

LONGREACH REGIONAL COUNCIL



Ordinary Meeting

Thursday 16 September 2021

UNCONFIRMED MINUTES

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 16 September 2021 at the Civic Centre, 96a Eagle Street, Longreach**

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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."

Attendance: Mr Simon Kuttner entered the meeting at 9.01am.

2 Prayer

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

Attendance: Pastor Ben Kent left the meeting at 9.03am.

Attendance: Ms Elizabeth West left the meeting at 9.04am.

PRESENT

Councillors

Mayor	Cr AC Rayner
Deputy Mayor	Cr LJ Nunn
	Cr DJ Bignell
	Cr AJ Emslie
	Cr TM Hatch
	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
Acting Executive Officer Governance and Special Projects	Mr Darren Foster

Public Gallery

Paul McClymont

Apologies

Cr TJ Martin

3 Consideration of Leave of Absence

Nil

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.

No declarations were made during this point of the meeting.

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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.

5 Confirmation of Minutes

5.1 Council - Thursday 19 August 2021

(Res-2021-09-221)

Moved Cr Bignell seconded Cr Nunn

That the Minutes of the Council meeting held on Thursday 19 August 2021, be confirmed.

CARRIED

Attendance: Ms Elizabeth West entered the meeting at 9.05am.

Attendance: Mr Mitchell Murphy and Mr Simon Kuttner left the meeting at 9.05am.

Attendance: Mr Mitchell Murphy entered the meeting at 9.05am.

Attendance: Mr Simon Kuttner entered the meeting at 9.06am.

6 Mayoral Minute

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

The Mayor participated in the Western Queensland Alliance Council executive meeting to discuss key regional issues for the 22 Councils of Western Queensland. Deputy Mayor Leonie Nunn attended the RAPAD face to face meeting held in Longreach on 24 and 25 August.

The Mayor hosted a site visit to the Longreach Pastoral College to inspect the infrastructure and facilities with Longreach Councillors.

The Mayor was interviewed by a consultant as part of the Drought Resilience and Innovation Hub which is led by the University of Southern Queensland (USQ) as part of the Federal Government Future Drought fund. It is proposed that Longreach will become part of the USQ Hub.

The Mayor met with the proponents of the Road to Rodeo, Longreach Committee to discuss the planned Rodeo in Longreach 2022. This is an initiative of the Mt Isa Rodeo Committee to host a major rodeo away from Mt Isa as part of a promotion series.

The Mayor met with Bruce Saunders the State Assistant Minister for Train Manufacturing and Regional Roads in Longreach and discussed proposed upgrades to the Spirit of the Outback and roads of priority for state funding in Longreach Regional Council area.

The Mayor met with Scott Buchholz the Federal Minister for Road safety and freight transport in Ilfracombe and discussed key road and freight issues for Longreach.

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All Councillors participated in the annual Elected Member Update presented by LGAQ staff. This training ensures Councillors are contemporary in their knowledge and understanding of governance matters relating to their position as a Councillor. The training also provides an update on the role of both LGAQ and Peak Services in supporting Councillors.

Media interviews were undertaken with 4LG, ABC and Queensland Country Life.

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

The Chief Executive Officer advised the Chair that Item 12.6 – Application for Conversion of Grazing Homestead Perpetual Lease to Freehold and Item 12.7 – Application for a Permit to Occupy – Lot 1 on PER6792, Longreach are to be withdrawn from the meeting.

11.1 Standing Matters - Governance Financial Report

Consideration was given to the Governance Financial Report
(Res-2021-09-222)

Moved Cr Hatch seconded Cr Emslie

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
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	Longreach Civic Centre 8am – 2pm	All Councillors, Chief Executive Officer and Directors
16 Thu	Council Meeting	Council Chambers Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
17 Fri	Citizenship Ceremony	Courtyard, Longreach Civic Centre 10am	Mayor, Chief Executive Officer
23 Thu	Councillors and Directors Round Table	ASHOF 10am – 1.30pm	All Councillors, Chief Executive Officer, Directors, EOEDPA
23 Thu	Audit & Risk Committee Meeting	Fairmount Rooms Longreach Civic Centre 2.30pm – 4.30pm	Mayor, Cr Nunn, Chief Executive Officer, DCS, HOF, FM

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October 2021			
7 Thu	Audit & Risk Committee Meeting	Council Chambers Longreach Civic Centre 9am – 11am	Mayor, Cr Nunn, Chief Executive Officer , DCS, HOF, FM
12 Tue	Yaraka Community Consultation Forum	Yaraka Town Hall 1.00pm – 3.00pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
12 Tue	Isisford Community Consultation Forum	Isisford Town Hall 5.30pm – 7.30pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
13 Wed	DDMG Meeting	Fairmount Room Longreach Civic Centre 9am – 12pm	Mayor and Chief Executive Officer
13 Wed	Longreach Community Consultation Forum	Longreach Civic Centre 5.30pm – 7.30pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
14 Thu	Ilfracombe Community Consultation Forum	Ilfracombe Recreation Centre 6.30pm – 8.30pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
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
November 2021			
3 Wed	Plant & Fleet Working Group Meeting	Council Chambers Longreach Civic Centre 3pm – 5pm	Mayor, Cr Smith, Cr Emslie, Cr Bignell and Chief Executive Officer, DIS and DCS
4 Thu	Councillors and Directors Round Table	Boardroom Qantas Founders Museum 10am – 1.30pm	All Councillors, Chief Executive Officer, Directors, EOEDPA
16 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
18 Thu	Council Meeting	Council Chambers Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public
23 Tue	Plant & Fleet Working Group Meeting	Council Chambers Longreach Civic Centre 3pm – 5pm	Mayor, Cr Smith, Cr Emslie, Cr Bignell and Chief Executive Officer, DIS and DCS
24 Wed	Land & Pest Management Advisory Committee	Fairmount Room Longreach Civic Centre 1pm – 4pm	Mayor, Cr Smith, Cr Nunn, Cr Bignell, DCS and DIS
24 Wed – 25 Thu	RAPAD Meeting	Brisbane	Mayor and Chief Executive Officer
December 2021			
2 Thu	Councillors and Directors Round Table	Ilfracombe Recreation Centre 10am – 1.30pm	All Councillors, Chief Executive Officer, Directors, EOEDPA
7 Tue	Councillor Briefing	Fairmount Rooms Longreach Civic Centre 9am – 5pm	All Councillors, Chief Executive Officer and Directors
9 Thu	Council Meeting	Isisford Town Hall 9am – 5pm	All Councillors, Chief Executive Officer, Directors and Members of the Public

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(Res-2021-09-223)

Moved Cr Smith seconded Cr Emslie

That Council receive the Calendar of Events for information.

CARRIED

Mr Mitchell Murphy, Chief Executive Officer formally thanked Ms Elizabeth West, Director of Corporate Services, for her service to Longreach Regional Council and wished her well on future endeavours.

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-2021-09-224)

Moved Cr Nunn seconded Cr Bignell

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 31 August 2021.

(Res-2021-09-225)

Moved Cr Emslie seconded Cr Hatch

That the monthly financial statements for the period ending 31 August 2021, as presented, be adopted.

CARRIED

12.3 Audit and Risk Committee - Minutes and Recommendations 12 August 2021

Consideration of the recommendations of the Audit and Risk Committee meeting held on 12 August 2021.

(Res-2021-09-226)

Moved Cr Nunn seconded Cr Bignell

That Council notes the outcomes of the Audit and Risk Committee meeting held 12 August 2021.

CARRIED

12.4 Review of Internal Audit Policy

Consideration of a review of the Internal Audit Policy No. 1.10, which was due for bi-annual review.

(Res-2021-09-227)

Moved Cr Smith seconded Cr Hatch

That Council adopts the Internal Audit Policy 1.10, as presented.

CARRIED

12.5 Interim Audit Report

Consideration of the signed interim audit report provided by the Queensland Audit Office.

(Res-2021-09-228)

Moved Cr Nunn seconded Cr Emslie

That Council endorse the Interim Audit Report as presented.

CARRIED

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12.6 Application for Conversion of Grazing Homestead Perpetual Lease to Freehold - (Item withdrawn)

This item was withdrawn.

12.7 Application for a Permit to Occupy - Lot 1 on PER6792, Longreach - (Item withdrawn)

This item was withdrawn.

13 Reception and Consideration of Director Community and Cultural Services Report

Attendance: Ms Elizabeth West left the meeting at 9.49am and entered at 9.53am.

13.1 Standing Matters - Community & Cultural Services Financial Report

Consideration was given to the Community and Cultural Services financial report
(Res-2021-09-229)

Moved Cr Emslie seconded Cr Bignell

That Council receive the Community and Cultural Services financial report for information.

CARRIED

13.2 Mayoral Donations - September 2021

Considerations of applications received in accordance with the Mayoral Donation Policy 11.02.
(Res-2021-09-230)

Moved Cr Bignell 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:

<i>Organisation/ Individual</i>	<i>Event/Project Activity</i>	<i>Event Date</i>	<i>Grant Approved</i>
<i>Ariana Broughton</i>	<i>State Rugby League Championships 11-12 years girls</i>	<i>16-19 September 2021</i>	<i>\$350.00</i>
<i>Lucy Faggotter</i>	<i>Julia Creek Dirty Feet Dance Festival</i>	<i>8-10 October 2021</i>	<i>\$350.00</i>
<i>TOTAL</i>			<i>\$700.00</i>

CARRIED

13.3 Development Permit for Material Change of Use for Short-term Accommodation and Multiple Dwelling

Consideration of a development application lodged with Council on 2 August 2021 by T & K Trad Pty Ltd TTE T & K Trad Family Trust for a Development Permit for Material Change of Use for Short-term Accommodation and Multiple Dwelling at 98 Crane Street, Longreach.

Description:	Material Change of Use for Short-term Accommodation and Multiple Dwelling
Development:	Development Permit
Applicant:	T & K Trad Pty Ltd TTE T & K Trad Family Trust
Owner:	T & K Trad Pty Ltd TTE T & K Trad Family Trust
Current Use of Land:	Units administered under a Community Title Scheme
Address:	98 Crane Street, Longreach
Real Property Description:	Lots 0, 1, 2, 3 and 4 on SP247426
Applicable Planning Scheme:	<i>Longreach Regional Council Planning Scheme 2015 (v2.1)</i>
Zone:	Medium Density Residential Zone
Level of Assessment:	Code Assessable

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(Res-2021-09-231)

Moved Cr Nunn seconded Cr Smith

That, pursuant to section 63 and 83 of the Planning Act 2016, Council approves the application for a development permit for a Material Change of Use for Short-term Accommodation and Multiple Dwelling at 98 Crane Street, Longreach, formally described as Lots 0, 1, 2, 3 and 4 on SP247426, 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 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 to create a hazard to the community, it must be repaired immediately.*
- 1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of use and to Council’s satisfaction, 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>Units 1-4, 98 Crane Street All units – Identical Layout Floor Plan Drawing</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>98 Crane Street Site Plan Drawing</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Proposed Site Plan Material Change of Use for Short Term Accommodation</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Proposed Site Plan Material Change of Use for Short Term Accommodation Legend</i>	<i>-</i>	<i>-</i>	<i>-</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.*

3.0 LAND USE

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3.1 *The approved uses for Short-term Accommodation and Multiple Dwelling can interchange in any of the units at any time.*

4.0 ACCESS AND PARKING WORKS

4.1 *Provide and maintain a minimum of four car parking spaces on-site.*

5.0 ROOF AND ALLOTMENT DRAINAGE WORKS

5.1 *All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure from the pre to the post-development condition.*

6.0 SERVICES

6.1 *Maintain all reticulated water and sewerage connections to the premises.*

6.2 *Maintain electricity and telecommunication services to the premises in accordance with the standards and requirements of the relevant service provider.*

7.0 AMENITY

7.1 *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, odour, vibration, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.*

7.2 *Outdoor lighting must comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting.*

7.3 *All waste storage areas must be kept in a clean, tidy condition, and must be screened from view from Crane Street. Sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site.*

8.0 LANDSCAPING

8.1 *Establish and retain all landscaping, including lawn areas, generally in accordance with the approved plans.*

8.2 *Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and ongoing maintenance and replanting as required.*

9.0 CONSTRUCTION ACTIVITIES

9.1 *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.*

9.2 *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).*

9.3 *All construction materials, waste, waste skips and machinery must be located and stored or parked within the development site, unless otherwise approved in writing by Council.*

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1. *Permits and approvals for building work, plumbing and any other related works should be obtained prior to commencement of the building works authorised by this permit.*
2. *In the instance certain unpackaged food items are provided for guests of the approved Short-term Accommodation use, the business will require a Food Business Licence. Please contact Council's Environmental Health Officer in relation to application requirements should this licence be required.*
3. *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.*
4. *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.*
5. *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

Attendance: Mr Mitchell Murphy left the meeting at 9.59am and entered at 10.00am.

13.4 Development Permit for Reconfiguring a Lot (One (1) into Two (2) Lots

Consideration of a development application lodged with Council on 30 June 2021 by Gideon Town Planning on behalf of Feona Walker for a Development Permit for Reconfiguring a Lot (One (1) into Two (2) at 35 Stork Road, Longreach.

Description:	Reconfiguring a Lot (One (1) into Two (2)
Development:	Development Permit
Applicant:	Gideon Town Planning on behalf of Feona Walker
Owner:	Feona Walker
Current Use of Land:	Dwelling house and ancillary outbuildings
Address:	35 Stork Road, Longreach
Real Property Description:	Lot 38 on L35712
Applicable Planning Scheme:	<i>Longreach Regional Council Planning Scheme 2015 (v2.1)</i>
Zone:	Low Density Residential Zone
Level of Assessment:	Impact Assessable

(Res-2021-09-232)

Moved Cr Hatch seconded Cr Smith

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) on land located at 35 Stork Road, Longreach, formally described as Lot 38 on L35712, subject to the following conditions:

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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 Council a function, power or discretion, that role of 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:*

Plan	Plan Number	Date
<i>Proposed Subdivision (1 into 2) 35 Stork Road, Longreach (Lot 38 L35712)</i>	-	<i>Print date: 5 May 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, unless the condition is otherwise stated as relating to a future land use;*
 - (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 *Lawful point of discharge for the development is Stork Road. Discharge all minor stormwater flows that fall or pass onto each lot to the lawful point of discharge without causing annoyance or nuisance to any person in accordance with the Queensland Urban Drainage Manual (QUDM).*

5.0 WATER SUPPLY

- 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.*

6.0 SERVICES

- 6.1 *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.*
- 6.2 *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 ON-SITE SEWAGE TREATMENT & DISPOSAL

- 7.1 *Proposed Lot 1 must provide and maintain on-site sewage treatment and disposal in accordance with the requirements of the Plumbing and Drainage Act 2018, including the Queensland Plumbing and Wastewater Code, at all times.*
- 7.2 *Any future land use on Proposed Lot 2 which involves habitable rooms must provide and maintain on-site sewage treatment and disposal in accordance with the requirements of the Plumbing and Drainage Act 2018, including the Queensland Plumbing and Wastewater Code, at all times.*

8.0 ACCESS WORKS

- 8.1 *Proposed Lot 1 must provide and maintain a driveway crossover in accordance with Planning Scheme Policy 1 – Works, SC5.1.2.2, under the Longreach Regional Planning Scheme 2015 (V2.1).*
- 8.2 *Any future land use on Proposed Lot 2 must be serviced by a driveway crossover from Stork Road in compliance with the Planning Scheme Policy 1 – Works, SC5.1.2.2, under the Longreach Regional Planning Scheme 2015 (V2.1).*

9.0 FLOOD HAZARD AREA

- 9.1 *Any future land use on the site which involves habitable rooms must be constructed such that finished floor levels for habitable rooms are a minimum of 300mm above the defined flood event.*
- 9.2 *Any future land use involving non-habitable floor areas below the nominated defined floor event must be designed and constructed using flood resilient materials (cement, masonry, tiles and steel).*

10.0 ASSET MANAGEMENT

- 10.1 *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. *Operational work for a driveway crossover is Accepted Development subject to Requirements under the Longreach Regional Planning Scheme 2015 (V2.1). Design standards for the crossover, as referred to in the Planning Scheme Policy 1- Works, can be obtained from Council's Director of Infrastructure Services.*
2. *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*

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to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that 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 Council.

3. *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.*
4. *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”).*
5. *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.*
6. *Any future development of the subject site will be required to comply with the Queensland Development Code (to the extent it applies), including in relation to flooding.*

CARRIED

13.5 Referral Agency Assessment Application (Alternative Siting Assessment) - 96 Crane Street, Longreach

Consideration of a Referral Agency Assessment Application for an alternative siting assessment lodged with Council on 6 September 2021, for a new shed to be constructed on land located at 96 Crane Street, Longreach and described as Lots 1 and 2 on SP175981.

Recommendation:

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 96 Crane Street, Longreach and described as Lots 1 and 2 on SP175981, be approved to be constructed with a 0m setback from the South East boundary adjoining the neighbouring property, as per the attached site plan and the recommendation from Council’s Building Certifier.

LAPSED FOR WANT OF A MOVER

Reason for Lapse

Council chose to specify a 1.5m setback from the neighbouring boundary in order to align with the Queensland Development Code.

(Res-2021-09-233)

Moved Cr Smith 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 shed at 96 Crane Street, Longreach and described as Lots 1 and 2 on SP175981, be approved to be constructed with a 1.5m setback from the South East boundary adjoining the neighbouring property.

CARRIED

Adjournment: Council adjourned for morning tea at 10.10am and resumed at 10.40am on Item 14.1.

Attendance: Paul McClymont did not return to the public gallery following the adjournment.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 16 September 2021 at the Civic Centre, 96a Eagle Street, Longreach**

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-2021-09-234)

Moved Cr Bignell seconded Cr Emslie

That Council receive the Infrastructure financial report for information.

CARRIED

15 Late Items

Nil for this meeting.

16. Closed Matters

Nil for this meeting

17 Closure of Meeting

There being no further business, the meeting was closed at 10.52am.

Minutes Certificate

These minutes are unconfirmed.

Cr AC Rayner
Mayor

Mitchell Murphy
Chief Executive Officer