

LONGREACH REGIONAL COUNCIL



Ordinary Meeting

Thursday 15 July 2021

UNCONFIRMED MINUTES

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 15 July 2021 at the Isisford Town Hall, Mary Street, Isisford**

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1 Opening of Meeting and Acknowledgement of Country

The Mayor declared the meeting open at 9.00am.

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

2 Prayer

Pastor Ben Kent, Reach Christian Church, opened the meeting with a prayer.

Attendance: Pastor Ben Kent left the meeting at 9.06am.

**PRESENT
Councillors**

Mayor

Cr AC Rayner
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

Ms 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

Public Gallery

Nil

Apologies

Deputy Mayor

Cr LJ Nunn

Attendance: Cr Tony Martin, Ms Elizabeth West, Mrs Lisa Young, Mr Roger Naidoo, Mr Simon Kuttner and Ms Corinne Ballard left the meeting at 9.08am.

Attendance: Mr Mitchell Murphy left the meeting at 9.35am.

Attendance: Cr Tony Martin entered the meeting at 9.35am.

Attendance: Cr Dale Bignell left the meeting at 9.37am.

Attendance: Cr Dale Bignell, Mr Mitchell Murphy, Ms Elizabeth West, Mrs Lisa Young, Mr Roger Naidoo, Mr Simon Kuttner and Ms Corinne Ballard entered the meeting at 9.37am.

3 Consideration of Leave of Absence

Item 3

It was identified that Cr Tony Martin may have a Prescribed Interest in Item 3 – Consideration of Leave of Absence and Cr Martin agreed. The nature of the interest being, Cr Martin's leave of absence request was the subject for discussion. Cr Martin left the meeting at 9.42am for the duration of the discussion and voting on this item.

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Cr Tony Martin requested a leave of absence for a period of 3 months.

(Res-2021-07-169)

Moved Cr Smith seconded Cr Bignell

That Council grant the requested leave of absence for Cr Tony Martin for 3 months commencing Monday 2 August 2021; noting that there will be no remuneration for this period.

CARRIED

Attendance: Mr Mitchell Murphy left the meeting at 9.47am.

Attendance: Cr Tony Martin and Mr Mitchell Murphy entered the meeting at 9.48am.

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

Item 3 Cr Tony Martin was identified at Item 3 as having a Prescribed Interest in Item 3 – Consideration of Leave of Absence. The nature of the interest is, Cr Martin’s leave of absence request was the subject for discussion. Cr Martin did not participate in the discussion at Item 3.

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.

No declarations were made during this point of the meeting.

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5 Confirmation of Minutes

5.1 Council - Thursday 17 June 2021

(Res-2021-07-170)

Moved Cr Bignell seconded Cr Emslie

That:

- 1. Council note the amendment of the minutes to reflect a change of wording in the Mayoral Minute on page 8, being the word 'testimonials' to be replaced with 'repairs' when referring to the work of volunteers at Yaraka;*
- 2. Council note that, having been granted a leave of absence, Cr Bignell was in fact present at the Special Budget Meeting on 29 June 2021; and,*
- 3. The Minutes of the Council Meeting held on Thursday 17 June 2021, be confirmed as presented.*

CARRIED

5.2 Budget Meeting - Tuesday 29 June 2021

(Res-2021-07-171)

Moved Cr Emslie seconded Cr Bignell

That the Minutes of the Budget Meeting held on Tuesday 29 June 2021, be confirmed.

CARRIED

6 Mayoral Minute

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

The Mayor Chaired the June and July RAPAD Board meeting with RAPAD Directors. Focus was on detailed discussion on the Barcaldine Renewable Energy Zone and the future use of the old Longreach Pastoral College.

The Mayor and CEO attended the 27th National General Assembly in Canberra from 20 June to 23 June. Highlights from the Conference including the Queensland led LGAQ breakfast meeting, ALGA President Address by Linda Scott, COVID update and Keynote speakers. This was the 4th National Assembly attended by the Mayor and as with all Canberra visits deputations are held at Parliament House with Federal Ministers and Senators on key topics. Discussions were held on funding opportunities for Building Better Regions Fund for the Thomson River Master Plan, funding for the raising of the weirs and ongoing funding for the Longreach Childcare Centre.

The Mayor attended the Lions Changeover along with Cr Dale Bignell who provided a presentation on the history of Isisford .

The Mayor hosted the Deputy Director-General from Department of Agriculture and Fisheries and the senior management team. Advocacy continued to secure additional specialist staffing positions to assist with the growth of the sheep and wool sector and meat sheep and goats.

Planning and discussions occurred with local businesses on managing the surge in tourist numbers and the additional servicing and parking requirements.

The Mayor participated in a teleconference with all Queensland Mayors and the Premier on the COVID Pandemic. LGAQ also hosted a meeting with Mayors to discuss increasing COVID vaccination uptake in each community.

The Mayor participated in the District Disaster Management Group meeting with the focus on dealing with the possibility of a positive COVID case in the Central West.

Extensive media interviews were undertaken with ABC Longreach, ABC Drive Show and 4LG as well as the usual Mayoral Column.

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The Mayor was part of a short video clip advocating at the National General Assembly in Canberra for increased financial assistance grants.

7 Councillor Requests

Nil

8 Notices of Motion

Nil

9 Petitions

Nil

10 Deputations

Nil

11 Reception and Consideration of Chief Executive Officer's Report

11.1 Standing Matters - Governance Financial Report

Consideration was given to the Governance financial report.

(Res-2021-07-172)

Moved Cr Hatch seconded Cr Martin

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
July 2021			
9 Fri	RAPAD Board Meeting	Zoom 9am – 11am	Mayor and Chief Executive Officer
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
22 Thu	Special Council Meeting	Council Chambers 8.30am – 9.30am	All Councillors, Chief Executive Officer, Directors
22 Thu	Councillors and Directors Round Table	Rosebank Station 10am – 2pm	All Councillors, Chief Executive Officer, Directors, EOEDPA
August 2021			
3 Tue – 5 Thu	LGAQ Bush Councils Convention	Barcardine	Mayor, Deputy Mayor and Chief Executive Officer
9 Mon	Regional Arts Development Fund (RADF) Meeting	Fairmount (West) Longreach Civic Centre 10am – 11.30am	Mayor, Cr Leonie Nunn, Cr Tracy Hatch and DCCS
12 Thu	Audit & Risk Committee Meeting	Council Chambers 2pm – 4pm	Mayor, Cr Nunn, Chief Executive Officer, DCS, HOF, FM
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 1.30pm – 3pm	Mayor and Chief Executive Officer

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19 Thu	Council Meeting	Yaraka Town Hall 9.30am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
26 Thu	Councillors and Directors Round Table	Boardroom Qantas Founders Museum 9am – 1pm	All Councillors, Chief Executive Officer, Directors, EOEDPA
September 2021			
14 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
15 Wed	LGAQ “Elected Members Update” 2021	Longreach Civic Centre 9am – 1pm	All Councillors, Chief Executive Officer and Directors
16 Thu	Council Meeting	Council Chambers 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
17 Fri	Audit & Risk Committee Meeting	Fairmount Room Longreach Civic Centre 9am – 11am	Mayor, Cr Nunn, Chief Executive Officer, DCS, HOF, FM
October 2021			
7 Thu	Audit & Risk Committee Meeting	Fairmount Room Longreach Civic Centre 9am – 11am	Mayor, Cr Nunn, Chief Executive Officer, DCS, HOF, FM
13 Wed	DDMG Meeting	Fairmount Room Longreach Civic Centre 9am – 12pm	Mayor and Chief Executive Officer
19 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
21 Thu	Council Meeting	Ilfracombe Recreation Centre 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
25 Mon – 27 Wed	LGAQ 125 th Annual Conference	Mackay Entertainment Centre Mackay	Mayor, Deputy Mayor, Cr Hatch, Chief Executive Officer

(Res-2021-07-173)

Moved Cr Smith seconded Cr Emslie

That Council receive the Calendar of Events for information.

CARRIED

11.3 2022 Special Holiday

Consideration of the proposed date for the 2022 Special Holiday.

(Res-2021-07-174)

Moved Cr Hatch seconded Cr Martin

That pursuant to section 4 of the Holidays Act 1983, the Office of Industrial Relations be advised that Council seeks to nominate Friday 13 May 2022, aligned with the Longreach Agricultural Show, as a Special/Show Holiday for the Longreach Regional Council area.

CARRIED

11.4 Equal Employment Opportunity Policy Review

Following its biennial review, consideration of repealing Council’s Employment Policy (Pol 4.1) and replacing with Equal Employment Opportunity Policy.

(Res-2021-07-175)

Moved Cr Emslie seconded Cr Smith

That Council repeals the Equal Employment Policy (4.1) and adopts the Equal Employment Opportunity Policy, 4.1 as presented.

CARRIED

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12 Reception and Consideration of Director Corporate Services Report

12.1 Standing Matters - Corporate Services Financial Report

Consideration was given to the Corporate Services financial report.

(Res-2021-07-176)

Moved Cr Bignell 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 June 2021.

(Res-2021-07-177)

Moved Cr Emslie seconded Cr Smith

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

CARRIED

Attendance: Mrs Lisa Young left the meeting at 10.19am.

12.3 Standing Matters - Quarterly Financial Graphs - Income & Expenditure and Investment Report

Consideration was given to the Quarterly Financial Graphs – Income & Expenditure and Investment Report for quarter ending 30 June 2021.

(Res-2021-07-178)

Moved Cr Smith seconded Cr Emslie

That Council receive the Quarterly Financial Report for quarter ending 30 June 2021 for information.

CARRIED

Attendance: Mrs Lisa Young entered the meeting at 10.20am.

Attendance: Mrs Lisa Littlewood and Mrs Anne Tanner entered the meeting at 10.26am and left the meeting at 10.26am.

12.4 Quarterly Risk Review

Provision of a review of changes in Corporate Risk for quarter ended 31 March 2021.

(Res-2021-07-179)

Moved Cr Hatch seconded Cr Martin

That Council notes the outcome of the Corporate Risk Review for quarter ended 31 March 2021.

CARRIED

12.5 Review of Asset (Accounting) Management Policy

Consideration of the Asset (Accounting) Management Policy No 1.4 after its bi-annual review.

(Res-2021-07-180)

Moved Cr Martin seconded Cr Bignell

That Council adopts Asset (Accounting) Management Policy No 1.4, as presented.

CARRIED

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12.6 Agistment Applications - Recommendation

Grazing Permit Agistment applications were received for consideration for Arrilalah, Tarcombe, 8 Mile, Morella North and South Reserves.

(Res-2021-07-181)

Moved Cr Smith seconded Cr Bignell

That Council:

- 1. Approves White Hill Agistment application for Arrilalah Reserve for the approved number of 150 Brahman Maiden Heifers for 28 days;*
- 2. Notifies Glendon Station that they were not successful in their application for Arrilalah Reserve for 100 Santa Cross Steers;*
- 3. Approves Glendon Station Agistment application for Tarcombe Reserve for the approval of 75 Santa Cross Steers for 28 days;*
- 4. Approves Langdale Station Agistment application for 8 Mile Reserve for the approval of 80 Santa/Brahman Breeders with Calves for 28 days;*
- 5. Notifies Glendon Station that they were not successful in their application for 8 Mile Reserve for 100 Santa Cross Heifers;*
- 6. Approves Arranmore Station application for Morella North Reserve for 60 Santa Gertrudis Cattle Breeder Cows with Heifer Calves;*
- 7. Approves Arranmore Station application for Morella South Reserve for 100 Santa Gertrudis Cattle Breeder Cows and Heifer Calves;*
- 8. Approves that the successful applicants must have cattle on the approved Reserve within seven (7) days of receiving notification of approval.*

CARRIED

Adjournment: Council adjourned for morning tea at 10.32am and resumed at 10.55am.

13 Reception and Consideration of Director Community and Cultural Services Report

Attendance: Ms Elizabeth West entered the meeting at 10.56am.

Attendance: Mr Neil Stiles entered the meeting at 11.06am and left the meeting at 11.06am.

13.1 Standing Matters - Community and Cultural Services Financial Report

Consideration was given to the Community and Cultural Services financial report.

(Res-2021-07-182)

Moved Cr Martin seconded Cr Emslie

That Council receive the Community and Cultural Services Financial Report for information.

CARRIED

13.2 Mayoral Donations July 2021

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

(Res-2021-07-183)

Moved Cr Emslie seconded Cr Bignell

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:

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<i>Organisation/ Individual</i>	<i>Event/Project Activity</i>	<i>Event Date</i>	<i>Grant Approved</i>
<i>Max Bruggemann</i>	<i>Queensland School Sport 10-19 years Cross Country State Championships, Ipswich – 13-19 Years</i>	<i>Ipswich, 17-19 July 2021</i>	<i>\$350.00</i>
<i>Kody Hunt</i>	<i>North Western 10-12 years Boys Touch Football Team - Queensland School Sport Touch Football State Championships, Townsville</i>	<i>Townsville, 12-15 August 2021</i>	<i>\$350.00</i>
<i>Jaylie Miller</i>	<i>North West 10-12 years - State Championship Trials</i>	<i>Townsville, 12-15 August 2021</i>	<i>\$350.00</i>
<i>Ariana Broughton</i>	<i>North Western 10-12 years – Queensland School Sport Touch Football Championships</i>	<i>Townsville, 12-15 August 2021</i>	<i>\$350.00</i>
<i>Poppy Harris</i>	<i>North Western 10-12 years – Queensland School Sport Touch Football Championships</i>	<i>Townsville, 12-15 August 2021</i>	<i>\$350.00</i>
<i>TOTAL</i>			<i>\$1,750.00</i>

CARRIED

13.3 Community Donations - July 2021

Consideration of the Community Donations applications received in accordance with the Community Donations Policy No. 11.06.

(Res-2021-07-184)

Moved Cr Smith seconded Cr Bignell

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

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<i>Organisation/ Name</i>	<i>Event/Activity</i>	<i>Grant Requested</i>	<i>Grant Approved</i>
<i>Rotary Club of Longreach</i>	<i>Rotary Eat Street Party</i>	<i>Financial \$4,041.90</i> <i>In-Kind \$958.10</i> <i>20 Tables \$158</i> <i>220 Chairs \$572</i> <i>Stage \$105.10</i> <i>10 Bins \$123</i> <i>Total \$5,000.00</i>	<i>Financial \$4,041.90</i> <i>In-Kind \$958.10</i> <i>20 Tables \$158</i> <i>220 Chairs \$572</i> <i>Stage \$105.10</i> <i>10 Bins \$123</i> <i>Total \$5,000.00</i>
<i>Yaraka Youth Association</i>	<i>Yaraka Charity Ball</i>	<i>Financial \$4,509.20</i> <i>In-Kind \$490.80</i> <i>10 Bins \$123</i> <i>Stage \$105.10</i> <i>Venue Hire \$262.70</i> <i>Total \$5,000.00</i>	<i>Financial \$4,509.20</i> <i>In-Kind \$490.80</i> <i>10 Bins \$123</i> <i>Stage \$105.10</i> <i>Venue Hire \$262.70</i> <i>Total \$5,000.00</i>
<i>Longreach School of Dance Inc.</i>	<i>Replacement of Vinyl on Dance Floor</i>	<i>Financial \$5,000.00</i> <i>In-Kind \$0.00</i> <i>Total \$5,000.00</i>	<i>Financial \$5,000.00</i> <i>In-Kind \$0.00</i> <i>Total \$5,000.00</i>
<i>Longreach Arts and Crafts Association</i>	<i>100 Year Centenary Celebrations</i>	<i>Financial \$3,549.28</i> <i>In-Kind \$64.54</i> <i>70 sets of cutlery and glasses, tablecloths</i> <i>Total \$3,613.82</i>	<i>Financial \$3,549.28</i> <i>In-Kind \$64.54</i> <i>70 sets of cutlery and glasses, tablecloths</i> <i>Total \$3,613.82</i>
<i>Outback Watersports Club</i>	<i>Outback Watersports Club</i>	<i>In-Kind \$621.20</i> <i>8 Tables \$63.20</i> <i>120 Chairs \$312</i> <i>20 Bins \$246</i> <i>Total \$621.20</i>	<i>In-Kind \$621.20</i> <i>8 Tables \$63.20</i> <i>120 Chairs \$312</i> <i>20 Bins \$246</i> <i>Total \$621.20</i>
		<i>TOTAL</i>	<i>\$19,235.02</i>

CARRIED

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13.4 Regional Arts Development Fund (RADF) Advisory Committee Meeting and Recommendations - 28 June 2021

Consideration of the minutes and recommendations of the Regional Arts Development Fund (RADF) Committee meeting held on 28 June 2021.

(Res-2021-07-185)

Moved Cr Hatch seconded Cr Smith

That:

1. *Council endorse the committees' recommendation to support items (a)The Sapphires and (b)Bluey on the basis that Arts Queensland do not agree to carry over the RADF 2020/21 remaining funds;*
2. *Council officers to continue to contact Arts Queensland to request carry over of remaining funding;*
3. *The next RADF funding round be declared opened from 12 July 2021, closing 30 July 2021; and*
4. *The next RADF meeting to be held 10am, Monday 9 August 2021.*

CARRIED

13.5 Application for Works on Council Owned Land Request - Isisford Race Club.

Consideration of an 'Application for works on Council owned land' from the Isisford Race Club, for permission to make improvements to the race callers tower at the Isisford Racecourse.

(Res-2021-07-186)

Moved Cr Martin seconded Cr Hatch

That Council:

- (a) *Writes to the Isisford Race Club permitting them to undertake the improvements to the race caller's tower at the Isisford Race Club, subject to the Club submitting the building applications to Council and advising details of all persons who will be undertaking work on the site.*
- (b) *Agrees to cover the cost of the building application fees to a total value of \$2008.10, due to the repairs being for an existing Council facility that is non compliant with workplace health and safety.*

CARRIED

13.6 Development Permit for a Change Application (minor) relating to a Development Permit for Material Change of Use for a Low Impact Industry and Transport Depot.

Consideration of a Change Application (minor) lodged with Longreach Regional Council on 29 June 2021 by Outback Aussie Tours Pty Ltd for a Development Permit for Material Change of Use for Low Impact Industry and Transport Depot.

Description:	Change Application (minor)
Development:	Development Permit
Applicant:	Outback Aussie Tours Pty Ltd
Owner:	Smithy's Ventures Pty Ltd
Current Use of Land:	Vacant land
Address:	95 Eagle Street, Longreach
Real Property Description:	Lot 1651 on SP309934
Applicable Planning Scheme:	Longreach Regional Planning Scheme 2015 (v2.1)
Zone:	Industry Zone
Level of Assessment:	Code Assessment

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(Res-2021-07-187)

Moved Cr Bignell seconded Cr Smith

That pursuant to section 78 and 78A of the Planning Act 2016, Council agrees to the Change Application (minor) for a Development Permit for Material Change of Use for Low Impact Industry and Transport Depot on land located at 95 Eagle Street, Longreach and described as Lot 1651 on SP309934, subject to the following amendments to the decision notice:

CURRENCY PERIOD

In accordance with section 85 of the Planning Act 2016, this approval lapses at the end of the period stated for each stage of development:

- Stage 1 will lapse if the first change of use does not happen within six (6) years after the approval starts to have effect.*
- ~~Stage 2~~ Stages 2, 3 and 4 will lapse if the change of use does not happen within eight (8) years after the approval starts to have effect.*

ASSESSMENT MANAGER CONDITIONS

1.0 PARAMETERS OF APPROVAL

1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.

1.2 Where these conditions refer to “Council” in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.

1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council’s satisfaction, unless otherwise stated.

1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.

1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.

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

2.0 APPROVED PLANS AND DOCUMENTS

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

<i>Plan/Document Name</i>	<i>Plan/Document Number</i>	<i>Revision</i>	<i>Date</i>
<i>Proposed Site Plan Stages 1 and 2</i>	<i>SD.01</i>	<i>€</i>	<i>14-04-2020</i>
<i>Proposed Site Plan Stage 1</i>	<i>SD.02</i>	<i>€</i>	<i>14-04-2020</i>
<i>Floor Plan – Stage 1</i>	<i>SD1.01</i>	<i>A</i>	<i>04-03-2020</i>

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Floor Plan—Stage 2	SD1.02	A	04-03-2020
Elevations—Stage 1	SD1.03	A	04-03-2020
Elevations	SD1.04	A	04-03-2020
Concept Design	SD2.01	A	04-03-2020
Concept Design	SD2.02	A	04-03-2020
Master Site Plan	CP1.01	A	29-06-2021
Master Site Plan Staging	CP1.02	A	29-06-2021
Concept Site Plan Stage 1	CP1.03	A	29-06-2021
Concept Site Plan Stage 2	CP1.04	A	29-06-2021
Concept Site Plan Stage 3	CP1.05	A	29-06-2021
Concept Site Plan Stage 4	CP1.06	A	29-06-2021
Concept Floor Plan New Admin Building Stages 1 and 2	CP2.01	A	29-06-2021
Concept Floor Plan New Admin Building Stage 1	CP2.02	A	29-06-2021
Concept Elevations New Admin Building Stages 1 and 2	CP2.03	A	29-06-2021
Concept Design New Maintenance Shed and Buspark	CP3.01	A	29-06-2021
Concept Design New Display Shelter	CP4.01	A	29-06-2021
Stormwater Management Plan	060-19-20	A	28-02-2020
Traffic Impact Assessment	060-19-20	-	28-02-2020

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

3.0 DEVELOPMENT STAGES

3.1 Development is to be undertaken in ~~two (2)~~ four (4) stages, generally in accordance with the approved plans, ~~namely:~~

- ~~3.1.1 Stage 1 Railway siding, maintenance shed and minimum six (6) on-site car parks; and~~
~~3.1.2 Stage 2 Extension to maintenance shed, minimum eight (8) car parks and administration building.~~

3.2 The stages must be undertaken in chronological order unless the stages are undertaken at the same time.

3.3 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 TOWN CENTRE AMENITY

4.1 The southern façade of the maintenance shed and adjacent storage facility must contribute to an attractive streetscape by incorporating:

- 4.1.1 Public artwork, to be established within two (2) years of the commencement of use for Stage 1 (maintenance shed) and Stage 4 (storage facility); or
 4.1.2 A densely planted landscape strip for the length of the shed, to be established prior to the commencement of use for Stage 1 (maintenance shed) and Stage 4 (storage facility).

Advisory Note: Due to the interface between the site and the Longreach town centre, development must positively contribute to an attractive streetscape in accordance with the Industry Zone Code and Landscape Code of the Longreach Regional Council Planning Scheme (v2.1).

4.2 Where involving public artwork on the southern façade of the maintenance shed,

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conceptual drawings must be provided to Council for written approval prior to commencement of artwork.

5.0 ROAD WORKS

5.1 *Prior to the commencement of use for Stage 1, design and construct kerb and channel for the section of the site's frontage between the approved Kite Street crossover to the intersection with Sandpiper Street where there is existing kerb and channel.*

6.0 ACCESS AND PARKING WORKS

6.1 *Design, construct and maintain all parking and access works generally in accordance with the approved plans, Australian Standard AS2890 "Parking Facilities", Manual of Uniform Traffic Control Devices (Queensland), and Planning Scheme Policy 1 – Works.*

6.2 *Construct and maintain vehicular accesses in accordance with the Institute of Public Works Engineering Australia Standard Drawing No. RS-051 (vehicle crossing for industrial driveway).*

6.3 *All vehicles must enter and exit the site in a forward gear.*

6.4 *A minimum of ~~14~~ 13 car parking spaces must be provided on-site at the completion of ~~both stages of development~~ Stage 1. Car parking ~~provided for Stage 2~~ must include a parking space for persons with disability.*

7.0 STORMWATER WORKS

7.1 *The approved Stormwater Management Plan provides for the ultimate development (Stages 1 ~~and 2~~ to 4). If the stages are undertaken separately, stormwater works must be apportioned per stage in the engineering drawings submitted for the subsequent Development Application for Operational Work.*

Advisory note: While the approved Stormwater Management Plan reflects the original site layout, the recommendations are still relevant to the current approved plans and future detailed design per stage, due to the similar extent of new impervious area.

7.2 *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.*

8.0 SERVICES

8.1 *The premises must be connected to Council's reticulated water and sewerage networks. The water and sewerage connections must be provided prior to the commencement of use for Stage 1.*

8.2 *Electricity and telecommunication services must be provided to the premises in accordance with the standards and requirements of the relevant service provider.*

9.0 ENGINEERING CERTIFICATION

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

9.1.1 *Roadworks*

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- 9.1.2 Access and parking works
- 9.1.3 Stormwater works
- 9.1.4 Site works / Earthworks
- 9.1.5 Reticulated water supply and sewerage connection
- 9.1.6 Any work associated with the rail siding

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.

Advisory Note: Works associated with the design and construction of the rail siding may constitute assessable operational work under the Planning Scheme unless ~~the Planning Regulation 2017~~ legislation states otherwise. The developer must determine the appropriate approval pathway for the rail siding in consultation with Queensland Rail. to remove any doubt, the rail siding forms part of this approval for material change of use, as conceptually shown on the approved plans.

- 9.2 *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.*

10.0 ENVIRONMENTAL AND PUBLIC HEALTH

10.1 *The approved uses are operated as follows:*

- 10.1.1 *operations must have no significant impact on the amenity of the surrounding area due to the emission of noise, light or dust;*
- 10.1.2 *traffic movements and heavy vehicle usage occur generally in accordance with the approved Traffic Impact Assessment;*
- 10.1.3 *industrial activities are primarily undertaken indoors; and*
- 10.1.4 *the use generally operates during the day.*

10.2 *Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, dust, vibration, odour, fumes, smoke, vapour, steam, soot, waste water, waste products, oil or otherwise.*

10.3 *To investigate any genuine complaint of nuisance caused by noise, noise monitoring must be undertaken and recorded within three (3) months, if requested by Council. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the Environmental Protection (Noise) Policy 2008.*

10.4 *For the compacted gravel area in Stage 1 and any other unsealed areas within the site, suitable dust suppressant measures must be applied to prevent dust from leaving the site, as required.*

10.5 *Within the setback area between development and its frontage to Sandpiper Street, the following are provided prior to the commencement of use for Stage 1:*

- 10.5.1 *a minimum 1.8m high solid fence; or*
- 10.5.2 *a densely planted landscape strip having a minimum width of two (2) metres.*

10.6 *Maintain lighting to comply with AS4282 Control of Obtrusive Effects of Outdoor*

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Lighting.

- 10.7 *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.*
- 10.8 *All site works must be constructed such that they do not at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.*
- 10.9 *The washdown area must be equipped with an oil/chemical separator to avoid hazardous materials entering the stormwater system. The washdown area must be sufficiently bunded and drained.*
- 10.10 *Areas for storage of chemicals, fuel or other hazardous materials must be sufficiently bunded.*
- 10.11 *Any spillage of environmentally hazardous liquids or other materials must be cleared as quickly as practicable. Any spillage of waste and/or contaminates must not be hosed or swept to any stormwater drainage system, roadside gutter or waters.*
- 10.12 *Contaminants such as oils or chemicals must not be released into unsealed surface areas (i.e. exposed soil or landscaped areas).*
- 10.13 *Security fencing must be constructed to prohibit public access to the development.*

11.0 LANDSCAPING

- 11.1 *At the time of lodging the Operational Works application for engineering works, submit to and have approved in writing by Council a landscaping plan that identifies:*
 - 11.1.1 *Landscape specification of sufficient detail so that landscape works can be carried out.*
 - 11.1.2 *The type and location of all proposed plant species, including the nominal height and density attained by these species in two years and at maturity, which must be:*
 - 11.1.2.1 *For the landscaping strip between the development and its frontage to Sandpiper Street, at least 1.8 metres in height and having the same screening effect as a solid fence.*
 - 11.1.2.2 *For the landscaping strip along the southern façade of the maintenance shed, at least 1.8 metres in height and densely planted.*
 - 11.1.2.3 *For the establishment of street trees in the road reserve, mature height must be consistent with the existing trees in the Sandpiper Street reserve.*
 - 11.1.2.4 *For landscaping at the southern end of the car park, of high quality and offers shade, to improve the presentation of the car park area.*
 - 11.1.3 *Conceptual layout of the irrigation system for plant watering.*
- 11.2 *Establish and retain all landscaping generally in accordance with the approved plans. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.*
- 11.3 *Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting programme as*

required.

- 11.4 *Open landscaping areas as shown on the approved plans must be maintained in a grassed state and must not be used for industrial activities such as outdoor storage unless otherwise approved in writing by Council.*

12.0 AIRPORT ENVIRONS

- 12.1 *Construct and operate the approved development such that it does not involve:*
- 12.1.1 *Straight parallel lines of lighting 500m to 100m long;*
 - 12.1.2 *Lighting that extends more than three (3) degrees above the horizon;*
 - 12.1.3 *Flare plumes;*
 - 12.1.4 *Buildings with reflective cladding;*
 - 12.1.5 *Upward shining lights;*
 - 12.1.6 *Flashing lights; or*
 - 12.1.7 *Sodium lights.*

13.0 CONSTRUCTION ACTIVITIES

- 13.1 *During the construction phase for Stage 1, vehicle access via Sandpiper Street is not permitted, unless otherwise approved in writing by Council.*

Advisory Note: Vehicle access is restricted due to safety concerns associated with proximity to the school to the north of the site. There is a school crossing on Sandpiper Street.

- 13.2 *The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval prior to commencement of construction activities. The CEMP must be prepared by a suitably qualified professional and must adequately address the following matters:*

- 13.2.1 *Identify how traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding amenity;*
- 13.2.2 *Identify how vehicle access via Sandpiper Street for Stage ~~2~~ 3 will be managed to address safety concerns due to proximity to school and school crossing;*
- 13.2.3 *Identify how potential adverse impacts associated with dust, noise and lighting emissions will be mitigated; and*
- 13.2.4 *Implement best practice waste management strategies during the construction phase.*

- 13.3 *Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of any 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.*

- 13.4 *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).*

- 13.5 *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.*

- 13.6 *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.*

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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 design, approval and construction of the proposed rail siding is a matter for the Department of Transport and Main Roads. A Development Permit may be required from Council where works are assessable under the Planning Scheme.*
4. *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.*
5. *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.*

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

13.7 Referral Agency Assessment Application (Alternative Siting Assessment) - 42 Eagle Street, Longreach

Consideration of a Referral Agency Assessment Application for an alternative siting assessment lodged with Council on 17 June 2021, for a shed to be constructed on land located at 42 Eagle Street, Longreach and described as Lot 20 on L35710.

(Res-2021-07-188)

Moved Cr Hatch seconded Cr Martin

That pursuant to section 32 and 33 of the Building Act 1975, Planning Act 2016 and schedule 9, table 3 of the Planning Regulations 2017, the shed at 42 Eagle Street, Longreach and described as Lot 20 on L35710, be approved to be constructed 4m from the Swallow Street road boundary, 3.5m from the Magpie Lane road boundary and 1m from the neighbouring property, as per the attached site plan and the recommendation from Council’s Building Certifier.

CARRIED

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-2021-07-189)

Moved Cr Emslie seconded Cr Martin

That Council receive the Infrastructure Services Financial Report for information.

CARRIED

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15 Late Items

15.1 Referral Agency Assessment Application (Alternative Siting Assessment) - 106 Wren Street, Longreach

Consideration of a Referral Agency Assessment Application for an alternative siting assessment lodged with Council on 6 July 2021, for a carport to be constructed on land located at 106 Wren Street, Longreach and described as Lot 57 on L3579.

(Res-2021-07-190)

Moved Cr Bignell seconded Cr Emslie

That pursuant to section 32 and 33 of the Building Act 1975, Planning Act 2016 and schedule 9, table 3 of the Planning Regulations 2017, the carport at 106 Wren Street, Longreach and described as Lot 57 on L3579, be approved to be constructed 2m from the Canary Lane Road Boundary as per the recommendation from Council's Consultant Building Certifier.

CARRIED

16. Closed Matters

Nil for this meeting

17 Closure of Meeting

There being no further business, the meeting was closed at 11.37am.

Minutes Certificate

These minutes are unconfirmed.

Cr AC Rayner
Mayor

Mitchell Murphy
Chief Executive Officer