



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 17 JULY 2024 at 8:30 AM**

PRESENT:

Councillors: Cr AL Martin (Mayor), Cr DA Hardie, Cr JH Scobie, Cr BP Johnstone, Cr GK Schluter, Cr AA Hart.

OFFICERS:

Mr Mike Lollback, Chief Executive Officer, Mr Alastair Rutherford, Director of Finance, Corporate and Community Services, Mr Shalveen Dayal, Manager of Finance, Mrs Andrea Saunders, Governance Coordinator, Mr Jaimee-Lee Prow, Community Development Officer, Ms Piper Hansen, Minute Taker.

Leave of Absence

Cr Skewes has requested a leave of absence for the meeting.

MOTION: Moved Cr David Hardie

Seconded: Cr Grahame Schluter

That a leave of absence for Cr. Skewes for today's meeting be granted.

GM 2024/07/117

Carried 6 / 0

CONDOLANCES:

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

- Alexander (Sandy) Irvine
- Neil Fisher
- Peter McIntosh
- Richelle Walker

DECLARATIONS OF INTEREST

Cr. Martin for item 5.1.3 - I, Councillor Martin, inform the meeting that I have a prescribed conflict of interest in item 5.1.3 Blackall Cultural Precinct Expenditure. The nature of my interest is as follows:

- I am the chair of Red Ridge.

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

1 Confirmation of the Meeting Minutes

MOTION: Moved: Cr Jane Scobie

Seconded: Cr Grahame Schluter

That the minutes of the General Meeting held on 19 June 2024 be taken as read and confirmed, and that the Mayor be authorised to sign same.

GM 2024/07/118

Carried 6 / 0

MOTION: Moved: Cr David Hardie

Seconded: Cr Grahame Schluter

That the minutes of the Budget Meeting held on 19 June 2024 be taken as read and confirmed, and that the Mayor be authorised to sign same.

GM 2024/07/119

Carried 6 / 0

ITEM NO:

4.1

SUBJECT TITLE:

Mayor's Information Report for June 2024

Information report from the Mayor for Council activities during the month of June and upcoming activities for the following month.

MOTION: Moved: Cr Alina Hart

Seconded: Cr David Hardie

That Council receive the Mayor's report for June 2024.

GM 2024/07/120

Carried 6 / 0

ITEM NO:

4.2

SUBJECT TITLE:

CUC RAPAD Information Report

The 7 RAPAD Councils supported the RAPAD Country University Centers in their successful bid to obtain funding for the establishment of Regional University Study Hubs across each of those 7 Central Western Council Regions. The CUC RAPAD has identified the old Blackall kindergarten building to Thistle Street to be used as the venue for the Blackall hub. Negotiations are underway for the building's lease. CUC RAPAD is not part of, or legally connected to RAPAD.

MOTION: Moved: Cr Jane Scobie

Seconded: Cr Boyd Johnstone

That Council receive the report on the CUC RAPAD Central West Queensland's Blackall Study Hub.

GM 2024/07/121

Carried 6 / 0



ITEM NO: 5.1.1
SUBJECT TITLE: Financial Report for the Month of June 2024

In accordance with s204 of the Local Government Regulation 2012, a monthly financial report must be presented to the Council. The financial report for June 2024 details the Council's current financial position and compares its performance against the adopted budget for 2023-2024.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr David Hardie

That Council receive the Financial Report for June 2024.

GM 2024/07/122

Carried 6 / 0

ITEM NO: 5.1.2
SUBJECT TITLE: DFCCS Operations Report - June 2024

The Director of Finance Corporate and Community Services operations report for June 2024 is presented to the Council. The report includes housing and administration, Blackall aerodrome, libraries, visitor information centres, facility bookings, and Tambo Multipurpose.

MOTION: Moved: Cr David Hardie Seconded: Cr Boyd Johnstone

That Council receive the DFCCS Operations Report for June 2024.

GM 2024/07/123

Carried 6 / 0

Cr Andrew Martin left the meeting at 9:00am due to his prescribed interest in item 5.1.3.
Cr Hardie assumed the chair.

ITEM NO: 5.1.3
SUBJECT TITLE: Blackall Cultural Precinct Expenditure

The sum of \$300,000 was included in the Council's 2023/2024 budget for the specific purpose of removing the Prince of Wales hotel and the old picture theatre from the land where the Precinct is to be constructed.

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr Jane Scobie

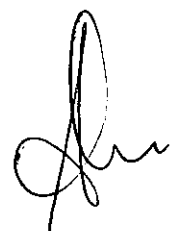
It is recommended that Council:

Ratifies the decision of the previous CEO in approving the use of the \$300,000 for architect and planning fees being another aspect of the Blackall Precinct Project and notes that Red Ridge is required to provide a full accounting of the funds.

GM 2024/07/124

Carried 5 / 0

Cr Andrew Martin returned to the meeting at 9:06 am.
Cr Martin resumed the chair.



ITEM NO: 5.1.4
SUBJECT TITLE: Operational Plan Review

Review of operational plan for the financial year ended 30 June 2024.

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr Grahame Schluter

That Council receives the June 2024 report reviewing the 2023/2024 operational plan.

GM 2024/07/125

Carried 6 / 0

ITEM NO: 5.1.5
SUBJECT TITLE: 2024 Christmas Closure

Council traditionally closes the offices and depots over the Christmas and New Year period.

MOTION: Moved: Cr Alina Hart Seconded: Cr David Hardie

That Council approve the Christmas closure period for 2024 as:

- 1. Council offices will close from close of business Thursday, 19 December 2024 and reopen Monday, 6 January 2025**
- 2. Council depots will close from close of business Friday, 13 December 2024 and reopen Monday, 6 January 2025.**

GM 2024/07/126

Carried 6 / 0

ITEM NO: 5.1.6
SUBJECT TITLE: Scrubby Creek Request for Assistance

Council requested that Scrubby Creek Sports Club provide additional information regarding their request for assistance from Council for the completion of their clubhouse project. The Scrubby Creek Sports Club fund raising efforts have raised most of the funds required for the clubhouse project however, they have a shortfall of \$20,000 to enable the clubhouse infrastructure project to be completed by December 2024. The Club has not had any other financial support from Council.

MOTION: Moved: Cr Jane Scobie Seconded: Cr Alina Hart

That Council approves the request and provides of sponsorship of \$20,000 for the completion of the Scrubby Creek Sportsclub Project.

GM 2024/07/127

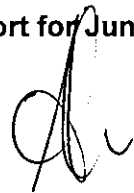
Carried 6 / 0

ITEM NO: 5.2.1
SUBJECT TITLE: Director of Works and Services Operation Report

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

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr Grahame Schluter

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



GM 2024/07/128**Carried 6 / 0**

ITEM NO: 6.1
SUBJECT TITLE: Chief Executive Officer's June 2024 Report to Council

The report from the Chief Executive Officer is to update Council on matters that do not require a separate or comprehensive report for consideration.

MOTION: Moved: Cr Jane Scobie Seconded: Cr David Hardie

That Council receive the Chief Executive Officer's Information Report for June 2024.

GM 2024/07/129**Carried 6 / 0**

At this point, 9.55am, Piper Hansen left the meeting and returned at 9.58am.
At this point, 10.06am, the Manager of Finance left the meeting.

Adjournment

At this point, 10.07am, the meeting was adjourned for morning tea.

Resumption

At this point, 10.31am the meeting was resumed.

ITEM NO: 6.2
SUBJECT TITLE: Blackall Saleyards Report

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

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr David Hardie

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

GM 2024/07/130**Carried 6 / 0**

ITEM NO: 6.3
SUBJECT TITLE: 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 Boyd Johnstone Seconded: Cr Grahame Schluter

That Council receives the Planning and Development Report for June 2024.

GM 2024/07/131**Carried 6 / 0**



ITEM NO: 6.4
SUBJECT TITLE: Environmental Health Officer's Report

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

MOTION: Moved: Cr David Hardie Seconded: Cr Alina Hart

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

GM 2024/07/132

Carried 6 / 0

ITEM NO: 6.5
SUBJECT TITLE: Ranger's Report

The Ranger's Report for June 2024 is provided to Council.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr Jane Scobie

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

GM 2024/07/133

Carried 6 / 0

ITEM NO: 6.6
SUBJECT TITLE: Development Application DA57-2023-2024 - 16 Edward Street, Tambo

The Applicants, Michele Frost and Kirri Charters, seek a Development Permit for Material Change of Use for Short-term accommodation over land at 16 Edward Street, Tambo, formally described as Lot 3 on RP619346. The subject site contains an existing dwelling house and flat that will be used to provide accommodation.

The dwelling house contains two bedrooms and one bathroom and can cater for up to four (4) people, and the flat contains one bedroom and an ensuite and can cater for up to two (2) people. The total of guests onsite at any one time will therefore be a maximum of six (6) guests. The site contains an existing two bay carport that can be utilised for parking.

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 'Short-term accommodation, is subject to Code Assessment in the Township Zone where contained within an existing building and with a maximum of six guests at any one time.

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 David Hardie Seconded: Cr Grahame Schluter

That Council approves the application for a Development Permit for Material Change of Use for Short-term accommodation over land at 16 Edward Street, Tambo, formally described as Lot 3 on RP619346, 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

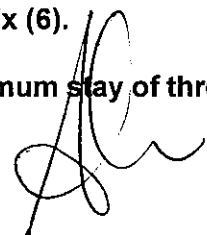
- 2.1** The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Number	Revision Number	Date
Site Plan	DA57-2023-2024	-	07/06/2024 (Received date)
Operational Management Plan for Short-term Accommodation	-	-	22/04/2024

- 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 USE

- 3.1** The total number of guests at any one time must not exceed six (6).
- 3.2** Guests of the Short-term accommodation are limited to a maximum stay of three (3) consecutive months at any one time.



3.3 Two onsite car spaces are to be available at all times to guests.

4.0 SITE MANAGEMENT PLAN

4.1 Carry out the development in accordance with the Operational Management Plan for Short-term Accommodation dated 22/04/2024.

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 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 ASSET MANAGEMENT

6.1 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

- 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").**

GM 2024/07/134

Carried 6 / 0

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a series of loops and a final flourish.

ITEM NO: 6.7
SUBJECT TITLE: Change Application (Minor Change) - DA58-2023-2024 - Extension to a Tourist Park - 58 Arthur Street Tambo

A Change Application (Minor Change) has been lodged by Clifford and Tanya Reid to amend Development Permit DA08-2022-2023, granted on 30 November 2023 for a Material Change of Use for an Extension to a Tourist Park (6 units) over land at 58 Arthur Street, Tambo, formally described as Lot 47 on SP110074.

The change is seeking the addition of five (5) cabins on the southern side of the existing caravan park.

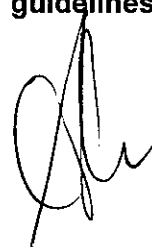
The minor change application has been made in accordance with the requirements of the Planning Act. This decision report recommends the change application be approved, subject to the amended conditions stated in the recommendation.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr Jane Scobie

That Council approves the Change Application (Minor Change) relating to DA08-2023-2024 a Material Change of Use for an Extension to a Tourist Park (6 units) over land at 58 Arthur Street, Tambo, formally described as Lot 47 on SP110074, subject to the following amendments to the decision notice:

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-01	-	20/10/2022 (Received date)
Floor Plan & Typical Section	A.001	A	02/06/2021
Elevations	A.002	A	02/06/2021
Minor Change Plan	DA58-2023-2024	-	11/06/2024 (Received date)

- 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 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*.

5.0 AMENITY AND 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, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise
- 5.2** Install (where proposed) and operate all outdoor lighting to comply with AS4282 – 1997 “Control of the Obtrusive Effects of Outdoor Lighting”.

6.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

- 6.1** 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.
- 6.2** Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended).



- 6.3 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).

7.0 ASSET MANAGEMENT

- 7.1 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

- 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").

GM 2024/07/135

Carried 6 / 0

7 Confidential Reports

Move into Closed Session

Under section 254J (3)(b) of the Local Government Regulation 2012 Council close the meeting to discuss industrial matters affecting employees.

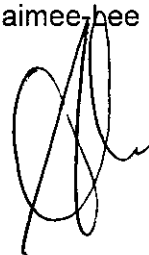
MOTION: Moved Cr Grahame Schluter

Seconded: Cr David Hardie

GM 2024/07/136

Carried 6 / 0

At this point, 10.39am, Alastair Rutherford, Shalveen Dayal, Andrea Saunders, Jaimee-bee Prow and Piper Hansen left the meeting.



Move out of Closed Session

That the meeting move out of closed session.

MOTION: Moved: Cr Boyd Johnstone

Seconded: Cr Alina Hart

GM 2024/07/137

Carried 6 / 0

At this point, 12.45pm, Alastair Rutherford, Shalveen Dayal, Andrea Saunders, Jaimee-Lee Prow and Piper Hansen returned to the meeting.

7.1 Industrial Matters Affecting Employees

This matter is considered to be confidential under Section 254J(3) - (b) of the *Local Government Regulation 2012*, which permits the Council meeting to be closed to the public to discuss:

(b) industrial matters affecting employees.

MOTION: Moved: Cr Andrew Martin

Seconded: Cr Boyd Johnstone

That Council receive the report from the Chief Executive Officer on:

1. The status of negotiations on Council's Enterprise Agreement.
2. The proposed organisational structure, prior to being presented to council for consideration at the August Ordinary Meeting as required by Section 196(1) of the *Local Government Act 2009*.

GM 2024/07/138

Carried 6 / 0

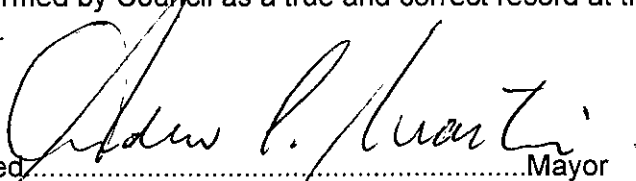
CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 12.50pm.

CONFIRMATION OF MINUTES:

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

Signed.....



Mayor

