



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE BLACKALL COUNCIL CHAMBERS
ON FRIDAY 22 AUGUST 2025 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, Cr PW Skewes OAM

OFFICERS:

Mr Mike Lollback, Chief Executive Officer, Mr Shalveen Dayal, Chief Financial Officer, Ms Jaimee-Lee Prow, Director of Lifestyle and Community, Ms Jodie Richardson, Acting Director of Organisational Performance, Mr Greg Nicholls, Group Manager Town and Rural Services, Mr Matthew Richardson, Group Manager Road Works, Mrs Andrea Saunders, Group Manager Customer and Council Support Services, Mr Dallas Dawson, Fleet Supervisor, Ms Piper Hansen, Minute Taker.

CONDOLENCES:

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

- GL Wheelhouse
 - Member of Blackall Shire Council 1978-1996
 - Mayor of Blackall Shire Council 1996-2008
- Greg Peck
- Catherine (Cassie) Swanson

DECLARATIONS OF INTEREST

Cr Martin for item 5.6 – I, Councillor Martin, inform the meeting that I have a prescribed conflict of interest in item 5.6 Expressions of Interest for the Grassland Building Shop Space. The nature of my interest is as follows:

- I am the Chair of Red Ridge Interior Queensland who is a partner in the expression of interest application.

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

Cr Skewes OAM for item 5.6 – I, Councillor Skewes OAM, inform the meeting that I have a prescribed conflict of interest in item 5.6 Expressions of Interest for the Grassland Building Shop Space. The nature of my interest is as follows:

- I am the Deputy Chair of Red Ridge Interior Queensland who is a partner in the expression of interest application.

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

Cr Johnstone for item 6.2.6 – I, Councillor Johnstone, inform the meeting that I have a prescribed conflict of interest in item 6.2.6 Development Application DA 36-2024-2025 2 Mulberry St & 13 Ivy St, Blackall Transport Depot. The nature of my interest is as follows:

- The applicant is one of my clients.

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

2.1 Confirmation of the Meeting Minutes

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

That the minutes of the General Meeting held on 16 July 2025 be taken as read and confirmed, and that the Mayor be authorised to sign same.

GM 2025/08/436

Carried 7 / 0

**ITEM NO:
SUBJECT TITLE:**

**3.1
Information Report for July 2025**

Information report from the Mayor for Council activities during the month of July 2025.

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

That Council receive the Mayor's report for July 2025.

GM 2025/08/437

Carried 7 / 0

**ITEM NO:
SUBJECT TITLE:**

**4.1
Councillors' Information Report for July 2025**

The report contains information from the Councillors for activities during the month of July 2025.

MOTION: Moved: Cr Andrew Martin Seconded: Cr Alina Hart

That Council receive the Councillors report for July 2025.

GM 2025/08/438

Carried 7 / 0

At this point, 8.38am, Cr Skewes left the meeting.

At this point, 8.41am, Cr Skewes returned to the meeting.

**ITEM NO:
SUBJECT TITLE:**

**5.1
Tender for Engineering Services**

Blackall-Tambo Regional Council recently tendered for the provision of engineering services. The tender closed at 2pm on 27 May 2025. Following an extensive evaluation process the contract has been awarded to Lackon Project Management | Construction Management.

MOTION: Moved: Cr Jane Scobie**Seconded: Cr Peter Skewes OAM**

That Council endorse the Chief Executive Officer's decision to award the contract for Engineering Services for the Blackall-Tambo Regional Council to Lackon Project Management | Construction Management for a period of twelve (12) months with an option to extend the contract for a further three (3) years.

GM 2025/08/439**Carried 7 / 0**

ITEM NO:**5.2****SUBJECT TITLE:****Chief Executive Officer's July 2025 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 but emerge as issue of interest to Council and the broader community.

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

That Council receive the Chief Executive Officer's Information Report for July 2025.

GM 2025/08/440**Carried 7 / 0**

Adjournment:

The meeting was adjourned at 9.14am for morning tea.

Resumption:

The meeting was resumed at 9.56am.

ITEM NO:**5.3****SUBJECT TITLE:****Actions Arising from Council Meetings**

The purpose of this report is to provide Council with an update on the actions arising from resolutions passed at previous Council meetings. This report aims to ensure transparency, track progress, and identify any issues requiring further attention.

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

That Council notes the progress of actions arising from previous Council meetings as detailed in the report.

GM 2025/08/441**Carried 7 / 0**

ITEM NO:**5.4****SUBJECT TITLE:****2026 Special Holidays Request - Office of Industrial Relations**

Each year the Office of Industrial Relations invites local governments to request special holidays during the following year. Council conducted a community survey to determine a preferred date for 2026.

MOTION: Moved: Cr Alina Hart**Seconded: Cr Grahame Schluter**

That Council request a special holiday for the Blackall-Tambo Region for the Melbourne Cup on Tuesday 3 November 2026.

GM 2025/08/442**Carried 7 / 0****ITEM NO:****5.5****SUBJECT TITLE:****Sale of Land in Tambo by Auction**

Council has received requests for land to be made available for purchase in Tambo. Council has several parcels of land which are considered suitable.

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

That in accordance with section 227(1)(b) of the *Local Government Regulation 2012* and Blackall-Tambo Regional Council's Procurement and Disposal Policy, Council sells by auction;

- 1. Lot 4, 5, 6, 7 and 8 on SP282885 (Charles Street, Tambo) (Residential); and**
- 2. Lot 1 on T15012 (Albert Street, Tambo) (mixed use – residential and light industrial).**

GM 2025/08/443**Carried 7 / 0**

At this point, 10.06am, the Director of Lifestyle and Communities left the meeting.

At this point, 10.07am, the Director of Lifestyle and Communities returned to the meeting.

At this point, 10.11am, Cr Skewes and Cr Martin left the meeting due to their prescribed conflict of interest in item 5.6. Cr Martin is the Chair of Red Ridge and Cr Skewes is the Deputy Chair of Red Ridge.

Cr Hardie assumed the Chair.

ITEM NO:**5.6****SUBJECT TITLE:****Expressions of Interest for the Grassland Building Shop Space**

Council called for expressions of interest from community organisations or not-for-profit groups for the lease of the Grassland tenancy space. The expressions of interest closed on 15 August 2025.

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

That Council:

- 1. Offer the Grassland tenancy space to the Tambo Arts Council and Red Ridge Interior Queensland to jointly use the space under a peppercorn lease agreement; and**
- 2. Council directs the CEO to complete a lease with the Tambo Arts Council and Red Ridge Interior Queensland for the Grasslands Tenancy Space under a peppercorn arrangement.**

GM 2025/08/444**Carried 5 / 0**

At this point, 10.14am, Cr Skewes and Cr Martin returned to the meeting.

Cr Martin resumed the Chair.

ITEM NO: 5.7
SUBJECT TITLE: Organisational Structure

Under section 196 of the *Local Government Act 2009* a local government must adopt an organisational structure.

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

That in accordance with section 196(1) of the *Local Government Act 2009* Council adopts the Organisational Structure as presented.

GM 2025/08/445**Carried 7 / 0**

ITEM NO: 6.1.1
SUBJECT TITLE: Correspondence Items

The following correspondence has been received:

- A thank you email from Cynthia Still for Council's assistance for the team penning event.
- A thank you letter from the Caldervale Campdraft for Council's assistance for their event and congratulations on the offering of the Community Grants Program.

MOTION: Moved: Cr Alina Hart Seconded: Cr Grahame Schluter

That Council receive the correspondence from Cynthia Still and Caldervale Campdraft.

GM 2025/08/446**Carried 7 / 0**

ITEM NO: 6.2.1
SUBJECT TITLE: Financial Report for the Month of July 2025

In accordance with s204 of the *Local Government Regulation 2012*, a monthly financial report must be presented to the Council. The financial report for July 2025 details the Council's current financial position and compares its performance against the adopted budget for 2025-26.

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

That Council receive the Financial Report for July 2025.

GM 2025/08/447**Carried 7 / 0**

ITEM NO: 6.2.2
SUBJECT TITLE: Fleet Report

The Fleet Report provides information on the operation and serviceability of Council's fleet.

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

That Council receive the Fleet Report for July 2025.

GM 2025/08/448

Carried 7 / 0

ITEM NO: 6.2.3
SUBJECT TITLE: Planning and Development Report

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

MOTION: Moved: Cr Grahame Schluter Seconded: Cr Alina Hart

That Council receives the Planning and Development Report for July 2025.

GM 2025/08/449

Carried 7 / 0

ITEM NO: 6.2.4
SUBJECT TITLE: Front End Loader

Quotations were requested from 5 machinery dealers for the purchase of a Front End Loader to replace plant 3106, Hitachi ZW180 Loader.

MOTION: Moved: Cr Peter Skewes OAM Seconded: Cr Grahame Schluter

Officer's Recommendation: That council accept the quotation from Hastings Deering to supply a new Caterpillar 938K Front End Loader for \$504,500.00 (ex GST). This machine is preferred as it will provide operator familiarity, uniformity of plant, uniformity of parts and proven backup service and warranty. Local Buy (NPN 2.15-2) contract will apply.

GM 2025/08/450

Carried 7 / 0

ITEM NO: 6.2.5
SUBJECT TITLE: Development Application DA01-2025-2026 6480 Avington Road, Blackall

The Applicants, Julie-Ann Brown and Scott John Brown C/- Murray & Associates (QLD) Pty Ltd, seek a Development Permit for a Material Change of Use for Rural Worker's Accommodation over land at 6480 Avington Road, Blackall, formally described as Lot 1 on MTL25. The subject site contains a dwelling house with associated sheds and livestock yards. Small dams are scattered around the landscape as livestock troughs.

The proposal involves the establishment of Rural workers' accommodation associated with the existing use of the land. The accommodation will be in the form of two cabins, a one-

bedroom cabin and a three-bedroom cabin. The accommodation will be sited on a covered concrete pad and includes an outdoor kitchen, standalone laundry and a carport.

The site has existing access, and the accommodation will be accessed from an internal track.

Under the Blackall-Tambo Region Planning Scheme 2020 (the Planning Scheme), the subject site is in the Rural Zone. The defined use that has been applied for, being a 'Rural workers' accommodation', is subject to Code Assessment in the Rural 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 David Hardie

Seconded: Cr Jane Scobie

That Blackall-Tambo Regional Council approves the application for a Development Permit for a Material Change of Use for Rural Worker's Accommodation over land at 6480 Avington Road, Blackall, formally described as Lot 1 on MTL25, 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.**

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 Page 1 of 4	C100	C	19/04/2025
Site Plan Page 2 of 4	C101	C	19/04/2025
Site Plan Page 3 of 4	C102	C	19/04/2025
Site Plan Page 4 of 4	C103	C	19/04/2025
Floor Plan	B101	D	16/04/2025
Elevations 1 of 2	B102	D	16/04/2025
Elevations 2 of 2	B103	D	16/04/2025
Section & Internal 3D Views	B104	D	16/04/2025
Floor Plan	A101	C	16/04/2025
Elevations 1 of 2	A102	C	16/04/2025
Elevations 2 of 2	A103	C	16/04/2025
Section & Internal 3D Views	A104	C	16/04/2025

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 FLOOD EVACUATION PLAN

3.1 Maintain and implement a current Flood Evacuation Plan for the approved use.

3.2 The Flood Evacuation Plan must consider:

3.2.1 Trigger conditions for evacuation;

3.2.2 Flood free or low flood hazard access, by way of trafficable roads to facilitate evacuation or provision of supplies;

3.2.3 Location of local evacuation centres; and

3.2.4 Roles and responsibilities of the manager/employees in implementing the Flood Evacuation Plan.

3.3 Make available a copy of the Flood Evacuation Plan on site at all times.

4.0 FINISHED FLOOR LEVEL

4.1 The finished floor level of the cabins must achieve a minimum 300mm freeboard above the defined flood level of 282 metres Australian Height Datum for Blackall.

5.0 STORMWATER WORKS

5.1 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*.

SEWERAGE AND WATER

- 6.1 The cabins must be provided with a potable water supply and onsite sewerage disposal.
- 6.2 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*.

7.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

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

8.0 WASTE MANAGEMENT

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

- 8.1.1 Designed to not cause nuisance to neighbouring properties;
- 8.1.2 Screened from any road frontage or adjoining property;
- 8.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the use.

9. AMENITY AND ENVIRONMENTAL HEALTH

- 9.1 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
- 9.2 Install and operate all outdoor lighting to comply with *AS4282 "Control of the Obtrusive Effects of Outdoor Lighting"*.

10.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

- 10.1 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.
- 10.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA Best Practice Erosion and Sediment Control* (as amended).
- 10.3 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).

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").**

GM 2025/08/451**Carried 7 / 0**

At this point, 10.39am, Cr Johnstone left the meeting due to his prescribed conflict of interest in item 6.2.6. The applicant is a client of Cr Johnstone.

ITEM NO:**6.2.6****SUBJECT TITLE:****Development Application DA36-2024-2025 2
Mulberry St & 13 Ivy St, Blackall Transport Depot**

The Applicant, Jacob De Hennin, seeks a Development Permit for a Material Change of Use for a Transport Depot over land at 2 Mulberry and 13 Ivy Street, Blackall, formally described as Lot 10 and 11 on SP210376. The subject site is currently vacant.

The proposal involves the use of the site as a Transport Depot. The subject site will be used for the storage of articulated vehicles and trailers. The shed will be used as storage for equipment and spare parts in connection with the use. Some minor maintenance will be undertaken on site.

The site will be accessed via two crossovers, one from Ivy Street and one from Mulberry Street which will allow heavy vehicles to drive through the site. The visitor parking area will be accessed from the internal driveway. The external frontages of the site will be fully fenced.

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.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr Alina Hart

That Blackall-Tambo Regional Council approves the application for a Development Permit for a Material Change of Use for a Transport Depot over land at 2 Mulberry and 13 Ivy Street, Blackall, formally described as Lot 10 and 11 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	Drawing 25-01	-	June 2025
Floor Plan	Sheets 1 of 3		12 June 2025
Section View	Sheets 2 of 3		12 June 2025
Elevation Plan	Sheets 3 of 3		12 June 2025

- 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 No loading, unloading or storage of goods is permitted to occur on site.
- 4.2 All ancillary servicing and maintenance activities, including cleaning of trucks and trailers, undertaken in conjunction with the approved use must be undertaken within a shed onsite. The area within a shed onsite 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.
- 4.3 All waste oils are to be collected within a sump and disposed of lawfully at a Blackall-Tambo Regional Council waste oil facility or by an authorised waste oil collection service provider.
- 4.4 Any spray painting associated with the ancillary maintenance of vehicles is limited to a maximum of five (5) litres per week. All spray painting must be undertaken within a shed onsite and in a manner to ensure there is no spray drift outside the shed.

5.0 STORMWATER WORKS

- 5.1 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 WORKS

- 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 drawings, Figure 1 or 2, from the General Development Code of the Blackall-Tambo Region Planning Scheme.
- 6.2** All car parking spaces must be clearly delineated by either line-marking or signage.

7.0 LANDSCAPING

- 7.1** Establish and maintain landscaping generally in accordance with the approved plans.
- 7.2** The landscaping must predominantly contain species consisting of native, drought tolerant groundcovers, shrubs, small trees and trees.

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 Transport depot.

11. 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 "Control of the Obtrusive Effects of Outdoor Lighting"*.

12.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

- 12.1 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.
- 12.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA Best Practice Erosion and Sediment Control* (as amended).
- 12.3 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).

13.0 ASSET MANAGEMENT

- 13.1 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.

14.0 CONSTRUCTION ACTIVITIES

- 14.1 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.
- 14.2 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”).

GM 2025/08/452

Carried 6 / 0

At this point, 10.40am, Cr Johnstone returned to the meeting.

ITEM NO: 6.2.7
SUBJECT TITLE: Skid Steer Loader

Quotations were requested from 4 machinery dealers for the purchase of a skid steer loader with broom, mulcher and plainer attachments.

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

That Council accept the quotation from Hastings Deering to supply 1 new Caterpillar skid steer loader with broom, mulcher and plainer attachments for \$241,700.00 (ex GST). This machine is preferred as it will provide greater operator safety, uniformity of plant, uniformity of parts and proven backup service and warranty. Local Buy (NPN 2.15-2) contract will apply.

GM 2025/08/453

Carried 7 / 0

At this point, 10.46am, the Fleet Supervisor left the meeting.

ITEM NO: 6.2.8
SUBJECT TITLE: Subdivide One Allotment into Two and/or Access Easement Fee Review

A review of the Blackall-Tambo Regional Council fee for subdividing a lot has identified that the fee is higher than neighbouring councils.

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

That Council change the fee in the 2025-2026 Fees and Charges adopted by Council at the 18 June 2025 Budget Meeting for subdivide one allotment into two and/or access easement to \$1650.00 (GST exempt).

GM 2025/08/454

Carried 7 / 0

ITEM NO: 6.3.1
SUBJECT TITLE: Director of Lifestyle and Community Services Report - July 2025 Report

The Director of Lifestyle and Community Services Operations report for July 2025 is presented to Council. The report includes Blackall Aerodrome, Libraries, Visitor Information Centres, Blackall Neighbourhood Centre Program, Sport and Recreation, Communication and Media, Youth Council and Tambo Multipurpose Centre.

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

That Council receive the Director of Lifestyle and Community Services Report for July 2025.

GM 2025/08/455

Carried 7 / 0

At this point, 11.02am, Cr Johnstone left the meeting.

At this point, 11.05am, Cr Johnstone returned to the meeting.

ITEM NO:

6.4.1

SUBJECT TITLE:

**Organisational Performance Monthly
Report - July 2025**

This report provides Council with an update for the Organisational Performance Department in key activities and outcomes for the month of July 2025.

MOTION: Moved: Cr Grahame Schluter Seconded: Cr Alina Hart

That Council receive the Organisational Performance report for July 2025.

GM 2025/08/456

Carried 7 / 0

ITEM NO:

6.4.2

SUBJECT TITLE:

People, Culture & Safety Report

This report provides Council with an update of the People, Culture and Safety Department outcomes for July 2025.

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

That the People, Culture and Safety Monthly Report for July 2025 be received and noted by Council.

GM 2025/08/457

Carried 7 / 0

At this point, 11.13am, Cr Hart left the meeting.

At this point, 11.15am, Cr Hart returned to the meeting.

ITEM NO:

6.4.3

SUBJECT TITLE:

Town and Rural Services Report

Overview of upkeep and maintenance of the townships of Blackall and Tambo.

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

That Council receive the Town and Rural Services Report for July 2025.

GM 2025/08/458

Carried 7 / 0

At this point, 11.34am, Cr Scobie left the meeting.

At this point, 11.35am, Cr Scobie returned to the meeting.

ITEM NO: 6.4.4
SUBJECT TITLE: Roadworks Report

The Group Manager's - Road Works report for July 2025 is presented to Council.

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

That Council receive the Group Manager's Road Works report for July 2025.

GM 2025/08/459

Carried 7 / 0

ITEM NO: 6.4.5
SUBJECT TITLE: Manager Environment, Health and Compliance

The Environment, Health and Compliance branch is a required, public facing function of Council, the branch has direct contact with residents and visitors on a continuous basis. The officers deal with customer requests, licencing, impounding, animal control, pest management, vector control, stock route management and many other aspects of Council's service provision.

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

That Council receive the June 2025 Environment, Health and Compliance Report and endorse the officer's actions.

GM 2025/08/460

Carried 7 / 0

ITEM NO: 6.4.6
SUBJECT TITLE: Local Law Review - Anticompetitive Analysis

A public interest test has been conducted as part of the National Competition Policy reforms on anti-competitive provisions identified in Local Law No. 1 (Administration) 2024.

The public interest test has been conducted against the principles and objectives set by the Competition Principles.

The public interest test report has been prepared in accordance with guidelines issued by the Department of Local Government, Water and Volunteers and applied by in compliance with the *Local Government Act 2009, Section 38*.

This report contains seven recommendations for Council to consider; each identified as an anti-competitive provision that requires a resolution of Council.

If this matter is resolved by council, the draft local laws will be submitted for state interest checking.

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

It is recommended that each of the following be retained in the public interest:

- 1. Part 2 of the local law, Schedule 5 of the subordinate local law: forbids the operation of a commercial use of local government controlled areas and roads unless authorised by an approval.**
- 2. Part 2 of the local law, Schedule 8 of the subordinate local law: forbids the operation of a commercial camping ground unless authorised by an approval.**
- 3. Part 2 of the local law, Schedule 9 of the subordinate local law; forbids the operation of a commercial caravan park unless authorised by an approval.**
- 4. Part 2 of the local law, Schedule 10 (Operation of Cemeteries) of the subordinate local law; forbids the establishment of a public cemetery unless authorised by an approval.**
- 5. Part 2 of the local law, Schedule 11 (Operation of Public Swimming Pools) of the subordinate local law; which forbids the establishment of a public swimming pool unless it is authorised by an approval.**
- 6. Part 2 of the local law, Schedule 12 (Operation of Share Facility Accommodation) of the subordinate local law: forbids the establishment of a share facility accommodation unless authorised by an approval.**
- 7. Part 2 of the local law, Schedule 13 (Operation of Temporary Entertainment Events) of the subordinate local law: forbids the establishment of temporary entertainment events unless authorised by an approval.**

Recommendations 1 - 7 of this report establishes the approval regime as an anti-competitive provision in accordance with the departmental guidelines, pursuant to section 38 of the *Local Government Act 2009*.

GM 2025/08/461

Carried 7 / 0

ITEM NO:

6.4.7

SUBJECT TITLE:

Review of Information Privacy Policy

The Information Privacy Policy has been reviewed to align with the *Information Privacy and Other Legislation Amendment Act 2023* which amends the *Information Privacy Act 2009* and *Right to Information Act 2009*, and came into effect on 1 July 2025.

MOTION: Moved: Cr Jane Scobie

Seconded: Cr Alina Hart

That Council:

- 1. Adopt the Information Privacy Policy; and**
- 2. The former Privacy Policy be repealed.**

GM 2025/08/462

Carried 7 / 0

ITEM NO:

6.4.8

SUBJECT TITLE:

Review of Acceptable Request Guidelines Policy

The Acceptable Request Guidelines has been amended to correlate with the Organisational Structure.

MOTION: Moved: Cr Alina Hart

Seconded: Cr David Hardie

That Council adopt the revised Acceptable Request Guidelines.

GM 2025/08/463

Carried 6 / 1

Cr Skewes voted against the motion.

CLOSURE:

There being no further business to consider, the Mayor declared the meeting closed at 11.52am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and accurate record at the General Meeting held on Wednesday 17 September 2025.

Signed.....Mayor