



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 13TH MARCH 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, Cr DA Hardie

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, Piper Hansen, Minute Taker.

CONDOLENCES:

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

- Lynton (Dally) Alfred Holden
- Grace Mary Wale (Quinlan)

DECLARATIONS OF INTEREST:

No conflicts of interest declared at this point.

1.1 Confirmation of General Meeting Minutes

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

That the minutes of the General Meeting held on 21st February 2024 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 01/03A/24

Carried 7/0

3.1.1 Financial Report for the Month of February 2024

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

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

That Council receive the Financial Report for February 2024.

Minute No. 02/03A/24

Carried 7/0

3.1.2 DFCCS Operations Report – February 2024

The Director of Finance Corporate and Community Services operations report for February 2024 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 BP Johnstone**

That Council receive the DFCCS Operations Report for February 2024.

Minute No. 03/03A/24

Carried 7/0

3.1.3 Internal Audit and Risk Management Committee Minutes of Meeting

The Internal Audit and Risk Management Committee meeting was held on 1 March 2024 to discuss the request from Grant Thornton regarding additional audit fees of \$16,647. The committee recommended that the request for additional audit fees of \$16,647 for the 2022/2023 financial year be declined and that this recommendation be forwarded to the next Council meeting for their consideration.

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

That Council receive the minutes of the Internal Audit and Risk Management Committee's meeting 1 March 2024 and endorse the Internal Audit and Risk Management Committee's recommendation to decline the request for the additional audit fees of \$16,647.00.

Minute No. 04/03A/24

Carried 7/0

3.1.4 Tambo Dam Lights Expenditure

The Tambo Dam Lights project is unable to be completed due to design and logistic demands and a significant shortfall in funding.

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

That Council:

- 1. Not proceed further with the construction of the Tambo Dam Light project due to the shortfall in funds to complete the project; and**

2. That the expenditure shown in the Capital Work in Progress (\$124,886.10) be expensed in the 2023/24 financial year accounts.

Minute No. 05/03A/24

Carried 7/0

4.1.1 Director of Works and Services' Operations Report – February 2024

The Director of Works and Services report for February 2024 is presented to Council.

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

That Council receive the Director of Works and Services' Operation Report for February 2024.

Minute No. 06/03A/24

Carried 7/0

5.1 Blackall Saleyards Monthly Report

The Blackall Saleyards monthly report for February is provided to Council

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

That Council receive the Blackall Saleyards monthly report for February 2024.

Minute No. 07/03A/24

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

That Council receive the Planning and Development Report for February 2024.

Minute No. 08/03A/24

Carried 7/0

5.3 Environmental Health Officer's Report

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

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

That Council receive the Environmental Health Officer's report for February.

Minute No. 09/03A/24

Carried 7/0

5.4 Ranger's Report

The Ranger's report for February 2024 is provided to Council.

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

That Council receive the Ranger's report for February 2024.

Minute No. 10/03A/24

Carried 7/0

5.5 Blackall Work Camp Community Advisory Committee Meeting, 13 February 2024

The Blackall Work Camp Community Advisory Committee held a meeting on 13 February 2024.

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

That Council receive the Blackall Work Camp Community Advisory Committee report for 13 February 2024.

Minute No. 11/03A/24

Carried 7/0

5.6 Development Application – DA 37-2023-2024 – Reconfiguring a Lot – Boundary Realignment (One Lot into Two Lots) – 31 Hospital Road, Blackall

The applicant, Morcom Surveyors C/- Murray & Associates (Qld) Pty Ltd, seeks a Development Permit for Reconfiguring a Lot (one lot into two lots) involving land at 31 Hospital Road, Blackall, formally described as Lot 189 on B13811.

Under the Blackall-Tambo Region Planning Scheme 2020 ('the Planning Scheme'), the subject site is in the Rural Zone. A small section of the south east corner of the site is mapped as being within the flood hazard area. The site also contains a Local Heritage Place (The circa 1939 hospital building). Undertaking the proposed development in the Rural Zone is code assessable, requiring a Development Permit for Reconfiguring a Lot.

The purpose of the proposed subdivision is to separate the old hospital buildings from the new hospital buildings. This will enable the old buildings to potentially be used for another community service.

Proposed lot 1 will have an area of 32,910m² and will contain the new Blackall Hospital whilst proposed lot 2 will have an area of 7,570m² and contain the former Blackall Hospital.

An assessment of the proposal against the relevant assessment benchmarks has raised no concerns about the proposed development application. Development conditions are recommended to ensure that the development complies with all assessment benchmarks. Accordingly, this report recommends approval, subject to the conditions stated herein.

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

That Council approves the application for a Development Permit for Reconfiguring a Lot (one lot into two lots) involving land at 31 Hospital Road, Blackall, formally described as Lot 189 on B13811.

1.0 ENDORSEMENT OF SURVEY PLAN

- 1.1 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.**

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plan of development Proposal Plan Reconfiguring Lot 189 B13811, Drawing 23141, Version 01, dated 06 December 2023 and prepared by Morcom Surveyors.**
- 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

- 3.1 Access to proposed Lot 1 and Lot 2 must be maintained from the existing access locations on Hospital Road. Where changes are**

proposed to the access, the access must be provided and maintained in accordance with the standard drawing, Figure 1 or 2, from the General Development Code of the Blackall-Tambo Region Planning Scheme.

4.0 SERVICES

4.1 Each proposed lot must have separate services.

4.2 All existing services are to be maintained or alternatively where changes are proposed to services the services must be provided and maintained in accordance with the standards and requirements of the relevant service provider.

5.0 PUBLIC UTILITIES

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

5.2 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.

5.3 Any damage caused to any public utility during the course of this development permit 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. The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.**
- B. Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.**
- C. 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, as required under relevant legislation for this work.**
- D. 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.

- E. General environmental duty under the Environmental Protection Act 1994 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.

Minute No. 12/03A/24

Carried 7/0

5.7 Tambo Town Common Advisory Meeting – 22 February 2024

The Tambo Town Common Advisory Group held a meeting on 22 February 2024.

MOTION: **Moved: Cr LP Russell**

Seconded: Cr BP Johnstone

That Council receive the Tambo Town Common Advisory Committee meeting minutes for 22 February 2024.

Minute No. 13/03A/24

Carried 7/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 9.48am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 24th April 2024.

Signed.....Mayor