



**Longreach
Regional Council**
Ifracombe Isisford Longreach Yaraka

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Longreach Regional Council



Ordinary Meeting
Thursday 21 November 2024

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

Index

1	Opening of Meeting and Acknowledgement of Country	3
2	Prayer	3
3	Condolences	3
4	Leave of Absence.....	3
5	Declaration of any Prescribed / Declarable Conflicts of Interest by Councillors	4
6	Confirmation of Minutes	4
	6.1 Council - Thursday 17 October 2024	4
7	Mayoral Report.....	4
	7.1 Mayoral Report.....	4
	<i>That Council receives the Mayoral Report, as presented.</i>	4
8	Notices of Motion	4
9	Petitions	4
10	Deputations	4
11	Chief Executive Officer’s Report	4
	11.1 Councillor Information Correspondence.....	4
	11.2 Councillor Confidentiality Policy - Biennial Review	5
	11.3 Councillor Briefing Session Policy - Biennial Review.....	5
	11.4 Qantas Park Donation	5
	11.5 Water Supply Infrastructure Booster Pump Station - Financial Contribution	5
	11.6 Small Business Friendly Grant Program - Round 1	6
	11.11 Development Permit for Material Change of Use - Lot 172 Ilfracombe Road, Longreach.....	6
	11.7 Longreach Regional Council Annual Report 2023-2024	9
	11.8 Development Permit for Reconfiguring a Lot - 2 Saint Frances Street, Isisford	9
	11.9 Development Permit for Reconfiguring a Lot - 605 Cramsie Muttaborra Road, Longreach.....	11
	11.10 Development Permit for Material Change of Use - 85 Crane Street, Longreach	14

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

11.12	Monthly Workplace Health and Safety Report - October 2024.....	17
11.13	Information Report - Planning and Development Report	17
11.14	Information Report - Governance.....	18
11.15	Chief Executive Officer's Council Report	18
12	Financial Services Report.....	18
12.1	Final Management Report.....	18
12.2	Information Report - Finance	18
12.3	Chief Financial Officer's Report	18
13	Community Services Report	20
13.1	Community Donations - Individuals	20
13.2	Community Donation - Ilfracombe District Progress Association	20
13.3	Community Donation - Longreach Fire Brigade Historical Society.....	21
13.4	Naming of the Skatepark and new Library Meeting Room	22
13.5	Information Report - Community Services.....	22
13.6	Director of Communities Report.....	22
14	Infrastructure Services Report.....	22
14.1	Information Report - Works	22
14.2	Director of Works Report.....	23
15	Late Items.....	23
16	Closed Matters	23
	Nil for this meeting	23
17	Closure of Meeting	23
	Minutes Certificate.....	23

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

Present

Councillors

Mayor

Cr AC Rayner

Deputy Mayor

Cr LJ Nunn

Cr DJ Bignell

Cr AJ Emslie (from 11:00am)

Cr NA Gay (from 11:00am)

Cr TM Hatch

Cr AR Watts

Officers

Chief Executive Officer

Brett Walsh

Director of Communities

Tanya Johnson

Director of Works

André Pretorius

Manager of Governance and Economy

Simon Kuttner

Manager of Human Resources, Safety and Wellness

Grace Cronin-Jones

Executive Assistant to Chief Executive Officer,

Mayor and Councillors

Elizabeth Neal

Public Gallery

Jenny Milson (11:00am to 12:28pm)

Susie McDarra (11:00am to 12:28pm)

Apologies

David Wilson, Chief Financial Officer

1 Opening of Meeting and Acknowledgement of Country

The Mayor declared the meeting open at 9:05am.

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

2 Prayer

Reverend Greg & Kathy Weller, Salvation Army, opened the meeting with a prayer.

3 Condolences

The meeting paid its respects and observed a minutes silence to mark the passing of community members *Colleen Margaret Hain, John Inglis King, Muriel Betty Pollard, Luke Gordon Jones and David Weger 'Dave'*.

4 Leave of Absence

Chief Financial Officer David Wilson be an apology for the meeting.

(Res-2024-11-293)

Moved Cr Rayner seconded Cr Bignell.

That an apology from Cr Gay & Cr Emslie be accepted for part of the meeting and leave of absence granted for the first session of this meeting.

CARRIED 5/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

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

5.1 Declaration of Prescribed Conflicts of Interest on any Item of Business

No declarations were made during this point of the meeting.

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

No declarations were made during this point of the meeting.

6 Confirmation of Minutes

6.1 Council - Thursday 17 October 2024

(Res-2024-11-294)

Moved Cr Watts seconded Cr Bignell

That the Minutes of the Council held on Thursday 17 October 2024, be confirmed.

CARRIED 5/0

7 Mayoral Report

7.1 Mayoral Report

The Mayor attended meetings and engagements in the time since the last Council meeting.

(Res-2024-11-295)

Moved Cr Hatch seconded Cr Watts

That Council receives the Mayoral Report, as presented.

CARRIED 5/0

8 Notices of Motion

Nil

9 Petitions

Nil

10 Deputations

The meeting received a deputation from members of the public, Jenny Milson and Susie McDarra at 11am, in relation to Item 11.11.

11 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.

(Res-2024-11-296)

Moved Cr Hatch seconded Cr Nunn

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

CARRIED 5/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

11.2 Councillor Confidentiality Policy - Biennial Review

Consideration of the Councillor Confidentiality Policy, which has undergone its biennial review.

(Res-2024-11-297)

Moved Cr Hatch seconded Cr Nunn

That Council adopts the Councillor Confidentiality Policy, as presented.

CARRIED 5/0

The meeting adjourned for morning tea at 10:08am. The meeting returned from morning tea and resumed at 11:00am, with all previous attendees in attendance, with the addition of Cr Emslie and Cr Gay.

Members of the public Jenny Milson and Susie McDarra entered the public gallery at 11:00am.

Council received a deputation from member of the public Jenny Milson, who presented to Council in relation to Item 11.11 from 11:00am to 11:15am.

11.3 Councillor Briefing Session Policy - Biennial Review

Consideration of the Councillor Briefing Session Policy, which has undergone its biennial review.

(Res-2024-11-298)

Moved Cr Watts seconded Cr Emslie

That Council adopts the Councillor Briefing Session Policy, as presented and amended.

CARRIED 7/0

11.4 Qantas Park Donation

Consideration of the donation of the Qantas Airways Limited Pratt and Whitney JT9D Turbofan Engine currently residing in Qantas Park to the Qantas Founders Museum.

(Res-2024-11-299)

Moved Cr Gay seconded Cr Hatch

That Council approves the donation of the Qantas Airways Limited Pratt and Whitney JT9D Turbofan Engine currently residing in Qantas Park to the Qantas Founders Museum.

CARRIED 6/1

Cr Emslie requested that his vote against the resolution be recorded.

11.5 Water Supply Infrastructure Booster Pump Station - Financial Contribution

Consideration of Council's financial contribution to the Water Supply Infrastructure Booster Pump Station Work, as described in an infrastructure agreement with Diamond Gully Holdings Pty Ltd.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

(Res-2024-11-300)

Moved Cr Nunn seconded Cr Gay

That Council makes a financial contribution of \$38,500 (incl GST) to the developer, for the Water Supply Infrastructure Booster Pump Station Work, as per clause 7.5 of the Thomson River Caravan Park Infrastructure Agreement; subject to officers being satisfied the work is fit for purpose and that sufficient handover documentation and training has been received.

CARRIED 7/0

11.6 Small Business Friendly Grant Program - Round 1

Consideration of funding applications under the Small Business Friendly Grant Program Round 1 – Website Development.

(Res-2024-11-301)

Moved Cr Bignell seconded Cr Gay

That Council approves the following allocation of funds from the Small Business Friendly Grant Program, pursuant to the Small Business Friendly Grant Policy No. 11.11;

<i>Applicant:</i>	<i>Funding Allocated:</i>
Morcom Surveyors	\$750.00
Ilfracombe Garden Nursery	\$600.00
The Drover's Place	\$2,000.00

CARRIED 7/0

Mayoral Minute:

(Res-2024-11-302)

Moved Cr Rayner

That the order of business be amended to bring forward Item 11.11 for consideration.

CARRIED 7/0

11.11 Development Permit for Material Change of Use - Lot 172 Ilfracombe Road, Longreach

The Applicant, Amplitel Pty Ltd, seeks a Development Permit for Material Change of Use for a Telecommunications facility over land at Ilfracombe Road, Longreach, formally described as Lot 172 and on PD191 (the subject site). The subject site is 404,600m² in area and is located at the eastern fringe of Longreach's township.

Description:	Telecommunications Facility
Development:	Development Permit
Applicant:	Amplitel Pty Ltd
Owner:	Australian Stockman's Hall of Fame and Outback Heritage Centre
Current Use of Land:	Tourism Attraction (Australian Stockman's Hall of Fame)
Address:	Lot 172 Ilfracombe Road, Longreach
Real Property Description:	Lot 172 on PD191

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

Applicable Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v3)</i>
Zone:	Tourism Zone
Level of Assessment:	Impact Assessment

Moved Cr Watts seconded Cr Nunn

THAT Longreach Regional Council approves the development application for a Development Permit for Material Change of Use for a Telecommunications facility over land at Ilfracombe Road, Longreach, formally described as Lot 172 and on PD191, subject to the following conditions:

1.0 PARAMETERS OF APPROVAL

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

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

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

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

1.5 All 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.

2.0 APPROVED PLANS AND DOCUMENTS

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

Plan/Document Name	Plan/Document Number	Revision	Date
Site Layout	QLD008156 Sheet S1	1	17/07/24
Site Setout Plan	QLD008156 Sheet S1-1	1	17/07/24
South Elevation	QLD008156 Sheet S3	1	17/07/24

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

3.0 VEHICLE ACCESS AND PARKING

3.1 Maintain the existing vehicular access from Curlew Road.

4.0 FLOOD HAZARD

4.1 The equipment shelter must be sited a minimum 500mm above the 1% AEP flood level.

4.2 No hazardous materials are permitted to be stored within the premises.

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

5.0 ROOF AND ALLOTMENT DRAINAGE WORKS

5.1 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

6.0 LANDSCAPING AND DESIGN

6.1 Establish and maintain landscaping around the perimeter of the lease area to a height that is able to provide screening to the proposed shelter. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.

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

6.3 The proposed facility must incorporate neutral, low-reflective materials, colours and finishes.

7.0 ENVIRONMENTAL HEALTH

7.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, odour, wastewater, waste products, dust or otherwise.

7.2 No lighting is permitted to be established on the monopole.

8.0 EROSION AND SEDIMENT CONTROL

8.1 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.

8.2 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.

8.3 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 (v3) references the Director of Infrastructure Services to undertake the assessment of the ESCP.

9.0 CONSTRUCTION ACTIVITIES

9.1 Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

9.2 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the relevant provisions of Planning Scheme Policy No. 1 – Works Planning Scheme Policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v3).

9.3 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.

10.0 ASSET MANAGEMENT

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

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

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.
5. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

MOTION LOST 2/5

Attendance: Members of the public Jenny Milson and Susie McDarra left the public gallery at 12:28pm.

The meeting adjourned for Lunch at 12:35pm. The meeting resumed at 1:27pm, with those present at adjournment in attendance.

11.7 Longreach Regional Council Annual Report 2023-2024

Consideration of the Longreach Regional Council's Annual Report 2023-2024.

(Res-2024-11-(Res-2024-11-303)

Moved Cr Nunn seconded Cr Gay

That Council, pursuant to section 182 of the Local Government Regulation 2012, adopts the Longreach Regional Council Annual Report 2023-2024 (including the audited Annual Financial Statements).

CARRIED 7/0

11.8 Development Permit for Reconfiguring a Lot - 2 Saint Frances Street, Isisford

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

The Applicant, Michael Murray Tomlinson C/- Murray & Associates (QLD) Pty Ltd, has submitted a development application seeking a Development Permit for Reconfiguring a Lot (boundary realignment) at 2 Saint Frances Street, Isisford formally described as Lot 105 on I2121 (the subject site).

Description:	Subdivision to resolve a road encroachment
Development:	Development Permit
Applicant:	Murray & Associates (QLD) Pty Ltd
Owner:	Michael Murray Tomlinson
Current Use of Land:	Residential
Address:	2 Saint Frances Street, Longreach
Real Property Description:	Lot 105 on I2121
Applicable Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v3)</i>
Zone:	Township
Level of Assessment:	Code Assessment

(Res-2024-11-304)

Moved Cr Watts seconded Cr Emslie

THAT Longreach Regional Council approves the development application for a Development Permit for Reconfiguring a Lot (boundary realignment) at 2 Saint Frances Street, Isisford formally described as Lot 105 on I2121 formally described as Lot 1 on RP610093, subject to the following conditions:

1.0 PARAMETERS OF APPROVAL

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

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

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

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

1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to the sealing of the survey plan for the Reconfiguring a Lot, unless otherwise stated.

2.0 APPROVED PLAN

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

Plan/Document Name	Plan/Document Number	Revision	Date
Plan of Lot 105	Sheet 1 of 2	-	-

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

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

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 (where required);
- (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council (where required); and
- (c) All outstanding rates and charges relating to the site have been paid.

4.0 ASSET MANAGEMENT

4.1 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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
2. General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.
3. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").
4. This approval is issued under the *Planning Act 2016* and does not include an assessment against the *Building Act 1975*. Alterations may be required to existing buildings to ensure compliance with the building assessment provisions. The developer should seek advice from a suitably qualified person before proceeding with the development.

CARRIED 7/0

11.9 Development Permit for Reconfiguring a Lot - 605 Cramsie Muttaborra Road, Longreach

The Applicant, Simone and Martin Thomason C/- Murray & Associates (QLD) Pty Ltd, has submitted a development application seeking a Development Permit for Reconfiguring a Lot (1 lot into 2 lots) at 605 Cramsie Muttaborra Road, Longreach formally described as Lot 2 on RP864458 (the subject site).

Description:	Subdivision to create two lots
Development:	Development Permit
Applicant:	Simone and Martin Thomason C/- Murray & Associates (QLD) Pty Ltd
Owner:	Graham Warwick & Vivienne Rosemary Champion

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

Current Use of Land:	Longway Station - Grazing
Address:	605 Cramsie Muttaborra Road, Longreach
Real Property Description:	Lots 2 on RP864458
Applicable Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v3)</i>
Zone:	Rural Zone
Level of Assessment:	Code Assessment

(Res-2024-11-305)

Moved Cr Nunn seconded Cr Gay

THAT Longreach Regional Council approves the development application for a Development Permit for Reconfiguring a Lot (1 lot into 2 lots) at 605 Cramsie Muttaborra Road, Longreach formally described as Lot 2 on RP864458, subject to the following conditions:

1.0 PARAMETERS OF APPROVAL

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

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

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

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

1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to the sealing of the survey plan for the Reconfiguring a Lot, unless otherwise stated.

2.0 APPROVED PLAN

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

Plan/Document Name	Plan/Document Number	Revision	Date
Proposed 1 Lot into 2 Lot Subdivision	40084	-	21/05/2024

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

3.0 ENDORSEMENT OF SURVEY PLAN

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

(a) All conditions of this development approval for Reconfiguring a Lot have

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

been fully satisfied (where required);

- (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council (where required); 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 The existing water supply to proposed Lot 12 is required to be maintained.
- 5.2 Proposed Lot 11 must be provided with on-site water supply in accordance with Planning scheme policy 1 – Works.

6.0 SERVICES

6.1 Existing electricity and telecommunications services to proposed Lot 12 are required to be maintained.

6.2 Electricity and telecommunication services must be provided to Proposed Lot 11 in accordance with the standards and requirements of the relevant service provider.

Alternative off grid electricity supply (e.g. solar and battery arrangement) and telecommunications services (e.g. satellite) are permitted on proposed Lot 11 where they are reliable and readily available.

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

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

7.0 ON-SITE SEWAGE TREATMENT & DISPOSAL

7.1 Existing on-site sewage treatment and disposal to proposed Lot 12 is to be maintained.

7.2 Proposed Lot 11 must be provided with 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 The existing access to proposed Lot 12 is required to be maintained.

8.2 A Rural Property Access is to be provided to proposed Lot 11 generally in accordance with the location shown on the approved plan.

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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.

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

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

including earthworks, construction and operation.

3. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

4. This approval is issued under the *Planning Act 2016* and does not include an assessment against the *Building Act 1975*. Alterations may be required to existing buildings to ensure compliance with the building assessment provisions. The developer should seek advice from a suitably qualified person before proceeding with the development.

CARRIED 7/0

11.10 Development Permit for Material Change of Use - 85 Crane Street, Longreach

The Applicant, B T Hunt Building Pty Ltd, seeks a Development Permit for Material Change of Use for a Multiple dwelling (3 units) over land at 85 Crane Street, Longreach, formally described as Lot 16 on L3573 (the subject site). The subject site is 1,214m² in area and is located on the southern side of the Landsborough Highway.

Description:	Multiple Dwelling (3 units)
Development:	Development Permit
Applicant:	B T Hunt Building Pty Ltd
Owner:	Benjamin Hunt
Current Use of Land:	Dwelling house
Address:	85 Crane Street, Longreach
Real Property Description:	Lot 16 on L3573
Applicable Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v3)</i>
Zone:	Medium Density Residential Zone
Level of Assessment:	Code Assessment

(Res-2024-11-306)

Moved Cr Watts seconded Cr Bignell

THAT Longreach Regional Council approves the development application for a Development Permit for Material Change of Use for a Multiple dwelling (3 units) over land at 85 Crane Street, Longreach, formally described as Lot 16 on L3573, subject to the following conditions:

1.0 PARAMETERS OF APPROVAL

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

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

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

1.4 The developer is required to have repaired any damage to existing infrastructure that

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

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

1.5 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 the sealing of the survey plan for the Reconfiguring a Lot, unless otherwise stated.

2.0 APPROVED PLAN

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

Plan/Document Name	Plan/Document Number	Revision	Date
Proposed Site Plan	TP1	A	01/09/24
Proposed Ground Floor	TP2	A	01/09/24
Proposed Roof Plan	TP3	A	01/09/24
Elevations	TP4	A	01/09/24
Elevations	TP5	A	01/09/24
Elevations	TP6	A	01/09/24

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

3.0 VEHICLE ACCESS AND PARKING

3.1 Provide and maintain a minimum of two (2) car spaces for each new dwelling.

3.2 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) and *Manual of Uniform Traffic Control Devices (Queensland)*.

3.4 Construct and maintain two (2) vehicular accesses to Parrot Lane in accordance with the *Institute of Public Works Engineering Australia Standard Drawing No. RS-049 (vehicle low density residential) Plan 1 and 2*.

Advisory Note: *In accordance with section 5.7 and specifically Table 5.7.1 (Operational Work) of the Planning Scheme, Operational Work for a driveway crossover is prescribed as 'Accepted subject to requirements.' The requirements are the Works Code of the Planning Scheme.*

4.0 ROOF AND ALLOTMENT DRAINAGE WORKS

4.1 Discharge all roof and allotment drainage 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 roof water must be discharged to the open drain at the rear of the property. Alternatively, roof water may be captured in rainwater tanks for use on-site.

4.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

5.0 SERVICES

5.1 The premises must be connected to Council's reticulated water and sewerage networks in accordance with the standards prescribed in Table SC5.1.2.6 (Water and Sewer Standards) of *Planning Scheme Policy 1 – Works*.

Advisory Note: *In accordance with section 5.7 and specifically Table 5.7.1 (Operational Work) of the Planning Scheme, Operational Work for water and sewerage connections are prescribed as 'Accepted subject to requirements.' The requirements are the Works Code of the Planning Scheme.*

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

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

6.0 LANDSCAPING

6.1 Establish and retain all landscaping generally in accordance with the approved plans. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.

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

7.0 ENVIRONMENTAL HEALTH

7.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, odour, wastewater, waste products, dust or otherwise.

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

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

8.0 EROSION AND SEDIMENT CONTROL

8.1 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.

8.2 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.

8.3 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.

9.0 CONSTRUCTION ACTIVITIES

9.1 Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

9.2 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the relevant provisions of Planning Scheme Policy No. 1 – Works Planning Scheme Policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v3).

9.3 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.

10.0 ASSET MANAGEMENT

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

ADVISORY NOTES

1. 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

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

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.
5. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

CARRIED 6/1

Item 11.11 - Development Permit for Material Change of Use - Lot 172 Ilfracombe Road, Longreach - has been moved to another part of the document.

11.12 Monthly Workplace Health and Safety Report - October 2024

This report provides a summary of Council's health and safety performance as at 31 October 2024, highlighting issues, risks and opportunities impacting on employee health and safety in the workplace.

(Res-2024-11-307)

Moved Cr Hatch seconded Cr Nunn

That Council receives the Workplace Health and Safety update as at 31 October 2024, as presented.

CARRIED 7/0

11.13 Information Report - Planning and Development Report

This report provides an update on Development Services that has occurred during the month of October 2024.

(Res-2024-11-308)

Moved Cr Watts seconded Cr Nunn

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

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

11.14 Information Report - Governance

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

(Res-2024-11-309)

Moved Cr Gay seconded Cr Hatch

That Council receives the Governance Information Report, as presented.

CARRIED 7/0

11.15 Chief Executive Officer's Council Report

This report provides an update on a range of activities that have occurred over the previous month for the Chief Executive Officer.

(Res-2024-11-310)

Moved Cr Emslie seconded Cr Watts

That Council receives the Chief Executive Officer's report, as presented.

CARRIED 7/0

12 Financial Services Report

Consideration was given to the Director Financial Services Report

12.1 Final Management Report

The Qld Audit Office has completed its audit of Council's financial statements for 2024. The final management report is attached for Council's information.

(Res-2024-11-311)

Moved Cr Nunn seconded Cr Gay

That Council receives the Final Management Report for 2024 from the Qld Audit Office, as presented.

CARRIED 7/0

12.2 Information Report - Finance

This report provides an update on a range of activities that occurred during the month for the Financial Services Directorate.

(Res-2024-11-312)

Moved Cr Hatch seconded Cr Gay

That Council receives the Finance Information Report, as presented.

CARRIED 7/0

12.3 Chief Financial Officer's Report

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

Consideration of the financial statements for the period ending 31 October 2024:

(Res-2024-11-313)

Moved Cr Bignell seconded Cr Gay

*That Council receives the Chief Financial Officer's Report for the period ending 31 October 2024,
as presented.*

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

13 Community Services Report

Consideration was given to the Director of Communities Report

13.1 Community Donations - Individuals

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

(Res-2024-11-314)

Moved Cr Gay seconded Cr Watts

That Council endorses the allocation of funds from the Community Donations Program, in accordance with the Community Donations Policy No. 11.6, as follows:

<i>Organisation/ Individual</i>	<i>Event/Project Activity</i>	<i>Event Date</i>	<i>Grant Approved</i>
<i>Erika Holland</i>	North West all Schools Championships Team	<i>6 – 8 December 2024</i>	<i>\$500.00</i>
<i>Jaylie Miller</i>	North West all Schools Championships Team	<i>6 – 8 December 2024</i>	<i>\$500.00</i>
<i>Taya Miller</i>	North West all Schools Championships Team	<i>6 – 8 December 2024</i>	<i>\$500.00</i>
<i>Max Bruggermann</i>	13-19 years track and field State Championships	<i>11 – 14 October 2024</i>	<i>\$350.00</i>
<i>Cooper Paige</i>	13-19 years track and field State Championships	<i>8 – 10 October 2024</i>	<i>\$350.00</i>
		<i>TOTAL</i>	<i>\$2,200.00</i>

CARRIED 7/0

13.2 Community Donation - Ilfracombe District Progress Association

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

(Res-2024-11-315)

Moved Cr Watts seconded Cr Nunn

That Council approves the following allocation of funds from the Community Donations Program in accordance with the Community Donations Policy No. 11.06;

<i>Organisation/ Name</i>	<i>Event/Activity</i>	<i>Grant Requested</i>	<i>Grant Approved</i>
Ilfracombe District Progress Association	<i>Di Scott Memorial Christmas Tree</i>	<i>Financial \$2,644.00</i>	<i>Financial \$2,115.20</i>
		<i>TOTAL \$2,644.00</i>	<i>TOTAL \$2,115.20</i>

CARRIED 6/1

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

13.3 Community Donation - Longreach Fire Brigade Historical Society

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

Moved Cr Hatch seconded Cr Gay

That Council approves the following allocation of funds from the Community Donations Program in accordance with the Community Donations Policy No. 11.06;

<i>Organisation/ Name</i>	<i>Event/Activity</i>	<i>Grant Requested</i>	<i>Grant Approved</i>
<i>Longreach Fire Brigade Historical Society</i>	<i>100 Years of the Longreach Fire Trials</i>	<i>Financial \$3,000.00 In-Kind \$600.00</i>	<i>Financial \$2,460.00 In-Kind \$600.00</i>
		<i>TOTAL \$3,600.00</i>	<i>TOTAL \$3,060.00</i>

(Res-2024-11-316)

Moved Cr Bignell seconded Cr Gay

That the motion be amended to award the requested amount in full.

CARRIED 7/0

Note: The amended motion becomes the substantive motion.

(Res-2024-11-317)

That Council approves the following allocation of funds from the Community Donations Program in accordance with the Community Donations Policy No. 11.06;

<i>Organisation/ Name</i>	<i>Event/Activity</i>	<i>Grant Requested</i>	<i>Grant Approved</i>
<i>Longreach Fire Brigade Historical Society</i>	<i>100 Years of the Longreach Fire Trials</i>	<i>Financial \$3,000.00 In-Kind \$600.00</i>	<i>Financial \$3,000.00 In-Kind \$600.00</i>
		<i>TOTAL \$3,600.00</i>	<i>TOTAL \$3,600.00</i>

CARRIED 6/1

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

13.4 Naming of the Skatepark and new Library Meeting Room

Naming of the Skatepark and new Library Meeting Room at the back of the Library.

Moved Cr Watts seconded Cr Hatch

That Council names the following Council facilities in Longreach:

- 1. The whole of the land bounded by Eagle St, Owl St, Emu St and Bustard St and incorporating the skate park and future dog off-leash area, pump track, playground, as "....."*
- 2. The new building at the rear of the Longreach library incorporating a meeting room and disaster coordination centre as ".....".*

Procedural Motion:

(Res-2024-11-318)

Moved Cr Nunn seconded Cr Bignell

That the item lay on the table for consideration at a future meeting.

CARRIED 7/0

13.5 Information Report - Community Services

This report provides an update on the range of activities that have occurred during the month of October for the Community Services Department.

(Res-2024-11-319)

Moved Cr Gay seconded Cr Hatch

That Council receives the Community Services Information Report, as presented.

CARRIED 7/0

13.6 Director of Communities Report

This report provides an update on the range of activities that have occurred during the month of October for the Director of Communities.

(Res-2024-11-320)

Moved Cr Hatch seconded Cr Gay

That Council receives the Acting Director of Communities Report, as presented

CARRIED 7/0

14 Infrastructure Services Report

14.1 Information Report - Works

This report provides an update on a range of activities that has occurred during the month of October 2024 for the Works Directorate.

(Res-2024-11-321)

Moved Cr Watts seconded Cr Bignell

That Council receives the Works Information Report, as presented.

CARRIED 7/0

**Minutes of the Longreach Regional Council Ordinary Meeting
held on Thursday 21 November 2024 at the Isisford, Council Chambers**

14.2 Director of Works Report

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

(Res-2024-11-322)

Moved Cr Nunn seconded Cr Bignell

That Council receives the Director of Works Report, as presented

CARRIED 7/0

15 Late Items

16 Closed Matters

Nil for this meeting

17 Closure of Meeting

There being no further business, the meeting was closed at 3:47pm.

Minutes Certificate

These minutes are unconfirmed.

Cr A Rayner
Mayor

Brett Walsh
Chief Executive Officer