial Report for the Month of December 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 December 2023 details Council's current financial position and compares its performance against the adopted budget for 2023-2024.

MOTION: Moved: Cr GK Schluter

Seconded: Cr JH Scobie

That Council receive the Financial Report for December 2023.

Minute No. 04/01A/24

Carried 6/0

3.1.2 DFCCS Operations Report – December 2023

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

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

That Council receive the DFCCS Operations Report for December 2023.

Minute No. 05/01A/24

Carried 6/0

3.1.3 RADF Meeting Minutes- 5th January 2024

The third round of the 2023-2024 RADF program closed for applications on December 15 and the RADF Committee held a meeting on January 5 to assess the submissions.

MOTION: **Moved: Cr GK Schluter** **Seconded: Cr PJ Pullos**

That Council receive the meeting minutes of the RADF committee dated 5 January 2024.

Minute No. 06/01A/24

Carried 6/0

3.1.4 RADF Application – Western Touring Circuit 2024

Four touring performances will be presented as part of the Western Touring Circuit in 2024. The Cubby by Flipside Circus, The TWITS by Shake & Stir, Funny Mummies Cabaret by Funny Mummies Touring and DOLL by Little Match Productions and Red Chair. Performances will be spread between both communities. Two of the touring shows will have ticketed prices at a small cost.

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

That Council endorses the RADF Committee's decision to support the four Western Touring Circuit Shows for 2024.

Minute No. 07/01A/24

Carried 6/0

At this point, 8.49am, Cr Scobie left the meeting.

3.1.5 RADF Application – Blackall Historical Woolscour Association

The third round of the 2023-2024 RADF program closed for applications on December 15, and the Committee recommended the application from Blackall Historical Woolscour Assoc. be approved.

MOTION: **Moved: Cr LP Russell**

Seconded: Cr GK Schluter

That Council endorse the RADF Committee's recommendation to approve the application from Blackall Historical Woolscour Association for \$4933.50.

Minute No. 08/01A/24

Carried 5/0

At this point, 8.50am, Cr Scobie returned to the meeting.

At this point, 8.50am, Cr Pullos left the meeting.

3.1.6 RADF Application – Tambo Arts Council Incorporated

The third round of the 2023-2024 RADF program closed for applications on December 15, and the Committee recommended the application from Tambo Arts Council Inc. be approved.

MOTION: **Moved: Cr GK Schluter**

Seconded: Cr LP Russell

That Council endorse the RADF Committee's recommendation to approve the application from Tambo Arts Council Inc. for \$1200.00.

Minute No. 09/01A/24

Carried 5/0

At this point, 8.51am, Cr Pullos returned to the meeting.

3.1.7 RADF Application – Strategic Initiative- Community Theatre

The RADF Committee elected to support the Open-Air Musical Proposal for Blackall & Tambo as the 2023-2024 RADF Council Strategic Initiative. Allocating the identified programs funds of \$12,000 to this project, with the funding to be managed by Red Ridge Interior Qld Ltd.

MOTION: **Moved: Cr PJ Pullos**

Seconded: Cr GK Schluter

That Council endorse the RADF Committee's recommendation to support the RADF program strategic initiative for 2023-2024 to the regional Open-Air Musical for \$12,000.00.

Minute No. 10/01A/24

Carried 6/0

4.1.1 Director of Works and Services' Operations Report – December 2023

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

MOTION: **Moved: Cr GK Schluter**

Seconded: Cr JH Scobie

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

Minute No.11/01A/24

Carried 6/0

5.1 Blackall Saleyards Monthly Report

The Blackall Saleyards monthly report for December is provided to Council

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

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

Minute No. 12/01A/24

Carried 6/0

5.2 Planning and Development Report

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

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

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

Minute No. 13/01A/24

Carried 6/0

5.3 Development Application – DA 36-2023-2024 – 19 Ivy Street & 8 Mulberry Street, Blackall

The Applicant, Western Freight Link Pty Ltd, seeks a Development Permit for a Material Change of Use for a Warehouse over land at 19 Ivy Street & 8 Mulberry Street, Blackall formally described as Lot 7 on SP210376 & Lot 14 on SP210376.

The proposal is for a Warehouse and involves the construction of one (1) industrial shed. This shed will be used for the unloading and loading of freight, storing, and distributing freight.

Access to the site will be available 24 hours a day, 7 days a week. Manned hours will be Monday-Friday 10am – 5pm. Collection and distribution will be available on the weekend via appointment.

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 Warehouse, is subject to Code Assessment in the Industrial Precinct of the Township Zone.

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

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

That Blackall-Tambo Regional Council approves the application for a Development Permit for Material Change of Use for a Warehouse over land 19 Ivy Street & 8 Mulberry Street, Blackall formally described as Lot 7 on SP210376 & Lot 14 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	DA 36-2023-2024	-	08/12/2023 (Received date)
Left, Front, Right and Back Elevation	Page 3 of 57	-	01/12/2023

- 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 PARAMETERS OF USE

- 3.1 The wholesale of goods is permitted, provided it remains ancillary to the Warehouse use.**

3.0 ROOF AND ALLOTMENT DRAINAGE

- 3.1 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.**

4.0 STORMWATER WORKS

- 4.1 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*.**

6.0 ACCESS AND PARKING WORK

- 6.1 Design, construct and maintain the Ivy Street and Mulberry 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.**
- 6.2 Maintain a minimum of three (3) car parking spaces on-site. All car parking spaces must be clearly delineated by either line-marking or signage.**

7.0 SEWERAGE AND WATER

- 7.1 The premises must be connected to Council's reticulated water and sewerage network.**
- 7.2 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*.**
- 7.3 Remove all redundant water supply and sewerage infrastructure, including but not limited to pipes and connection points.**

8.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

- 8.1 The premises must be connected to 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 Warehouse.**

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 SITE WORKS AND EROSION AND SEDIMENT CONTROL

- 11.1 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.**

- 11.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended).**
- 11.3 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).**
- 12.0 ASSET MANAGEMENT**
- 12.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.**
- 13.0 CONSTRUCTION ACTIVITIES**
- 13.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.**
- 13.2 Construction activity and noise must be limited to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.**

ADVISORY NOTES

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

23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).

Minute No. 14/01A/24

Carried 6/0

5.4 Sale of Land for Overdue Rates

The rate assessment has overdue rates or charges which have been overdue for at least 3 years. As per Council's Rates Recovery Policy reminder notices have been issued by Council and Council's Solicitor. Despite the reminder notices and correspondence from our Solicitor, no genuine commitment has been made to reduce the outstanding amounts.

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

That under section 140(2) of the *Local Government Regulation 2012*, Council resolves to sell Lot 2 on RP602517 (dwelling at 64 Thistle Street, Blackall) for overdue rates and charges.

Minute No. 15/01A/24

Carried 6/0

5.5 Review of Code of Conduct for Employees Policy

The review of Council's policies is crucial as it ensures Council remains compliant with changing legislation and requirements.

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

That Council adopt the revised Code of Conduct for Employees Policy.

Minute No. 16/01A/24

Carried 6/0

5.6 Memorandum of Understanding for the Use of the Blackall Racecourse

The Barcoo Amateur Race Club wishes to enter a memorandum of understanding with Council for the use of the Blackall Racecourse.

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

That Council;

- 1. Agree to entering a memorandum of understanding with the Barcoo Amateur Race Club for the use of the Blackall Racecourse; and**
- 2. Authorise the Chief Executive Officer to negotiate the terms and conditions of the memorandum of understanding; and**

3. Authorise the Chief Executive Officer to sign the memorandum of understanding.

Minute No. 17/01A/24

Carried 6/0

5.7 Council Subsidized Learn to Swim Lessons

Council provided a subsidy for Learn to Swim lessons for children in term 4 of 2023.

MOTION: Moved: Cr PJ Pullos

Seconded: Cr GK Schluter

That Council note that 48 children were supported through the Council subsidized Learn to Swim lessons in 2023.

Minute No. 18/01A/24

Carried 6/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 9.15am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 21 February 2024.

Signed.....Mayor