

LONGREACH REGIONAL COUNCIL



Ordinary Meeting

Thursday 21 October 2021

UNCONFIRMED MINUTES

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 October 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 9.03am.

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

2 Prayer

Captain John Jackson, Salvation Army, 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

Acting Director of Corporate Services

Ms Grace Jones

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

Nil

Apologies

Nil

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.

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

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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 12.5 Cr Tracy Hatch advised she has a Declarable Interest in Item 12.5 – Procurement Policy. The nature of the interest is, Cr Hatch owns a small business within the community that supplies goods and services to Council. Cr Hatch advised she will leave the meeting during the discussion of this item. This advice was received in writing prior to the meeting.

The Executive Officer, Economic Development and Public Affairs, Mr Simon Kuttner declared a potential conflict of interest should he remain in the Council Meeting while Council deliberates on Item 15.1 – Development Permit for a Change Application (Minor Change) relating to a Development Permit for Material Change of Use for a Low Impact Industry and Transport Depot and Item 15.2 - Development Permit for Carrying Out Operational Work (Road Works, Access and Parking Works, Earthworks and Stormwater and Drainage Works). The Executive Officer, Economic Development and Public Affairs will excuse himself from the meeting while the items are discussed.

The Executive Assistant to the CEO, Mayor and Councillors, Ms Corinne Ballard declared a potential conflict of interest should she remain in the Council Meeting while Council deliberates on Item 15.1 – Development Permit for a Change Application (Minor Change) relating to a Development Permit for Material Change of Use for a Low Impact Industry and Transport Depot and Item 15.2 - Development Permit for Carrying Out Operational Work (Road Works, Access and Parking Works, Earthworks and Stormwater and Drainage Works). The Executive Assistant to the CEO, Mayor and Councillors, will excuse herself from the meeting while the items are discussed.

5 Confirmation of Minutes

5.1 Council Meeting - Thursday 16 September 2021

(Res-2021-10-239)

Moved Cr Bignell seconded Cr Smith

That the Minutes of the Council meeting held on Thursday 16 September 2021, be confirmed.

CARRIED

5.3 Special Council Meeting - Monday 27 September 2021

(Res-2021-10-240)

Moved Cr Hatch seconded Cr Nunn

That the Minutes of the Special Council meeting held on Monday 27 September 2021, be confirmed.

CARRIED

6 Mayoral Minute

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

The Mayor officiated at a Citizenship Ceremony to welcome Sadeep and Aakriti Thapa from Nepal as Australian Citizens. Cr Bignell and wife Christine also attended the function.

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The Mayor assisted with Sponsorship duties for Longreach Regional Council at the Outback Paddle Regatta. The event was very successful and well attended.

The Mayor attended the Board meeting for RAPAD Employment Services Queensland (RESQ) in his role as Board Director. RESQ continues to deliver good outcomes and is in a very sound financial position.

The Mayor attended the opening of the new Longreach Fire Station and hosted the Police and Emergency Services Minister on a tour of the Longreach Pastoral College. Cr Smith, Cr Emslie and Cr Bignell also attended the opening.

The Mayor met with the Qld Health Vaccination Program Coordinator to discuss maximising the uptake of the vaccination.

The Mayor attended the Audit and Risk Committee in his role as a Committee member.

The Mayor acted as the Master of Ceremonies for the opening of the Matt Scott Sculpture in Ilfracombe. Cr Dale Bignell attended the function as well.

The Mayor participated in the networking dinner at the Wellshot Hotel for the visiting Ministers Furner, Butcher, Directors-General and Assistant Minister Nikki Boyd as part of the Ministerial Community forum. The Mayor welcomed visitors and presented at the forum. The Mayor, Cr Smith and Cr Bignell hosted Minister Butcher in visiting the major works program with the weir at Isisford. The Mayor extended a thank you to Council staff for the works being undertaken on the Isisford Weir project.

The Mayor attended the National Police Remembrance Day held at the Baptist Church.

The Mayor was the guest speaker at the celebration for the 40th Anniversary for Meals on Wheels held at the Qantas Founders Museum.

The Mayor Chaired the RAPAD Board meeting as Chair of RAPAD.

The Mayor held a zoom meeting with his Excellency the Governor-General the Honourable David Hurley and her Excellency Mrs Linda Hurley. The purpose of the meeting was to discuss a proposed visit to Longreach in 2022.

The Mayor as chair of RAPAD launched the Western Queensland Alliance of Council's Housing Solutions report.

Numerous media interviews were held during the last month advocating for economic development opportunities for Longreach and surrounding towns

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 acknowledged the passing of work colleague Ricky Campbell who was laid to rest on Monday in Isisford.

The Chief Executive Officer advised that Item 15.3 - Consent for Proposed Permanent Closure of Part of Kite Street and Sandpiper Street, Longreach has been withdrawn for consideration from this meeting.

A thank you was extended from the Chief Executive Officer to Councillors and Senior Staff for their participation and attendance at the recent Community Consultation Forums held in Yaraka, Isisford, Longreach and Ilfracombe.

11.1 Standing Matters - Governance Financial Report

Consideration was given to the Governance Financial Report

(Res-2021-10-241)

Moved Cr Hatch seconded Cr Emslie

That Council receive the Governance financial report for information.

CARRIED

Attendance: Director of Community and Cultural Services left the meeting at 9.27am and re-entered at 9.28am.

11.2 Standing Matters - Calendar of Events

Calendar of Events, Upcoming Meetings and Conferences for Councillors

Date	Event	Location	Participants
October 2021			
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	Audit & Risk Committee Meeting	Fairmount West Longreach Civic Centre 2.45pm – 3.15pm	Mayor, Cr Nunn, Chief Executive Officer, DCS, HOF, FM
25 Mon – 27 Wed	LGAQ 125 th Annual Conference	Mackay Entertainment Centre Mackay	Mayor, Deputy Mayor, Cr Hatch, Chief Executive Officer
November 2021			
1 Mon	Regional Arts Development Fund (RADF) Meeting	Longreach Library 10am – 12pm	Mayor, Cr Leonie Nunn, Cr Tracy Hatch and DCCS
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
5 Fri	RAPAD Meeting	Zoom 9am – 11am	Mayor and Chief Executive Officer
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 – 3pm	All Councillors, Chief Executive Officer, Directors and Members of the Public

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18 Thu	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
22 Tue - 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

(Res-2021-10-242)

Moved Cr Martin seconded Cr Smith

That Council receive the Calendar of Events for information.

CARRIED

11.3 Ministerial Approval for Councillor Participation in Council's Procurement Policy Review - Declaration of Interests

Consideration of Minister advice of Council's request for approval to participate and vote on the annual review of the Council's Procurement Policy.

(Res-2021-10-243)

Moved Cr Smith seconded Cr Nunn

That Council receive and note the contents of this report.

CARRIED

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-2021-10-244)

Moved Cr Martin seconded Cr Emslie

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 September 2021.

(Res-2021-10-245)

Moved Cr Emslie seconded Cr Bignell

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

CARRIED

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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 September 2021..

(Res-2021-10-246)

Moved Cr Emslie seconded Cr Nunn

That Council receive the Quarterly Financial Report for quarter ended 30 September 2021 for information.

CARRIED

12.4 Audit and Risk Committee - Minutes and Recommendations 23 September 2021

Consideration of the recommendations of the Audit and Risk Committee meeting held on 23 September 2021.

(Res-2021-10-247)

Moved Cr Nunn seconded Cr Hatch

That Council notes the outcomes of the Audit and Risk Committee meeting held 23 September 2021.

CARRIED

Cr Tracy Hatch having declared a declarable interest in Item 12.5 left the meeting during the discussion of this matter at 9.52am.

Attendance: Director of Community and Cultural Services left the meeting at 10.03am and re-entered at 10.04am.

Deputy Mayor, Cr Leonie Nunn advised of a Declarable Interest in Item 12.5 – Procurement Policy. The nature of the interest is that Cr Nunn and a close family member have business interests within the community that may supply goods and services to Council. Cr Nunn advised she will leave the meeting during the discussion of the item. Cr Nunn left the meeting at 10.22am.

12.5 Procurement Policy

Consideration of an amendment to the Procurement Policy No. 1.1 following its review in June 2021 and the loss of Quorum in July, 2021. Refer to **Ministerial Approval for Councillor Participation in Council's Procurement Policy Review – Declaration of Interests.**

(Res-2021-10-248)

Moved Cr Emslie seconded Cr Smith

That pursuant to section 198 of the Local Government Regulation 2012, the Procurement Policy 2021-2022, as presented, be adopted.

CARRIED

Attendance: Director of Community and Cultural Services left the meeting at 10.24am and returned at 10.24am with Cr Nunn and Cr Hatch.

Adjournment: Council adjourned for morning tea at 10.24am and resumed at 10.49am on Item 12.6.

12.6 Fraud and Corruption Policy - Biennial Review

Consideration of the Fraud and Corruption Policy No. 2.12, which is due for its biennial review.

(Res-2021-10-249)

Moved Cr Emslie seconded Cr Hatch

That Council adopts the Fraud and Corruption Policy No. 2.12, as presented.

CARRIED

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12.7 Application for Conversion of Grazing Homestead Perpetual Lease to Freehold

Consideration of Council's support for the applications received to convert grazing homestead perpetual leases to freehold land located within Longreach Regional Council.
(Res-2021-10-250)

*Moved Cr Smith seconded Cr Martin
That Council*

1. *Advises Department of Resources that it has no objection to the below application to convert grazing homestead perpetual lease to freehold:*

<i>Lessee</i>	<i>Tenure</i>	<i>Lot on Plan</i>
<i>Heather Adrienne Faggotter</i>	<i>GHPL 29/11124</i>	<i>Lot 6 on MO5, Lot 11 on MO6 & Lot 14 on MO24</i>

2. *Advises Department of Resources that it has no objection to the below application to convert grazing homestead perpetual lease to freehold:*

<i>Lessee</i>	<i>Tenure</i>	<i>Lot on Plan</i>
<i>Gayle and Gordon Begg and Sally and Andrew Hacker</i>	<i>GHPL 29/11365</i>	<i>Lot 2 RV78</i>

3. *Advises Department of Resources that it has no objection to the below application to convert grazing homestead perpetual leases to freehold:*

<i>Lessee</i>	<i>Tenure</i>	<i>Lot on Plan</i>
<i>Alan J Webber</i>	<i>GHPL 29/10981</i>	<i>Lot 7 on C22820</i>
	<i>GHPL 29/10982</i>	<i>Lot 8 on C22820</i>
	<i>GHPL 29/10984</i>	<i>Lot 1 on CM76 & Lot 2 on CM75</i>
	<i>GHPL 29/11031</i>	<i>Lot 6 on MO30</i>
	<i>GHPL 0/211478</i>	<i>Lot 1 on SP107121</i>

CARRIED

12.8 Application for a Permit to Occupy - Lot 1 on PER6792, Longreach

Consideration of Council's response to Department of Resources (DoR), seeking Council's views for changes to existing Permit to Occupy Lot 1 on PER6792, bordering Lot 1 on MO104 and Lot 4 on M56, Longreach.

(Res-2021-10-251)

Moved Cr Bignell seconded Cr Emslie

That Council advises the Department of Resources that it supports the issue of the Permit to Occupy for Lot 1 on PER6792, bordering Lot 1 on MO104 and Lot 4 on M56, Longreach.

CARRIED

12.9 Agistment Application - Recommendation

Consideration for a request received from Marjorie and Greg Owens to place two Bulls with Agistment Cattle already permitted on the Morella North Reserve.

(Res-2021-10-252)

Moved Cr Hatch seconded Cr Nunn

That Council approves for Marjorie and Greg Owens to place two Bulls onto the North Morella Reserve with the current Agistment cows, and that the permit be amended to reflect this change.

CARRIED

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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-2021-10-253)

Moved Cr Emslie seconded Cr Smith

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

CARRIED

13.2 Review of Removal of Dwelling Policy

Consideration of the adoption of the Removal of Dwelling Policy, which is due for its biennial review.

(Res-2021-10-254)

Moved Cr Nunn seconded Cr Hatch

That Council adopts the Removal of Dwelling Policy No. 6.1, as presented.

CARRIED

13.3 Review of Closed Circuit Television Policy

Consideration of a review of the Closed Circuit Television Policy No 11.08.

(Res-2021-10-255)

Moved Cr Smith seconded Cr Bignell

That Council endorse the Closed Circuit Television Policy No 11.08, as presented.

CARRIED

13.4 Review of Council Housing Policy

Consideration of a review of the Council Housing Policy No 11.05.

(Res-2021-10-256)

Moved Cr Hatch seconded Cr Martin

That Council endorses the Council Housing Policy No.11.5, as presented.

CARRIED

The Mayor extended a thank you to the Director of Community and Cultural Services and team for their efforts and dedication in supporting community events.

13.5 Community Donations - October 2021

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

(Res-2021-10-257)

Moved Cr Bignell seconded Cr Smith

That Council :

1. 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;

<i>Organisation/ Name</i>	<i>Event/Activity</i>	<i>Grant Requested</i>	<i>Grant Approved</i>	<i>Conditions of Approval/Payment</i>
<i>Longreach Churches Together Community Carols 2021</i>	<i>Christmas Carols</i>	<i>Financial \$2,700.00</i>	<i>Financial \$2,700.00</i>	<i>Nil</i>
		<i>Total \$2,700.00</i>	<i>Total \$2,700.00</i>	

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2021 Isisford Ross Cup	Isisford Race Day	<i>In-Kind \$1,540.30</i> <i>Total \$1,540.30</i>	<i>In-Kind \$1,540.30</i> <i>Total \$1,540.30</i>	<i>Nil</i>
2021 Variety Bash	Variety Bash	<i>Financial \$5,000.00</i> <i>Total \$5,000.00</i>	<i>Financial \$1,000.00</i> <i>Total \$1,000.00</i>	<i>Nil</i>
		<i>TOTAL</i>	<i>\$5,240.30</i>	

CARRIED

13.6 Mayoral Donations - October 2021

Considerations of applications received in accordance with the Mayoral Donation Policy 11.02.
(Res-2021-10-258)

Moved Cr Hatch seconded Cr Martin

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>Kody Hunt</i>	<i>10-12 years North West Cricket</i>	<i>14-18 November 2021</i>	<i>\$350.00</i>
<i>Jack Marshall</i>	<i>10-12 years North West Cricket</i>	<i>14-18 November 2021</i>	<i>\$350.00</i>
<i>William Cameron</i>	<i>10-12 years North West Cricket</i>	<i>14-18 November 2021</i>	<i>\$350.00</i>
<i>Harry Cameron</i>	<i>10-12 years North West Cricket</i>	<i>14-18 November 2021</i>	<i>\$350.00</i>
<i>TOTAL</i>			<i>\$1,400.00</i>

CARRIED

13.7 Application for Works on Council Owned Land Request - Ilfracombe Community Gym

Consideration of an 'Application for works on Council owned land' from the Ilfracombe Sport and Recreation Association, for permission to establish a Community Gym in a rear room of the Ilfracombe Rec Centre.

(Res-2021-10-259)

Moved Cr Hatch seconded Cr Martin

That Council resolves:

- 1. To advise the Ilfracombe Sport and Recreation Association, that it consents to the establishment of a Community Gym within a room at the Ilfracombe Recreation Centre owned by Council;*
- 2. That consent is subject to receiving a building inspection report, at the Ilfracombe Sport and Recreation Associations cost, that confirms the flooring is structurally sound to support the weight of the proposed gym equipment;*
- 3. That a Memorandum of Understanding will be drawn up and agreed to by both parties.*

CARRIED

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

Re-consideration of a Referral Agency Assessment Application for an alternative siting assessment lodged with additional information, for a new shed to be constructed on land located at 96 Crane

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Street, Longreach and described as Lots 1 and 2 on SP175981.

Recommendation:

Moved Cr Rayner 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 96 Crane Street, Longreach and described as Lots 1 and 2 on SP175981, be approved to be constructed with a 0.5m setback from the boundary adjoining the neighbouring property, as per the attached site plan.

MOTION NOT CARRIED

13.9 Development Permit for Material Change of Use for Nature-based Tourism (11 campsites and guided tours)

Consideration of a development application lodged with Council on 15 July 2021 by Mr Rowland Deane for a Development Permit for Material Change of Use for Nature-based Tourism (11 campsites and guided tours).

Description:	Material Change of Use for Nature-based Tourism (11 campsites and guided tours)
Development:	Development Permit
Applicant:	Mr Rowland Deane
Owner:	Mr Rowland Deane
Current Use of Land:	Cattle grazing, homestead and 11 campsites (unapproved)
Address:	Bimbah Station, 7518 Crossmoor Road, Longreach
Real Property Description:	Lot 68 on RY114 and Lot 69 on RY8
Applicable Planning Scheme:	<i>Longreach Regional Council Planning Scheme 2015 (v2.1)</i>
Zone:	Rural Zone
Level of Assessment:	Code Assessable

(Res-2021-10-260)

Moved Cr Bignell seconded Cr Hatch

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 Nature-based Tourism (11 campsites and guided tours) on land located at 7518 Crossmoor Road, Longreach, formally described as Lot 68 on RY114 and Lot 69 on RY8, 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*

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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>Goodberry Site Plan</i>	-	-	<i>March 2021</i>
<i>Goodberry Locality Plan</i>	-	-	<i>July 2021</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 PARAMETERS OF USE

- 3.1 *A maximum of 11 campsites are permitted for the short-term accommodation component of the approved use.*
- 3.2 *Campsite guests must travel and be accommodated within the campsites in fully self-contained recreational vehicles only.*
- 3.3 *A maximum of 15 self-contained recreational vehicles can be accommodated across the entirety of the campground at any one time.*

Advisory Note: *A campsite can accommodate guests travelling in a group with multiple self-contained RVs, however the total number of RVs cannot exceed 15 across the 11 approved camp sites.*

- 3.4 *Each campsite must be appropriately identified and numbered.*
- 3.5 *The conditions which regulate the use must be displayed in a manner and at a location to enable viewing by all users of the campground. A sign is to be installed at the entrance to the subject site advising of the risks of black soil during wet weather events making access roads and tracks potentially impassable.*
- 3.6 *Recreational vehicles must be self-contained in terms of:*
- 3.6.1 *Cooking facilities;*
 - 3.6.2 *Toilet facilities;*
 - 3.6.3 *On-board facilities to:*
 - 3.6.3.1 *Hold drinking water;*
 - 3.6.3.2 *Store greywater, if possible;*
 - 3.6.3.3 *Store sewage, and*
 - 3.6.3.4 *Store general refuse.*
 - 3.6.4 *No greywater shall be discharged into the environment.*
 - 3.6.5 *Guests must take all waste with them upon departure, including rubbish and sewage, and greywater if possible, and dispose of the waste at an authorised point.*
- 3.7 *For any recreational vehicle that is not fitted with on-board facilities for greywater*

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storage, the developer/operator must be responsible for the collection of the greywater and disposal at an authorised point.

***Advisory note:** Collection can be via greywater collection ‘pods’. An authorised point can be the public dump point in Longreach or an existing on-site sewerage system on the property, if it has capacity for the additional load.*

3.8 *No greywater shall be discharged into the environment unless disposal occurs through an on-site wastewater management system, to be installed and operated generally in accordance with the Queensland Plumbing and Wastewater Code and a permit for plumbing and drainage work, if required.*

3.9 *Guided tours of the property are permitted for guests of the campsite accommodation only.*

4.0 SERVICES

4.1 *The vehicle crossover from Crossmoor (Longreach-Muttaburra) Road to the property must be maintained (formed and graded) to a width suitable for a recreational vehicle.*

4.2 *The main access road into the property must be maintained (formed and graded) to a width suitable for a recreational vehicle.*

4.3 *Internal access tracks from the main access road to the campground and each campsite must be maintained (flat graded) to a width suitable for a recreational vehicle.*

4.4 *Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.*

4.3 *Maintain an effective means of telecommunication at the premises.*

5.0 STOCK ROUTE NETWORK

5.1 *Activities associated with the approved development must not adversely impact the operation, accessibility and safety of the stock route network adjacent to the processing area, for stock route users and travelling stock.*

6.0 AMENITY

6.1 *Operation of the campground must be maintained in a clean, safe and tidy condition.*

6.2 *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 water-borne contaminants, noise, dust, lighting, odour, wastewater, waste products, oil or otherwise.*

7.0 FLOOD EVACUATION PLAN

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

7.2 *The Flood Evacuation Plan must also consider rain events and subsequent risk management actions for the potential impassability of access roads and tracks.*

7.3 *Identify the availability of the Flood Evacuation Plan to guests where the conditions of the use are displayed for guest viewing (Condition 3.5).*

7.4 *The approved use must not operate during a flood event that may impact the site.*

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8.0 CONSTRUCTION ACTIVITIES

- 8.1 *Any 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.*
- 8.2 *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).*
- 8.3 *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.*

ADVISORY NOTES

1. *Permits for plumbing and drainage work, and any other related work, if required, must be obtained prior to the commencement of the use approved by this permit.*
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 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.*
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”).*

CARRIED

13.10 Development Permit for a Reconfiguring a Lot by Boundary Realignment (two (2) into two (2) lots)

Consideration of a development application lodged with Council on 25 August 2021 by Andrews Town Planning on behalf of Martyn Smith for a Development Permit for Reconfiguration of a Lot by Boundary Realignment (two (2) into two (2) lots) over 114 and 116 Eagle Street, Longreach.

Description:	Reconfiguration of a Lot by Boundary Realignment (two (2) into two (2) lots)
Development:	Development Permit
Applicant:	Andrews Town Planning on behalf of Martyn Smith
Owner:	Paul and Martyn Smith of Smith Bros Pty Ltd
Current Use of Land:	116 Eagle Street - Office building and storage shed 114 Eagle Street – Retail building (Mitre 10)
Address:	114 and 116 Eagle Street, Longreach
Real Property Description:	Lot 314 on L3571 and Lot 313 on L3571

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Applicable Planning Scheme:	Longreach Planning Scheme 2015 (v2.1)
Zone:	Centre Zone
Level of Assessment:	Code Assessable

(Res-2021-10-261)

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 Reconfiguration of a Lot by Boundary Realignment (two (2) into two (2) lots) on land located at 114 and 116 Eagle Street, Longreach, formally described as Lot 314 on L3571 and 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:*

Plan	Plan Number	Date
<i>Plan of Proposal ROL Lots 11 & 12 & EMT A Cancelling Lot 313 & 314 on L3571</i>	<i>1274-D4</i>	<i>16/08/2021</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:*
 - 3.1.1 All conditions of this development approval for Reconfiguring a Lot have been fully satisfied;*
 - 3.1.2 A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council; and*
 - 3.1.3 All outstanding rates and charges relating to the site have been paid.*

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4.0 EASEMENTS

- 4.1 *Easement/s for services, of a minimum width of three (3) metres, are to be registered over approved Lot 12 in favour of approved Lot 11.*

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 *Provide and maintain reticulated water and sewerage connections to each lot.*
- 6.2 *Provide and maintain electricity and telecommunication services to each lot in accordance with the standards and requirements of the relevant service provider.*

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 *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).*
- 8.2 *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.*
- 8.3 *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*

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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

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-2021-10-262)

Moved Cr Martin seconded Cr Emslie

That Council receive the Infrastructure Services financial report for information.

CARRIED

14.2 Consideration of Tenders for the Supply of Multi Tyre Rollers (Dry Hire) for the 2021-22 DRFA Flood Damage Restoration Works (VP249903)

Council to consider the Tenders for the Supply of Multi Tyre Rollers (Dry Hire) for the 2021-22 DRFA Flood Damage Restoration Works.

(Res-2021-10-263)

Moved Cr Smith seconded Cr Nunn

That Council agrees to:

1. *Accept the recommendation of the Evaluation Panel: and*
2. *Award the Tender to Flexi Hire for the Dry Hire of Multi Tyre Rollers for the 2021-22 DRFA Flood Damage Restoration Works as per Tender Submission (VP249903) for the amount of \$217.38 / Day (ex GST); and*
3. *Award the Tender to Moore Civil for the Dry Hire of Multi Tyre Rollers for the 2021-22 DRFA Flood Damage Restoration Works as per Tender Submission (VP249903) for the amount of \$500.00 / Day (ex GST); and*
4. *Award the Tender to Rayners Crane & Plant Hire for the Dry Hire Multi Tyre Rollers for the 2021-22 DRFA Flood Damage Restoration Works as per Tender Submission (VP249903) for the amount of \$560.00 / Day (ex GST).*

CARRIED

14.3 Review of the Gates and Grids Policy

Consideration of the Gates and Grids Policy 5.1, due for review.

(Res-2021-10-264)

Moved Cr Smith seconded Cr Martin

That Council adopts the Gates and Grids Policy 5.1, as presented.

CARRIED

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15 Late Items

Having declared potential conflict of interests in Items 15.1 and 15.2, Executive Officer, Economic Development and Public Affairs, and Executive Assistant to the CEO, Mayor and Councillors both left the meeting at 11.41am.

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

Consideration of a Change Application (Minor Change) lodged with Longreach Regional Council on 4 October 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 Change)
Development:	Development Permit
Applicant:	Outback Aussie Tours Pty Ltd
Owner:	Smithy's Ventures
Current Use of Land:	Vacant land
Address:	95 Eagle Street, Longreach
Real Property Description:	Lot 1651 on SP309934
Applicable Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v2.1)</i>
Zone:	Industry Zone
Level of Assessment:	Code Assessment

(Res-2021-10-265)

Moved Cr Smith seconded Cr Emslie

That pursuant to section 78 and 78A of the Planning Act 2016, Council agrees to the Change Application (Minor Change) 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 (including Stage 1A) will lapse if the first change of use does not happen within six (6) years after the approval starts to have effect.*
- *Stages 2, 3, 4, 5 and 6 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.

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- 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>Master Site Plan</i>	<i>CP1.01</i>	<i>B</i>	<i>27-09-21</i>
<i>Master Site Plan Staging</i>	<i>CP1.02</i>	<i>B</i>	<i>29-09-21</i>
<i>Concept Site Plan Stage 1 + Stage 1A</i>	<i>CP1.03</i>	<i>B</i>	<i>27-09-21</i>
<i>Concept Site Plan Stage 2</i>	<i>CP1.04</i>	<i>B</i>	<i>27-09-21</i>
<i>Concept Site Plan Stage 3</i>	<i>CP1.05</i>	<i>B</i>	<i>27-09-21</i>
<i>Concept Site Plan Stage 4</i>	<i>CP1.06</i>	<i>B</i>	<i>27-09-21</i>
<i>Concept Site Plan Stage 5</i>	<i>CP1.07</i>	<i>B</i>	<i>29-09-21</i>
<i>Concept Site Plan Stage 6</i>	<i>CP1.08</i>	<i>B</i>	<i>29-09-21</i>
<i>Concept Floor Plan New Admin Building Stages 3 and 4</i>	<i>CP2.01</i>	<i>B</i>	<i>04-10-21</i>
<i>Concept Floor Plan New Admin Building Stage 3</i>	<i>CP2.02</i>	<i>B</i>	<i>04-10-21</i>
<i>Concept Elevations New Admin Building Stages 3 and 4</i>	<i>CP2.03</i>	<i>B</i>	<i>04-10-21</i>
<i>Concept Design New Maintenance Shed and Buspark</i>	<i>CP3.01</i>	<i>B</i>	<i>04-10-21</i>
<i>Concept Design New Display Shelter</i>	<i>CP4.01</i>	<i>B</i>	<i>04-10-21</i>
<i>Stormwater Management Plan</i>	<i>060-19-20</i>	<i>A</i>	<i>28-02-2020</i>
<i>Traffic Impact Assessment</i>	<i>060-19-20</i>	<i>-</i>	<i>28-02-2020</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 DEVELOPMENT STAGES

- 3.1 *Development is to be undertaken in **six (6)** stages, generally in accordance with the approved plans.*
- 3.2 *The stages, **except for Stage 1A**, must be undertaken **and completed** in chronological order unless the stages are undertaken at the same time. **Stage 1A (being the rail storage***

line only) can occur at any 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 6 (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 6 (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, 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 three (3) temporary car parking spaces must be provided on-site prior to the commencement of use for Stage 1.*
- 6.5 *A minimum of 13 car parking spaces (replacing the three (3) temporary car parking spaces on Condition 6.4) must be provided on-site prior to the commencement of use for Stage 3. Car parking 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 to 6). 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*

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(DA 19/20-006), 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*

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 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*

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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 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 *Prior to the commencement of use for Stage 1, 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*

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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 **and storage facility**, 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 **Stages 2 to Stage 6** will be managed to address safety concerns due to proximity to school and school*

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- 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.*

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.*
6. *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

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15.2 Development Permit for Carrying Out Operational Work (Road Works, Access and Parking Works, Earthworks and Stormwater and Drainage Works)

Consideration of an Operational Works application lodged by Outback Aussie Tours Pty Ltd for a Development Permit for Carrying Out Operational Work (Road Works, Access and Parking Works, Earthworks and Stormwater and Drainage) at 95 Eagle Street, Longreach and formally described as Lot 1651 on SP309934.

Description:	Development Permit for Carrying Out Operational Work (Road Works, Access and Parking Works, Earthworks and Stormwater and Drainage)
Development:	Operational Works
Applicant:	Outback Aussie Tours Pty Ltd
Owner:	Smithy's Ventures
Current Use of Land:	Vacant Land
Address:	95 Eagle Street, Longreach
Real Property Description:	Lot 1651 on SP309934
Applicable Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v2.1)</i>
Zone:	Industry Zone
Level of Assessment:	Code Assessment

(Res-2021-10-266)

Moved Cr Martin seconded Cr Nunn

That pursuant to section 63 and 83 of the Planning Act 2016, Council approves the application for a Development Permit for Carrying Out Operational Work (Road Works, Access and Parking Works, Earthworks and Stormwater and Drainage) over land located at 95 Eagle Street, Longreach and formally described as Lot 1651 on SP309934, 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 by Council 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 the works for each stage and to Council's satisfaction, and to be maintained at all times thereafter, unless otherwise stated.*

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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 approval:*

Plan/Document Name	Drawing Number	Revision	Date
Cover Sheet	130-002-001	-	13.08.21
General Notes	130-002-002	A	01.08.21
Existing Feature Plan	130-002-100	A	01.08.21
Staging Layout Plan	130-002-101	A	01.08.21
Earthworks Plan	130-002-200	A	01.08.21
Stage 1 Grading and Drainage Layout Plan	130-002-300	A	01.08.21
Stage 1 Site Sections	130-002-301	A	01.08.21
Stage 1 Pavement Jointing Plan	130-002-302	A	01.08.21
Stage 1 Setout Plan	130-002-305	A	01.08.21
Stage 2 Layout Plan & Details	130-002-310	A	01.08.21
Stage 3 Layout Plan & Details	130-002-311	A	01.08.21
Stage 4 Layout Plan & Details	130-002-312	A	01.08.21
Stage 5 Layout Plan & Details	130-002-313	A	01.08.21
Stage 6 Layout Plan & Details	130-002-314	A	01.08.21
Detail of Rail and Road	130-002-320	A	01.08.21
Swept Path Plan	130-002-360	A	01.08.21

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 prevail.*

3.0 DEVELOPMENT STAGES

3.1 *Development is to be undertaken in six (6) stages, generally in accordance with the approved plans.*

3.2 *The stages, except for Stage 1A, must be undertaken and completed in chronological order unless the stages are undertaken at the same time. Stage 1A (being the rail storage line only) can occur at any time.*

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

4.0 ROAD WORKS

4.1 *At the time of constructing the approved Kite Street crossover (Stage 1), the existing kerb and channel in Kite Street must be extended to tie into the approved Kite Street crossover. The profile of the road works must match the existing profile of kerb and channel.*

5.0 EROSION AND SEDIMENT CONTROL

5.1 *Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of the works, and until such time as all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted and/or landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.*

5.2 *The Erosion and Sediment Control Plan must be prepared in accordance with the Best*

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Practice Erosion and Sediment Control document from the International Erosion Control Association, as updated from time to time.

- 5.3 *Where any component of the works is to be undertaken during the wet season (October to May), the Erosion and Sediment Control Plan must be submitted to Council for approval, prior to commencement of the works.*

Advisory note: Schedule 5.1.2.5 of the Longreach Regional Council Planning Scheme (v2.1) references the Director of Infrastructure Services to undertake the assessment of the ESCP.

6.0 CONSTRUCTION ACTIVITIES

- 6.1 *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.*
- 6.2 *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 Policy No. 1 – Works Planning Scheme Policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v2.1).*
- 6.3 *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.*

7.0 ENGINEERING CERTIFICATION

- 7.1 *An Engineer's Certificate of Construction must be signed and submitted to Council by a Registered Professional Engineer of Queensland 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 specification that results from the submission of the engineering certification.*

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").*

CARRIED

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Attendance: Director of Community and Cultural Services left the meeting at 11.45am and entered at 11.45am with Executive Officer, Economic Development and Public Affairs, and Executive Assistant to the CEO, Mayor and Councillors.

15.3 Consent for Proposed Permanent Closure of Part of Kite Street and Sandpiper Street, Longreach

This item was withdrawn.

16 Closed Matters

(Res-2021-10-267)

Moved Cr Bignell seconded Cr Martin

That pursuant to section 254J(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 11.45am .

Disposal of Lot 541 on SP102294 by Sub-Lease

This report is considered confidential in accordance with section 254J(3) 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.

Consideration to Waive an Excess Water Charge for Land Described as Lot 119 on L3573

This report is considered confidential in accordance with section 254(3) d, of the Local Government Regulation 2012, as it contains information relating to: rating concessions.

CARRIED

Council out of Closed Session

(Res-2021-10-268)

Moved Cr Emslie seconded Cr Hatch

That Council move out of Closed Session at 11.48am to vote on Item 16.1 and Item 16.2.

CARRIED

16.1 Disposal of Lot 541 on SP102294 by Sub-Lease

Consideration to dispose of land described as Lot 541 on SP102294 by sub-lease to a third party.

(Res-2021-10-269)

Moved Cr Martin seconded Cr Hatch

That Council resolves, as per the Minister's exemption dated 18 August 2021 and given under section 236(1)(f) of the Local Government Regulation 2012:

- 1. To dispose of land described as Lot 541 on SP102294 by sub-lease to IOR Petroleum Pty Ltd for an annual rental fee of \$1.00 per annum plus GST ("Lease");*
- 2. That the disposal of land by the Lease provides value for money to the community, as there is no fuel facility within 100km of Yaraka;*
- 3. To delegate to the Chief Executive Officer the power to do all things necessary to finalise the Lease, including to sign the Lease on behalf of Council.*

CARRIED

16.2 Consideration to Waive an Excess Water Charge for Land Described as Lot 119 on L3573

Consideration of a request waive an excess water charge for the 20/21 billing period for land described as Lot 119 on L3573.

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(Res-2021-10-270)

Moved Cr Emslie seconded Cr Nunn

That Council advise the owner of land described as Lot 119 on L3573 that the excess water charge will not be waived, due to the property being subject to water service charges adopted by Council as part of the Schedule of Rates and Charges and the excess charge being found to be correct.

CARRIED

17 Closure of Meeting

There being no further business, the meeting was closed at 11.50am.

Minutes Certificate

These minutes are unconfirmed.

Cr AC Rayner
Mayor

Mitchell Murphy
Chief Executive Officer