



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 17th May 2023
AT 8.30AM**

PRESENT:

Councillors: 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 Ajay Agwan, Director of Works and Services, Mrs Andrea Saunders, Governance Coordinator, Ms Piper Hansen, Minute Taker.

Leave of Absence

Mayor Andrew Martin requires a leave of absence for the meeting.

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

That a leave of absence for Mayor Andrew Martin for today's meeting be granted.

Minute No. 01/05A/23

Carried 6/0

CONDOLENCES:

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

- Lesley Elizabeth Peacock
-

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 JH Scobie

Seconded: Cr PJ Pullos

That the minutes of the General Meeting held on 19 April 2023 be taken as read and confirmed, and that the Mayor be authorised to sign same.

Minute No. 02/05A/23

Carried 6/0

4.1.1. Financial Report for the Month of April 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 April 2023 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 April 2023.

Minute No. 03/05A/23

Carried 6/0

4.1.2. DFCCS Operations Report – April 2023

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

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

That Council receive the DFCCS Operations Report for April 2023.

Minute No. 04/05A/23

Carried 6/0

4.1.3. Internal Audit and Risk Management Committee- Minutes of Meeting 21 April 2023

The Internal Audit and Risk Management Committee meeting was held on 21 April 2023.

MOTION: Moved: Cr JH Scobie

Seconded: Cr GK Schluter

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

Minute No. 05/05A/23

Carried 6/0

4.1.4. Debt Write-Off

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.

MOTION: **Moved: Cr DA Hardie**

Seconded: Cr BP Johnstone

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.

Minute No. 06/05A/23

Carried 6/0

4.1.5. RADF Annual Contribution

The RADF committee requests a budget allocation from Council for the 2023-2024 RADF program of \$25,000.00 to enable Arts Queensland to provide \$49,500.00.

MOTION: **Moved: Cr BP Johnstone**

Seconded: Cr GK Schluter

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

Minute No. 07/05A/23

Carried 6/0

4.1.6. RADF Application – Youth Dance Program – Bush Beatz

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

MOTION: **Moved: Cr GK Schluter**

Seconded: Cr DA Hardie

That Council endorses the RADF Committee's decision to approve \$15,000.00 for the 2022-2023 Red Ridge youth dance program Bush Beatz.

Minute No. 08/05A/23

Carried 6/0

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

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

Minute No. 09/05A/23

Carried 6/0

4.2.2. Blackall-Jericho Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products

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

MOTION: Moved: Cr PJ Pullos

Seconded: Cr JH Scobie

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.

Minute No. 10/05A/23

Carried 6/0

4.2.3. Reseal Program Supply, Cart, Heat & Spray of Bituminous Products

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

MOTION: Moved: Cr PJ Pullos

Seconded: Cr DA Hardie

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.

Minute No. 11/05A/23

Carried 6/0

4.2.4. Blackall-Isisford Road Rehabilitation Supply, Cart, Heat & Spray of Bituminous Products

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

MOTION: Moved: Cr GK Schluter

Seconded: Cr JH Scobie

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.

Minute No. 12/05A/23

Carried 6/0

5.1 Blackall Saleyards Monthly Report

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

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

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

Minute No. 13/05A/23

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

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

Minute No. 14/05A/23

Carried 6/0

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

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

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

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

Minute No. 15/05A/23

Carried 6/0

5.4 Tender of Council's Sales Permit to Get Cypress Sawlogs and Tambo Sawmill

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.

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

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.

Minute No. 16/05A/23

Carried 6/0

5.5 Naming of Street in Blackall

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

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

That Council name the unnamed street in Blackall East Walter Street.

Minute No. 17/05A/23

Carried 6/0

5.6 2024 Quadrennial Election Cost Estimate

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

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

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.**

Minute No. 18/05A/23

Carried 6/0

5.7 Council Owned Buildings at 63 and 67 Shamrock Street, Blackall

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.

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

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.

Minute No. 19/05A/23

Carried 6/0

5.8 Memorandum of Understanding with Red Ridge (Interior Queensland) Ltd

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

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

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.**

Minute No. 20/05A/23

Carried 6/0

5.9 Blackall Work Camp Community Advisory Committee Meeting 9 May 2023

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

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

That Council receives the Blackall Work Camp Community Advisory Committee report for 9 May 2023.

Minute No. 21/05A/23

Carried 6/0

At this point, 9.26am Cr GK Schluter left the meeting.

5.10 Outback Queensland Masters

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

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

- a. That Council will provide the requested in-kind support with a cap of \$5,000.00; and**
- b. The fee associated with hosting 2 x Junior clinics for children in the community not exceeding \$3,000 plus GST.**

Minute No. 22/05A/23

Carried 5/0

At this point, 9.44am Cr GK Schluter returned to meeting.

5.11 2023-24 Get Ready Queensland Grant Program

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

MOTION: **Moved: Cr GK Schluter**

Seconded: Cr PJ Pullos

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.

Minute No. 23/05A/23

Carried 6/0

5.12 Development Application – DA 27-2022-2023 – 1 Banksia Street & 3 Mulberry Street, Blackall

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.

Moved: Cr JH Scobie

Seconded: Cr DA Hardie

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”).**

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

That this matter be deferred to the next meeting.

Minute No. 24/05A/23

Carried 6/0

5.13 National Messaging System

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.

MOTION: **Moved: Cr GK Schluter**

Seconded: Cr JH Scobie

That Council receive the National Messaging System report.

Minute No. 25/05A/23

Carried 6/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 9.52am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 21 June 2023.

Signed.....Mayor