

LONGREACH REGIONAL COUNCIL



Ordinary Meeting

Thursday 27 May 2021

UNCONFIRMED MINUTES

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 27 May 2021 at the Ilfracombe Recreation Centre, Ilfracombe**

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1 Opening of Meeting and Acknowledgement of Country

The Mayor declared the meeting open at 9.04am.

"We acknowledge the Traditional Owners of the land on which we meet today, and we acknowledge elders past, present and future."

2 Prayer

Pastor Steven Ballin, Baptist Church, opened the meeting with a prayer.

Present

Councillors

Mayor

Cr AC Rayner

Deputy Mayor

Cr LJ Nunn

Cr DJ Bignell

Cr AJ Emslie

Cr TM Hatch

Cr TJ Martin

Cr TFB Smith

Officers

Chief Executive Officer

Mr Mitchell Murphy

Director of Corporate Services

Ms Elizabeth West

Director of Community and Cultural Services

Mrs Lisa Young

Director of Infrastructure Services

Mr Roger Naidoo

Executive Officer, Economic Development and
Public Affairs

Mr Simon Kuttner

Executive Assistant to Chief Executive Officer,
Mayor and Councillors

Ms Corinne Ballard

Executive Officer Governance and Special Projects

Mrs Kimberley Dillon

Acting Executive Officer Governance and Special
Projects

Ms Holly Blyth

Public Gallery

Nil

Apologies

Nil

3 Consideration of Leave of Absence

A request for a leave of absence was received from Cr Tony Martin for 17 June 2021 Ordinary Council Meeting.

(Res-2021-05-089)

Moved Cr Nunn seconded Cr Smith

That an apology from Cr Tony Martin be accepted and leave of absence be granted for 17 June 2021.

CARRIED

Attendance: Ms Elizabeth West left the meeting at 9.12am.

4 Declaration of any Prescribed / Declarable Conflicts of Interest by Councillors and Senior Council Officers

4.1 Declaration of Prescribed Conflicts of Interest on any Item of Business

Pursuant to section 150EG, 150EH, 150EI, 150EJ, 150EK, 150EL and 150EM of the *Local Government Act 2009*, a Councillor who has a prescribed conflict of interest in a matter must notify Council of the potential benefit or loss, and if applicable, provide the name of the related person

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and their relationship with them. They may not participate in a decision relating to the matter and must leave the meeting.

Item 13.8 Mrs Kimberley Dillon advised she has a Prescribed Interest in Item 13.8 – Development Permit for a Change Application (minor) relating to a Development Permit for a Material Change of Use for Low Impact Industry (Mechanical Workshop). The nature of the interest is, Kimberley’s husband operates a similar business in the community. She advised she will leave the meeting during the discussion of this item. This was received in writing prior to the meeting.

4.2 Declaration of a Declarable Conflict of Interest on any Item of Business

Pursuant to section 150EN, 150EO, 150EP, 150EQ, 150ER, 150ES and 150ET of the *Local Government Act 2009*, a Councillor who has a declarable conflict of interest in a matter must notify Council of the nature of the interest, if applicable, name of the related person, the relationship to them, and the nature of the interest, and/or the value and date of any gift received.

The Councillor may voluntarily leave the meeting and not participate in a decision relating to the matter or;

Other Councillors may vote on this matter and decide if;

- (a) the Councillor must leave the meeting and not participate in a decision relating to the matter;
or
- (b) the Councillor may remain in the meeting and participate in a decision relating to the matter.

Item 13.3 Cr Tony Emslie advised he has a Declarable Interest in Item 13.3 – Sponsorship – Longreach Rugby Union Club. The nature of the interest is, Cr Emslie has been approached by the Club to measure, supply paint and mark the field for the event and therefore will receive an income for his service. He advised he will leave the meeting during the discussion of this item. This was received in writing prior to the meeting.

5 Confirmation of Minute

5.1 Council - Thursday 15 April 2021

(Res-2021-05-090)

Moved Cr Hatch seconded Cr Emslie

That the Minutes of the Council Meeting held on Thursday 15 April 2021, be confirmed.

CARRIED

Attendance: Ms Elizabeth West entered the meeting at 9.16am.

Attendance: Mrs Lisa Young left the meeting at 9.25am.

6 Mayoral Minute

The Mayor extended his congratulations to Cr Emslie for his outstanding service to the school community during his 30 years of service at the Longreach State High School.

The Mayor provided a verbal report on matters addressed by him since the last meeting.

The Mayor and Chief Executive Officer attended a Disaster Management Masterclass training workshop in Roma focusing on decision making and planning around Disaster Management. The workshop was very worthwhile providing an insight into the thinking on different disasters and the Council response in managing and containing the disaster.

The Mayor and Chief Executive Officer met with the Chief Executive Officer of Outback Qld Tourism Association, Denise Brown to discuss a general update on Tourism matters for Longreach

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area. This discussion included opportunities for creating an annual signature event for Longreach and addressing the shortage of food outlets.

The Mayor met with the General President of Agforce, Georgie Somerset and discussed land valuations and rates for primary producers.

The Mayor helped host the Chief Executive Officer of Qantas, Mr Alan Joyce over the four days he was in Longreach and held discussions on the need for discounted air fares for children, pensioners and those residents requiring medical appointments in Brisbane. The Qantas CEO gave an undertaking that he would discuss these suggestions with his management team. The celebrations for the 100 Qantas Anniversary were very successful.

Visiting Longreach for the Qantas celebrations were 250 former Qantas employees from the Redtail Group who spent a very big weekend taking in the tourist sites and supporting local businesses.

The Mayor opened the new netball shade structure along with the Chief Executive Officer of Netball Qld, Catherine Clarke and Firebird Legend, Demelza Fellowes. Discussions are underway to create an annual netball competition in Longreach for State and Australian players.

Anzac Day was very well attended at all of our communities and a big thank you to all Councillors for your support and leadership of this important day.

The Mayor hosted a meeting with Emergency Services staff on rural addressing for the Longreach Regional Council area. At the moment there is a lack of consistency across the region. An agreement was reached on the preferred model and costs will be established for presentation to Council.

Following an invitation from the Mayor to the Premier to host a Community Cabinet meeting in Longreach it was very pleasing to see the biggest roll up of Cabinet Ministers in Longreach. Many Ministers stayed on for a few days visiting neighbouring towns and hosting further meetings in Longreach. Funding announcements at the Community Cabinet meeting totalled in excess of \$11M including funding for the repair of the Isisford Weir, a kidney dialysis machine for the Longreach Base Hospital, funding for the Longreach State High School and funding for additional Wild Dog Exclusion fencing. The Mayor addressed the Community Cabinet as part of the welcome to Longreach.

The Mayor Chaired the RAPAD Zoom meeting.

The Mayor, Deputy Mayor and Chief Executive Officer attended the very successful Western Queensland Alliance Councils (WQAC) conference in Richmond covering important policy discussions on water, roads, and housing funding requirements.

The Deputy Mayor and Chief Executive Officer shared their own insights from the WQAC conference.

7 Councillor Requests

Nil

8 Notices of Motion

Nil

9 Petitions

Nil

10 Deputations

Nil

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11 Reception and Consideration of Chief Executive Officer's Report

The Chief Executive Officer formally thanked Mrs Kimberley Dillon on behalf of Councillors and staff for her outstanding work during her time as Acting Director of Community & Cultural Services and wished her well for the upcoming addition to her family.

Attendance: Mrs Kimberley Dillon left the meeting at 9.30am.

11.1 Standing Matters - Governance Financial Report

Consideration was given to the Governance Financial Report
(Res-2021-05-091)

Moved Cr Nunn seconded Cr Hatch

That Council receive the Governance Financial Report for information.

CARRIED

11.2 Standing Matters - Calendar of Events

Calendar of Events, Upcoming Meetings and Conferences for Councillors

Date	Event	Location	Participants
May 2021			
25 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
26 Wed	Land and Pest Management Advisory Committee Meeting	Fairmount Room Longreach Civic Centre 1pm – 4pm	Mayor, Cr Trevor Smith, Cr Leonie Nunn, Cr Dale Bignell, DCS and DIS
27 Thu	Council Meeting	Ilfracombe Recreation Centre 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
June 2021			
2 Wed	3 rd Pre-Budget Meeting	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer, Directors, HOF and FM
6 Sun	Queensland Day	Community celebrations to be advised	
9 Wed – 11 Fri	Qld Disaster Management Conference	Brisbane Convention and Exhibition Centre	Mayor, Chief Executive Officer and Disaster Management Coordinator
15 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
17 Thu	Council Meeting	Council Chambers 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
20 Sun – 23 Wed	Australian Local Government Association - "27 th National General Assembly"	Canberra	Mayor and Chief Executive Officer (Pending formal approval at May Council Meeting)
29 Tue	Councillors and Directors Round Table	Council Chambers 9am – 12.15pm	All Councillors, Chief Executive Officer, Directors, Simon Kuttner
29 Tue	Special Council Meeting (Budget)	Council Chambers 1pm – 5pm	All Councillors, Chief Executive Officer, Directors, HOF, FM and Members of the Public
July 2021			
9 Fri	RAPAD Board Meeting	Zoom	Mayor and Chief Executive Officer

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13 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
15 Thu	Council Meeting	Isisford Town Hall 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
16 Fri	Big Day In 2021	Longreach Civic Centre	All Councillors, Chief Executive Officer, Directors and All Staff
22 Thu	Councillors and Directors Round Table	Rosebank 9am – 12.15pm	All Councillors, Chief Executive Officer, Directors, Simon Kuttner, and EOGSP
29 Thu	Audit & Risk Committee Meeting	Fairmount Room Longreach Civic Centre 2pm – 4pm	Mayor, Cr Nunn, Cr Martin, Chief Executive Officer, DCS, HOF, FM
August 2021			
3 Tue – 5 Thu	LGAQ Bush Councils Convention	Barcaldine	Mayor, Deputy Mayor and Chief Executive Officer
17 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
18 Wed	Longreach LDMG Meeting	Fairmount Rooms Longreach Civic Centre 1.309m – 3pm	Mayor and Chief Executive Officer
19 Thu	Council Meeting	Yaraka Town Hall 9.30am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
25 Wed	Land and Pest Management Advisory Committee Meeting	Fairmount Room Longreach Civic Centre 1pm – 4pm	Mayor, Cr Trevor Smith, Cr Leonie Nunn, Cr Dale Bignell, DCS and DIS
26 Thu	Councillors and Directors Round Table	Boardroom Qantas Founders Museum 9am – 1pm	All Councillors, Chief Executive Officer, Directors, Simon Kuttner and EOGSP

(Res-2021-05-092)

Moved Cr Emslie seconded Cr Smith

That Council receive the Calendar of Events for information.

CARRIED

11.3 Acting Chief Executive Officer Delegation

Advice to Council regarding the Chief Executive Officer's annual leave from 30 June 2021 to 7 July 2021 inclusive, and notice of the Chief Executive Officer's appointment (under delegated authority) of an Acting Chief Executive Officer during his absence.

(Res-2021-05-093)

Moved Cr Bignell seconded Cr Hatch

That Council notes Ms Elizabeth West, Director of Corporate Services, will be undertaking the role of Acting Chief Executive Officer for the period from 30 June 2021 to 7 July 2021 inclusive, during which time the Chief Executive Officer will be on annual leave.

CARRIED

11.4 Annual Operational Plan 2020-2021 - Review for period ended 31 March 2021

Consideration of a review of the Annual Operational Plan 2020-2021. Pursuant to the provisions of section 174 of the *Local Government Regulation 2012*, the Chief Executive Officer must present a written assessment of the local government's progress towards implementing the Annual Operational Plan at a meeting at regular intervals of not more than three (3) months.

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(Res-2021-05-094)

Moved Cr Nunn seconded Cr Emslie

That pursuant to section 174(3) of the Local Government Regulation 2012, Council adopts the satisfactory evaluation of the Annual Operational Plan 2020-2021, for the period ended 31 March 2021.

CARRIED

Attendance: Mrs Lisa Young and Mrs Kimberley Dillon entered the meeting at 9.40am.

11.5 Australian Local Government Association (ALGA) 27th National General Assembly of Local Government 20 - 26 June 2021 / Local Government Association Queensland (LGAQ) 125th Annual Conference 25 - 27 October 2021.

Consideration of a letter received from Cr Linda Scott, President, Australian Local Government Association (ALGA) advising that the 27th National General Assembly of Local Government will be held in Canberra from 20 – 23 June 2021. The theme for this year's conference is "*Working Together for our Communities*".

Consideration of attendance, at the Local Government Association of Queensland's (LGAQ) 125th Annual Conference to be held at the Mackay Entertainment and Convention Centre from 25 - 27 October 2021.

(Res-2021-05-095)

Moved Cr Emslie seconded Cr Bignell

That:

- 1. The Mayor and Chief Executive Officer be authorised to attend the 2021 National General Assembly of Local Government in Canberra on 20-23 June 2021, which is deemed Council business.*
- 2. The Mayor, Deputy Mayor, Cr Tracy Hatch and Chief Executive Officer be authorised to attend the Local Government of Queensland's (LGAQ) 125th Annual Conference to be held at the Mackay Convention Centre from 25-27 October 2021, which is deemed Council Business.*

CARRIED

Note: Reason for amendment to Recommendation

An additional Councillor requested to attend the LGAQ 125th Annual Conference in Mackay, and was approved.

The CEO gave thanks to councillors on their collaboration with council staff regarding the Thomson River Master Plan.

Attendance: Mrs Kimberley Dillon left the meeting at 10.08am.

Attendance: Mrs Kimberley Dillon entered the meeting at 10.09am.

11.6 Thomson River Master Plan

Consideration of the Thomson River Master Plan, for adoption.

(Res-2021-05-096)

Moved Cr Smith seconded Cr Bignell

That Council adopt the Thomson River Master Plan, as presented.

CARRIED

Attendance: Mrs Lisa Young left the meeting at 10.16am.

11.7 Delegations Register Update

Consideration of amendments to the Council to CEO Delegation Register in accordance with

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section 257(5) of the *Local Government Act 2009*.
(Res-2021-05-097)

Moved Cr Martin seconded Cr Hatch

That pursuant to section 257(5) of the Local Government Act 2009, Council adopts the amendments to the Delegations Register (Council to the Chief Executive Officer), as presented.

CARRIED

Attendance: Mrs Lisa Young entered the meeting at 10.18am.

Attendance: Ms Elizabeth West left the meeting at 10.19am.

11.8 Procurement of 3 Light Vehicles (brought forward allocation)

Consideration of the procurement and replacement of 3x Light Vehicles brought forward from the 2021/2022 financial year budget allocation.

(Res-2021-05-098)

Moved Cr Smith seconded Cr Nunn

That Council delegate the Chief Executive Officer in consultation with the Procurement/Finance team to procure and purchase 3 x Light Vehicles (Mayor's vehicle and two 4X4 Local Laws vehicles) up to the value remaining funds within the 2020/2021 Fleet Purchases Allocation without further approval from Council.

CARRIED

Attendance: Mrs Elizabeth West entered the meeting at 10.21am.

Adjournment: Council adjourned for morning tea at 10.22am and resumed at 10.52am.

12 Reception and Consideration of Director Corporate Services Report

Attendance: Mr Roger Naidoo and Mrs Lisa Young entered the meeting at 10.54am.

12.1 Standing Matters - Corporate Services Financial Report

Consideration was given to the Corporate Services Financial Report.

(Res-2021-05-099)

Moved Cr Nunn seconded Cr Martin

That Council receive the Corporate Services Financial Report for information.

CARRIED

12.2 Monthly Financial Statements

Consideration of the financial statements for the period ending 30 April 2021:

(Res-2021-05-100)

Moved Cr Smith seconded Cr Hatch

That the monthly financial statements for the period ending 30 April 2021, as presented, be adopted.

CARRIED

Note: Council moved to discuss Item 12.4. Council will return to Item 12.3 for discussion at a later point in meeting.

12.3 2020/2021 Financial Year - March Quarterly Budget Review Report

Consideration of a budget review for the quarter ending 31 March 2021 pursuant to Section 170 of the *Local Government Regulation 2012*, where Council may, by resolution, amend the budget for a financial year at any time before the end of the financial year.

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(Res-2021-05-101)

Moved Cr Smith seconded Cr Nunn

That pursuant to section 170(3) of the Local Government Regulation 2012, Council adopts the March Quarterly Budget Review, as presented and amended.

CARRIED

Note: Reason for amendment to Recommendation

Accounting adjustments required following the initial distribution of agenda.

12.4 Audit and Risk Committee - Minutes and Recommendations 13 May 2021

Consideration of the recommendations of the Audit and Risk Committee meeting held on 13 May 2021.

(Res-2021-05-102)

Moved Cr Bignell seconded Cr Hatch

That Council notes the outcomes of the Audit and Risk Committee meeting held 13 May 2021.

CARRIED

12.5 Pre-Qualified Supplier Panel - Refresher

Consideration of the addition of new suppliers to Council's Pre-Qualified Supplier Panel.

(Res-2021-05-103)

Moved Cr Emslie seconded Cr Bignell

That Council approves, in accordance with Section 232 of the Local Government Regulation 2012, that the following Suppliers be added to Council's registers of Pre-qualified Suppliers for:

Pre-qualified Suppliers – Plant Hire (Wet and Dry Hire)

Approved Plant Hire
<i>Austrans Group QLDF Pty Ltd</i>
<i>Cooper McCullough Group Pty Ltd</i>
<i>Conplant Pty Ltd</i>
<i>Downer EDI Works Pty Ltd</i>
<i>Durack Civil Pty Ltd</i>
<i>VE Group AU Pty Ltd</i>

Pre-qualified Suppliers - Trades and Services

Approved Trades and Services
<i>Biodiversity Australia Pty Ltd</i>
<i>Dentons Australia Limited</i>
<i>The Trustee for Warden Family Trust</i>
<i>Enigma Communications Pty Ltd</i>
<i>Ethos Urban Pty Ltd</i>
<i>Image Cleaning Corp Pty Ltd</i>
<i>KJ Formosa Pty Ltd</i>
<i>Lining Systems Australia Pty Ltd</i>
<i>Midell Water Pty Ltd</i>
<i>Hoffmann Surveyors</i>
<i>Urban Play Pty Ltd</i>
<i>Vink Publishing</i>
<i>Steven James Ramsay</i>

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Pre-qualified Suppliers - Quarry Products

Cement, Concrete and Road Construction Materials
<i>Civil Independence Industries Pty Ltd</i>
<i>Wagners Quarries Pty Ltd</i>

Pre-qualified Suppliers - Supply

Stationary, Legal, Engineer, Signs, Architecture, Furniture, Outdoor structures
<i>Alliance Safety Equipment Pty Ltd as Trustee for The GDS Unit Trust</i>
<i>Simmons Family Trust</i>
<i>The Trustee for De Saumarez Group Unit Trust</i>
<i>Poly Protective Coatings Pty Ltd</i>
<i>Workwear Group Pty Ltd</i>

CARRIED

12.6 Customer Service Charter

Consideration to adopt a Customer Service Charter for Longreach Regional Council
(Res-2021-05-104)

Moved Cr Martin seconded Cr Nunn

In accordance with the Local Government Act 2009, Council approves the Longreach Regional Council Customer Service Charter.

CARRIED

Attendance: Mr Mitchell Murphy left the meeting at 11.14am.

Attendance: Mr Mitchell Murphy entered the meeting at 11.18am.

12.7 Request for an Exclusion Fence to be placed through parts of Bogewong Reserve

Consideration of a request to erect an Exclusion Fence through parts of Bogewong Reserve.

Recommendation:

That Council:

- 1. Approve the request from Greg and Jenny New of Bogewong Station to fence part of the Bogewong Reserve into their Exclusion Fence.*
- 2. Authorises the CEO to negotiate and execute an Agreement on the conditions for the Exclusion Fence with Greg and Jenny New and Rural Lands/Local Laws Department.*

LAPSED FOR WANT OF A MOVER

Note: *Reason for lapse of Recommendation*

Council did not wish for private landholders to fence through a Reserve/Public land.

13 Reception and Consideration of Director Community and Cultural Services Report

13.1 Standing Matters - Community and Cultural Services Financial Report

Consideration was given to the Community and Cultural Services Financial Report
(Res-2021-05-105)

Moved Cr Hatch seconded Cr Emslie

That Council receive the Corporate Services Financial Report for information.

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Attendance: Mrs Elizabeth West left the meeting at 11.25am.

Attendance: Mrs Elizabeth West entered the meeting at 11.29am.

13.2 Mayoral Donation May 2021

Considerations of applications received in accordance with the Mayoral Donation Policy 11.02.
(Res-2021-05-106)

Moved Cr Martin seconded Cr Smith

That Council endorses the allocation of funds from the Mayoral Donation Program, in accordance with the Mayoral Donations Policy No. 11.02, as contained in the following table:

Organisation/ Individual	Event/Project Activity	Event Date	Grant Approved
<i>Tea Rumsey</i>	<i>2021 Creative Generation Show Queensland State Schools Spectacular</i>	<i>Brisbane Convention Exhibition Centre, Southbank, Brisbane 15-17 July 2021</i>	<i>\$350.00</i>
<i>Marni Bruggemann</i>	<i>2021 Creative Generation Show Queensland State Schools Spectacular</i>	<i>Brisbane Convention Exhibition Centre, Southbank, Brisbane 15-17 July 2021</i>	<i>\$350.00</i>
<i>Jaylie Miller</i>	<i>North West State School 10-12 Years Netball Champions</i>	<i>Brisbane, 17-20 June 2021</i>	<i>\$350.00</i>
<i>Jaylie Miller</i>	<i>North West State School 11 year Cross Country Trials</i>	<i>Normanton, 5 June 2021</i>	<i>\$350.00</i>
<i>Sam King</i>	<i>North West State School 14 year Cross Country Trials</i>	<i>Normanton, 5 June 2021</i>	<i>\$350.00</i>
<i>Ben King</i>	<i>North West State School 11 year Cross Country Trials</i>	<i>Normanton, 5 June 2021</i>	<i>\$350.00</i>
<i>Poppy Laing</i>	<i>North West State School 10-12 Years Netball Champions</i>	<i>Brisbane, 17-20 June 2021</i>	<i>\$350.00</i>
<i>Heidi Karger</i>	<i>North West State School 10-12 Years Netball Champions</i>	<i>Brisbane, 17-20 June 2021</i>	<i>\$350.00</i>
		<i>TOTAL</i>	<i>\$2,800.00</i>

CARRIED

Item 13.3 Cr Tony Emslie advised he has a Declarable Interest in Item 13.3 – Sponsorship – Longreach Rugby Union Club. The nature of the interest is, Tony has been approached by the Club to measure, supply paint and mark the field for the event and therefore will receive an income for his service. He advised he will not partake in the discussion and left the meeting during the discussion of this item at 11.30am.

13.3 Sponsorship - Longreach Rugby Union Club

Consideration for Sponsorship application received from the Longreach Rugby Union Club for the Revival of Rugby Union within the Longreach region.

(Res-2021-05-107)

Moved Cr Nunn seconded Cr Smith

That Council endorses the allocation of funds from the Sponsorship Program as contained in the following table, in accordance with the Sponsorship Policy No 11.07:

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<i>Organisation/Name</i>	<i>Event/Project Activity</i>	<i>Event Date</i>	<i>Grant Approved</i>
<i>Longreach Rugby Union Club</i>	<i>Revival of Rugby Union within Longreach Region</i>	<i>12 June 2021 (Longreach) 26 June 2021 (Cunnamulla)</i>	<i>Financial \$2,135.00</i>
		<i>TOTAL</i>	<i>\$2,135.00</i>

CARRIED

Attendance: Mrs Lisa Young left the meeting at 11.33am.

Attendance: Mrs Lisa Young and Cr Tony Emslie entered the meeting at 11.33am.

Attendance: Ms Elizabeth West left the meeting at 11.35am.

Attendance: Ms Holly Blyth left the meeting at 11.36am.

Attendance: Ms Elizabeth West entered the meeting at 11.38am.

Attendance: Ms Holly Blyth entered the meeting at 11.39am.

13.4 Regional Arts Development Fund (RADF) Advisory Committee Meeting and Recommendations - 18 May 2021

Consideration of the minutes and recommendations of the Regional Arts Development Fund (RADF) Committee meeting held on 18 May 2021.

(Res-2021-05-108)

Moved Cr Bignell seconded Cr Nunn

That Council:

- 1. Accepts the RADF Funding Outcome Report from Humphrey B Bear Put On Your Dancing Shoes Tour Western Qld Project;*
- 2. Approves the 2020/2021 Regional Arts Development Fund budget as presented;*
- 3. Approves the application by Red Ridge Interior Queensland Ltd for the Women of the World (WOW) Festival Longreach project to the value of \$8,400.00 and delegates authority to the Director of Community & Cultural Services to discuss overall budget for the event and to provide general feedback on the application submitted to the RADF Committee;*
- 4. Delegates the authority to the Director of Community & Cultural Services to inform the Yaraka Sports & Progress Association that their application for the Timber Restoration Workshop has been deferred until additional information can be provided by the group in relation to the project details e.g. budget information and eligible application costs;*
- 5. Delegates the authority to the Director of Community & Cultural Services to inform the Ilfracombe P&C Association for the Ilfracombe Playsteps program that the activity seeking funding does not meet the RADF Funding Guidelines;*
- 6. Delegates the authority to the Director of Community & Cultural Services to inform Lilly Alexander that the activity seeking funding does not meet the intent of the RADF Funding Guidelines;*
- 7. Delegates the authority to the Director of Community & Cultural Services to inform Tane Beatty-Smith that the activity seeking funding does not meet the intent of the RADF Funding Guideline; and*

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8. *Accepts the next RADF meeting will be held at a location and date to be confirmed by the Committee.*

CARRIED

13.5 COVID-19 Relief Grant Program - May 2021

Consideration of COVID-19 Grant Program applications received in accordance with the Sponsorship Policy 11.07.

(Res-2021-05-109)

Moved Cr Hatch seconded Cr Martin

That Council endorses the allocation of funds from the COVID-19 Relief Grant Program as contained in the following table, in accordance with the Sponsorship No. 11.07:

<i>Organisation/ Name</i>	<i>Grant Requested</i>	<i>Grant Approved</i>
<i>Longreach Brolga Girls Guides</i>	<i>\$2,974.70</i>	<i>\$2,974.25</i>
	<i>TOTAL</i>	<i>\$2,974.25</i>

CARRIED

13.6 Application for Licence (Commercial) - The Branch Cafe, Longreach

Consideration of an application from the Office of Liquor and Gaming Regulation seeking Council's comments or objection to an application by The Branch Cafe for a Commercial Other – Subsidiary on Premises licence.

(Res-2021-05-110)

Moved Cr Martin seconded Cr Hatch

That pursuant to section 117(2) of the Liquor Act 1992, the Office of Liquor and Gaming be advised that Council has no comment or objection to an application by The Branch Cafe for a Commercial Other – Subsidiary on Premises licence, located at 105 Eagle Street, Longreach QLD 4730.

CARRIED

Attendance: Mr Roger Naidoo left the meeting at 11.49am.

Attendance: Mr Roger Naidoo entered the meeting at 11.52am.

Note: Item 13.7 was held over and a decision was not made until resumption of the meeting following adjournment for lunch.

13.7 Development Permit for Reconfiguring a Lot One (1) into Two (2) at 116 Eagle Street, Longreach

Consideration of a development application lodged with Longreach Regional Council on 1 March 2021 by Andrews Town Planning on behalf of Mr Martyn Smith for a Development Permit for Reconfiguring a Lot One (1) into Two (2).

Description:	Reconfiguring a Lot One (1) into Two (2)
Development:	Development Permit
Applicant:	Martyn Smith C/- Andrews Town Planning
Owner:	Smith Bros Pty Ltd
Current Use of Land:	Office and Storage Shed
Address:	116 Eagle Street, Longreach
Real Property Description:	Lot 313 on L3571
Applicable Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v2.1)</i>

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Zone:	Centre Zone
Level of Assessment:	Code Assessment

Recommendation:

That pursuant to section 63 and 83 of the Planning Act 2016, Council approves the application for a Development Permit for Reconfiguring a Lot One (1) into Two (2) at 116 Eagle Street, Longreach formally described as Lot 313 on L3571, 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 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.

1.4 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to the sealing of the survey plan for the Reconfiguring a Lot, unless otherwise stated.

2.0 APPROVED PLAN

2.1 The approved development must be completed and maintained generally in accordance with the approved plan, except where amended by the conditions of this approval:

<i>Plan</i>	<i>Plan Number</i>	<i>Date</i>
<i>Plan of Proposed Subdivision Lots 11 & 12 Cancelling Lot 313 on L3571 prepared by VSB Surveys Pty Ltd</i>	<i>1274-01</i>	<i>20/01/2021</i>

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plan, the conditions of approval must prevail.

3.0 ENDORSEMENT OF SURVEY PLAN

3.1 Council will not endorse or release the survey plan for this development until such time as:

- (a) All conditions of this development approval for Reconfiguring a Lot have been fully satisfied;*
- (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council; and*
- (c) All outstanding rates and charges relating to the site have been paid.*

4.0 EASEMENTS

4.1 Easements for the purposes of access, car parking and manoeuvring are to be registered

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over the approved lots as follows:

- (a) *Burdening approved Lot 12 and benefiting approved Lot 11, for the purposes of access, to the extent approved Lot 12 includes land used to access Magpie Lane from land forming approved Lot 11. This easement is to have a minimum width of three (3) metres;*
- (b) *Burdening approved Lot 12 and benefitting approved Lot 11, for the purposes of access, car parking and manoeuvring, to the extent approved Lot 12 includes land used for this purpose associated with existing lawful uses on approved Lot 11; and*
- (c) *Burdening approved Lot 11 and benefitting approved Lot 12, for the purposes of access, car parking and manoeuvring, to the extent approved Lot 11 includes land used for this purpose associated with existing lawful uses on approved Lot 12.*

5.0 STORMWATER WORKS

5.1 All stormwater must drain to a demonstrated lawful point of discharge for each lot and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

5.2 Where the lawful point of discharge for each lot is via inter-allotment drainage, easements must be provided in favour of Council to convey stormwater to the road.

6.0 SERVICES

6.1 Each lot must be connected to Council's reticulated water network and each connection point must be wholly contained within the respective lot boundary.

6.2 Electricity and telecommunication services must be provided to each lot in accordance with the standards and requirements of the relevant service provider. Each connection point must be wholly contained within the respective lot boundary.

6.3 Any service connection to an existing building that traverses a lot boundary is to be:

- (a) removed; or*
- (b) relocated so that it does not traverse a lot boundary; or*
- (c) covered by an easement.*

7.0 ENGINEERING CERTIFICATION

7.1 Prior to commencement of any engineering works, a Development Permit for Operational Work must be obtained, where required, for the following engineering works:

- (a) Service connections*
- (b) Stormwater works*

For the submission, detailed design documentation must be provided and a Registered Professional Engineer of Queensland (RPEQ) must certify the engineering drawings and specifications for the engineering work.

7.2 An Engineer's Certificate of Construction must be signed and submitted to Council by a RPEQ verifying that all works have been carried out in accordance with the relevant standards, drawings, the development permit for operational works, and any specifications that result from the submission for engineering certification.

8.0 ASSET MANAGEMENT

8.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the

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development, must be undertaken and completed at no cost to Council.

9.0 *CONSTRUCTION ACTIVITIES*

- 9.1 *Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the IECA 2008 Best Practice Erosion and Sediment Control document (as amended) for the duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.*
- 9.2 *The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant Planning Scheme Policies under the Longreach Region Planning Scheme 2015 (v2.1).*
- 9.3 *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.*
- 9.4 *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

1. *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.*
2. *General environmental duty under the Environmental Protection Act 1994 prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.*
3. *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").*
4. *This approval is issued under the Planning Act 2016 and does not include an assessment against the Building Act 1975. Alterations may be required to existing buildings to ensure compliance with the building assessment provisions. The developer should seek advice from a suitably qualified person before proceeding with the development.*
5. *The creation of an easement giving access to a lot from a constructed road is defined as Reconfiguring a Lot under the Planning Act 2016. The creation of an access easement pursuant to the conditions of this approval will require separate approval under the Planning Act 2016.*

LAPSED FOR WANT OF A MOVER

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(Res-2021-05-111)

Moved Cr Martin seconded Cr Hatch

That pursuant to section 63 and 83 of the Planning Act 2016, Council approves the application for a Development Permit for Reconfiguring a Lot One (1) into Two (2) at 116 Eagle Street, Longreach formally described as Lot 313 on L3571, subject to the following conditions of approval, except for Condition 4.0 (Easements) and Advisory Note 5 that have been removed:

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 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.

1.4 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to the sealing of the survey plan for the Reconfiguring a Lot, unless otherwise stated.

2.0 APPROVED PLAN

2.1 The approved development must be completed and maintained generally in accordance with the approved plan, except where amended by the conditions of this approval:

<i>Plan</i>	<i>Plan Number</i>	<i>Date</i>
<i>Plan of Proposed Subdivision Lots 11 & 12 Cancelling Lot 313 on L3571 prepared by VSB Surveys Pty Ltd</i>	<i>1274-01</i>	<i>20/01/2021</i>

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plan, the conditions of approval must prevail.

3.0 ENDORSEMENT OF SURVEY PLAN

3.1 Council will not endorse or release the survey plan for this development until such time as:

- (a) All conditions of this development approval for Reconfiguring a Lot have been fully satisfied;*
- (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council; and*
- (c) All outstanding rates and charges relating to the site have been paid.*

4.0 STORMWATER WORKS

4.1 All stormwater must drain to a demonstrated lawful point of discharge for each lot and

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must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

4.2 *Where the lawful point of discharge for each lot is via inter-allotment drainage, easements must be provided in favour of Council to convey stormwater to the road.*

5.0 *SERVICES*

5.1 *Each lot must be connected to Council's reticulated water network and each connection point must be wholly contained within the respective lot boundary.*

5.2 *Electricity and telecommunication services must be provided to each lot in accordance with the standards and requirements of the relevant service provider. Each connection point must be wholly contained within the respective lot boundary.*

5.3 *Any service connection to an existing building that traverses a lot boundary is to be:*

- (a) removed; or*
- (b) relocated so that it does not traverse a lot boundary; or*
- (c) covered by an easement.*

6.0 *ENGINEERING CERTIFICATION*

6.1 *Prior to commencement of any engineering works, a Development Permit for Operational Work must be obtained, where required, for the following engineering works:*

- (a) Service connections*
- (b) Stormwater works*

For the submission, detailed design documentation must be provided and a Registered Professional Engineer of Queensland (RPEQ) must certify the engineering drawings and specifications for the engineering work.

6.2 *An Engineer's Certificate of Construction must be signed and submitted to Council by a RPEQ verifying that all works have been carried out in accordance with the relevant standards, drawings, the development permit for operational works, and any specifications that result from the submission for engineering certification.*

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.*

8.0 *CONSTRUCTION ACTIVITIES*

8.1 *Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the IECA 2008 Best Practice Erosion and Sediment Control document (as amended) for the duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.*

8.2 *The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant Planning Scheme Policies under the Longreach Region Planning Scheme 2015 (v2.1).*

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- 8.3 *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.*
- 8.4 *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

1. *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.*
2. *General environmental duty under the Environmental Protection Act 1994 prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.*
3. *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").*
4. *This approval is issued under the Planning Act 2016 and does not include an assessment against the Building Act 1975. Alterations may be required to existing buildings to ensure compliance with the building assessment provisions. The developer should seek advice from a suitably qualified person before proceeding with the development.*

CARRIED

Note: Reason for amendment to Recommendation

The change relates to the requirements of an easement in order to reconfigure Lot 313 on L3571. The new recommendation removes section 4 of the conditions and point 5 of the advisory notes. Changes have been made as:

1. *The easement would reduce the size of the operational area for the proposed Lot facing Magpie Lane; and*
2. *The parking condition relating to the proposed reconfiguration of a lot relates to the existing shopfront where it is believed adequate parking currently exists between Eagle Street and Emu Street Carpark (Teamsters Rest) given the nature of the existing business on that site.*

Item 13.8 Mrs Kimberley Dillon advised she has a Prescribed Interest in Item 13.8 – Development Permit for a Change Application (minor) relating to a Development Permit for a Material Change of Use for Low Impact Industry (Mechanical Workshop). The nature of the interest is, Kimberley's husband operates a similar business in the community. She advised she will not partake in the discussion and left the meeting during the discussion of this item at 12.05pm.

Attendance: Mr Mitchell Murphy left the meeting at 12.05pm.

Attendance: Mitchell Murphy entered the meeting at 12.06pm.

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13.8 Development Permit for a Change Application (minor) relating to a Development Permit for a Material Change of Use for Low Impact Industry (Mechanical Workshop)

Consideration of a Change Application (minor) lodged with Longreach Regional Council on 30 March 2021 by Hirst Mechanical Services for a Development Permit for Material Change of Use for Low Impact Industry (Mechanical Workshop).

Description:	Change Application (Minor)
Development:	Development Permit
Applicant:	Hirst Mechanical Services
Owner:	Peter Hirst
Current Use of Land:	Low Impact Industry
Address:	147-149 Spoonbill Street, Longreach
Real Property Description:	Lot 100 and Lot 101 on SP255292
Applicable Planning Scheme:	Longreach Regional Planning Scheme 2015 (v2.1)
Zone:	Industry
Level of Assessment:	Code Assessment

(Res-2021-05-112)

Moved Cr Martin seconded Cr Smith

That pursuant to section 78 and 78A of the Planning Act, 2016 Council approves the Change Application (minor) for a Development Permit for Material Change of Use for Local Impact Industry (mechanical workshop) on land located at 147-149 Spoonbill Street, Longreach and described as Lot 100 and Lot 101 on SP255292, subject to the following conditions:

1. NATURE OF DECISION	
1.1 <i>Approval is granted for a development permit for a Material change of use for Low impact industry (mechanical shed) at Spoonbill Street, Longreach on land described as Lots 100 & 101 on SP255292.</i>	
Relevant Period	
1.2 <i>The relevant period for this approval is in accordance with Section 229 of the Planning Act 2016.</i>	
Compliance Timing	
1.3 <i>Comply with all conditions of this development approval at no cost to Council and prior to the commencement of the use, unless otherwise stated in a specific condition.</i>	
Notification of Commencement of Use	Timing
1.4 <i>The applicant must give Council a written notice of commencement for the development which contains the following:</i>	<i>The notification is to be sent directly to Council's Planning Department and must be provided within 1 week of the use commencing.</i>
<ul style="list-style-type: none"> a. <i>application number;</i> b. <i>site address;</i> c. <i>name and telephone number (work and after hours) of the a suitable contact person to arrange a site inspection;</i> d. <i>the commencement date for the use.</i> 	
2. APPROVED DOCUMENTS	
2.1 <i>The development of the site must be carried out generally in accordance with the following approved plans and documents; except as altered by other conditions of this development approval:</i>	

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<i>Plan / Document Title</i>	<i>Drawing Number</i>	<i>Date</i>	<i>Prepared by</i>
<i>Site plan</i>	WK17-0014-A01 Rev D	08/06/17	Osborn consulting engineers
<i>Site plan</i>	WK17-0195-A01 Rev B	16/04/2021	Osborn consulting engineers
<i>Proposed ground floor plan (amended)</i>	WK17-0014-A02 Rev D	08/06/17	Osborn consulting engineers
<i>Proposed first floor plan</i>	WK17-0014-A03 Rev D	08/06/17	Osborn consulting engineers
<i>Proposed ground (office) floor plan</i>	WK17-0014-A04 Rev D	08/06/17	Osborn consulting engineers
<i>Mechanical shed elevations (amended)</i>	WK17-0014-A05 Rev D	08/06/17	Osborn consulting engineers
<i>Proposed floor plan (shed) (amended) Slab & Foundation Layout</i>	WK17-0195-A02 Rev B WK17-0195-S01	29/05/17 24/03/2021	Osborn consulting engineers
<i>Structural Elevations</i>	WK17-0195-S03	24/03/2021	Osborn consulting engineers
<i>Code of Practice for general environmental duty</i>		November 2017	Hirst Mechanical

<p>Decision notice and approved plans/drawings to be submitted with subsequent application(s)</p> <p>2.2 A copy of this decision notice and accompanying stamped approved plans/drawings must be submitted with any operational works or building works application relating to or arising from this development approval.</p>	<p>Timing</p> <p>As indicated within the wording of the condition.</p>
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<p>Decision notice and approved plans/drawings to be retained on site</p> <p>2.3 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.</p>	<p>Timing</p> <p>At all times.</p>
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3. OPERATION

<p>Code of practice</p> <p>3.1 Operation and management of the use must be consistent with the Code of Practice for general environmental duty, prepared for HIRST MECHANICAL, Spoonbill Street, Longreach, dated 2017.</p> <p>3.2 The storage shed located in the south western corner of the site and illustrated on drawing number WK17-0195-A01 can</p>	<p>Timing:</p> <p>At all times.</p>
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<i>not be used to undertake work on vehicles.</i>	
4. AMENITY	
<p>Hours of operation</p> <p>4.1 Hours of operation are limited to:</p> <ul style="list-style-type: none"> a. 7:00am – 6:00pm Monday to Saturday; and b. 8:00am – 4:00pm on Sundays and Public Holidays; c. Outside the hours stated in (a) and (b) not more than an average of twice per fortnight, over a 12 month period. 	<p>Timing</p> <p>At all times once use has commenced.</p>
<p>Location of equipment and ventilation units</p> <p>4.2 All service equipment and mechanical ventilation associated with the use of the premises must be installed, located and screened to the satisfaction of the Chief Executive Officer and must not cause nuisance or disturbance to persons outside the boundaries of the premises.</p>	<p>Timing</p> <p>At all times once use has commenced.</p>
<p>Refuse storage area</p> <p>4.3 A screened refuse storage area must be located on-site and:</p> <ul style="list-style-type: none"> a. Located and designed consistent with Site plan, drawing number WK17-001-A01 Rev D WK17-0195-A01 Rev B, dated 08/06/17 17/05/17; and b. Include screening on the northern and eastern side at a minimum height of 1.5 metres; and c. Must be screened at a maximum transparency of 50%. 	<p>Timing</p> <p>Prior to the commencement of the use and maintained for the life of the development.</p>
<p>Screening of storage</p> <p>4.4 The storage of any machinery, materials or vehicles (other than parked employee or visitor vehicles) must be screened or located at the rear of the property so as not to be visible from any road that the site fronts.</p> <p>4.5 The location of outdoor storage is to be to the satisfaction of the Chief Executive Officer.</p>	<p>Timing</p> <p>Location to be submitted to Council prior to the commencement of construction.</p> <p>At all times once use has commenced.</p>
<p>No nuisance from lighting</p> <p>4.6 All external lighting devices provided as part of the approved development must:</p> <ul style="list-style-type: none"> a. be positioned on the premises and shielded so as not to cause glare or other nuisance to surrounding residents and motorists; and b. not exceed 8.0 lux at 1.5 meters beyond the boundary of the site. 	<p>Timing</p> <p>At all times.</p>
<p>Roof to be non-reflective</p> <p>4.7 The roof must be constructed with non-reflective finishes so as not to cause glare or other nuisance to surrounding residents, to the satisfaction of the Chief Executive Officer.</p>	<p>Timing</p> <p>At all times.</p>
<p>Boundary fencing</p> <p>4.8 Deleted</p>	<p>Timing</p> <p>At all times.</p>

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<p>4.9 A 1.8m high chainmesh fence (all similar) is erected on all side and rear boundaries.</p>	
<p>Noise 4.10 Noise from any activities approved on the site must not cause environmental nuisance by exceeding the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.</p>	<p>Timing At all times.</p>
<p>Air quality 4.11 The release of noxious or offensive odours or any other noxious or offensive airborne contaminants outlined in the Environmental Protection (Air) Policy 2008, as amended and must not cause environmental nuisance.</p>	<p>Timing At all times.</p>
<p>5. CAR PARKING, LOADING & UNLOADING</p>	
<p>Off-street car parking 5.1 Off-street car parking facilities must be designed, constructed and maintained to the satisfaction of the Chief Executive Officer and at no cost to Council in accordance with the following:</p> <ul style="list-style-type: none"> a. A minimum of 15 off-street car parking spaces must be provided on-site in accordance with: <ul style="list-style-type: none"> i. The plan/s of development referred to in this development approval; and ii. Australian/New Zealand Standards AS/NZS 2890.1:2004 Parking facilities - Off-street car parking; and iii. AS 2890.2-2002 Parking facilities - Off-street commercial vehicle facilities. b. The off-street car parking facilities must only be used for vehicle parking. c. The off-street car parking facilities must be sealed or constructed of a suitable alternative material for all-weather use. 	<p>Timing Prior to the commencement of the use.</p> <p>At all times after the commencement of the use.</p>
<p>Freely accessible car parking 5.2 All car parking spaces must be freely accessible to employees and visitors for the time the use is open for business. Car parking spaces for employees and visitors must have no gateways, doors or similar devices which restrict vehicular access.</p>	<p>Timing At all times the use is open for business.</p>
<p>Off street car parking design 5.3 Off street car parking facilities:</p> <ul style="list-style-type: none"> a. clearly identify staff and visitor parking, generally in accordance with the plan/s of development referred to in this development approval; and b. must include line marking consistent with the requirements of AS/NZS2890.1:2004 Parking facilities – 	<p>Timing Prior to the commencement of the use.</p>

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<i>Off-street car parking.</i>	
<p>Loading and unloading of vehicles – operations</p> <p>5.4 <i>Loading and unloading of vehicles must:</i></p> <p>a. <i>be conducted wholly within the site; and</i></p> <p>b. <i>stand entirely within the site when waiting to be loaded and unloaded.</i></p>	<p>Timing</p> <p><i>At all times once use has commenced.</i></p>
<p>Safe manoeuvring</p> <p>5.5 <i>All vehicles must enter and exit the site in a forward gear.</i></p>	<p>Timing</p> <p><i>At all times once use has commenced.</i></p>
6. ACCESS, KERB & CHANNEL, FOOTPATHS	
<p>Alterations in the road reserve</p> <p>6.1 <i>Any alterations in the road reserve must provide for equitable access, including satisfaction of the requirements of AS1428 Design for access and mobility as if they applied to the road reserve.</i></p>	<p>Timing</p> <p><i>Prior to the commencement of the use.</i></p>
<p>Design of cross-over</p> <p>6.2 <i>A vehicular crossing (driveway entry within the road reserve) must be designed and constructed by the applicant (at no cost to Council) in accordance with the Institute of Public Works Engineering Australia Standard Drawing RS-051.</i></p>	<p>Timing</p> <p><i>Prior to the commencement of the use.</i></p>
<p>Reconstruction of kerb and channel/footpath</p> <p>6.3 <i>Where a kerb and channel/ footpath is removed or damaged, the applicant must reconstruct the kerb and channel/footpath for the full frontage of the development site, at no cost to Council in accordance with the Institute of Public Works Engineering Australia Standard Drawings RS-065 and RS-080.</i></p>	<p>Timing</p> <p><i>Prior to the commencement of the use.</i></p>
<p>Access to the building</p> <p>6.4 <i>Any stairs, ramps, associated handrails and tactile ground surface indicators must be located wholly within private property.</i></p>	<p>Timing</p> <p><i>At all times.</i></p>
<p>Redundant vehicular crossings</p> <p>6.5 <i>All redundant vehicle crossings must be removed and kerb and channel reinstated. The removal and reinstatement must be to the satisfaction of the Chief Executive Officer, at no cost to Council.</i></p>	<p>Timing</p> <p><i>Prior to the commencement of the use.</i></p>
<p>Design of commercial driveway</p> <p>6.6 <i>The approved driveway must comply with AS2890.2-2002 Parking facilities - Off-street commercial vehicle facilities. Where the gradient of driveways exceeds 12.5%, safe pedestrian access facilities must be provided to Council's satisfaction (eg. handrails, steps and/or cleats).</i></p>	<p>Timing</p> <p><i>Prior to the commencement of the use.</i></p>
7. LANDSCAPING	

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<p>Landscaping to be undertaken in accordance with approved plans 7.1 Landscaping is to be undertaken generally in accordance with approved plan titled Site plan, WK17-0014-A01 Rev D WK17-0195-A01 Rev B, dated 06/06/17 17/05/217, prepared by Osborn consulting engineers.</p>	<p>Timing Prior to the commencement of the use.</p>
<p>Use of quality landscape materials 7.2 All plants, materials, hardscape and watering systems shown on the approved landscaping plan must be of acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer, prior to the commencement of the use.</p>	<p>Timing At all times.</p>
8. ADVERTISING DEVICES	
<p>Advertising device approval required 8.1 No advertising device is to be erected on the premises without the necessary development permit for operational work (advertising device).</p>	<p>Timing At all times.</p>
9. EROSION AND SEDIMENT CONTROL	
<p>Preparation of an erosion and sediment control plan required 9.1 An Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). The plan must:</p> <ul style="list-style-type: none"> a. Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport; b. Relate to each phase of works (including clearing, earthworks, civil construction, services installation and landscaping/rehabilitation) and detail the type, location, sequence and timing of measures and action to effectively minimise erosion, manage flows and capture sediment; c. Be consistent with current best practice standards to the extent that the standards are not inconsistent with the conditions of approval and taking into account all environmental constraints including erosion hazard, season, climate, soil and proximity to waterways; and d. Include monitoring requirements, and clearly outline the need to adjust or maintain erosion and sediment control and site management practices to achieve the above requirements. 	<p>Timing Prior to the commencement of works.</p>
<p>Compliance with the sediment control plan 9.2 All works must be carried out and completed and all maintenance and monitoring implemented in accordance with the erosion and sediment control plan, to the satisfaction of the Chief Executive Officer, and at no cost to Council.</p>	<p>Timing At all times while works are occurring.</p>

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<i>Erosion and sediment control</i>	
9.3 Deleted	
10. WASTE	
<p>Design of waste storage facilities</p> <p>10.1 Waste facilities must be designed and constructed in accordance with Site plan prepared by Osborn Consulting Engineers, dated 08/06/17 17/05/17 Rev D Rev B.</p> <p>10.2 Sufficient waste storage including general waste, recyclable waste and other development-specific waste types are to be provided within the site.</p> <p>10.3 Waste and recycling storage facilities must be provided in accordance with the following provisions:</p> <ol style="list-style-type: none"> a. Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development; b. Waste storage area for waste containers must be constructed of a solid concrete base or acceptable equivalent; c. Waste storage area must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any waterway; d. The applicant must enter into a contract/agreement with a private waste collector, if using skip bins; e. General waste in wheelie bin must be brought to the kerbside for collection; f. The applicant must contact Council for the supply of wheelie bins, at their cost. 	<p>Timing</p> <p>Prior to the commencement of the use.</p>
11. HAZARDOUS CHEMICALS	
<p>Hazardous chemicals</p> <p>11.1 Hazardous chemicals are stored, treated and managed in accordance with the Code of Practice for general environmental duty, Prepared for HIRST MECHANICAL, Spoonbill Street, Longreach, dated November 2017.</p> <p>11.2 Hazard chemicals are stored above 185m AHD at all times.</p>	<p>Timing</p> <p>At all times.</p>
12. FLOODING	
<p>No loss of floodplain storage</p> <p>12.1 Deleted</p>	<p>Timing</p> <p>At all times.</p>
<p>Site level</p> <p>12.2 The finished floor level of the proposed mechanical shed and the proposed general purpose shed must be at a height of 184.54 AHD or greater.</p>	<p>Timing</p> <p>Prior to use of the site commencing.</p>

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<p>Design requirements for development in the floodplain</p> <p>12.3 Deleted</p> <p>12.4 Deleted</p> <p>12.5 Deleted</p> <p>12.6 Deleted</p>	
13. CONSTRUCTION ACTIVITY AND NOISE	
<p>Management of construction activity</p> <p>13.1 Construction activity must be limited to the hours of 6.30am to 6.30pm Monday to Saturdays, with no work to occur on Sundays or Public Holidays.</p> <p>13.2 The release of dust and particulate matter from construction activities must not cause an environmental nuisance.</p>	<p>Timing</p> <p>At all times while works are occurring.</p>
<p>Noise management</p> <p>13.3 Noise from construction activities must not cause an environmental nuisance.</p>	<p>Timing</p> <p>At all times while works are occurring.</p>
14 EARTHWORKS	
<p>Earthworks</p> <p>14.1 Earthworks must comply with Australian Standards in the following manner:</p> <ol style="list-style-type: none"> a. The earthworks must be carried out in accordance with AS 3798-1996 Guidelines on earthworks for commercial and residential developments. b. Supervision of bulk earthworks must be to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-1996. c. Material must be placed in layers, watered and compacted to achieve the specified density ratio as monitored in Table 5.1 - Guidelines for Minimum Relative Compaction of AS 3798-1996. <p>14.2 The design and construction of this development (including earthworks) must complement the existing topography to the maximum extent practicable. Cutting and filling within lots must also be kept to the absolute minimum practical extent.</p>	<p>Timing</p> <p>Forming part of the Operational Work application and at all times while works are occurring.</p>
15 ENGINEERING	
<p>General – Engineering standard</p> <p>15.1 Construct all works in accordance with the approved plans of development and in accordance with Council’s adopted standards.</p> <p>15.2 The cost of carrying out works and providing services to the proposed development, as required by the conditions of</p>	<p>Timing</p> <p>As indicated within the wording of the condition</p>

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<p><i>approval, shall be at the expense of the applicant.</i></p> <p>15.3 <i>On completion of the works, “as constructed” plans shall be submitted to Council, with certification by a Registered Professional Engineer Queensland (RPEQ)-Civil, that the works have been completed in accordance with the endorsed plans and any approved modifications</i></p> <p><i>Prior to undertaking any works required by the conditions of approval for vehicle crossovers, water supply connections, sewerage connections and stormwater drainage, engineering plans and specifications shall be prepared by a Registered Professional Engineer Queensland (RPEQ)-Civil in accordance with the relevant standards required by the conditions of approval, and shall be submitted to and for the endorsement of Council</i></p>	
<p>Rectification</p> <p>15.4 <i>Be responsible for the full cost of any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.</i></p>	<p>Timing</p> <p><i>At all times</i></p>
<p>Stormwater Quantity - Connection</p> <p>15.5 <i>Connect the development to the existing stormwater system at no cost to Council.</i></p>	<p>Timing</p> <p><i>Prior to the commencement of the use.</i></p>
<p>Stormwater Quantity - Design</p> <p>15.6 <i>Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM) and the applicable planning scheme. Where there is any inconsistency, the applicable planning scheme takes precedence.</i></p> <p>15.7 <i>Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.</i></p> <p>15.8 <i>A stormwater management plan is prepared in accordance with the Queensland Urban Drainage Manual (QUDM) and is submitted to council prior to works at the site commencing. The stormwater management plan must ensure the site is self draining by grading land, the proposed and existing driveways towards lawful points of discharge and avoiding stagnation of stormwater causing drainage nuisance to adjoining properties.</i></p> <p>15.9 <i>Deleted</i></p>	<p>Timing</p> <p><i>Prior to the commencement of the use.</i></p>

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<p>Stormwater Quantity - Lawful Point of Discharge 15.10 Stormwater from the development is directed to the lawful point of discharge being the kerb and channel in Spoonbill Street and/or the open stormwater drain to the south and west of the site.</p> <p>15.11 Deleted</p>	<p>Timing At all times</p>
<p>Stormwater Quantity – Stormwater Management On site 15.12 Undertake the stormwater management on site in accordance with the Schedule SC5.1 of the Longreach Planning Scheme.</p> <p>15.13 Deleted</p> <p>15.14 Submit to Council, a Compliance Certificate from a Registered Professional Engineer Queensland (RPEQ), certifying that stormwater management has been undertaken on site in accordance with the conditions of this and any other relevant approval issued by Council.</p>	<p>Timing Prior to the commencement of the use.</p>
<p>16 SEWERAGE/WASTE WATER INFRASTRUCTURE</p>	
<p>Wastewater 16.1 Connect the development to Council's wastewater reticulation system via internal reticulation works, at the applicant's cost.</p> <p>16.2 Ensure that all live connections to the existing wastewater reticulation main are to be performed by Council at the applicant's cost.</p> <p>16.3 Lodge a private works application with Council for the installation of 150mm property service connection for the development site.</p> <p>16.4 Ensure that any redundant wastewater connections within the site or servicing the development must be capped and sealed by Council at the applicant's cost. Any redundant pipework must be removed from the site.</p> <p>16.5 Ensure that the property connection shall not be located within 1.5m of existing or proposed structures; the connection point shall be vertically open to the sky and easily accessible for future maintenance.</p>	<p>Timing Prior to the commencement of the use.</p>
<p>17 WATER SUPPLY RETICULATION</p>	
<p>17.1 Connect the development to Council's water reticulation system via internal reticulation works, at the applicant's cost.</p>	<p>Timing Prior to the commencement of the use.</p>
<p>18 ELECTRICTY AND TELECOMMUNICATIONS</p>	

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<p><i>Electricity and Telecommunications - General</i></p> <p>18.1 <i>Provide electricity supply and telecommunications to the development in accordance with Schedule 5.1 of the Longreach Planning Scheme and the Energex - Underground Distribution Construction Manual.</i></p> <p>18.2 <i>Submit to Council written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development.</i></p> <p>18.3 <i>Submit to Council written confirmation from a telecommunications carrier that an agreement has been made for the supply of telecommunications to the development.</i></p> <p>18.4 <i>Do not install property poles; flying fox overhead connections.</i></p>	<p><i>Timing</i></p> <p><i>Prior to the commencement of the use.</i></p>
<p>19 CONTAINER SHELTER</p>	
<p>19.1 <i>The proposed container mounted shade structure must be located on part of the site where it does not affect the ability of vehicles (up to the maximum design vehicle) to enter, manoeuvre, operate or exist the site in forward gear.</i></p> <p>19.2 <i>The container mounted shelter must be appropriately set back from site boundaries (minimum distance of two metres or where not otherwise varied by building certification requirements) to allow for the provision of landscaping that is consistent with the Site Plan, drawing number WK17-0195-A01 Rev B, 17/05/17.</i></p> <p>19.3 <i>The container mounted shelter must not be enclosed at any time. The shelter is to remain open at both ends at all time.</i></p> <p>19.4 <i>Maximum building height of the container shelter must not exceed 6.5 metres above ground level.</i></p> <p>19.5 <i>A maximum of one (1) container mounted shelter is permitted on-site, unless otherwise approved in writing by Council.</i></p>	<p><i>Timing:</i></p> <p><i>At all times.</i></p>
<p>20 GENERAL</p>	
<p>20.1 <i>If any item of cultural heritage is identified during site works, all works must cease and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.</i></p> <p>20.2 <i>Pay all outstanding rates, sewerage, cleaning, water charges or other charges due to Council prior to the issuing of any building certification of the proposal.</i></p>	<p><i>Timing</i></p> <p><i>As indicated within the wording of the condition</i></p>
<p>ADVICE</p>	

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<p>(a) When an Application Lapses Should the development not be completed within the relevant period, this approval will lapse. A new application will need to be made to Council, unless an approval has been obtained for an extension of this period.</p>	<p>For your information</p>
<p>(b) Changes requiring further approval Changes to the approved design that are not generally in accordance with the approved plans/drawings require approval in accordance with the Planning Act 2016. The Planning Act 2016 sets out the procedures for changing approvals where the change can be classified as a permissible change. If the change is not a permissible change, a new development approval is required.</p>	<p>For your information</p>
<p>(c) Appeals The applicant has a right of appeal to the Planning and Environment Court regarding this decision, pursuant to section 229 of the Planning Act 2016. A copy of that section is attached to the decision notice.</p>	<p>Timeframes associated with appeals are set out in attached information.</p>
<p>(d) Applicant's responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for:</p> <ul style="list-style-type: none"> a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration; b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the Environmental Protection Act 1994 of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes; 	<p>For your information</p>

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<p>i) Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds \$80,000. Acceptable proof of payment is a Q.Leave – Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational Works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991; and</p> <p>ii) Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.</p>	
<p>(e) Aboriginal Cultural Heritage Act The Aboriginal Cultural Heritage Act 2003 ('AHCA') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The AHCA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:</p> <p>a. Is not negated by the issuing of this development approval; b. Applies on all land and water, including freehold land; c. Lies with the person or entity conducting an activity; and d. If breached, is subject to criminal offence penalties.</p> <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p> <p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the AHCA.</p> <p>The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the AHCA.</p>	<p>For your information</p>
<p>(f) Referral agency advice The State Assessment and Referral Agency (SARA) provided advice within their correspondence dated 29 September 2017 for the following state interest:</p> <ul style="list-style-type: none"> • Schedule 7, Table 3, Item 1 – State-controlled 	<p>For your information</p>

CARRIED

Attendance: Ms Holly Blyth left the meeting at 12.11pm.

Attendance: Ms Holly Blyth and Mrs Kimberley Dillon entered the meeting at 12.11pm.

Adjournment: Council adjourned for lunch at 12.14pm and resumed at 1.17pm at Item 13.7.

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Attendance: Mr Andrew Seccombe entered the Public Gallery at 1.19pm.

Attendance: Mrs Kimberley Dillon left the meeting at 1.21pm.

Attendance: Mr Mitchell Murphy left the meeting at 1.23pm.

Attendance: Mitchell Murphy, Lisa Young, Kimberley Dillon entered the meeting at 1.24pm.

14 Reception and Consideration of Director Infrastructure Services Report

14.1 Standing Matters - Infrastructure Services Financial Report

Consideration was given to the Infrastructure Services Financial Report.

(Res-2021-05-113)

Moved Cr Emslie seconded Cr Bignell

That Council receive the Infrastructure Services Financial Report for information.

CARRIED

15 Late Items

Attendance: Mr Wes Irwin entered the meeting at 1.35pm.

Attendance: Mr Wes Irwin left the meeting at 1.35pm.

Attendance: Ms Holly Blyth left the meeting at 2.05pm.

Attendance: Ms Holly Blyth entered the meeting at 2.07pm.

Attendance: Mr Mitchell Murphy left the meeting at 2.10pm.

Attendance: Mr Mitchell Murphy entered the meeting at 2.12pm.

Attendance: Mr Brendon Standen, Senior Town Planner for Reel Planning participated in the discussion relating to Item 15.1 via online teleconference.

15.1 Development Permit for Material Change of Use for Tourist Park (150 Caravan and Camping Sites)

Consideration of a development application lodged with Council on 20 July 2020 by Wall Planning & Environmental Consulting on behalf of Mr Andrew Seccombe for a Development Permit for Material Change of Use for Tourist Park (150 Caravan and Camping Sites).

Description:	Material Change of Use for Tourist Park (150 Caravan and Camping Sites).
Development:	Development Permit
Applicant:	Reel Planning & Environmental Consulting on behalf of Mr Andrew Seccombe
Owner:	Diamond Gully Holdings Pty Ltd as trustee for Diamond Gully Trust
Current Use of Land:	Undeveloped
Address:	Landsborough Highway, Longreach
Real Property Description:	Lots 30 on C22867 & Lot 32 on C22880
Applicable Planning Scheme:	<i>Longreach Regional Council Planning Scheme 2015 (v2.1)</i>
Zone:	Rural Zone
Level of Assessment:	Impact Assessment

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Recommendation:

That Longreach Regional Council delegate to the Chief Executive Officer Longreach Regional Council the authority to approve the application for a Development Permit for Material Change of Use for Tourist Park on land near the Landsborough Highway, formally described as Lot 30 on C22867 and Lot 32 on C22880, subject to:

- (a) Lot 30 on C22867 and Lot 32 on C22880 being provided lawful vehicular access direct from a gazetted road;*
- (b) An Infrastructure Agreement being entered into between Council and the Applicant that establishes the Applicant is responsible for the establishment costs and ongoing maintenance costs associated with the newly formed road contained within the road reserve extending from Old Winton Highway west until its intersection with Lot 30 on C22867;*
- (c) An Infrastructure Agreement being entered into between Council and the Applicant that establishes the Applicant is responsible for the establishment cost of the booster pump station and all associated necessary infrastructure recommended by the approved Water Supply Assessment prepared by ACS Engineers and dated 10 May 2021, and that Council is responsible for the ongoing operational and maintenance costs of the booster pump station; and*
- (d) 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 The cost of all works associated with the development and 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.*
- 1.4 All development conditions contained in this development approval about infrastructure under Chapter 4 of the Planning Act 2016 (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.*
- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed by Council to create a hazard to the community, it must be repaired immediately.*
- 1.6 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, and to be maintained at all times thereafter, unless otherwise stated.*

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:*

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<i>Plan/Document Name</i>	<i>Plan/Document Number</i>	<i>Revision</i>	<i>Date</i>
<i>Thomson River Caravan Park Locality Plan</i>	-	-	<i>19-10-2020</i>
<i>Thomson River Caravan Park Site Plan Proposal</i>	-	-	<i>07-07-2020</i>
<i>Cover Page</i>	<i>ACS-200109-SWM-01</i>	<i>1</i>	<i>02-11-2020</i>
<i>Stormwater Management Plan</i>	<i>ACS-200109-SWM-02</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Plan</i>	<i>ACS-200109-SWM-03</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Notes – Sheet 01</i>	<i>ACS-200109-SWM-04</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Notes – Sheet 02</i>	<i>ACS-200109-SWM-05</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Notes – Sheet 03</i>	<i>ACS-200109-SWM-06</i>	<i>1</i>	<i>02-11-2020</i>
<i>Water Supply Assessment</i>	<i>200109</i>	<i>5</i>	<i>10-05-2021</i>
<i>Flood Hazard Management Plan V2</i>	-	-	
<i>Site & Soil Wastewater Evaluation Report (Lot 32 on C22880)</i>	<i>CWW.2342.20</i>	<i>1</i>	<i>13/08/2020</i>
<i>Typical Hydraulic Articulation Design</i>	<i>CWW 2342.20B</i>	-	<i>13/08/2020</i>
<i>Site-Soil Evaluation Report No. CWW2342.20 – Preliminary Wastewater</i>	<i>CWW 2342.20</i>	-	<i>31/07/2020</i>
<i>Site & Soil Wastewater Evaluation Report (Lot 30 on C22867)</i>	<i>CWW.2341.20</i>	<i>1</i>	<i>13/08/2020</i>
<i>Typical Hydraulic Articulation Design</i>	<i>CW2341.20B</i>	--	<i>13/08/2020</i>
<i>Site-Soil Evaluation Report No. CWW2341.20 – Preliminary Wastewater</i>	<i>CWW 2341.20</i>	-	<i>13/08/2020</i>
<i>Plan of Lot 11 Cancelling Lot 11 on Plan CM90</i>	<i>SP322810 Sheet 1 of 2</i>	-	-

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.

2.3 Submit to and have approved in writing by Council elevation and floor plans for the Office, Kiosk, Amenities Blocks and Camp Kitchens, prior to applying for a Development Permit for Carrying Out Building Work assessable under the Building Act.

2.4 Submit to and have approved in writing by Council an updated Site Plan prior to or at the same time as a development application for a Development Permit for Carrying Out Operational Work being lodged to Council that shows:

- The inclusion of the ‘rain garden’ along the southern boundary of the site as shown in drawing ACS-200109-SWM-02, Revision 1, dated 02/11/2020 in the approved Stormwater Management Plan
- The inclusion of the new road extending from the Old Winton Highway west to the site.
- The location and dimensions of waste storage areas required by Condition 6.5 of this development approval.

3.0 STAGING OF DEVELOPMENT

3.1 Undertake the development in accordance with the sequencing of staging as indicated on the approved plans and documents, with stages to be developed in chronological order of each stage identified on the approved plans. Unless otherwise expressly stated, all conditions of this development approval must be read as being applicable at both stages.

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Advisory note: *The stages may be undertaken concurrently, unless other specified by a condition of this development approval. It would also be necessary for any subsequent development application seeking a Development Permit for the Carrying Out of Operational Work to reflect this staging.*

4.0 FLOODING

- 4.1 *Implement the recommendations of the approved Flood Hazard Management Plan (Condition 2.1).*
- 4.2 *The approved Tourist Park may operate 12 months a year.*
- 4.3 *Make available to all guests a copy of the Flood Hazard Management Plan within the approved 'Office, Kiosk & Manager's Residence'. Guests must be advised upon check-in of the flood hazard affecting the site and alert and evacuation procedure in the instance of a flood event.*

5.0 AMENITY

- 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, grit, oil, dust or otherwise.*
- 5.2 *Maintain outdoor lighting to comply with AS4282 – 1997 "Control of Obstructive Effects of Outdoor Lighting".*
- 5.3 *Lighting with a height of more than 4.0 metres above ground level is developed in accordance with AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, or as updated from time to time.*
- 5.4 *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.*
- 5.5 *Store all waste within waste storage areas. Waste storage areas must be:*
 - 5.5.1 *Designed and located not to cause nuisance to neighbouring properties.*
 - 5.5.2 *Screened from any road frontage or adjoining property.*
 - 5.5.3 *Of a sufficient size to accommodate commercial type waste bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning.*

6.0 ENGINEERING CERTIFICATION

- 6.1 *Prior to commencement of any engineering works, a Development Permit for Carrying Out Operational Work must be obtained, where required, for the following engineering works:*
 - 6.1.1 *Internal road network and parking*
 - 6.1.2 *External road works*
 - 6.1.3 *Reticulated water supply works*
 - 6.1.4 *Stormwater works*
 - 6.1.5 *Filling and excavation*

For the submission, detailed design documentation must be provided and a Registered Professional

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Engineer of Queensland (RPEQ) must certify the engineering drawings and specifications for the engineering work.

- 6.2 *An Engineer's Certificate of Construction must be signed and submitted to Council by a RPEQ verifying that all works have been carried out in accordance with the relevant standards, drawings, the Development Permit for Carrying Out Operational Work, and any specifications that result from the submission for engineering certification.*

7.0 INTERNAL ROAD NETWORK AND PARKING

- 7.1 *Design, construct and maintain all on-site vehicle parking and manoeuvring areas, except for the nominated camping sites, to an all-weather standard suitable for two-wheel drive vehicles.*
- 7.2 *Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.*
- 7.3 *Provide a dedicated visitor car parking area capable of accommodating a minimum of 15 car parking spaces. Signage is to be provided to clearly identify all visitor car parking.*
- 7.4 *All internal car parking and manoeuvring areas are to be designed in accordance with AS/NZS 2890 Parking facilities - Off-street car parking.*

8.0 EXTERNAL ROAD WORKS

- 8.1 *Design and construct a typical two lane rural carriageway within the '(new ROAD rd)' as shown on the approved Survey Plan (Condition 2.1) and through to its intersection with the formed carriageway of Old Winton Highway in accordance with Planning Scheme Policy 1 – Works (Attachment A – Typical Road Sections) and the provisions of a Development Permit for Carrying Out Operational Work. The two lane rural carriageway may be gravel or bitumen surface treatment and must be maintained to an all-weather standard suitable for a two-wheel drive vehicle, except as varied by condition 8.2.*
- 8.2 *The intersection of the road required by Condition 8.1 and Old Winton Highway must have a minimum surface treatment of a two-coat bitumen seal that extends west from the intersection within '(new ROAD rd)' for a minimum distance of 25 metres. The intersection of the newly formed road and Old Winton Highway must be tapered to accommodate the turning of the maximum design vehicle such that vehicles do not exit the carriageway.*

9.0 SERVICES

- 9.1 *Design, construct and maintain an on-site effluent disposal system in accordance with Table SC5.1.2.6 (Water and Sewer Standards) of Planning Scheme Policy 1 – Works and the approved Site & Soil Wastewater Evaluation Report.*
- 9.2 *Install and maintain sewage backflow prevention/s to the on-site effluent disposal system to ensure no raw sewage is capable of being released during a flood event.*
- 9.3 *Provide a 100mm diameter reticulated water connection from the existing Council reticulated water main (150mm) located to the east of the site ('the Cramsie line') in accordance with Table SC5.1.2.6 (Water and Sewer Standards) of Planning Scheme Policy 1 – Works and the provisions of a Development Permit for Carrying Out Operational Work.*
- 9.4 *Design and construct a booster pump station along the existing Council reticulated water main (150mm diameter) located to the east of the site ('the Cramsie line') at approximately chainage 0m and in accordance with the approved Water Supply Assessment and provisions*

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of a Development Permit for Carrying Out Operational Work. The booster pump must ensure the approved development, once fully established, does not result in a net reduction in water pressure in Council's reticulated potable water network.

- 9.5 *The booster pump station, including electrical elements, must be located above the Defined Flood Level.*
- 9.6 *Design, construct and maintain electricity and telecommunication services to the premises in accordance with standards and requirements of the relevant service provider.*

10.0 STORMWATER WORKS

- 10.1 *Design, construct and maintain all stormwater drainage works for the development generally in accordance with the approved plans, Queensland Urban Drainage Manual and the provisions of a Development Permit for Carrying Out Operational Work.*
- 10.2 *All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.*

11.0 EROSION AND SEDIMENT CONTROL

- 11.1 *Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted, and landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.*
- 11.2 *The Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with the Best Practice Erosion and Sediment Control document from the International Erosion Control Association, as updated from time to time.*
- 11.3 *During the wet season, the Erosion and Sediment Control Plan must be to the satisfaction of Council.*

12.0 LANDSCAPING AND FENCING

- 12.1 *Establish landscaped areas with an appropriately installed irrigation system. Ensure landscaping (including the turfed surfaces of the sites) is subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting programme as required. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.*
- 12.2 *Boundary fencing must be installed along each boundary of the site, except where allowance must be made for the vehicle access from road reserve at the eastern property boundary.*

13.0 AIRPORT ENVIRONS

- 13.1 *Construct and operate the approved development such that it does not involve:*
- 13.1.1 *Straight parallel lines of lighting 500m to 100m long;*
 - 13.1.2 *Lighting that extends more than three (3) degrees above the horizon;*
 - 13.1.3 *Flare plumes;*
 - 13.1.4 *Buildings with reflective cladding;*
 - 13.1.5 *Upward shining lights;*
 - 13.1.6 *Flashing lights; or*

13.1.7 *Sodium lights.*

14.0 CONSTRUCTION ACTIVITIES

- 14.1 *Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.*
- 14.2 *The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the relevant provisions of Planning Scheme Policies No. 1 – Works Planning Scheme policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v2.1).*
- 14.3 *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.*

15.0 ASSET MANAGEMENT

- 15.1 *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

1. *Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for operational work, building work and plumbing and drainage work, as required under relevant legislation for this work.*
2. *Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.*
3. *The Old Winton Highway forms part of the stock route network. The operation of the approved development must not compromise the function of the stock route network.*
4. *The State Assessment and Referral Agency (Fitzroy and Central Office) has advised Council that the proposed sewerage infrastructure is highly likely to constitute an Environmentally Relevant Activity, regardless of separate sewage treatment systems proposed on each lot. It is recommended that the developer contact the regulating authority, the Department of Environment and Science, to ensure the appropriate permit is in place for this infrastructure.*
5. *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.*
6. *General environmental duty under the Environmental Protection Act 1994 prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.*
7. *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").*

LAPSED FOR WANT OF A MOVER

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Note: Council moved to Item 12.3, followed by Late Item 15.2 and into Closed Session for Items (16.1 & 16.2) to allow for clarification be sought from Councils Town Planner regarding item 15.1.

Attendance: Mr Roger Naidoo, Mrs Lisa Young and Mrs Kimberley Dillon left the meeting at 2.22pm.

Attendance: Mr Andrew Seccombe left the meeting at 2.23pm.

Attendance: Mr Mitchell Murphy left the meeting at 2.30pm.

Attendance: Mr Mitchell Murphy and Mrs Kimberley Dillon entered the meeting at 2.31pm.

Attendance: Mrs Elizabeth West left the meeting at 2.32pm.

(Res-2021-05-114)

Moved Cr Martin seconded Cr Bignell

That Longreach Regional Council delegate to the Chief Executive Officer Longreach Regional Council the authority to approve the application for a Development Permit for Material Change of Use for Tourist Park on land near the Landsborough Highway, formally described as Lot 30 on C22867 and Lot 32 on C22880, subject to:

- (a) Lot 30 on C22867 and Lot 32 on C22880 being provided lawful vehicular access direct from a gazetted road;*
- (b) An Infrastructure Agreement being entered into between Council and the Applicant that establishes the Applicant is responsible for the establishment costs and ongoing maintenance costs associated with the newly formed road contained within the road reserve extending from Old Winton Highway west until its intersection with Lot 30 on C22867;*
- (c) An Infrastructure Agreement being entered into between Council and the Applicant that establishes the contributions by Council and the Applicant to the establishment, maintenance and operational costs of the booster pump station and all associated necessary infrastructure recommended by the approved Water Supply Assessment prepared by ACS Engineers dated 10 May 2021.*
- (d) Subject to the following conditions that may be amended, as required, to reflect the terms of the Infrastructure Agreement referenced in paragraph (c).*

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 The cost of all works associated with the development and 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.

1.4 All development conditions contained in this development approval about infrastructure under Chapter 4 of the Planning Act 2016 (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.

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- 1.5 *The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed by Council to create a hazard to the community, it must be repaired immediately.*
- 1.6 *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, and to be maintained at all times thereafter, unless otherwise stated.*

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:*

<i>Plan/Document Name</i>	<i>Plan/Document Number</i>	<i>Revision</i>	<i>Date</i>
<i>Thomson River Caravan Park Locality Plan</i>	-	-	<i>19-10-2020</i>
<i>Thomson River Caravan Park Site Plan Proposal</i>	-	-	<i>07-07-2020</i>
<i>Cover Page</i>	<i>ACS-200109-SWM-01</i>	<i>1</i>	<i>02-11-2020</i>
<i>Stormwater Management Plan</i>	<i>ACS-200109-SWM-02</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Plan</i>	<i>ACS-200109-SWM-03</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Notes – Sheet 01</i>	<i>ACS-200109-SWM-04</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Notes – Sheet 02</i>	<i>ACS-200109-SWM-05</i>	<i>1</i>	<i>02-11-2020</i>
<i>Sediment and Erosion Control Notes – Sheet 03</i>	<i>ACS-200109-SWM-06</i>	<i>1</i>	<i>02-11-2020</i>
<i>Water Supply Assessment</i>	<i>200109</i>	<i>5</i>	<i>10-05-2021</i>
<i>Flood Hazard Management Plan V2</i>	-	-	
<i>Site & Soil Wastewater Evaluation Report (Lot 32 on C22880)</i>	<i>CWW.2342.20</i>	<i>1</i>	<i>13/08/2020</i>
<i>Typical Hydraulic Articulation Design</i>	<i>CWW 2342.20B</i>	-	<i>13/08/2020</i>
<i>Site-Soil Evaluation Report No. CWW2342.20 – Preliminary Wastewater</i>	<i>CWW 2342.20</i>	-	<i>31/07/2020</i>
<i>Site & Soil Wastewater Evaluation Report (Lot 30 on C22867)</i>	<i>CWW.2341.20</i>	<i>1</i>	<i>13/08/2020</i>
<i>Typical Hydraulic Articulation Design</i>	<i>CW2341.20B</i>	--	<i>13/08/2020</i>
<i>Site-Soil Evaluation Report No. CWW2341.20 – Preliminary Wastewater</i>	<i>CWW 2341.20</i>	-	<i>13/08/2020</i>
<i>Plan of Lot 11 Cancelling Lot 11 on Plan CM90</i>	<i>SP322810 Sheet 1 of 2</i>	-	-

- 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.*
- 2.3 *Submit to and have approved in writing by Council elevation and floor plans for the Office, Kiosk, Amenities Blocks and Camp Kitchens, prior to applying for a Development Permit for Carrying Out Building Work assessable under the Building Act.*
- 2.4 *Submit to and have approved in writing by Council an updated Site Plan prior to or at the same time as a development application for a Development Permit for Carrying Out*

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Operational Work being lodged to Council that shows:

- *The inclusion of the 'rain garden' along the southern boundary of the site as shown in drawing ACS-200109-SWM-02, Revision 1, dated 02/11/2020 in the approved Stormwater Management Plan*
- *The inclusion of the new road extending from the Old Winton Highway west to the site.*
- *The location and dimensions of waste storage areas required by Condition 6.5 of this development approval.*

3.0 STAGING OF DEVELOPMENT

3.1 *Undertake the development in accordance with the sequencing of staging as indicated on the approved plans and documents, with stages to be developed in chronological order of each stage identified on the approved plans. Unless otherwise expressly stated, all conditions of this development approval must be read as being applicable at both stages.*

Advisory note: *The stages may be undertaken concurrently, unless other specified by a condition of this development approval. It would also be necessary for any subsequent development application seeking a Development Permit for the Carrying Out of Operational Work to reflect this staging.*

4.0 FLOODING

4.1 *Implement the recommendations of the approved Flood Hazard Management Plan (Condition 2.1).*

4.2 *The approved Tourist Park may operate 12 months a year.*

4.3 *Make available to all guests a copy of the Flood Hazard Management Plan within the approved 'Office, Kiosk & Manager's Residence'. Guests must be advised upon check-in of the flood hazard affecting the site and alert and evacuation procedure in the instance of a flood event.*

5.0 AMENITY

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, grit, oil, dust or otherwise.*

5.2 *Maintain outdoor lighting to comply with AS4282 – 1997 "Control of Obstructive Effects of Outdoor Lighting".*

5.3 *Lighting with a height of more than 4.0 metres above ground level is developed in accordance with AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, or as updated from time to time.*

5.4 *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.*

5.5 *Store all waste within waste storage areas. Waste storage areas must be:*

5.5.1 *Designed and located not to cause nuisance to neighbouring properties.*

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6.0 ENGINEERING CERTIFICATION

- 6.1 *Prior to commencement of any engineering works, a Development Permit for Carrying Out Operational Work must be obtained, where required, for the following engineering works:*
 - 6.1.1 *Internal road network and parking*
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 - 6.1.5 *Filling and excavation*

For the submission, detailed design documentation must be provided and a Registered Professional Engineer of Queensland (RPEQ) must certify the engineering drawings and specifications for the engineering work.

- 6.2 *An Engineer's Certificate of Construction must be signed and submitted to Council by a RPEQ verifying that all works have been carried out in accordance with the relevant standards, drawings, the Development Permit for Carrying Out Operational Work, and any specifications that result from the submission for engineering certification.*

7.0 INTERNAL ROAD NETWORK AND PARKING

- 7.1 *Design, construct and maintain all on-site vehicle parking and manoeuvring areas, except for the nominated camping sites, to an all-weather standard suitable for two-wheel drive vehicles.*
- 7.2 *Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.*
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8.0 EXTERNAL ROAD WORKS

- 8.1 *Design and construct a typical two lane rural carriageway within the '(new ROAD rd)' as shown on the approved Survey Plan (Condition 2.1) and through to its intersection with the formed carriageway of Old Winton Highway in accordance with Planning Scheme Policy 1 – Works (Attachment A – Typical Road Sections) and the provisions of a Development Permit for Carrying Out Operational Work. The two lane rural carriageway may be gravel or bitumen surface treatment and must be maintained to an all-weather standard suitable for a two-wheel drive vehicle, except as varied by condition 8.2.*
- 8.2 *The intersection of the road required by Condition 8.1 and Old Winton Highway must have a minimum surface treatment of a two-coat bitumen seal that extends west from the intersection within '(new ROAD rd)' for a minimum distance of 25 metres. The intersection of the newly formed road and Old Winton Highway must be tapered to accommodate the turning of the maximum design vehicle such that vehicles do not exit the carriageway.*

9.0 SERVICES

- 9.1 *Design, construct and maintain an on-site effluent disposal system in accordance with Table SC5.1.2.6 (Water and Sewer Standards) of Planning Scheme Policy 1 – Works and the approved Site & Soil Wastewater Evaluation Report.*
- 9.2 *Install and maintain sewage backflow prevention/s to the on-site effluent disposal system to ensure no raw sewage is capable of being released during a flood event.*
- 9.3 *Provide a 100mm diameter reticulated water connection from the existing Council reticulated water main (150mm) located to the east of the site ('the Cramsie line') in accordance with Table SC5.1.2.6 (Water and Sewer Standards) of Planning Scheme Policy 1 – Works and the provisions of a Development Permit for Carrying Out Operational Work.*
- 9.4 *Design and construct a booster pump station along the existing Council reticulated water main (150mm diameter) located to the east of the site ('the Cramsie line') at approximately chainage 0m and in accordance with the approved Water Supply Assessment and provisions of a Development Permit for Carrying Out Operational Work. The booster pump must ensure the approved development, once fully established, does not result in a net reduction in water pressure in Council's reticulated potable water network.*
- 9.5 *The booster pump station, including electrical elements, must be located above the Defined Flood Level.*
- 9.6 *Design, construct and maintain electricity and telecommunication services to the premises in accordance with standards and requirements of the relevant service provider.*

10.0 STORMWATER WORKS

- 10.1 *Design, construct and maintain all stormwater drainage works for the development generally in accordance with the approved plans, Queensland Urban Drainage Manual and the provisions of a Development Permit for Carrying Out Operational Work.*
- 10.2 *All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.*

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- 11.1 *Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted, and landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.*
- 11.2 *The Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with the Best Practice Erosion and Sediment Control document from the International Erosion Control Association, as updated from time to time.*
- 11.3 *During the wet season, the Erosion and Sediment Control Plan must be to the satisfaction of Council.*

12.0 LANDSCAPING AND FENCING

- 12.1 *Establish landscaped areas with an appropriately installed irrigation system. Ensure landscaping (including the turfed surfaces of the sites) is subject to water and maintenance*

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during the establishment phase, and an ongoing maintenance and replanting programme as required. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.

- 12.2 *Boundary fencing must be installed along each boundary of the site, except where allowance must be made for the vehicle access from road reserve at the eastern property boundary.*

13.0 AIRPORT ENVIRONS

- 13.1 *Construct and operate the approved development such that it does not involve:*

- 13.1.1 *Straight parallel lines of lighting 500m to 100m long;*
- 13.1.2 *Lighting that extends more than three (3) degrees above the horizon;*
- 13.1.3 *Flare plumes;*
- 13.1.4 *Buildings with reflective cladding;*
- 13.1.5 *Upward shining lights;*
- 13.1.6 *Flashing lights; or*
- 13.1.7 *Sodium lights.*

14.0 CONSTRUCTION ACTIVITIES

- 14.1 *Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.*
- 14.2 *The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the relevant provisions of Planning Scheme Policies No. 1 – Works Planning Scheme policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v2.1).*
- 14.3 *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.*

15.0 ASSET MANAGEMENT

- 15.1 *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

1. *Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for operational work, building work and plumbing and drainage work, as required under relevant legislation for this work.*
2. *Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.*
3. *The Old Winton Highway forms part of the stock route network. The operation of the approved development must not compromise the function of the stock route network.*
4. *The State Assessment and Referral Agency (Fitzroy and Central Office) has advised Council that the proposed sewerage infrastructure is highly likely to constitute an Environmentally Relevant Activity, regardless of separate sewage treatment systems proposed on each lot. It is recommended that the developer contact the regulating*

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authority, the Department of Environment and Science, to ensure the appropriate permit is in place for this infrastructure.

5. *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.*
6. *General environmental duty under the Environmental Protection Act 1994 prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.*
7. *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”).*

CARRIED

Note: Reason for amendment to Recommendation

Councillors chose to amend the recommendation to acknowledge the potential benefit of the booster pump to facilitate efficient and effective expansion of the trunk infrastructure.

15.2 Additional Mayoral Donation May 2021

Considerations of additional applications received in accordance with the Mayoral Donation Policy 11.02.

(Res-2021-05-115)

Moved Cr Nunn seconded Cr Hatch

That Council endorses the allocation of funds from the Mayoral Donation Program, in accordance with the Mayoral Donations Policy No. 11.02, as contained in the following table:

Organisation/ Individual	Event/Project Activity	Event Date	Grant Approved
<i>Erika Holland</i>	<i>North West State School 11 year Cross Country Trials</i>	<i>Normanton, 5 June 2021</i>	<i>\$350.00</i>
<i>Macen Palmer</i>	<i>North West State School 10-12 year Touch Football Trials</i>	<i>Cloncurry, 29 May 2021</i>	<i>\$350.00</i>
<i>Kody Hunt</i>	<i>North West State School 10-12 year Touch Football Trials</i>	<i>Cloncurry, 29 May 2021</i>	<i>\$350.00</i>
<i>Jaylie Miller</i>	<i>North West State School Under 12 year Touch Football Trials</i>	<i>Cloncurry, 29 May 2021</i>	<i>\$350.00</i>
		<i>TOTAL</i>	<i>\$1,400.00</i>

CARRIED

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16 Closed Matters

Council entered Closed Session

(Res-2021-05-116)

Moved Cr Emslie seconded Cr Martin

That pursuant to section 242J(1) of the Local Government Regulation 2012 the meeting be closed to discuss the following matters, which are considered confidential for the reasons indicated at 2.36pm.

Conditional sale of Lot 151 on SP259530

This report is considered confidential in accordance with section 275(1)g, of the Local Government Regulation 2012, as it contains information relating to: negotiations relating to a commercial matter involving the council for which a public discussion would be likely to prejudice the interests of the council.

Staff Housing

This report is considered confidential in accordance with section 275(1)g, of the Local Government Regulation 2012, as it contains information relating to: negotiations relating to a commercial matter involving the council for which a public discussion would be likely to prejudice the interests of the council.

CARRIED

Attendance: Mrs Kimberley Dillon and Ms Holly Blyth left the meeting at 2.36pm.

Attendance: Ms Elizabeth West, Mrs Kimberley Dillon and Ms Holly Blyth entered the meeting at 2.37pm.

Attendance: Mr Roger Naidoo entered the meeting at 2.41pm.

Attendance: Mrs Lisa Young entered the meeting at 2.42pm.

Council out of Closed Session

(Res-2021-05-117)

Moved Cr Hatch seconded Cr Bignell

That Council move out of Closed Session at 3.00pm to vote on Items 16.1 and 16.2.

CARRIED

16.1 Conditional sale of Lot 151 on SP259530

Consideration of the proposed conditional sale of Lot 151 on SP259530.

(Res-2021-05-118)

Moved Cr Martin seconded Cr Hatch

That Council authorise the Chief Executive Officer to negotiate and execute a conditional sale contract for Lot 151 on SP259530 with the RetailSpace/Abelard Joint Venture in accordance with the tender documents, as presented.

CARRIED

16.2 Staff Housing

Consideration of proposed changes to Council's current staff housing arrangements.

Recommendation:

That Council:

Moved Cr Martin seconded Cr Hatch

1) Approve that 1 Rosella Street be listed for sale with a local real estate agent;

2) Delegate authority to the CEO to negotiate and execute a contract for sale of 1 Rosella Street at a price as set out in the paper;

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- 3) *Approve an additional budget allocation for the 2021-22 year of \$45,000 for the Sandpiper Street house to install split system air-conditioners, internal paint, bathroom refit and general repairs;*
- 4) *Delegate authority to the CEO to negotiate and execute a contract to purchase 8 Robin Road for a price as set out in the paper;*
- 5) *Delegate authority to the CEO to enter into a long term lease of a property to house the Environmental Health Officer and then sub-let the property to the officer; and*
- 6) *Approve in accordance with section 227 and 228 of the Local Government Regulation 2012 that officers invite written tenders for the sale of 57 Quail Street Lot 4 RP 607864;*
- 7) *Delegate authority to CEO to negotiate and execute a contract of sale for 57 Quail Street to the highest tenderer.*
- 8) *Approve in accordance with section 227 and 228 of the Local Government Regulation 2012 that officers invite written tenders for the sale of 28 St Mary Street, Isisford Lot 1 RP604690.*
- 9) *Delegate authority to CEO to negotiate and execute a contract of sale for 28 St Mary Street to the highest tenderer.*

Division requested by Cr Bignell.

Voting

For: Cr Hatch, Cr Martin, Cr Rayner

Against: Cr Bignell, Cr Emslie, Cr Nunn, Cr Smith

MOTION NOT CARRIED

(Res-2021-05-119)

Moved Cr Smith seconded Cr Nunn

That Council:

- 1) *Approve that 1 Rosella Street be listed for sale with a local real estate agent;*
- 2) *Delegate authority to the CEO to negotiate and execute a contract for sale of 1 Rosella Street at a price as set out in the paper;*
- 3) *Approve an additional budget allocation for the 2021-22 year of \$45,000 for the Sandpiper Street house to install split system air-conditioners, internal paint, bathroom refit and general repairs; and*
- 4) *Delegate authority to the CEO to negotiate and execute a contract to purchase 8 Robin Road for a price as set out in the paper.*

CARRIED

Note: Reason for amendment to Recommendation

Councillors chose to retain two of the properties recommended for sale as outlined in the paper.

Adjournment: Council adjourned for afternoon tea at 3.06pm and resumed at 3.22pm on Item 15.1.

Attendance: Mr Andrew Secombe entered the Public Gallery at 3.22pm.

On re-commencement of Item 15.1 the Mayor, in accordance with Standing Orders for Council Meeting Policy No. 3.2 section 25.1, invited the applicant in the public gallery to participate in the meeting in relation to specific questions relating to the item.

Adjournment: Council adjourned at 3.52pm and to allow for the preparation to the alternate recommendation for Item 15.1.

Adjournment: The meeting resumed at 4.00pm on Item 15.1.

Attendance: Mr Andrew Secombe left the meeting at 4.17pm.

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17 Closure of Meeting

There being no further business, the meeting was closed at 4.22pm.

Minutes Certificate

These minutes are unconfirmed.

Cr AC Rayner
Mayor

Mitchell Murphy
Chief Executive Officer