



**MINUTES OF THE GENERAL MEETING OF
BLACKALL-TAMBO REGIONAL COUNCIL
HELD AT THE TAMBO COUNCIL CHAMBERS
ON WEDNESDAY 21st MAY 2025
AT 8.30AM**

PRESENT:

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

OFFICERS:

Mr Mike Lollback, Chief Executive Officer, Mr Shalveen Dayal, Chief Financial Officer, Ms Alison Lamb, Director of Organisational Performance, Jaimee-Lee Prow, Director of Lifestyle and Community Services, Greg Nicholls, Group Manager of Town and Rural Services, Matthew Richardson, Group Manager Road Works, Peter Mann, Manager Environment, Health, and Compliance, Ms Piper Hansen, Minute Taker.

Attendance by Audio Visual Link

The Mayor asked if the Council agreed for Chief Executive Officer to attend the May General Meeting by audio visual link.

Council agreed.

CONDOLENCES:

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

- David John Smith
- Marlene Gloria Smith
- Beryl Caroline Dunn "Carol"
- Rachel Erin Schofield
- Allan Douglas
- Noel Foote
- Beth Isaac

DECLARATIONS OF INTEREST

No conflicts of interest were declared at this time.

2.1 Confirmation of General Meeting Minutes

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

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

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

Minute No. 2025/05/349

Carried 7/0

4.1 Mayor's Information Report for April 2025

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

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

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

Minute No. 2025/05/350

Carried 7/0

5.1 Councillors' Information Report for April 2025

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

MOTION: **Moved: Cr Andrew Martin** **Seconded: Cr David Hardie**

That Council receive the Councillors report for April 2025.

Minute No. 2025/05/351

Carried 7/0

6.1 Chief Executive Officer's April 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.

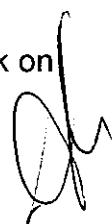
MOTION: **Moved: Cr Grahame Schluter** **Seconded: Cr David Hardie**

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

Minute No. 2025/05/352

Carried 7/0

The Chief Executive Officer expressed thanks to Councillor Hardie for his work on the letter of introduction from the Council to QWool.



The Chief Executive Officer expressed thanks to Cr Johnstone for his help with the working groups for the Cultural Precinct.

6.2 Review of Recruitment and Selection Policy

The Recruitment and Selection Policy has been reviewed as part of Council's regular review process.

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

That Council:

- 1. Adopt the proposed Blackall-Tambo Regional Council Recruitment and Selection Policy; and**
- 2. And the former policy Blackall-Tambo Regional Council Recruitment and Selection Policy be repealed.**
- 3. With the change made to the Recruitment and Selection Policy to read 'CEO should may seek the guidance and advice of members of the Executive Leadership Team, the Operational Leadership Team and/or the Mayor and Councillors**

Minute No. 2025/05/353

Carried 7/0

6.3 Review of Additional Residential Land in Blackall

Council will be aware of resolution GM 2025/03/311 regarding more industrial and residential land in Blackall. It has become apparent there may be varied alternate sites for additional residential development in the Blackall area. This report seeks Council's endorsement to conduct a full and comprehensive review into available land for residential purposes to serve the Blackall township.

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

- 1. That Council instructs the Chief Executive Officer to conduct a review into available land for development into residential lots in the Blackall township.**
- 2. That the Chief Executive Officer provides a report to Council no later than November 2025, including available land and varied options.**


Minute No. 2025/05/354

Carried 7/0

7.1 Correspondence Items April 2025

The following correspondence has been received:

- Shirley Russell gave Council as a thank you for all the work Council has been doing.



- Thank you email was received from Leonie Deighton, for the way the cleaners keep the public amenities in the centre of town and down near the river camp in Blackall.

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

That Council receive the correspondence as presented.

Minute No. 2025/05/355

Carried 7/0

7.2.1 Financial Report for the Month of April 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 April 2025 details the Council's current financial position and compares its performance against the adopted budget for 2024-2025.

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

That Council receive the Financial Report for April 2025.

Minute No. 2025/05/356

Carried 7/0

7.2.2 Fleet Report

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

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

That Council received the Fleet Report for April 2025.

Minute No. 2025/05/357

Carried 7/0

At this point 9.34am, Cr Scobie left the meeting.

7.2.3 Planning and Development Report

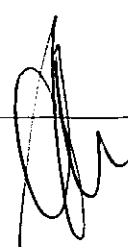
The Planning and Development report provides a summary of building applications and planning and development activity in the Blackall-Tambo Regional Council area.

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

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

Minute No. 2025/05/358

Carried 6/0



At this point, 9.36am, Cr Scobie returned to the meeting.

7.2.4 Development Application- DA 32-2024-2025-26 Ivy Street, Blackall

The Applicants, Leslie J & Kay V L Russell, seek a Development Permit for a Material Change of Use for Short-term accommodation over land at 26 Ivy Street, Blackall, formally described as Lot 2 on RP606835. The subject site contains an existing dwelling house that will be used to provide accommodation.

The dwelling house contains three bedrooms and one bathroom, lounge room, kitchen, laundry and garage. The total number of guests onsite at any one time will be a maximum of six (6) guests. The garage will be utilized for onsite 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 Blackall-Tambo Regional Council approves the application for a Development Permit for a Material Change of Use for Short-term accommodation over land at 26 Ivy Street, Blackall, formally described as Lot 2 on RP606835, 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	-	-	10/04/2025 (received date)
Property Guideline for All Guests	-	-	10/04/2025 (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 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 Property Guideline for All Guests dated 10/04/2025 (received date).



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").



Minute No. 2025/05/359

Carried 7/0

7.3.1 Director of Lifestyle and Community Services Report- April 2025

The Director of Lifestyle and Community Services Operations report for April 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 Alina Hart**

Seconded: Cr Jane Scobie

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

Minute No. 2025/05/360

Carried 7/0

7.3.2 Community Kitchen Grant Funding

Blackall Lifestyle & Community Hub, through their Blackall Neighbourhood Centre Program, have been successful through application for the 'Neighbourhood Centres Community Food Program'. The Blackall Lifestyle & Community Hub will receive \$25,000 funding to deliver the program.

MOTION: **Moved: Cr David Hardie**

Seconded: Cr Boyd Johnstone

That Council receive the report on the 'Community Food Program Successful Application and acknowledge the funding of \$25,000 received from Neighbourhood Centres Queensland Inc.

Minute No. 2025/05/361

Carried 7/0

7.3.3 Youth Pump Track- Gambling Community Benefit Fund

Blackall Lifestyle & Community Hub has been successful through application through the Gambling Community Benefit Fund, for \$35,000 funding towards 'Youth Pump Track Project – Blackall Skatepark Revitalization initiative'.

MOTION: **Moved: Cr Jane Scobie**

Seconded: Cr Grahame Schluter

That Council receives the report on 'Youth Pump Track (Successful application Gambling Community Benefit Fund)' and acknowledges the funding of \$35,000 received from the Department of Justice Office of the Assistant Director General.

Minute No. 2025/05/362

Carried 7/0



Adjournment:

The meeting was adjourned at 9.57am for morning tea.

Resumption:

The meeting was resumed at 10.23am.

7.4.1 Organisational Performance Monthly Report- April 2025

This report provides Council with an overview/update of the Council's Organisational Performance in key activities and outcomes for the month of April 2025.

MOTION: **Moved: Cr Jane Scobie**

Seconded: Cr David Hardie

That Council receive the Organisational Performance report for April 2025.

Minute No. 2025/05/363

Carried 7/0

7.4.2 Town and Rural Services Report

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

MOTION: **Moved: Cr Boyd Johnstone**

Seconded: Cr Grahame Schluter

That Council receive the Town and Rural Services Report for April 2025

Minute No. 2025/05/364

Carried 7/0

7.4.3 People, Culture & Safety Report

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

MOTION: **Moved: Cr Peter Skewes**

Seconded: Cr David Hardie

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



Minute No. 2025/05/365

Carried 7/0

7.4.4 Manager Environment, Health and Compliance

April has been a particularly busy month with the Western Queensland Flooding event, community resupply, supporting other Local Governments and then assisting in recovery.

MOTION: **Moved: Cr Peter Skewes** **Seconded: Cr David Hardie**

1. That the Manager Environment, Health and Compliance report be received and the officer actions be endorsed; and
2. That Council invite rural and working dog owners to register their dogs at no cost to assist in returning found dogs to their owners.

Minute No. 2025/05/366

Carried 7/0

Councillor Hardie expressed thanks on behalf of the from people from 'Dumfries' for the work to the road.

At this point, 11.04am, Cr Martin left the meeting.

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

7.4.5 Group Manager's – Road Works Report

The Group Manager's – Road Works report for April 2025 is presented to Council.

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

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

Minute No. 2025/05/367

Carried 7/0

At this point, 11.16am, the Manager of Environmental, Health, and Compliance, the Group Manager of Road Works, and the Group Manager of Town and Rural Services left the meeting.

CONFIDENTIAL REPORTS

Move into Closed Session

Under section 254J (e) of the *Local Government Act 2009* Council close the meeting to discuss legal advice obtained by the local government or legal proceedings



involving the local government including, for example, legal proceedings that may be taken by or against the local government.

MOTION: **Moved: Cr Andrew Martin** **Seconded: Cr David Hardie**

Minute No. 2025/05/368

Carried 7/0

Move out of Closed Session

That the meeting move out of closed session.

MOTION: **Moved: Cr Peter Skewes** **Seconded: Cr David Hardie**

Minute No. 2025/05/369

Carried 7/0

8.1 Sale of Land for Overdue Rates- Lot 10 on RP610124, Assessment No: 10139-00000-000

This matter is considered to be confidential under section 254J (e) of the *Local Government Act 2009*, which permits the Council meeting to be closed to the public to discuss:

(e) Legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

This report is presented to Council to consider whether to sell Lot 10 on RP 610124 (Assessment No: 10139-00000-000) for overdue rates or charges. The land meets the requirements of section 140(1) of the *Local Government Regulation 2012*.

MOTION: **Moved: Peter Skewes** **Seconded: David Hardie**

That Council resolves to:

- a) **Sell Lot 10 on RP610124 (Assessment No: 10139-00000-000) pursuant to section 140(2) of the *Local Government Regulation 2012*; and**
- b) **Take all further steps as required under section 141, 142, 143, 144, 145 and 146 of the *Local Government Regulation 2012* to effect the sale of the land.**

Minute No. 2025/05/370

Carried 7/0

8.2 Sales of Land for Overdue Rates- Lot 1 on RP604127, Assessment No: 10828-00000-000



This matter is considered to be confidential under section 254J (e) of the *Local Government Act 2009*, which permits the Council meeting to be closed to the public to discuss:

(e) Legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

This report is presented to Council to consider whether to sell Lot 1 on RP604127 (Assessment No: 10828-00000-000) for overdue rates or charges. The land meets the requirements of section 140(1) of the *Local Government Regulation 2012* (the Regulation).

MOTION: Moved: Cr Boyd Johnstone Seconded: Cr Alina Hart

That Council resolves to:

- a) Sell Lot 1 on RP604127 (Assessment No: 10828-00000-000) pursuant to section 140(2) of the *Local Government Regulation 2012*; and
- b) Delegate to the Chief Executive Officer its power to:
 - a. Give a Notice of Intention to Sell the land to all interested parties under section 140 (3) of the *Local Government Regulation 2012*; and
 - b. Take all further steps required under sections 141, 142, 143, 144, 145 and 146 of the *Local Government Regulation 2012* to effect the sale of the land.

Minute No. 2025/05/371

Carried 7/0

CLOSURE:

There being no further business to consider, the Mayor declared the Meeting closed at 11.32am.

CONFIRMATION OF MINUTES:

Confirmed by Council as a true and correct record at the General Meeting held on Wednesday 18th June 2025.

Signed.....Mayor

