



MINUTES

of the

Ordinary Meeting of the Council

held in the

Council Chambers, 118 Victoria Street, St George

on

Thursday 16th September 2021

Commencing at 8:00am

Table of Contents

MEETING BUSINESS BY CORPORATE FUNCTION	3
(OCEO) OFFICE OF THE CEO	3
(FCS) FINANCE AND CORPORATE SERVICES	4
(IFS) INFRASTRUCTURE SERVICES	5
(CES) COMMUNITY AND ENVIRONMENTAL SERVICES	9
CONFIDENTIAL ITEMS.....	31
(CFCS) FINANCE AND CORPORATE SERVICES	31
(CIFS) INFRASTRUCTURE SERVICES	6
(CCES) COMMUNITY AND ENVIRONMENTAL SERVICES.....	32
INFORMATION REPORTS.....	33
(IOCEO) OFFICE OF THE CEO	33
(IFCS) FINANCE AND CORPORATE SERVICES.....	33
(IIFS) INFRASTRUCTURE SERVICES	34
(ICES) COMMUNITY AND ENVIRONMENTAL SERVICES	34

OPENING

The Mayor declared the Meeting open at 8:03am.

COUNCIL PRAYER

The Mayor led the Council in the Opening Prayer.

ATTENDANCE

Crs SC O'Toole, RD Avery, RG Fuhrmeister, RW Lomman, ID Todd, WN Winks and SS Scriven

Mr Matthew Magin (Chief Executive Officer), Mrs Michelle Clarke (Director Financial & Corporate Services) and Mr Digby Whyte (Director Community and Environmental Services)

LEAVE OF ABSENCE

Nil

CONFIRMATION OF MINUTES

Cr Avery moved and Cr Lomman seconded:

That the Minutes of the General Meeting held on 19 August, 2021 be confirmed.

CARRIED UNANIMOUSLY

CONFIRMATION OF MINUTES

Cr Fuhrmeister moved and Cr Winks seconded:

That the minutes of the Special Meeting held on 26 August, 2021 be confirmed.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM MINUTES

Nil

PUBLIC PARTICIPATION

Nil

DEPUTATIONS

Nil

DECLARATION OF INTEREST

Councillor O'Toole declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES5**, on the grounds that:

Councillor O'Toole's children attend music lessons with Hadenfeldt Music.

Councillor O'Toole indicated she will seek a decision be made under s 150ES(3)(a)(i) of the Local Government Act, 2009 that she may participate in the decision despite having a declarable conflict of interest in this matter.

Councillor Scott Scriven declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES6** on the grounds that: Councillor Scriven's wife is the secretary of the Balonne Creative Arts Group. In accordance with s150EF(3) of the Local Government Act 2009, Councillor Scriven indicated he would not participate in the discussion and decision making and would voluntarily leave the meeting.

Councillor Bill Winks declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES15**, on the grounds that: Councillor Winks is neighbours with the Applicants son. Councillor Winks indicated he will seek a decision be made under s 150ES(3)(a)(i) of the Local Government Act ,2009 that Councillor Winks that he may participate in the decision despite having a declarable conflict of interest in this matter.

Councillor Rod Avery declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES15**, on the grounds that: Councillor Avery's business has harvested grass seed on the applicants property in the past. In accordance with s150EF(3) of the Local Government Act 2009, Councillor Avery indicated he would not participate in the discussion and decision making and would voluntarily leave the meeting.

MEETING BUSINESS BY CORPORATE FUNCTION

Kim Wildman (Manager Tourism) entered the meeting, the time being 8:14am.

(OCEO) OFFICE OF THE CEO

OCEO1

RV STRATEGY

Draft of the new Recreational Vehicle and Camping Strategy review by Krista Hauritz from Krista Hauritz Tourism & Events.

Cr Fuhrmeister moved and Cr Winks seconded:

That Council resolves to:

1. Receive and adopt the St George Region and Recreational Vehicle Strategy, as attached.
2. Install donation facilities at all Council's low cost camp sites across the Shire.
3. Increase the cost of powered camp sites at the McGeever Recreational Grounds, Thallon, to \$10 per night in accordance with Section 262(3)(c) Local Government Act 2009.
4. The funds received from both fees and donations cover the cost of beautification and site maintenance across the Shire free camp sites.

CARRIED UNANIMOUSLY

OCEO2

TOURISM EVENTS GRANT APPLICATION - BATTLE ON THE BALONNE

Round 1 Tourism Events Grant for Regional Event sponsorship request from St George Tri Club for the 2022 Battle on the Balonne.

Cr Scriven moved and Cr Todd seconded:

That Council:

1. Sponsor the St George Tri Club with \$3000 from the Tourism Events Grant Funding Program for the 2022 Battle on the Balonne event.
2. Waive the \$80 (2-hour fee) for the hire of the pool and \$142 two-day fee for the amphitheatre for the 2022 Battle on the Balonne event.

CARRIED UNANIMOUSLY

Wayne Mills (Manager Water and Sewerage Towns) entered the meeting, the time being 8:33am.

OCE03

HEBEL - TOWN AND SHIRE ENTRY SIGNS

Request for new Town and Shire entry signs for Hebel.

Cr Winks moved and Cr Lomman seconded:

That Council resolves to select this project under the project governance framework and seek funding for the production and installation of new Town and Shire Entry Signs on the Goodooga Road near Hebel.

CARRIED UNANIMOUSLY

Kim Wildman (Manager Tourism) left meeting, the time being 8:50am.

Tracey Lee (Manager Finance Services) entered the meeting, the time being 8:51am.

(FCS) FINANCE AND CORPORATE SERVICES

FCS1

PUBLIC INTEREST DISCLOSURE POLICY

Review of the Public Interest Disclosure Policy

Cr Avery moved and Cr Winks seconded:

That Council resolves to:

- a) adopt the Public Interest Disclosure Policy, as attached;
- b) rescind the former Public Interest Disclosure Policy of 20 December 2017.

CARRIED UNANIMOUSLY

FCS2

HUMAN RIGHTS POLICY

Human Rights Policy

Cr Lomman moved and Cr Fuhrmeister seconded:

That Council resolves to:

- a) Adopt the Human Rights Policy, as attached;
- b) Rescind the former Human Rights Policy of 19 March 2020.

CARRIED UNANIMOUSLY

FCS3

MONTHLY FINANCIAL PERFORMANCE REPORT AUGUST 2021

Monthly Financial Management Report as at 31 August 2021 to be tabled at the meeting.

Cr Lomman moved and Cr Avery seconded:

That the monthly Financial Management Report for the period ending 31 August 2021, as attached, be received and noted.

CARRIED UNANIMOUSLY

Tracey Lee (Manager Finance Services) left the meeting, the time being 9:08am.

FCS4

AUDIT & RISK COMMITTEE 31 AUGUST 2021

Audit & Risk Committee minutes 31 August 2021

Cr Fuhrmeister moved and Cr Todd seconded:

That Council resolves to:

1. receive and note the Audit & Risk Committee minutes of 31 August 2021; and
2. adopt the amended Terms of Reference for the Audit & Risk Committee with a further amendment to include agenda papers be circulated within 3 business days.

CARRIED UNANIMOUSLY

(IFS) INFRASTRUCTURE SERVICES

IFS1

TURF WICKET - ST GEORGE CRICKET CLUB

Turf Wicket – St George Cricket Club

Cr Avery moved and Cr Scriven seconded:

That Council resolves to:

1. Support St George Cricket Association's proposal to have a turf wicket (x3) at Rowden Park, St George.
2. Provide the St George Cricket Association with a letter of Support for a turf wicket at Rowden Park to assist with the grant application process.
3. Receive the St George Cricket Club's proposed Heads of Agreement for future maintenance and operations of the turf wicket and further work with the St George Cricket Club to finalise details of the proposed agreement.

CARRIED UNANIMOUSLY

IFS2

REQUEST FOR TOWN WATER SUPPLY CONNECTION

Request for town water connection – 11 Beeson Street, St George.

Cr Lomman moved and Cr Winks seconded:

That Council resolves to not provide a bore water connection to 11 Beeson Road St George, as the property is outside of Council's Water Supply Area.

CARRIED UNANIMOUSLY

IFS3

MUNGINDI WATER SUPPLY SERVICE AREA

Mungindi Water Supply Service Area

Cr Lomman moved and Cr Fuhrmeister seconded:

That Council resolves to:

1. increase in the Water Supply Service Area within the Township of Mungindi as indicated in the attached drawing

2. begin planning a future project to upgrade and extend the existing Water Supply Reticulation to remove 'dead-ends' from the water main to improve water quality and increase supply availability.

CARRIED UNANIMOUSLY

CHANGE ORDER OF BUSINESS

Cr Fuhrmeister moved and Cr Lomman seconded:

That Council change the order of business to consider agenda items: CIFS1, CIFS2 and CIFS3 the time being 9:40am.

CARRIED UNANIMOUSLY

CLOSED MEETING

Cr Scriven moved and Cr Avery seconded:

That Council move into closed session, the time being 9:40am in accordance with S252J(1) of the Local Government Regulations 2012 relating to discuss confidential agenda items: CIFS1, CIFS2 and CIFS3.

CARRIED UNANIMOUSLY

Councillor Fuhrmeister left the meeting, the time being 10:01am and returned at 10:23am.

OPEN MEETING

Cr Scriven moved and Cr Lomman seconded:

That the meeting move out of closed session, the time being 10:25am.

CARRIED UNANIMOUSLY

(CIFS) INFRASTRUCTURE SERVICES

CIFS1

BSC21/22-T03 SUPPLY AND DELIVERY OF SEVEN NEW VEHICLES

BSC21/22-T03 Supply and Delivery of Seven New Vehicles

Cr Scriven moved and Cr Todd seconded:

That Council resolves to:

1. Increase its 2021/22 Capital Budget, in accordance with S170(3) of the Local Government Regulation 2012, by \$2,500 from \$65,000 to \$67,500 for PECP17 – Toyota Prado 3516
2. Increase its 2021/22 Capital Budget, in accordance with S170(3) of the Local Government Regulation 2012, by \$2,500 from \$65,000 to \$67,500 for PECP26 – Toyota Prado GXL 1508
3. Increase its 2021/22 Capital Budget, in accordance with S170(3) of the Local Government Regulation 2012, by \$4,500 from \$60,000 to \$64,500 for PECP15 – Toyota HiLux 2504
4. Increase its 2021/22 Capital Budget, in accordance with S170(3) of the Local Government Regulation 2012, by \$4,500 from \$60,000 to \$64,500 for PECP18 – Toyota HiLux 3518
5. Increase its 2021/22 Capital Budget, in accordance with S170(3) of the Local Government Regulation 2012, by \$2,500 from \$60,000 to \$62,500 for Toyota Hilux Single Cab
6. Decrease its 2021/22 Capital Budget, in accordance with S170(3) of the Local Government Regulation 2012, by \$16,500 from \$65,000 to \$48,500 for PECP25 – Toyota HiLux Tipper

Tray 3018

7. Award the Supply and Delivery of Seven Vehicles to O'Brien Toyota as follows:
 - a) 2 x Toyota Prado GXL (White) excluding UHF, Cel-Fi Go, Spot Lights and Seat Covers for \$60,310.39 (excl. GST) per vehicle
 - b) 2 x Toyota Landcruiser Workmate 79 Series Dual Cabs 4WD excluding Towbar/ball, and tinting for \$63,590.91 (excl. GST) per vehicle
 - c) 2 x Toyota Hilux SR Dual Cab 4WD for \$48,441.80 (excl. GST) per vehicle
 - d) 1 x Toyota Hilux Workmate Single Cab Automatic for \$31,018.53 (excl. GST) per vehicle
8. Award the Supply and Delivery of the Toyota Hilux SR Single Cab 4WD to Wideland Motor Group for \$46,646.88 (excl. GST) per vehicle
9. Award the Supply and Fitment of Vehicle Accessories to O'Brien Toyota as follows:
 - a. Supply and Fitment of Vehicle Accessories to 2 x Toyota Prado inclusive of UHF, Cel-Fi Go, Spotlights and Seat Covers for \$4,813.64 (excl. GST) per vehicle
 - b. Supply and Fitment of Vehicle Accessories to 2 x Toyota Landcruiser 79 Services inclusive of Towbar and tinting for \$14,580.91 (excl. GST) per vehicle
 - c. Supply and Fitment of Vehicle Accessories to 2 x Toyota Hilux SR Dual Cab 4WD for \$14,589.11 (excl. GST) per vehicle
 - d. Supply and Fitment of Vehicle Accessories to 1 x Toyota Hilux SR Single Cab 4WD for \$14,444.93 (excl. GST) per vehicle

CARRIED UNANIMOUSLY

CIFS2

LOT 6 RP213570 ST GEORGE

Purchase of Lot 6 RP213570 St George

Cr Lomman moved and Cr Avery seconded:

That Council resolves to:

1. Amend its budget, in accordance with S170(3) of the Local Government Regulations 2012, by increasing its budgeted capital expenditure by one hundred and forty thousand dollars (\$140,000) for the purchase of Lot 6 RP213570 St George, including legal and transfer duty costs.
2. Enter into a contract for the purchase of Lot 6 RP213570 St George for one hundred and thirty thousand dollars (\$130,000 ex GST); and
3. Delegate to the Chief Executive Officer, in accordance with S257(1)(b) of the Local Government Act 2009, to finalise the purchase on behalf of Council.

CARRIED UNANIMOUSLY

CIFS3

ASSETS STANDING COMMITTEE MEETING MINUTES - 7 SEPTEMBER 2021

Assets Standing Committee Meeting Minutes – 7 September 2021

Cr Scriven moved and Cr Todd seconded:

That Council resolves to receive the minutes and endorse the Assets Standing Committee's recommendations as follows:

1. **GREENS ROAD**
That Council add Greens Road to its Road Register as an access road and Council include maintenance of the road within its maintenance schedule.
2. **LOT 6 RP213570, ST GEORGE**
Report withdrawn by committee

3. GIS DASHBOARDS

That the Officer's report on the progress of GIS and the Asset Dashboards be received.

4. GRID POLICY

That Council:

Prepare a Position Paper to be reviewed at a Council Workshop with the intent to present to the community. The Position Paper shall capture the various options available to council and highlight the positives and negatives of all options.

The principals involved in the paper shall include: Council maintaining a cost neutral position in the management of stock grids, a reduction in the number of stock grids installed across the shire and ensuring a fully safe road network that is not restricted in its use. The position paper will have attached examples from other shires.

5. NEW COUNCIL HOUSING

That Council:

- a. Utilise land on Scott Street (Lot 8 SP265900 for Family Housing
- b. Utilise land on Arthur Street (Lot 20 RP74069) for Duplex Style Housing
- c. Utilise land on Arthur Street (Lot 11 RP74069) for Duplex Style Housing

6. TEELBA ROAD - MARANOVA SHIRE SECTION

That a Council working group be formed and a meeting organised with Maranoa representatives to discuss the 1500m Teelba Road portion outside of the Balonne Shire with the view to propose an agreement that can be presented to Council for adoption.

7. SECURITY OF WATER SUPPLY FOR THE BALONNE SHIRE

That the Council make applications to the Department of Regional Development, Manufacturing and Water (DRDMW) for two new water Supply Production Bores licenses one for St George and the second one for Mungindi and source funding and grant applications to allow for the Design and construction of Mungindi Water Supply Production Bore.

8. DRFA - AUGUST STATUS REPORT

That the 2020 DRFA programme, August 2021 Status Report be received.

9. GOLF LINKS ROAD DIRRANBANDI

That Council start the process of creating a road reserve over Golf Links Road Dirranbandi, connecting the Dirranbandi Golf Club and the Dirranbandi Sewage Treatment Plant, and an Infrastructure Easement over the Rising Main. The Golf Links road will be added to Councils Road Register as an access road.

10. THALLON RIVER WATER IRRIGATION SUPPLY

That the Council

- a. Use the current budget (LRCIP \$30,000) for the upgrade of the existing pump and associated components (upgrade to floating pump)
- b. Review system upon installation of new pump and bring recommendations to a future Asset Standing Committee.

11. OLD WOOLERBILLA ROAD
Report withdrawn by committee

CARRIED UNANIMOUSLY

CIFS4

**LEASE FOR MANAGEMENT AND OPERATIONS OF
ST GEORGE POOL - [VP255663]**

Lease for Management and Operations of St George Pool - VP255663

Cr Avery moved and Cr Winks seconded:

That Council resolves to:

1. Award the Lease for the Management and Operation of the St George Pool to The Trustee for the Chandler Family Trust / VPR456638 to the value of Four hundred and Forty Thousand Dollars \$440,000 (GST inc.); and
2. Delegate to the Chief Executive Officer under Section 257(1)(b) of the Local Government Act 2009, to finalise the contract with the preferred supplier.

CARRIED UNANIMOUSLY

Meeting adjourned for morning tea, the time being 10:30am.

Meeting reconvened the time being 11:15am after morning tea.

Jane Cornish (Community and Multicultural Development Officer), Mariella Perez (Community Development Officer), entered the meeting, the time being 11:15am.

(CES) COMMUNITY AND ENVIRONMENTAL SERVICES

CES1

WELCOMING AND ATTRACTION STRATEGY

Draft Welcoming and Attraction Strategy for Adoption

Cr Lomman moved and Cr Fuhrmeister seconded:

That Council resolves to adopt the Welcoming and Attraction Strategy.

CARRIED UNANIMOUSLY

Jane Cornish (Community and Multicultural Development Officer) left the meeting, the time being 11:26am.

CES2

COMMUNITY GRANTS - ISOLATED CHILDREN'S PARENT'S ASSN - BREAKER 2021

Community Grants and Assistance Program sponsorship request from St George ICPA for the 2021 Breaker Camp.

Cr Scriven moved and Cr Lomman seconded:

That Council resolves to approve the full amount requested by the St George ICPA sponsorship request of \$3,000.00 towards food and accommodation for the 2021 Breaker Camp in Toowoomba from the 2021/22 Community Grants and Assistance Budget, subject to COVID-19 restrictions at the time of the event.

CARRIED UNANIMOUSLY

Dianne Francisco (Environmental Health Officer) entered the meeting, the time being 11:26am.

CES3

TRAFFIC MANAGEMENT SPONSORSHIP - SOUTH WEST SCHOOL SPORT - TRIATHLON/AQUATHLON TRIALS

South West School Sports have requested traffic management sponsorship for the South West School Sports Triathlon/Aquathlon Trials

Cr Avery moved and Cr Fuhrmeister seconded:

1. That Council resolves to not approve the Sponsor South West School Sports Traffic Management Sponsorship request of \$1,370.60 for the South West School Sport Triathlon/Aquathlon Trials 2021 from the 2021/22 Community Grants and Assistance budget, due to the applicant being ineligible under the Community Grants and Assistance Policy.
2. Council is fully supportive of this event and encourage the applicant to partner with a non for profit organisation and submit an application in time for the October Council Meeting.

CARRIED UNANIMOUSLY

CES4

DES - SMALL INFRASTRUCTURE GRANT OPPORTUNITY - WASTE MANAGEMENT

The Department of Environment & Science – Office of Resource Recovery are delivering a new program – The Regional Recycling Equipment Grant.

Cr Lomman moved and Cr Avery seconded:

That Council resolves to:

1. support an application to the Regional Recycling Equipment Grant for funding for industrial bins, forks for Council's backhoe (Dirranbandi, Thallon, and Bollon) and a shared bailer
2. allocate up to \$20,000 as a co-contribution should the application be granted by the Department of Environment & Science – Office of Resource Recovery.

CARRIED UNANIMOUSLY

Dianne Francisco (Environmental Health Officer) left the meeting, the time being 11:50am.

Councillor O'Toole declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES5**, on the grounds that: Councillor O'Toole's children attend music lessons with Hadenfeldt Music.

Councillor Scriven moved and Councillor Todd seconded.

That under s150ES(3)(a)(i) of the Local Government Act ,2009 Councillor O'Toole may participate in the decision despite having a declarable conflict of interest in this matter.

CES5

RADF 21-22 APPLICATION - QUICK RESPONSE ROUND 1 - COMMUNITY ACTIVITIES (3)

RADF 21-22 – Quick Response Round 1 Applications.

Cr Lomman moved and Cr Winks seconded:

1. That Council resolves to approve the Hadenfeldt Music sponsorship request of \$2,500.00 through the Regional Arts Development Fund 2021-2022 – Quick Response Round 1 – Community Program for the 'Evening With My Friends' activity, subject to providing evidence of appropriate insurance and subject to COVID-19 restrictions at the time of the event.

2. That Council resolves to approve the St George Arts Group sponsorship request of \$1,600.00 through the Regional Arts Development Fund 2021-2022 – Quick Response Round 1 – Community Program for the ‘Realism in Watercolours’ workshop, subject to COVID-19 restrictions at the time of the event
3. That Council resolves to approve the Nullawokka First Nations Gallery sponsorship request of \$800.00 through the Regional Arts Development Fund 2021-2022 – Quick Response Round 1 – Community Program for the ‘Cultural Weaving & Beading’ workshop, subject to COVID-19 restrictions at the time of the event.

CARRIED UNANIMOUSLY

Councillor Scott Scriven declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES6** on the grounds that: Councillor Scriven’s wife is the secretary of the Balonne Creative Arts Group. In accordance with s150EM(2) of the Local Government Act 2009, Councillor Scriven voluntarily left the meeting at 11:56am.

CES6

RADF 21-22 APPLICATION - QRR - WORKSHOP IN DEVELOPMENT OF TECHNIQUE AND CREATIVE SKILLS IN ARTISTIC MOSAIC

RADF 21-22 Applications – QRR – Workshops in Development of Technique and Creative Skills in Artistic Mosaic.

Cr Fuhrmeister moved and Cr Avery seconded:

1. That Council resolves to approve the sponsorship request from Kimberly Thornton with the amount of \$2,500 through the Regional Arts Development Fund 2021-2022 – Quick Response Round 1 – Community Program for the ‘Development of Technique and Creative Skills in Artistic Mosaic’ workshop, subject to COVID-19 restrictions at the time of the event

CARRIED UNANIMOUSLY

Cr Scriven returned to the meeting, the time being 12:03pm.

Josh Dyke (Manager Rural Lands and Compliance) entered the meeting, the time being 12:04pm.

CES7

RADF 21-22 APPLICATION - QRR - CONNECTION THROUGH REFLECTION

RADF 21-22 Applications – QRR – Connection Through Reflection - Digital & Local History Art Project.

Cr Lomman moved and Cr Avery seconded:

1. That Council resolves to approve the sponsorship request from Project Coordinator – Alex Donoghue with the amount of \$2,500 through the Regional Arts Development Fund 2021-2022 – Quick Response Round 1 – Community Program for the ‘Connection Through Reflection’ digital art project, subject to COVID-19 restrictions at the time of mentioned activities.

CARRIED UNANIMOUSLY

CES8

RADF 21-22 APPLICATION - QRR - CHARLOTTE'S WEB

RADF 21-22 Application – QRR – Charlotte’s Web.

Cr Winks moved and Cr Fuhrmeister seconded:

1. That Council resolves to approve the sponsorship request from RAVA Productions with the amount of \$2,500 through the Regional Arts Development Fund 2021-2022 – Quick Response Round 1 – Community Program for the ‘Charlotte’s Web’ activities described in the application, subject to COVID-19 restrictions at the time of the activities.
2. That Council resolves that the remaining \$500 from this request are put towards the provision of transportation for children in the remaining towns of the Balonne Shire to physically attend in St George the activities described in this application.
3. That Council resolves that RAVA Productions finds a suitable partner (schools or community group) within the Balonne Shire to deliver this project.

CARRIED UNANIMOUSLY

CES9

RADF 21-22 APPLICATION - QRR - HANDCRAFTED RESIN HOMEWARES

RADF 21-22 Applications – QRR – Handcrafted Resin Homewares.

Cr Lomman moved and Cr Winks seconded:

1. That Council resolves to approve the sponsorship request from the Dirranbandi Progress Association with the amount of \$2,500 through the Regional Arts Development Fund 2021-2022 – Quick Response Round 1 – Community Program for the ‘Handcrafted Resin Homewares’ workshop, subject to COVID-19 restrictions at the time of the event.

CARRIED UNANIMOUSLY

Mariella Perez (Community Development Officer) left the meeting, the time being 12:15pm.

CES10

WILD DOG ADVISORY COMMITTEE MEETING - 10 AUGUST 2021

Wild Dog Advisory Committee (WDAC) Meeting held on 10 August 2021.

Cr Scriven moved and Cr Lomman seconded:

That:

1. Council receives the Wild Dog Advisory Committee Meeting Minutes from 10 August 2021; and
2. Council notes the actions that have come out of the meeting.

CARRIED UNANIMOUSLY

CES11

BIOSECURITY ADVISORY COMMITTEE MEETING - 10 AUGUST 2021

Biosecurity Advisory Committee (BAC) Meeting held on 10 August 2021.

Cr Avery moved and Cr Scriven seconded:

That:

1. Council receives the Biosecurity Advisory Committee Meeting Minutes from 10 August 2021; and
2. Council notes the actions that have come out of the meeting.

CARRIED UNANIMOUSLY

Josh Dyke (Manager Rural Lands and Compliance) left the meeting, the time being 12:20pm.

BSC WILD DOG EXCLUSION FENCING MERI REPORT 2021

BSC Wild Dog Exclusion Fencing MERI Report 2021 by the Director Community and Environment
Cr Winks moved and Cr Lomman seconded:

That Council resolves to:

1. share the results of the WDEF MERI Report 2021 with landholders, stakeholders, and the community
2. conduct follow-up reports in 2026 and 2031 to track progress

CARRIED UNANIMOUSLY

Jess Reiser (Planning and Development Officer – Maranoa Regional Council) and David Newby (Partner – Insite SJC) entered the meeting via teleconference, the time being 12:20pm.

MCU 195 - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - "INDOOR SPORT AND RECREATION" (THERMAL BATHS) LOCATED AT 2-18 CHARLES STREET, DIRRANBANDI QLD 4486 (DESCRIBED AS LOT 56 ON SP101406)

Cr Avery moved and Cr Fuhrmeister seconded:

That:

- I. Council receives this report.
- II. Council approve the development application (Ref: MCU195) for Material Change of Use – “Indoor Sport and Recreation” (Thermal Baths) located at 2-18 Charles Street, Dirranbandi QLD 4486 (described as Lot 56 on SP101406), subject to the permit conditions listed below.

Conditions:**Use**

1. The approved development is a Material Change of Use – “Indoor Sport and Recreation” (Thermal Baths) as defined in the Planning Scheme, and as shown on the approved plans.

Compliance inspection

2. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted within these conditions.
3. Prior to the commencement of use, the applicant shall contact Council to arrange a development compliance inspection.

Approved plans and documents

4. All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans conflict with the Assessment Manager’s conditions, the Assessment Manager’s conditions prevail.

Plan/Document Number:	Plan/Document Name:	Date:
DA002 Issue A	Site Plan	13/5/21
DA003 Issue A	Floor Plan	13/5/21
DA004 Issue A	Roof Plan	13/5/21
DA005 Issue A	Garbage + Parking Plans	13/5/21
DA006 Issue A	Floor Plan Axonometric	13/5/21
DA007 Issue A	Elevations 1	13/5/21
DA008 Issue A	Elevations 11 + Sections	13/5/21
DA00 Issue A	Site Data	13/5/21

Development works

5. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
6. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).
7. All works on or near roadways shall be adequately signed in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads".

Applicable standards

8. All works must comply with:
 - a) the development approval conditions;
 - b) any relevant provisions in the Planning Scheme and the Institute Of Public Works Engineering Australasia;
 - c) Balonne Shire Council Private Property Entrance Policy 2010;
 - d) any relevant Australian and Austroads Standards and the National Construction Code that applies to that type of work; and
 - e) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Stormwater drainage

9. Stormwater drainage is to be provided in accordance with:
 - a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013;
 - b) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987; and

10. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed. The developer shall ensure that in all cases, discharge of stormwater runoff from the development drains freely to the legal point/s of discharge for the development.
11. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
12. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

Avoiding nuisance

13. No nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
14. Dust emanating as result of activities carried out onsite (both during construction and post construction) must be continually monitored and suppressed in order to prevent any dust drifting onto road networks and nearby properties and sensitive land uses.
15. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
16. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses (during construction and post construction). The premises is to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
17. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.
18. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Noise) Policy 2008*.
19. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the *Environmental Protection (Air) Policy 2008*.
20. Parking areas for vehicles associated with the construction works must be provided within the development site.

Waste management

21. All waste generated from construction activities must be effectively controlled on-site before

disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.

Refuse storage

22. Adequate refuse storage areas and facilities must be provided on the site to service the approved development.
23. At all times while the use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and emptied, and the waste removed from the site on a regular basis. All waste containers are to be located in a convenient and unobtrusive position and shielded from the view of users of the premises, travelling public and neighbours, and accessible by the vehicles used by Council, its agents and/or others.
24. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

Access, manoeuvring and car parking

25. Existing vehicle access to the site from Charles Street, as shown on the approved Site Plan, is to be maintained to provide access and egress for the approved use. The landowner is responsible for maintaining the vehicle crossover from the road carriageway (Charles Street) to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.
26. All vehicle movements within the site are to be clear of proposed parking areas, buildings and landscape treatments. Vehicle parking bays must not encroach into swept paths for vehicle movements onsite.
27. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of the development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.
28. A designated onsite visitor car parking area is to be provided generally in accordance with Approved plan DA002 Issue A – 'Site Plan', dated 13/5/21. PWD spaces must be provided in accordance with the Building Code of Australia.
29. Dedicated caravan parking spaces shall be provided within the designated car parking area, generally in accordance with Approved plan DA002 Issue A – 'Site Plan', dated 13/5/21.
30. A dedicated bus drop-off/bus parking zone shall be provided internally within the site. The bus parking area shall be clearly delineated using signage and/or other markings.
31. Car parking and manoeuvring areas are to be designed in accordance with:
 - a) AS2890.1 – Parking Facilities;
 - b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates; and
 - c) The 'Access to Premises Standard' (Vol 1 of the National Construction Code).

Bicycle parking

32. A dedicated area for bicycle parking is to be provided as part of the approved development. Bicycle parking areas must be well-lit, sheltered and protected from other use areas and traffic (including vehicle and pedestrian accessways, delivery activities and waste collection).

Signage

33. Signage is to be installed near the car park entrance and near the vehicle exit from the Bathhouse precinct advising visitors that the existing gravel track is a shared pedestrian/vehicle zone.
34. Signage is to be installed near the entrance to the site advising the location of service delivery and disabled carpark areas.

Landscaping and fencing

35. Existing mature vegetation within the site is to be maintained and incorporated as part of the approved development.
36. Any additional landscaping areas provided, must contribute to the amenity of development by enhancing the visual appeal and softening the built form and must be irrigated during an establishment period of two years.
37. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
38. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
39. Landscaping must not interfere with site lines at access driveways for vehicle traffic.
40. Any proposed fencing must not impede the flow of floodwater.

Provision of services

41. The development must be connected to Council's reticulated water supply network in accordance with the applicable standards and policies.
42. Adequate provision for water supply for potable water and fire-fighting purposes must be provided.
43. The development must be connected to Council's reticulated sewerage supply network in accordance with the applicable standards and policies.
44. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).
45. If the premises is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).

46. All services installation connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such design exist, (iv) any relevant Australian Standard that applies to that type of work and (v) any alternative specifications that Council has agreed to in writing and which the development must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Inclement weather events

47. The approved development is not permitted to operate or accept public visitors to the site during extreme weather events, including flood and bushfire events.
48. All reasonable efforts should be made to advise visitor/s in advance of premises closures that required due to inclement weather events.

Emergency events

49. A management plan addressing both flood and bushfire hazard, having regard to the site characteristics and management procedures in the event of flood or bushfire, shall be prepared prior to the commencement of the use. The owner and/or operator, staff and visitors shall be made aware of the management plan, its content, and the procedures that need to be followed in the case of a major flood or bushfire event e.g. relocation of equipment and materials, evacuation etc.

Safe storage of equipment and materials

50. All goods, materials, equipment and machinery with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event, must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any goods, material, equipment or machinery with the potential to cause harm or contamination that is not located above the DFE or in flood proofed containers, shall be stored in such a manner as to be easily accessed and relocated off-site prior to inundation of the site and surrounding roadways in a minor or major flood event.

Building standards

51. The finished floor level of the approved development shall be a minimum of 300 millimetres above the peak water depth as shown in *Map 2CA – Defined Flood Level Dirranbandi* contained within the *Balonne Shire Planning Scheme 2019*.

Future boardwalk

52. Prior to works being carried out to construct the boardwalk connecting the visitor car park to the thermal baths complex, the applicant/developer must provide information and plans to Council for endorsement demonstrating to Council's satisfaction that the proposed works will not undermine or in any way compromise the integrity or function (including maintenance) of the existing levee bank. To remove any doubt, Council may require amendments to any detailed design and associated plans which ensure the integrity and functioning of the levee bank is maintained during and following construction.

Advertising signage

53. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach on adjoining properties or roads.
54. Any free standing advertising signage or structure constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

Development costs

55. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

Latest versions

56. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application documentation

57. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.

Document control

58. Should amendments be required to the approved plans and/or documents during construction, amended drawings and/or specifications shall be submitted to Council with an accompanying letter outlining the amendment together with any supporting information. All amendments shall be provided to Council for approval prior to the works being undertaken.

General advice:

- I. Refer to <https://www.balonne.qld.gov.au/council/publications/policies-plans-strategies> for Council Policies.
- II. The relevant planning scheme for this development is Balonne Shire Planning Scheme 2019. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this Planning Scheme.
- III. Under the *Balonne Shire Planning Scheme 2019*:
Indoor Sport and Recreation means: *Premises used for leisure, sport or recreation conducted wholly or mainly indoors. Examples include: amusement parlour, bowling alley, gymnasium, squash courts or enclosed tennis courts. The use does not include cinema, hotel, nightclub entertainment facility or theatre.*
- IV. The *Environmental Protection Act 1994* states that a person must not carry out any activity

that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.

V. All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.

VI. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved development.

VII. All persons involved in the development, operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.

VIII. The land use rating category may change upon commencement of any new approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: www.balonne.qld.gov.au.

IX. A food business licence may be required in the event that food and beverages are to be served in conjunction with the approved use of the premises. Please contact Council's Environmental Health Department for further information regarding food licensing requirements.

X. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

XI. This development approval has been issued during the COVID-19 applicable event declared under 275F of the Planning Act 2016. The period for undertaking the approved development may be subject to an extension of time under section 275R of the Planning Act 2016.

CARRIED UNANIMOUSLY

CHANGE ORDER OF BUSINESS

Cr Fuhrmeister moved and Cr Avery seconded:

That Council change the order of business to consider the agenda item CES15 the time being 12:38pm.

CARRIED UNANIMOUSLY

Councillor Rod Avery declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES15**, on the grounds that: Councillor Avery's business has harvested grass seed on the applicants property in the past. In accordance with s150EF(3) of the Local Government Act 2009, **Councillor Avery** voluntarily left the meeting, the time being 12:38pm.

Councillor Bill Winks declared a **Declarable Conflict of Interest** in accordance with s150EF(3) of the Local Government Act 2009, with respect to matters contained in **CES15**, on the grounds that: Councillor Winks is an acquaintance and neighbour with the Applicants son.

Cr Todd moved and Cr Lomman seconded:

That under s150ES(3)(a)(i) of the Local Government Act 2009, Councillor Winks may participate in the decision despite having a declarable conflict of interest in this matter.

CES15

MCU 193 - DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE - "INTENSIVE ANIMAL INDUSTRY" (10,000 STANDARD SHEEP UNITS AND 50,000 STANDARD CATTLE UNITS) AND ENVIRONMENTALLY RELEVANT ACTIVITY 2(2)(A); AND ASSOCIATED OPERATION WORK ASSESSABLE UNDER THE PLANNING SCHEME - LOCATED AT 315 TRACKERS CROSSING ROAD, ST GEORGE QLD 4487 (DESCRIBED AS LOT 1 ON BLM760)

MCU 193 - Development application for a material change of use - "Intensive animal industry" (10,000 standard sheep units and 50,000 standard cattle units) and Environmentally Relevant Activity 2(2)(a); and associated operation work assessable under the planning scheme - located at 315 Trackers Crossing Road, St George QLD 4487 (described as Lot 1 on BLM760) by Jess Reiser, Planner.

Cr Scriven moved and Cr Lomman seconded:

That Council resolves to:

1. Approve the application for a Material Change of Use MCU193 - Development application for material change of use – 'Intensive animal industry' (10,000 standard sheep units and 50,000 standard cattle units) and Environmentally Relevant Activity 2(1)(c) Intensive animal feed lotting, Environmentally Relevant Activity 2(2)(a); and associated operational work assessable under the planning scheme—located at 315 Trackers Crossing Road, St George QLD 4487 (described as Lot 1 on BLM760), subject to the listed Development conditions and General advice; and
2. Issue the decision notice.

Development conditions:

Conditions applicable to making the material change of use

Approved use

1. The approved development is for a Material Change of Use for "Intensive Animal Industry" (10,000 standard sheep units and 50,000 standard cattle units) and Environmentally Relevant Activity 2(1)(c) Intensive animal feed lotting, Environmentally Relevant Activity 2(2)(a); and associated operational work assessable under the planning scheme as defined in the Planning Scheme and as shown on the approved plans and documents.
2. Design, construct and operate the feedlot—

- a. for the sheep feedlot—equivalent to or better than a Class 1 intensive in accordance with the Meat and Livestock Australia National procedures and guidelines for intensive sheep and lamb feeding systems (MLA 2011);
- b. for the cattle feedlot—equivalent to or better than a Class 1 intensive in accordance with the Meat and Livestock Australia National guidelines for Beef Cattle Feedlots (MLA 2012); and
- c. the Meat and Livestock Australia National Beef Cattle Feedlot Environmental Code of Practice (MLA 2012).

Approved plans and documents

3. The approved development is to be carried out in accordance with the following approved plans/documents and subject to the approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Report Reference:	Drawing Number:	Revision:	Revis
Figure 2	A8-118-00-02	B	
Figure 4	A8-118-00-04	B	
Figure 5	A8-118-00-05	B	
Figure 6	A8-118-00-06	B	
Figure 7	A8-115-00-07	B	
Figure 8	A8-118-00-08	B	
Figure 9	A8-118-00-09	B	
Figure 10	A8-118-00-10	B	
Figure 11	A8-118-00-11	B	
Figure 12	A8-118-00-12	B	
Figure 13	A8-118-00-13	B	
Figure 14	A8-118-00-14	B	
Figure 15	A8-118-00-15	B	
Figure 16	A8-118-00-16	B	
Figure 17	A8-118-00-17	B	
Figure 18	A8-118-200-18	B	
Figure 19	A8-118-200-19	B	
Figure 20	A8-118-200-20	B	
Figure 21	A8-118-400-21	B	
Figure 22	A8-118-400-22	B	
Figure 23	A8-118-500-23	B	
Figure 24	A8-118-00-24	B	
Figure 25	A8-118-00-25	B	
Figure 26	A8-118-00-26	B	
Figure 27	A8-118-00-27	B	
Figure 28	A8-118-00-28	B	
Figure 29	A8-118-00-29	B	
Figure 30	A8-118-00-30	B	
Figure 31	A8-118-00-31	B	
Figure 35	A8-118-00-35	B	
Figure 2	A8-118-600-02	B	

Figure 3	A8-118-600-03	B	15/04/2021
Figure 2	A8-118-700-02	B	15/04/2021
Figure 3	A8-118-700-03	B	15/04/2021
Figure 4	A8-118-700-04	B	15/04/2021
Figure 5	A8-118-700-05	B	15/04/2021
Figure 6	A8-118-200-06	B	15/04/2021
Figure 7	A8-118-700-07	B	15/04/2021
Figure 8	A8-118-700-08	B	15/04/2021
Figure 9	A8-118-700-09	B	15/04/2021
Figure 10	A8-118-700-10	B	15/04/2021
Figure 11	A8-118-700-11	B	15/04/2021
Figure 12	A8-118-200-12	B	15/04/2021
Figure 13	A8-118-700-13	B	15/04/2021
A8-118	Development Application Report Prepared by RDC Engineers	V1R2	15/04/2021

Development in stages

4. Carry out the approved development generally in the stages as described in Table 33 in the RDC Engineers development application report A8-118 V1R2 dated 15 April 2021 and depicted in the approved drawings. All infrastructure and works reasonably associated with each stage is to be complete prior to commencing their use. (Add extra)

Shade and shelter structures

5. Design and construct shade structures generally in accordance with RDC Engineers development application report A8-118 V1R2 dated 15 April 2021 sections 4.1.2.3.8 and 4.1.3.3.9.

Buffers

6. Provide and maintain the following buffers—
 - a. between solid waste utilisation areas and drainage lines and public areas—buffering not less than 25 metres wide;
 - b. between solid waste utilisation areas and the Moonie River—not less than 100 metres wide;
 - c. for effluent utilisation areas—not less than the distances set out in Table 28 in section 4.1.6.1.3 of the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021; and
 - d. between the feedlot and the Moonie Highway—retain vegetated areas.

Landscaping

7. Supplement retained vegetation with additional tree plantings along the boundaries of the site as described in section 4.1.16 of the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021.
8. Submit a plan to Balonne Shire Council's satisfaction showing the location, extent, and details of

the additional tree plantings and obtain the Council's written approval prior to commencing the use.

Compliance inspection

9. All conditions relating to the establishment of the approved development must be fulfilled prior to the commencement of use of each approved stage (as applicable), unless noted in these conditions or otherwise permitted by Council.
10. Prior to the commencement of use of each approved development stage, the applicant shall contact Council to arrange a development compliance inspection.

Environmental management

11. While the use continues all activities must be managed in accordance with:
 - a. The relevant Environmental Authority issued by the Department of Agriculture and Fisheries or any subsequent Environmental Authority that is issued for the approved use; and
 - b. The Development Assessment Report prepared by RDC Engineers, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021).

Biosecurity plan

12. A Biosecurity Plan for the premises must be prepared and implemented in accordance with the *Biosecurity Act 2014*. A copy of the plan must be submitted to Council prior to commencement of the approved development.

Development works

13. Carry out the approved operational work generally in accordance with the steps and descriptions in the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021—sections to 4.2.3, 4.2.4 and 4.2.5.
14. During construction of the development, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are always in place.
15. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Applicable Standards

16. All works must comply with:
 - a. the development approval conditions;
 - b. any relevant provisions in the Planning Scheme;

- c. any relevant standards, drawings or specifications by the Institute of Public Works Engineering Australasia Queensland Division;
- d. any relevant Australian Standard that applies to that type of work; and
- e. any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Site maintenance

- 17. The development (including parking, access and other external spaces) shall be maintained in accordance with the Approved plans and documents referenced in Condition 4, subject to and modified by any conditions of this approval.
- 18. The area and its surrounds must be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.

Access, internal access roads, parking and manoeuvring

- 19. No vehicles associated with the approved use are to ingress or egress the site via frontages to Ula Ula Road or Trackers Crossing Road.
- 20. All weather internal vehicle access shall be provided for traffic movements within the development site area, including—
 - a. access between the facility and the Moonie Highway—minimum width of 8 metres to accommodate Road Trains, B-Doubles, semi-trailers, and body trucks generally following the alignment shown in the approved plans;
 - b. sufficient on-site car parking to accommodate employees and visitors;
 - c. generally—incorporate adequate road width, turning radii, drainage, all-weather surface, and adequate site distance; and
 - d. sufficient on-site manoeuvring to allow all vehicles to enter and leave the site in forward direction.

Water supply

- 21. The development must be provided with an on-site water supply with sufficient capacity to meet all operational needs, including watering to minimise dust nuisance, fire-fighting purposes and also a potable water supply sufficient to meet the needs of staff and visitors to the site.

Sewage management

- 22. Design, install, operate and maintain an on-site sewage management system that—
 - a. prevents a risk to public health;
 - b. prevents environmental damage, including to land, soil, groundwater and surface water; and
 - c. protects community amenity.
- 23. Obtain all relevant approvals for the sewage treatment system from Balonne Shire Council.

Electricity

24. Extend and upgrade electricity supply to service the electricity demand of approved facilities, including office, weighbridge, feed storage and processing, water pumping, lighting, and ancillary services. Such upgrade could be by way of extension of reticulated services or generation on the site.

Emergency events

25. A Bushfire Hazard Management Plan, having regard to the site characteristics and management procedures in the event of a bushfire, shall be prepared prior to the commencement of use. The owner and/or operator, staff and visitors to the site shall be made aware of the Bushfire Hazard Management Plan, its content, and the procedures that need to be followed in the case of a bushfire event.

Note: A copy of the Bushfire Hazard Management Plans must be made available during any compliance inspection carried out by Council.

Hazardous materials

26. Limit the storage of hazardous materials as described in section 4.3.12 of the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021.

Advertising signage

27. Signage is to be provided at the entrance of the site displaying information including details of, and the contact phone numbers for;
 - a. The operator of the site; and
 - b. Person/s responsible for the management of the site.

Note: Signage is limited to the necessary contact information and must not impact upon the visual amenity of the locality.

28. Any proposed advertising signage in addition to that identified in the approved development plans, is subject to further development approval unless complaint with the requirements for "Accepted development" or "Accepted development subject to requirements" identified in the planning scheme in force at the time.
29. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach into adjoining properties or roads.

No cost to Council

30. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development, survey, registration, document lodgement, easement documentation preparation and plan sealing.

Latest versions

31. Where another condition refers to a specific published standard, manual or guideline, including

specifications, drawings, provisions, and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application documentation

32. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.

Conditions applicable to carrying out operational works (earthworks)

Avoiding nuisance

33. In accordance with section 4.2.11 of the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021, carry out construction activity—
- a. only between 6:30 am and 6:30 pm Monday to Friday and between 7 am and 5 pm on Saturdays and Sundays, except on public holidays when no construction activity is to occur on the site;
 - b. at other times for—
 - i. delivery of oversized plan or structures requiring special arrangements to transport along public roads
 - ii. emergency work;
 - iii. maintenance and repair of public infrastructure.
34. No nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.

Note: Refer to the *Environmental Protection Regulation 2019* for acceptable emission levels.

35. Dust emanating from the approved intensive animal industry (feedlot) operations (including feedlot areas and internal access road) onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses.
36. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
37. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties and comply with Australian Standard AS1158.1.1 (1997 – Road Lighting) and AS4282 (1997 – Control of the Obtrusive Effects of Outdoor Lighting).

Note: The Queensland Government *Environmental Protection Act 1994* includes controls for light nuisances.

Construction Environmental Management Plan

38. In accordance with section 4.2.20 of the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021, before site preparation and construction work, prepare a Construction Environmental Management Plan to mitigate potential environmental impacts associated with construction activities—to protect the environment, the community and

workers.

39. Implement the Construction Environmental Management Plan while carrying out construction activity on the site.

Stormwater and drainage

40. Prior to the commencement of any works onsite submit to Council a Stormwater Management Plan including all necessary engineering calculations approved by an RPEQ.
41. Stormwater is to be managed in accordance with the Stormwater Management Plan referred to in these approval conditions and the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021.
42. Discharge of stormwater runoff from the development shall drain freely in all cases, and no nuisance of ponding is to be created within the vicinity of the development.
43. There shall be no increases in any silt loads or contaminants in any overland flow from the site being developed, or into creeks or roadways, either during the development process or after the development has been completed.
44. The holder of the development approval must ensure that the use is conducted in a manner that the Feedlot activities do not cause contamination of groundwater or stormwater runoff.
45. Stockpiles of material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system.
46. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately where there is a potential hazard, including hazard to passing traffic.

Earthworks—for construction drawings

47. Prior to commencing any onsite work, submit 'for construction' drawings to the Balonne Shire Council in relation to excavation and filling.
48. The 'for construction' drawings are to provide suitable engineering detail and be signed by an RPEQ, as required by the *Professional Engineers Act 2002*.
49. The 'for construction' drawings required by these approval conditions⁰ above form part of the approved drawings under this development permit.
50. All earthworks for the development shall be undertaken in accordance with the approved plans.

Erosion and sediment control

51. Prior to the commencement of any construction works onsite submit to Balonne Shire Council an Erosion and Sediment Control Plan approved by an RPEQ.
52. Manage erosion and sediment in accordance with:

- a. the approved Erosion and Sediment Control plan required by these approval conditions;
 - b. the Development Assessment Report prepared by RDC Engineers, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021; and
 - c. the recommendations contained within the Environment Protection Agency's (EPA) – Guideline – EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control and International Erosion Control Association's (IECA) – Best Practice Erosion & Sediment Control'.
53. Provide a dedicated sedimentation system comprising a sedimentation basin for each controlled draining area depicted in the approved plans and meeting the design specifications in section 4.1.4.1 of the RDC Engineers application report, reference A8-118-KP-IAI-DA-20210426 V1R1 dated 15 April 2021.

Vegetation removal

54. Vegetation clearing and removal from the site is limited to the area within the approved development footprint to facilitate the approved use and works.

General advice:

- i. The relevant planning scheme for this development is the *Balonne Shire Planning Scheme 2019* (commenced 10 January 2020). All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- ii. The approved development is an Environmentally Relevant Activity and requires an Environmental Authority to be issued by the Department of Agriculture and Fisheries prior to the commencement of use and must remain current while the use continues. All references to the 'Environmental Authority' within these conditions refer to the Environmental Authority for this approved use.
- iii. The related Environmental Authority is Permit number 2021-10:
 - a. ERA 2 Intensive animal feedlotting—keeping the following number of standard cattle units in a feedlot—more than 10,000; and
 - b. ERA 2 Intensive animal feedlotting—keeping the following number of sheep units in a feedlot—more than 1,000 but not more 10,000.
- iv. All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- v. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the

approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.

- vi. The land use rating category for the site may change upon commencement of any approved use on the site.
- vii. It is the responsibility of the developer to obtain all necessary permits and approvals associated with the development of the site and submit all necessary plans and policies to the relevant authorities for the approved use.
- viii. The movement of stock in and out of the site must comply with the National Heavy Vehicle Regulator (NHVR) for permitted use of the road network. Refer to www.nhvr.gov.au
- ix. All persons involved in the operation or use of the site have an obligation to take all reasonable and practical measures to prevent or minimise any biosecurity risk under the *Biosecurity Act 2014*.
- x. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved operations on the site may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.
- xi. This development approval has been issued during a COVID-19 applicable event declared under 275F of the Planning Act 2016. The period for undertaking the approved development may be subject to an extension of time under section 275R of the Planning Act 2016.

CARRIED UNANIMOUSLY

Jess Reiser (Planning and Development Officer – Maranoa Regional Council) and David Newby (Partner – Insite SJC) left the meeting via teleconference, the time being 1:23pm.

Councillor Avery returned to the meeting, the time being 1:24pm.

Council adjourned for lunch, the time being 1:37pm.

Meeting reconvened from lunch, the time being 2:10pm.

Tayla Willis (Project Support Officer – WDEF) entered the meeting, the time being 2:11pm.

CES14

GRID APPLICATION - UNNAMED ROAD - SINCLAIR HILL - "BOANBIRRA"

Grid Application received from Sinclair Hill for road known locally as Coomburra-Brigalow Downs Road.

Cr Fuhrmeister moved and Cr Winks seconded:

That Council resolves to approve the installation of a replacement stock grid on the unnamed road, locally known as Coomburra-Brigalow Road connecting Brigalow Downs to Boanbirra, with the following conditions:

1. shall maintain the grid in good condition and to the relevant standards;
2. All future works on the grid shall be carried out and the roadway reinstated subject to the requirement of Council;

3. The landholder shall comply with the requirements of the Manual of Uniform Traffic Control Devices – Part 3 “Works on Roads” during any works on the grid;
4. The landholder shall take out Public Liability Insurance (minimum of \$10,000,000) indemnifying any persons who may suffer personal injury or loss or damage as a result of the existence of or work on the grid;
5. The installation, maintenance and all future work on the grid shall be at the expense of the landholder; and
6. Criteria of the proposed replacement grid is as follows:
 - a) The landholder installs the grid in compliance with the Balonne Shire Council Grid and Wing Policy;
 - b) All fence materials within the road area, 10 metres from the road centre must be frangible and be inspected prior to the installation of the new grid;
 - c) Installation of a 4000mm x 2330mm steel stock grid with Wild River Concrete grid base abutments (4000mm x 440mm) and can carry the weight of 1,200kg;
 - d) That the gateway be moved at least 7 metres from the road edge and not adjoining the grid side;
 - e) The minimum requirement for the gateway is to have a clear opening of at least 7.3 metre as required by the Department of Resources’ Fencing on Stock Routes guide; and
 - f) Council Officers are to inspect on completion of the installation of the grid and gateway.

CARRIED UNANIMOUSLY

Tayla Willis (Project Support Officer – WDEF) left the meeting, the time being 2:16pm.

Digby Whyte (Director Community Environmental Services) left the meeting, the time being 2:17pm.

Colin Sucknell (IT Project Manager) entered the meeting, the time being 2:17pm.

CONFIDENTIAL ITEMS

CLOSED MEETING

Cr Lomman moved and Cr Winks seconded:

That Council move into closed session, the time being 2:17pm in accordance with S252J(1) of the Local Government Regulations 2012, relating to CFCS1, CCES1, CES2.

CARRIED UNANIMOUSLY

Colin Sucknell (IT Project Manager) left the meeting, the time being 2:32pm.

OPEN MEETING

Cr Lomman moved and Cr Fuhrmeister seconded:

That the meeting move out of closed session, the time being 3:03pm.

CARRIED UNANIMOUSLY

(CFCS) FINANCE AND CORPORATE SERVICES

CCFS1

ICT STANDING COMMITTEE MINUTES - 6 SEPTEMBER 2021

ICT Standing Committee Minutes – 6 September 2021

Cr Lomman moved and Cr Fuhrmeister seconded:

That Council resolves to receive the minutes and endorse the ICT Standing Committee's recommendations as follows:

1. ST GEORGE COUNCIL DEPOT CONNECTIVITY SOLUTIONS
 - a) amend the capital works budget in accordance with S170(3) of the Local Government Regulations 2012 by increasing expenditure by up to \$50,000 to include the Renewal of Council's existing infrastructure (10Gbps Point to Point link)
 - b) reallocate funds from the Asset Management system project that is no longer proceeding; and
 - c) appoint Field Solutions Group to complete the works, accepting quotation Q-00705-1 in the sum of \$41,271.20 plus \$165 per month operational expense.
2. CCTV NETWORK ACROSS THE SHIRE
 - a) That the ICT Standing Committee recommends that Council approves the Tender Consideration plan to enable the CCTV Upgrade and Implementation across Balonne Shire project to proceed without delay.
3. INCIDENT REPORT – DOMAIN CONTROLLER
 - a) That the ICT Standing Committee receives the report including attachments as presented.
4. FSG MANAGED SERVICE CONTRACT REPORT
 - a) That the ICT Standing Committee receive and note the attached report from Field Solutions Group.
5. GENERAL IT UPDATE
 - a) That the ICT Standing Committee receives the report including attachments as presented.

CARRIED UNANIMOUSLY

Digby Whyte (Director Community Environmental Services entered the meeting, the time being 2:34pm.

(CCES) COMMUNITY AND ENVIRONMENTAL SERVICES

CCES1

INDIGENOUS LAND USE AGREEMENT OPTION WITH GAMILARAAY PEOPLE

Indigenous Land Use Agreement (ILUA) Option with Gamilaraay People by the Director Community and Environmental Services.

Cr Fuhrmeister moved and Cr Avery seconded:

That Council resolves to:

1. Respond to correspondence from the Queensland South Native Title Services in relation to the ILUA with the Gamilaraay People.
2. Delegate to the CEO the power to negotiate and reach agreement in principle on the terms of an ILUA on behalf of Council, subject to Council resolution to enter into a final version of an ILUA.

3. Liaise with Goondiwindi Regional Council in relation to the negotiation of the ILUA.
5:1

CARRIED

Josh Dyke (Manager Rural Lands and Compliance) entered the meeting, the time being 2:52pm.

CCES2

TENDER CONSIDERATION PLAN

Tender Consideration Plan for Facilitation of Fire Practitioner (Cultural) and Fire Coordinator Services for an Australian Government funded project, being the Cultural Burning Project

Cr Lomman moved and Cr Avery seconded:

That Council resolves to adopt the Tender Consideration Plan in accordance with S230 of the Local Government Regulations 2012.

CARRIED UNANIMOUSLY

Josh Dyke (Manager Rural Lands and Compliance) and Digby Whyte (Director Community & Environment) left the meeting, the time being 3:00pm.

Martin Bowerman (Corporate Communications Co-ordinator) entered the meeting, the time being 3:21pm.

COUNCILLOR REPORTS

That Council receive and note the Councillor reports on their activities during the preceding month.

Tayla Lawson Governance Officer (minute clerk) left the meeting at 3.35pm.

INFORMATION REPORTS

(IOCEO) OFFICE OF THE CEO

IOCEO1

TOURISM SERVICES MONTHLY REPORT

Balonne Shire Tourism Report for August 2021 as supplied by the Manager Tourism.

IOCEO2

ECONOMIC DEVELOPMENT UPDATE - AUGUST 2021

Economic Development Update August 2021

(IFCS) FINANCE AND CORPORATE SERVICES

ICFS1

MONTHLY REPORT DIRECTOR FINANCE & CORPORATE SERVICES - AUGUST 2021

Monthly report for July 2021 - Finance and Corporate Services

ICFS2

MONTHLY REPORT

Grants Update 5 August 2021 – 3 September 2021

(IIFS) INFRASTRUCTURE SERVICES

IIFS1

WHS MONTHLY REPORT

Safety Monthly Information Report

IIFS2

DEPARTMENT OF INFRASTRUCTURE SERVICE'S MONTHLY REPORT

From the Department of Infrastructure Services - reporting for the month of August 2021.

(ICES) COMMUNITY AND ENVIRONMENTAL SERVICES

ICES1

MONTHLY REPORT COMMUNITY AND ENVIRONMENTAL SERVICES

The Community & Environmental Services Report for the month of August 2021 is presented for Council's information.

Moved Cr Lomman, Seconded Cr Todd

That Council write to the Crother's family in Dirranbandi thanking them for their significant contribution and service to the community and our Shire.

CARRIED UNANIMIOUSLY

There being no further business, the Meeting closed, the time being 3:45pm.

Confirmed at a Ordinary Meeting of the Council held on 21 October 2021.

.....
MAYOR