

LONGREACH REGIONAL COUNCIL



Ordinary Meeting

Thursday 20 April 2023

CONFIRMED MINUTES

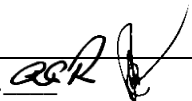
**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

Index

1	Opening of Meeting and Acknowledgement of Country	3
2	Prayer	3
	Condolences.....	3
3	Consideration of Leave of Absence.....	3
4	Declaration of any Prescribed / Declarable Conflicts of Interest by Councillors	3
5	Confirmation of Minutes	5
5.1	Council - Thursday 16 March 2023.....	5
6	Reception and Consideration of Mayoral Report.....	5
6	Mayoral Report.....	5
7	Councillor Requests	5
8	Notices of Motion	5
9	Petitions	5
10	Deputations	5
11	Reception and Consideration of Chief Executive Officer's Report	6
11.1	Councillor Information Correspondence	6
11.2	Calendar of Events.....	7
11.3	Road Priorities	9
11.4	Workplace Health & Safety Update Report - March 2023.....	9
11.5	Information Report - Governance.....	9
12	Reception and Consideration of Financial Services Report	10
12.1	Monthly Financial Statements	10
12.2	Budget Ilfracombe Rec Centre Lighting Towers.....	10
12.3	Supply and Replace Air Conditioning Units Longreach Administration Building	10
13	Reception and Consideration of Director Corporate Services Report	11
13.1	Consideration of late nomination for Land & Pest Committee	11
13.2	Information Report - Update on Land Activities around the Thomson River area	11
13.3	Information Report - Corporate Services.....	11
14	Reception and Consideration of Director Community and Cultural Services Report.....	12

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14.1	Community Donations - Yaraka Campdraft and Rodeo Association.....	12
14.2	Community Donations - Individuals	13
14.3	Regional Arts Development Fund (RADF) Advisory Committee Meeting and Recommendations.....	14
14.4	Community Funding Policy Review	14
14.5	Australia Day Awards Policy - Biennial Review	14
14.6	Application for Outback Aussie Tours Rail Adventure Operational Activities on Stock Route Network and Road Reserve.....	15
14.7	Application for Works on Council Owned Land Request - Installation of Horse- Drawn Pull Grader on the Isisford Ilfracombe Road, Isisford.....	15
14.8	Application for Works on Council Owned Land Request - Windmill Shade / Rest area at Iningai Park	16
14.9	Application for Works on Council Owned Land Request - Renovation of the Ungazetted Cemetery in Yaraka.	16
14.10	Application for Works on Council Owned Land Request - Longreach Mens Shed Inc. Longreach Showgrounds	16
14.11	Development Permit for Material Change of Use for Home Based Business operating out of New Shed	17
14.12	Development Permit for Material Change of Use for a Club, Indoor Sport and Recreation, Multi Dwelling Units and Education Establishment.	20
14.13	Development Permit for Reconfiguring a Lot - Lot 162 Crossmoor Road, Longreach	24
14.14	Referral Agency Assessment Application (Alternative Siting Assessment) - 24 Quarrian Road, Longreach.....	28
14.15	Information Report - Planning & Development Report	28
14.16	Information Report - Community & Cultural Services	28
15	Reception and Consideration of Director Infrastructure Services Report.....	29
15.1	Information Report - Infrastructure Services.....	29
16	Late Items.....	29
17.	Closed Matters	29
18	Closure of Meeting	29
	Minutes Certificate.....	29

Int. 

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

PRESENT

Councillors

Mayor	Cr AC Rayner
Deputy Mayor	Cr LJ Nunn
	Cr DJ Bignell
	Cr AJ Emslie
	Cr TM Hatch
	Cr DW Paterson
	Cr TFB Smith

Officers

Chief Executive Officer	Brett Walsh
Chief Financial Officer	David Wilson
Acting Director of Community and Cultural Services	Kimberley Dillon
Acting Director of Infrastructure Services	Guy Goodman
Executive Officer, Economic Development and Public Affairs	Simon Kuttner
Executive Assistant to Chief Executive Officer, Mayor and Councillors	Elizabeth Neal

1 Opening of Meeting and Acknowledgement of Country

The Mayor declared the meeting open at 8:59 AM.

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

2 Prayer

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

Condolences

Council paid their respects and observed a minutes silence for the passing of community members Doris Searles, Mark McLachlan, Roy Stokes, Katheryn Klem, Peter Faunt and Jean Brandstetter.

3 Consideration of Leave of Absence

Nil

4 Declaration of any Prescribed / Declarable Conflicts of Interest by Councillors

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.

Nil

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

Int. 

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**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

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

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

Other Councillors may vote on this matter and decide if;

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

Cr Nunn declared a declarable conflict of interest in Item 14.4 Referral Agency Assessment Application (Alternative Siting Assessment) - 24 Quarrian Road, Longreach as she is closely associated to the owners of the property and will leave the room.

Cr Bignell declared a declare bale conflict of interest in Item 14.1 Community Donations - Yaraka Campdraft and Rodeo Association as he is related to the Secretary of this Community Group and will leave the room.

Cr Bignell declared a prescribed conflict to Interest in Item 14.9 Application for Works on Council Owned Land Request - Renovation of the Ungazetted Cemetery in Yaraka as he discussed possible grant applications with Kerry Joseland.

(Res-2023-04-083)

Moved Cr Smith seconded Cr Hatch

That Cr Bignell can remain in the room for the discussion and vote on Item 14.9.

Mayor Rayner, Cr Nunn, Cr Smith, Cr Emslie, Cr Hatch, Cr Paterson voted for the motion

CARRIED 6/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

5 Confirmation of Minutes

5.1 Council - Thursday 16 March 2023

(Res-2023-04-001)

Moved Cr Bignell seconded Cr Nunn

That the Minutes of the Council held on Thursday 16 March 2023, be confirmed.

CARRIED 7/0

6 Reception and Consideration of Mayoral Report

6 Mayoral Report

(Res-2023-04-085)

Moved Cr Hatch seconded Cr Paterson

That Council receives the Mayor's Report, as presented.

CARRIED 7/0

7 Councillor Requests

Nil

8 Notices of Motion

Nil

9 Petitions

Nil

10 Deputations

Nil

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

11 Reception and Consideration of Chief Executive Officer's Report

Consideration was given to the Chief Executive Officer's Report

11.1 Councillor Information Correspondence

From the Chief Executive Officer, tabling a list of significant and relevant correspondence for Councillors and public information.

The following correspondence has been received up to Tuesday 11 April 2023:

1. EMA - 2023 - 17 - 03 - Gail Butt - Longreach Bowls Club
2. EMA - 2023 - 20 - 03 - Cherith Eames - Head Yakka Event
3. EMA - 2023 - 20 - 03 - Grant Cassidy - Regional digital study for CWQ
4. EMA - 2023 - 05 - 04 - Julie Tanner - Director Partnerships and Investment - RADF options
5. EMA - 2023 - 05 - 04 - Joshua Dyke - Amendments to the Stock Route Management Act 2002

(Res-2023-04-086)

Moved Cr Nunn seconded Cr Bignell

That Council receives the Councillor Information Correspondence Report, as presented.

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

11.2 Calendar of Events

Upcoming Events, Meetings and Conferences

The calendar provides an update on Council and community events occurring over the next three months.

April 2023			
1 Saturday	Easter Egg Hunt & Markets	Wool Pavilion – Longreach Showgrounds	Public Event
11 Monday	RADF Meeting	Longreach Civic Centre	RADF Committee
17 Monday 8.00am-5.00pm	Council Briefing	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team
20 Thursday 9.00am-5.00pm	Ordinary Council Meeting	Council Chambers, Longreach Civic Centre	Councillors Executive Leadership Team Open to the public
22 Saturday	Longreach Races	Longreach Race Course	Public Event
25 Tuesday 5.45am	ANZAC Day Dawn Service	Edkins Park Longreach	Public Event
25 Tuesday 5:45am	ANZAC Day Dawn Service	Ilfracombe Memorial Park	Public Event
25 Tuesday 5:30am	ANZAC Day Dawn Service	Isisford Town Park	Public Event
25 Tuesday 5:45am	ANZAC Day Dawn Service	Mount Slowcombe Yaraka	Public Event
25 Tuesday 8.20am	ANZAC Parade	RSL Memorial Club	Public Event
26 Wednesday 6:30pm – 8:00pm	Head Yakka Conversation	TBC	Public Event
27 Thursday 9.00am-5.00pm	Strategic Round Table	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team
30 Sunday 7:00am	Rotary Free Community Breakfast	Edkins Park Longreach	Public Event
May 2023			
4 Thursday 6:00pm	Wolfgang's Magical Musical Circus	Longreach Civic Centre	Public Event
6 Saturday	Longreach Races	Longreach Race Course	Public Event
8 Monday 9:00am - 5:00pm	Pre-budget Workshop 2	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team
12-13 Friday-Saturday	Longreach Show	Longreach Showground	Public Event
16 Tuesday 8:00am – 5:00pm	Council Briefing	Ilfracombe Rec Centre, Ilfracombe	Councillors Executive Leadership Team
18 Thursday 9:00am - 5:00pm	Ordinary Council Meeting	Town Hall, Isisford	Councillors Executive Leadership Team Open to the public
20 Saturday 6.00pm	Festival of Outback Opera: Singing in the Night	Camden Park Station	Public Event

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

21 Sunday 11.30am 5.00pm	Festival of Outback Opera: Sing Sing Sing Opera Ball	The Branch Smithy's Camp	Public Event Public Event
22 Monday – 24 Wednesday	RAPAD Board Meeting	Longreach	RAPAD BOARD & Councils
22 Monday 6.30pm	Festival of Outback Opera: Lady Sings the Maroons	TBC	Public Event
27 Saturday All Day	Isisford Sheep & Wool Show	Isisford	Public Event
31 Wednesday 9.00am- 5.00pm	Strategic Round Table	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team
June 2023			
3 Saturday	Longreach Races	Longreach Race Course	Public Event
5 Monday	Pre-budget Workshop 3	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team
20 Tuesday 8:00am – 5:00pm	Council Briefing	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team
22 Thursday 9.00am- 5.00pm	Ordinary Council Meeting	Council Chambers, Longreach Civic Centre	Councillors Executive Leadership Team Open to the public
18 Saturday	Longreach Races	Longreach Race Course	Public Event
29 Thursday 9.00am- 12.00pm	Budget Adoption Meeting	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team
29 Thursday 12:00pm- 5.00pm	Strategic Round Table	Fairmount Room, Longreach Civic Centre	Councillors Executive Leadership Team

(Res-2023-04-087)

Moved Cr Hatch seconded Cr Bignell

That Council receives the report, as presented

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

11.3 Road Priorities

A proposal to identify and prioritise Council's major transport routes to advocate for future road funding.

(Res-2023-04-088)

Moved Cr Smith seconded Cr Nunn

That Council advocates for future road funding based on safety issues and traffic numbers for the following roads in priority order:

- 1. Thomson Developmental Road – Longreach Stonehenge - widening*
- 2. Ilfracombe-Isisford Road – upgrade*
- 3. Isisford-Emmet Road – sealing remaining unsealed sections*
- 4. Cramsie-Muttaburra Road – widening*
- 5. Ilfracombe-Aramac Road – sealing*

CARRIED 7/0

11.4 Workplace Health & Safety Update Report - March 2023

This report provides a summary of Council's health and safety performance as at 31 March 2023, highlighting issues, risks and opportunities impacting on employee health and safety in the workplace.

(Res-2023-04-089)

Moved Cr Bignell seconded Cr Hatch

That Council receives the Workplace Health & Safety Update Report for the period ending 31 March 2023.

CARRIED 7/0

The meeting adjourned for Morning Tea at 10:40am

The meeting resumed at 11:10am with all present prior to the adjournment in attendance.

11.5 Information Report - Governance

This report provides an update on a range of activities that have occurred over the previous month for the Governance Department.

(Res-2023-04-090)

Moved Cr Hatch seconded Cr Paterson

That Council receives the Governance information report, as presented.

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

12 Reception and Consideration of Financial Services Report

12.1 Monthly Financial Statements

Consideration of the financial statements for the period ending 31 March 2023.

(Res-2023-04-091)

Moved Cr Emslie seconded Cr Nunn

That Council receives the monthly financial statements for the period ending 31 March 2023, as presented.

CARRIED 7/0

12.2 Budget Ilfracombe Rec Centre Lighting Towers

Budget adjustment for the repair of lighting towers at the Ilfracombe Recreation Centre.

(Res-2023-04-092)

Moved Cr Hatch seconded Cr Nunn

That Council approves the additional capital expenditure budget of \$70,216 excluding GST in the 2022/23 financial year to replace the existing conduits and cabling for the spotlights at the Ilfracombe Recreation Centre.

CARRIED 7/0

12.3 Supply and Replace Air Conditioning Units Longreach Administration Building

Council to consider the Tender Responses for the supply and replacement of Air Conditioning Units at the Longreach Administration Building.

(Res-2023-04-093)

Moved Cr Bignell seconded Cr Smith

That Council accepts the Option 1 tender from Hirotec Maintenance (QLD) Pty Ltd for the supply and replacement of the air conditioning units in the Longreach Administration Building for the amount of \$323,000 excl. GST on the basis that this is the most advantageous to Council.

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

13 Reception and Consideration of Director Corporate Services Report

Consideration was given to the Director Corporate Services Report.

13.1 Consideration of late nomination for Land & Pest Committee

Consideration of late nominations to be appointed a member of the Longreach Regional Council Land and Pest Management Advisory Committee.

(Res-2023-04-094)

Moved Cr Bignell seconded Cr Smith

That Council, in accordance with section 265 of the Local Government Regulation 2012, appoints the following additional committee members to the Longreach Regional Council Land and Pest Management Advisory Committee with the term expiring on 31 March 2025:

- a) Keith Gordon*
- b) Matt Carr*

CARRIED 7/0

13.2 Information Report - Update on Land Activities around the Thomson River area

An information report to provide an update on key land and tenure activities which are occurring around the Thomson River area.

(Res-2023-04-095)

Moved Cr Hatch seconded Cr Paterson

That Council receives the report as presented.

CARRIED 7/0

13.3 Information Report - Corporate Services

This report provides an update on a range of activities that has occurred during the month of March 2023 for the Corporate Services Department.

(Res-2023-04-096)

Moved Cr Emslie seconded Cr Nunn

That Council receives the Corporate Services information report as presented.

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14 Reception and Consideration of Director Community and Cultural Services Report

Consideration was given to the Director Community and Cultural Services Report.

Councillor Bignell left the Meeting at 12:23 pm.

14.1 Community Donations - Yaraka Campdraft and Rodeo Association

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

(Res-2023-04-097)

Moved Cr Hatch seconded Cr Smith

That Council endorses the following allocation of funds from the Community Donations Program in accordance with the Community Donations Policy No. 11.07;

Organisation/ Name	Event/Activity	Grant Requested	Grant Approved
Yaraka Campdraft and Rodeo Association	Yaraka Campdraft Horsemanship and Campdraft Clinic	\$4,012.00	\$4,012.00
		TOTAL \$4,012.00	TOTAL \$4,012.00

CARRIED 6/0

Councillor Bignell returned to the Meeting at 12:25 pm.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14.2 Community Donations - Individuals

Considerations of applications received for the month of April 2023 in accordance with the Community Donation Policy 11.06.

(Res-2023-04-098)

Moved Cr Nunn seconded Cr Bignell

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

Organisation/ Individual	Event/Project Activity	Event Date	Grant Approved
<i>Jackarra Jones</i>	<i>North West Netball State Championships</i>	<i>27-30 April 2023</i>	<i>\$350.00</i>
<i>Jozette Jones</i>	<i>North West Netball State Championships</i>	<i>27-30 April 2023</i>	<i>\$350.00</i>
<i>Maggie Geiger</i>	<i>North West Netball State Championships</i>	<i>27-30 April 2023</i>	<i>\$350.00</i>
<i>Sophie Elmes</i>	<i>North West Netball State Championships</i>	<i>27-30 April 2023</i>	<i>\$350.00</i>
<i>Macen Palmer</i>	<i>Queensland Rugby League Championships</i>	<i>20-23 May 2023</i>	<i>\$350.00</i>
<i>Lara Palmer</i>	<i>Queensland Touch Football State Championships</i>	<i>18-21 May 2023</i>	<i>\$350.00</i>
TOTAL			\$2,100.00

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14.3 Regional Arts Development Fund (RADF) Advisory Committee Meeting and Recommendations

Consideration of the minutes and recommendations of the Regional Arts Development Fund (RADF) Committee meeting held on Tuesday 11 April 2023.

(Res-2023-04-099)

Moved Cr Nunn seconded Cr Paterson

That Council:

- a) receives the Minutes of the Regional Arts Development Fund Committee held on Tuesday 11 April 2023;*
- b) approves the application by Noosa Film Festival for the 'Noosa Film Festival Workshops and Event' project to the value of \$5,993.00;*
- c) approves the application by Selectability for the 'Art you ok' project to the value of \$5,000.00;*
- d) retrospectively approves the application by Griffith University for the 'Creative Futures Programs' application to the value of \$5,000.00;*
- e) approves the allocation of surplus funds to a significant community project such as the 'Windmill Wheel Shade Structure' at Iningai Park Nature Reserve pending RADF and Works on Council Land applications;*
- f) approves the opening and closing dates for round one of the 23/24 financial year; and*
- g) advertises the RADF round one opening in appropriate media.*

CARRIED 7/0

14.4 Community Funding Policy Review

Consideration of the reviewed Community Donations Policy No. 11.6.

(Res-2023-04-100)

Moved Cr Hatch seconded Cr Smith

That Council:

- a) repeals the Mayoral Donations Policy No. 11.2 and*
- b) adopts the revised Community Donations Policy No. 11.6, as presented.*

CARRIED 7/0

14.5 Australia Day Awards Policy - Biennial Review

Consideration of the Australia Day Award Policy No.11.03 which is due for its biennial review.

(Res-2023-04-101)

Moved Cr Smith seconded Cr Emslie

That Council defers the Australia Day Awards Policy No. 11-03, to the next Ordinary Council meeting.

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14.6 Application for Outback Aussie Tours Rail Adventure Operational Activities on Stock Route Network and Road Reserve

Consideration of an application received from Outback Aussie Tours – Outback Rail Adventure – to conduct tourism activities on Stock Route Network and Road Reserve within the Council area.

(Res-2023-04-102)

Moved Cr Bignell seconded Cr Hatch

That Council endorses the approval of the proposed activities on Council controlled land subject to the following requirements:

- 1. A signed agreement, incorporating Biosecurity and Waste Management plans, is entered into that restricts activities to those described in the current proposal;*
- 2. The installation and maintenance of road surfaces and signage at the River Farms Road bus pick up area will be at the expense of Outback Aussie Tours; and,*
- 3. Outback Aussie Tours conducts activities in accordance with the signed agreement, and holds appropriate insurance cover.*

CARRIED 7/0

Councillor Smith left the Meeting at 12:59 pm.

The meeting adjourned for Lunch at 12:59pm

The meeting resumed at 1:49pm with all present prior to the adjournment in attendance.

14.7 Application for Works on Council Owned Land Request - Installation of Horse-Drawn Pull Grader on the Isisford Ilfracombe Road, Isisford

Consideration of an application received from Whitman's Memorial Park & Museum Association Inc. to place a Horse-Drawn Pull Grader on entry to Isisford along the Isisford-Ilfracombe Road.

(Res-2023-04-103)

Moved Cr Bignell seconded Cr Paterson

That Council approves the application for Whitman's Memorial Park & Museum Association Inc. to place the Horse-Drawn Pull Grader on Lot 27 on MTL91 Isisford-Ilfracombe Road (Isisford Town Reserve).

CARRIED 6/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14.8 Application for Works on Council Owned Land Request - Windmill Shade / Rest area at Iningai Park

Consideration of an application received from Elizabeth Clark – Longreach to build an artistic shade structure at Iningai Park entrance, Longreach.

(Res-2023-04-104)

Moved Cr Hatch seconded Cr Paterson

That Council approves the application for works on Council land on the condition that the applicant obtains Building Approval prior to commencement of any works on site.

CARRIED 6/0

14.9 Application for Works on Council Owned Land Request - Renovation of the Ungazetted Cemetery in Yaraka.

Consideration of an Application to renovate the old cemetery from the Yaraka Sports and Progress Association.

(Res-2023-04-105)

Moved Cr Hatch seconded Cr Bignell

That Council grants permission to the Yaraka Sports and Progress Association to renovate the old cemetery on the Town Common (Lot 12 on BC25) at Yaraka.

CARRIED 6/0

14.10 Application for Works on Council Owned Land Request - Longreach Mens Shed Inc. Longreach Showgrounds

Consideration of an application received from Longreach Mens Shed Inc. to construct a shed at the Longreach Showgrounds.

(Res-2023-04-106)

Moved Cr Hatch seconded Cr Nunn

That Council approves the application for the proposed structure provided:

- a) Building requirements for Building Approval are met;*
- b) The structure doesn't interfere with or obstruct existing infrastructure; and*
- c) A formal agreement is created between Council and the Longreach Men's Shed Inc. outlining the terms of use including that Longreach Men's Shed Inc. is to maintain and cover ongoing costs of the facility and surrounding land.*

CARRIED 6/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14.11 Development Permit for Material Change of Use for Home Based Business operating out of New Shed

Consideration of a development application lodged with Council on 3 March 2023 by Longreach Event Hire for a Home based business at 111 Wompoo Road, Longreach.

Description:	Material Change of Use for a Home based business at 111 Wompoo Rd, Longreach
Development:	Development Permit
Applicant:	Mr Cody Cook C/- Longreach Event Hire
Owner:	Rachael Bryant and Cody Cook
Current Use of Land:	Dwelling house
Address:	111 Wompoo Road, Longreach
Real Property Description:	Lot 3 on SP159860
Applicable Planning Scheme:	Longreach Regional Planning Scheme 2015 (v2.1)
Zone:	Low Density Residential Zone
Level of Assessment:	Code Assessment

(Res-2023-04-107)

Moved Cr Hatch seconded Cr Nunn

That Council approves the development application for a for a Material Change of Use for a Home based business at 111 Wompoo Road, Longreach, formally described as Lot 3 on SP159860, subject to the following conditions:

CARRIED 6/0

1.0 PARAMETERS OF APPROVAL

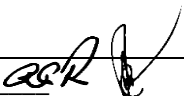
1.1 *The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.*

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

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

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

1.5 *All conditions, works, or requirements of this development approval must be undertaken*

Int. 

CONFIRMED

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

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:

Plan/Document Name	Plan/Document Number	Issue	Date
Building Layout	Page 4 of 6	-	03/11/22
Building Information	Page 5 of 6	-	03/03/2023 (Received date)

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 The Home based business is permitted to operate for an event hire business only.

3.2 The Home based business, including the delivery of goods, is permitted to operate seven days a week from 7am to 6pm.

3.3 The Home based business is permitted to have a maximum of one (1) non-resident employee.

3.4 The Home based business is permitted to generate a maximum of one (1) heavy vehicle trip per day.

4.0 ROOF AND ALLOTMENT DRAINAGE WORKS

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

4.2 All stormwater must drain to the 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.

5.0 AMENITY

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

5.2 Any proposed outdoor lighting must comply with AS4282 Control of Obtrusive Effects of

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

Outdoor Lighting.

8.0 EROSION AND SEDIMENT CONTROL

6.1 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 landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.

6.2 The Erosion and Sediment Control Plan must be prepared in accordance with the Best Practice Erosion and Sediment Control document from the International Erosion Control Association, as updated from time to time.

7.0 CONSTRUCTION ACTIVITIES

7.1 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.

7.2 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).

7.3 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.

8.0 ASSET MANAGEMENT

8.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

ADVISORY NOTES

1. Permits and approvals for building work, plumbing and any other related works should be obtained prior to commencement of the building works authorised by this permit.

2. 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.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

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").

14.12 Development Permit for Material Change of Use for a Club, Indoor Sport and Recreation, Multi Dwelling Units and Education Establishment.

(Res-2023-04-108)

Moved Cr Paterson seconded Cr Emslie

That Longreach Regional Council approves the development application for a Development Permit for Material Change of Use for a Club, Indoor Sport and Recreation, Educational Establishment and a Multiple Dwelling (4 units) over land at 41 Plover Street, Longreach, formally described as Lot 1 on SP302027, subject to the following conditions:

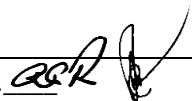
CARRIED 6/0

Consideration of a development application lodged with Council on 28 November 2022 by Mr Justin Griffith C/- Wall Planning & Environmental Planning for a Development Permit for Material Change of Use for a Club, Indoor Sport and Recreation, Educational Establishment and a Multiple Dwelling (4 units) at 41 Plover Street, Longreach.

Description:	Material Change of Use for a Club, Indoor Sport and Recreation, Educational Establishment and a Multiple Dwelling (4 units)
Development:	Development Permit
Applicant:	Mr Justin Griffiths C/- Wall Planning & Environmental Planning
Owner:	Justin James Griffiths and Tina Louise Griffiths
Current Use of Land:	Commercial offices, storage sheds and mechanical workshop
Address:	41 Plover Street, Longreach
Real Property Description:	Lot 1 on SP302027
Applicable Planning Scheme:	Longreach Regional Planning Scheme 2015 (v2.1)
Zone:	Low Density Residential Zone
Level of Assessment:	Impact Assessment

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.*

Int. 

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

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

1.6 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council's satisfaction, and to be maintained at all times thereafter, unless otherwise stated.

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	Plan/Document Number	Revision	Date
Site Plan	SK1	-	28 November 2022 (Received date)
Plans	SK2	-	28 November 2022 (Received date)
Elevations	SK3	-	28 November 2022 (Received date)

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 HOURS OF OPERATION

3.1 Hours of operation are limited to the following:

- Club and Indoor Sport and Recreation - 4pm - 9pm - Monday to Sunday
- Educational Establishment - 7.30am - 6pm - Monday to Friday.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

4.0 ACCESS AND PARKING WORKS

- 4.1 Provide a minimum twenty (20) car parking spaces for the shared use of the Club, Indoor Sport and Recreation and Educational Establishment uses.
- 4.2 Provide a minimum four (4) car parking spaces for residents and a minimum two (2) car parking spaces for visitors for the Multiple dwelling.
- 4.3 All car parking spaces must be clearly delineated by either line-marking or signage.
- 4.4 Design, construct and maintain sealed car parking spaces and vehicle manoeuvring areas associated with the approved development to the satisfaction of Council.
- 4.5 Design, construct and maintain all car parking and access works generally in accordance with the approved plans, Australian Standard AS2890 "Parking Facilities" (Parts 1 to 6), Manual of Uniform Traffic Control Devices (Queensland), and Planning Scheme Policy 1 – Works.
- 4.6 Construct and maintain a new crossover to the Multiple dwelling from Plover Street in accordance with the approved plans and the Institute of Public Works Engineering Australia Standard Drawing No. RS-049.
- 4.7 Upgrade the existing crossovers to Crane Street to ensure they are designed and constructed in accordance with the Institute of Public Works Engineering Australia Standard Drawing No. RS-049.

5.0 STORMWATER WORKS

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

Advisory Note: Stormwater run-off from new sealed access and parking areas must not be concentrated to a single point of discharge and rather will likely need to sheet-flow to garden and grassed areas.

- 5.2 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 adjoining properties or infrastructure.

6.0 SERVICES

- 6.1 Maintain all reticulated water and sewerage connections to the premises in accordance with the standards prescribed in Table SC5.1.2.6 (Water and Sewer Standards) of Planning Scheme Policy 1 – Works. Each use is to be connected to Council's reticulated water and sewer services.
- 6.2 Maintain electricity and telecommunication services to the premises in accordance with the standards and requirements of the relevant service provider. Each use is to be connected to electricity and telecommunications services.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

7.0 LANDSCAPING AND FENCING

7.1 *Establish and retain all landscaping generally in accordance with the approved plans. Provide a minimum 1m landscape buffer to the western boundary of the Multiple dwelling.*

The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.

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

7.3 *Provide a maximum 1.2m fence to the Plover Street and Cassowary Street frontages of the Multiple dwellings.*

8.0 ENVIRONMENTAL HEALTH

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

8.2 *Maintain outdoor lighting to comply with AS4282 – 1997 “Control of Obstructive Effects of Outdoor Lighting”.*

8.3 *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.*

9.0 EROSION AND SEDIMENT CONTROL

9.1 *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 landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.*

9.2 *The Erosion and Sediment Control Plan must be prepared in accordance with the Best Practice Erosion and Sediment Control document from the International Erosion Control Association, as updated from time to time.*

9.3 *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.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

10.0 CONSTRUCTION ACTIVITIES

10.1 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.

10.2 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).

10.3 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.

11.0 ASSET MANAGEMENT

11.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

ADVISORY NOTES

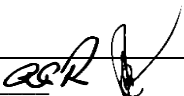
1. Prior to commencing any construction activities, the applicant/developer may be required to obtain further development permits for operational work (for example, for the relocation of the sewer line if this is required), building work, and plumbing and drainage work, as required under relevant legislation for this work.

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").

14.13 Development Permit for Reconfiguring a Lot - Lot 162 Crossmoor Road, Longreach

Int. 

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

(Res-2023-04-109)

Moved Cr Nunn seconded Cr Hatch

That Council approves the development application for a Development Permit for Reconfiguring a Lot (1 lot into 2 lots) over land at Crossmoor Road, Longreach, formally described as Lot 162 on CP851193, subject to the following conditions:

CARRIED 6/0

Consideration of a development application lodged with Council on 6 December 2022 by Michel Group Services Pty Ltd on behalf of Tanya and David Neal for a Development Permit for Reconfiguring a Lot at Lot 162 Crossmoor Road, Longreach, formally described as Lot 162 on CP851193.

Description:	Reconfiguring a Lot
Development:	Development Permit
Applicant:	Tanya and David Neal C/ – Michel Group Services Pty Ltd
Owner:	Tanya and David Neal
Current Use of Land:	Tourist Park (Mitchell Grass Retreat) and Dwelling house
Address:	Lot 162 Crossmoor Road, Longreach Qld 4730
Real Property Description:	Lot 162 on CP851193
Applicable Planning Scheme:	Longreach Regional Council Planning Scheme 2015 (v2.1)
Zone:	Rural
Level of Assessment:	Impact Assessment

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.

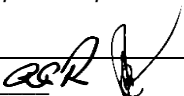
1.2 Where these conditions refer to "Council" in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.

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

1.6 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council's satisfaction, and to be maintained

Int. 

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

at all times thereafter, unless otherwise stated.

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	Plan/Document Number	Revision	Date
Subdivision Plan Lot 162 on CP851193 Crossmoor Road Longreach	19018-1	A	24/11/2022

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 ENDORSEMENT OF SURVEY PLAN

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

- (a) All conditions of this development approval for Reconfiguring a Lot have been fully satisfied, unless the condition is otherwise stated as relating to a future land use;
- (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council; and
- (c) All outstanding rates and charges relating to the site have been paid.

4.0 STORMWATER WORKS

4.1 Discharge all minor stormwater flows that fall or pass onto each lot to the lawful point of discharge without causing annoyance or nuisance to any person in accordance with the Queensland Urban Drainage Manual (QUDM).

5.0 WATER SUPPLY

5.1 Each lot must be provided with on-site water supply in accordance with Planning scheme policy 1 – Works.

6.0 SERVICES

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

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

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

7.0 ON-SITE SEWAGE TREATMENT & DISPOSAL

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

7.1 Each lot must maintain on-site sewage treatment and disposal in accordance with the requirements of the Plumbing and Drainage Act 2018, including the Queensland Plumbing and Wastewater Code, at all times.

8.0 ACCESS WORKS

8.1 Each lot must maintain separate access from Crossmoor Road.

9.0 ASSET MANAGEMENT

9.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

ADVISORY NOTES

1. Prior to commencing any construction activities, the applicant/developer may be required to obtain further development permits for operational work (for example, for the relocation of the sewer line if this is required), building work, and plumbing and drainage work, as required under relevant legislation for this work.

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. Compliance must be achieved with any relevant Civil Aviation Safety Authority requirements. The development and operation of the use must not conflict with or adversely impact the operational requirements of the Longreach Airport.

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

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").

Councillor Nunn left the Meeting at 02:08 pm

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

14.14 Referral Agency Assessment Application (Alternative Siting Assessment) - 24 Quarrian Road, Longreach

Consideration of a Referral Agency Assessment Application for an alternative siting assessment lodged with Council on March 15 2023, for a carport to be constructed on land located at 24 Quarrian Road, Longreach and described as Lot 15 & 16 on RP607685.

(Res-2023-04-110)

Moved Cr Hatch seconded Cr Paterson

That Council approves the construction of a carport with a 0.72m setback from the road boundary at 24 Quarrian Road, Longreach, and formally described as Lot 15 & 16 on RP607685, pursuant to section 32 and 33 of the Building Act 1975, Planning Act 2016 and schedule 9, table 3 of the Planning Regulations 2017.

CARRIED 5/0

Councillor Nunn returned to the Meeting at 02:09 pm.

14.15 Information Report - Planning & Development Report

This report provides an update on Development Services that has occurred during the month of March 2023.

(Res-2023-04-111)

Moved Cr Hatch seconded Cr Paterson

That Council receives the Planning & Development information report, as presented.

CARRIED 6/0

14.16 Information Report - Community & Cultural Services

This report provides an update on a range of activities that has occurred during the month of March for the Community & Cultural Services Department.

(Res-2023-04-112)

Moved Cr Emslie seconded Cr Nunn

That Council receives the Community & Cultural Services information report, as presented.

CARRIED 6/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 20 April 2023 at the Civic Centre, 96a Eagle Street, Longreach**

15 Reception and Consideration of Director Infrastructure Services Report

Consideration was given to the Director Infrastructure Services Report.

15.1 Information Report - Infrastructure Services

This report provides an update on a range of activities that has occurred during the month of March 2023 for the Infrastructure Department.

(Res-2023-04-113)

Moved Cr Nunn seconded Cr Bignell

That Council receives the Infrastructure Information Report, as presented.

CARRIED 6/0

16 Late Items

Nil for this meeting

17. Closed Matters

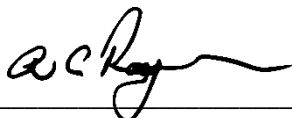
Nil for this meeting

18 Closure of Meeting

There being no further business, the meeting was closed at 2:25PM

Minutes Certificate

These minutes are confirmed.



Cr AC Rayner
Mayor



Brett Walsh
Chief Executive Officer