

**MINUTES OF THE GENERAL MEETING
OF THE BARCALDINE REGIONAL COUNCIL
HELD IN THE BARCALDINE COUNCIL CHAMBERS, 71 ASH STREET, BARCALDINE
ON WEDNESDAY 21 July 2021
COMMENCING AT 8.30AM**

ATTENDANCE

Councillor S Dillon (Mayor) (In the Chair), Councillor M Rogers (Deputy Mayor),
Councillors D Arthur, T Gleeson, C Hansen, G Peoples and R Plumb.

OFFICERS

A Scott (Chief Executive Officer), B Walsh (Deputy Chief Executive Officer), P Coulton (District Manager – Aramac and Muttaborra), J Lawrence (District Manager – Barcaldine), V Adamek (Director of Works), D Young (Minute Secretary).

PRAYER – Councillor Plumb read the prayer.

CONDOLENCES –

A minute's silence was observed to mark the passing of the late Mr Allan Wills resident of Aramac and Barcaldine, Mr Arthur Winter resident of Barcaldine, Mrs Ethel Anderson resident of Alpha, Mrs Valma Arthur resident of Barcaldine and Councillor Lyn Jones of Isaac Regional Council.

LEAVE OF ABSENCE – D Howard (District Manager – Alpha and Jericho).

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

The Mayor acknowledged the traditional owners of the land; past, present and emerging.

CONFLICTS OF INTEREST

Prescribed Conflicts of Interest

Cr Plumb for Item 3.4.2 – Councillor Plumb informed the meeting that she has a prescribed conflict of interest in the Planning and Development Report under section 1.3, as a close family member may be affected by a development mentioned in the report.

Cr Plumb for Item 3.4.5 – Councillor Plumb informed the meeting that she has a prescribed conflict of interest in the Minor Change to Development Approval Report under section 7, as a close family member may be affected by the approval.

Cr Plumb for Item 3.6.1 – Councillor Plumb informed the meeting that she has a prescribed conflict of interest in the Director of Works Report, as a close family member may be affected by the flood mitigation outcome.

Cr Arthur for Item 3.4.5 – Councillor Arthur informed the meeting that he has a prescribed conflict of interest in the Minor Change to Development Approval Report, as his employer, Michael Horman Transport Pty Ltd may be a supplier for the works at Barcaldine Rec Park.

Cr Arthur for Item 3.4.6 – Councillor Arthur informed the meeting that he has a prescribed conflict of interest in the Development Approval – Yarran Road Barcaldine, as his employer, Michael Horman Transport Pty Ltd may be a supplier to Council for the road works.

Cr Peoples for Item 3.3.2 – Councillor Peoples informed the meeting that he has a prescribed conflict of interest in the Economic Development Report, as his business is a supplier of materials to the Barcaldine Rec Park.

Cr Peoples for Item 3.4.5 – Councillor Peoples informed the meeting that he has a prescribed conflict of interest in the Minor Change to Development Approval Report, as his business is a supplier of materials to the Barcaldine Rec Park.

Cr Peoples for Item 3.6.1 – Councillor Peoples informed the meeting that he has a prescribed conflict of interest in the Director of Works Report, as his business is a supplier of materials to the Barcaldine Rec Park.

Cr Peoples for Item 3.4.3 – Councillor Peoples informed the meeting that he has a prescribed conflict of interest in the 2021 Project Progress Report, as his home is adjacent to the Porter Street footpath in Aramac mentioned in the report.

Cr Gleeson for Item 3.3.6 – Councillor Gleeson informed the meeting that he has a prescribed conflict of interest in the Review of the sustainable funding options for stock route network Report, as he is a landholder adjacent to a stock route.

Declarable Conflicts of Interest

Councillor Rogers for Item 3.4.3 – Councillor Rogers informed the meeting that she has a declarable conflict of interest in the 2021 Project Progress Report as she is the creator of the Sculpture Trail which is mentioned in this report.

Resolution: 2021/07/214 **Moved Cr Dillon** **Seconded Cr Hansen**
That Councillor Rogers may participate in the discussion of this matter despite the Councillor’s conflict of interest.

Carried
 6/0

*Councillors Arthur, Dillon, Gleeson, Hansen, Peoples and Plumb voted for the motion.
 Councillor Rogers had a conflict of interest and did not vote.*

Councillor Plumb for Item 3.3.2 – Councillor Plumb informed the meeting that she has a declarable conflict of interest in the Economic Development Report as she is a member of the Westech Field Days committee which is mentioned in this report.

Resolution: 2021/07/215 **Moved Cr Dillon** **Seconded Cr Gleeson**
That Councillor Plumb may participate in the discussion of this matter despite the Councillor’s conflict of interest.

Carried
 6/0

*Councillors Arthur, Dillon, Gleeson, Hansen, Peoples and Rogers voted for the motion.
 Councillor Plumb had a conflict of interest and did not vote.*

GIFTS AND BENEFITS – Nil

BUSINESS

1. CONFIRMATION OF MINUTES

Resolution: **Moved Cr Hansen** **Seconded Cr Arthur**
2021/07/216 **That the minutes of the General Meeting of Barcaldine Regional Council**
held on the 16 June 2021 be received.

Carried
7/0

Resolution: **Moved Cr Hansen** **Seconded Cr Rogers**
2021/07/217 **That the minutes of the General Meeting of Barcaldine Regional Council**
held on the 16 June 2021 be confirmed.

Carried
7/0

2. PETITIONS - Nil

3. REPORTS

3.1 CONFIDENTIAL REPORTS - Nil

3.2 MAYOR

3.2.1 Mayor's Information Report

Summary: From the Mayor, tabling his information report.

Resolution: **Moved Cr Dillon** **Seconded Cr Plumb**
2021/07/218 **That Council receives the report.**

Carried
7/0

3.3 CHIEF EXECUTIVE OFFICER

3.3.1 Councillor Information Correspondence

Summary: From the Chief Executive Officer, tabling a list of significant and relevant
correspondence for Councillor Information.

Resolution: **Moved Cr Arthur** **Seconded Cr Plumb**
2021/07/219 **That Council receives the report.**

Carried
7/0

Councillor Peoples declared a Prescribed Conflict of Interest in the following report and left the meeting at 9.13am.

3.3.2 Economic Development Report

Summary: From the Chief Executive Officer, tabling the monthly Economic Development Report.

Resolution: Moved Cr Hansen Seconded Cr Gleeson
2021/07/220 That Council receives the report.

Carried
6/0

Councillors Arthur, Dillon, Gleeson, Hansen, Plumb and Rogers voted for the motion.

Councillor Peoples returned to the meeting at 9.16am.

3.3.3 Councillor attendance at LGAQ Bush Councils Convention

Summary: The Local Government Association of Queensland is hosting the 2021 Bush Councils Convention at Barcardine on 3 to 5 August 2021 and Councillors may attend.

Resolution: Moved Cr Plumb Seconded Cr Peoples
2021/07/221 Council approves the attendance of Councillors Dillon, Rogers, Plumb, Arthur, Hansen, Gleeson and Peoples at the 2021 LGAQ Bush Councils Convention.

Carried
7/0

3.3.4 Operational Plan for 2021-22

Summary: Section 104 (5)(a)(v) of the Local Government Act 2009 requires Council to prepare an annual operational plan.

Resolution: Moved Cr Plumb Seconded Cr Hansen
2021/07/222 Council adopts the Operational Plan for 2021-22.

Carried
7/0

3.3.5 Review of the Financial Assistance Grants allocation methodology

Summary: The Western Queensland Alliance of Councils engaged AEC to prepare a joint submission, on behalf of member councils, to the Queensland Local Government Grants Commission review into methodologies underpinning grant funding allocations under the Commonwealth Financial Assistance Grants Scheme.

Resolution: **Moved Cr Rogers** **Seconded Cr Plumb**
2021/07/223 **Council agrees to be a party to the Western Queensland Alliance of Council's final submission to the Queensland Local Government Grants Commission review into the methodologies underpinning grant funding allocations under the Commonwealth Financial Assistance Grants scheme and authorises the Chief Executive Officer to provide the following feedback on the draft submission:**

- 1. Horizontal equalisation should give consideration to Councils with more than one township and where the townships are remote from each other.**
- 2. Road cost considerations should reflect an 8:1 road train to light vehicle ratio which is consistent with TMR and generally local government unsealed road networks were not designed or constructed for road trains.**

Carried
7/0

Meeting was adjourned at 10.00am and recommenced at 10.28am.

Councillor Gleeson declared a Prescribed Conflict of Interest in the following report and left the meeting at 10.28am.

3.3.6 Review of the sustainable funding options for stock route network

Summary: Given the state and national cultural, social and environmental significance of stock routes, RAPAD engaged AEC to investigate and prepare a discussion paper into options for a state-based levy for the purposes of stock route environmental management, maintenance and operation. A draft report has been prepared for Council consideration and feedback.

Resolution: **Moved Cr Rogers** **Seconded Cr Peoples**
2021/07/224 **That Council requests the Chief Executive Officer to provide feedback to AEC on the draft report into Sustainable Funding Options for Stock Route Network noting the following:**

- 1. The recommendations provided in the draft report are supported, with the clear advice that option 3 is not supported**
- 2. Options 1, 2 and 4 are Council's preferred options**
- 3. Option 5 is given qualified support in the event that option 4 is not endorsed; providing that Council's overall Financial Assistance Grants receipts are increased to cover the cost of stock route management.**

Carried
6/0

Councillors Arthur, Dillon, Hansen, Peoples, Plumb and Rogers voted for the motion.

Councillor Gleeson returned to the meeting at 11.10am.

3.4 DEPUTY CHIEF EXECUTIVE OFFICER

3.4.1 Community Care Services Report

Summary: From the Deputy Chief Executive Officer, reporting on the operations of the Community Care Services.

Resolution: Moved Cr Hansen Seconded Cr Arthur
2021/07/225 That Council receives the report.

Carried
7/0

Councillor Plumb declared a Prescribed Conflict of Interest in the following report under section 1.3 and left the meeting at 11.16am.

3.4.2 Planning and Development Report

Summary: From the Deputy Chief Executive Officer, tabling the Planning and Development Report for the period ending 13 July 2021.

Resolution: Moved Cr Gleeson Seconded Cr Hansen
2021/07/226 That Council receives the report.

Carried
6/0

Councillors Arthur, Dillon, Gleeson, Hansen, Peoples and Rogers voted for the motion.

Councillor Plumb returned to the meeting at 11.18am.

Councillor Peoples declared a Prescribed Conflict of Interest in the following report and left the meeting at 11.31am.

3.4.3 2021 Project Progress Report

Summary: From the Deputy Chief Executive Officer, reporting on the progress of the capital and special operating projects included in the 2021 budget.

Resolution: Moved Cr Plumb Seconded Cr Hansen
2021/07/227 That Council receives the report.

Carried
6/0

Councillors Arthur, Dillon, Gleeson, Hansen, Plumb and Rogers voted for the motion.

Councillor Peoples returned to the meeting at 11.34am.

3.4.4 Audit Committee

Summary: From the Deputy Chief Executive Officer, tabling the minutes from the Audit Committee meeting held on 15 July 2021.

Resolution: Moved Cr Plumb Seconded Cr Rogers
2021/07/228 That Council receives the minutes.

Carried
 6/0

Meeting adjourned at 11.34am and recommenced at 11.36am.

Councillors Plumb, Arthur and Peoples declared a Prescribed Conflict of Interest in the following report and left the meeting at 11.37am.

3.4.5 Minor Change to Development Approval - DA491748

Summary: From the Deputy Chief Executive Officer, tabling the Decision Report for the Minor Change Application to the Development Permit for Material Change of Use for Outdoor Recreation.

Resolution: Moved Cr Rogers Seconded Cr Hansen
2021/07/229 That Council approves the Change Application (Minor Change) relating to DA491718, being a Development Permit for Material Change of Use for Outdoor Recreation located on the Landsborough Highway at Barcaldine on land described as Lot 9 on SP297069, subject to the following amendments to the decision notice:

ASSESSMENT MANAGER CONDITIONS

APPROVED PLANS AND DOCUMENTS

1.1 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:

Title	Plan number	Revision	Date	Prepared by
General Layout, Typical Sections and Details	160158-1/01	P1	18/11/2016	GBA Consulting Engineers
Amenities Building - Location and 3D Views	160158-2/01	P2	04/12/2017	GBA Consulting Engineers
Amenities Building - Layout Plan	160158-2/02	P2	04/12/2017	GBA Consulting Engineers
Amenities Building - Elevations	160158-2/02	P2	04/12/2017	GBA Consulting Engineers
Plan Showing Offsets from Property Boundaries and Proposed Pond	17-412 (1 of 1)	A	09/02/2018	SMK Consultants
BRC Flood Mitigation - Embankment layout plan and section	190005 ACS- 190005 FMT- Sheets 1,2, 3	A	23/06/21	ACS Engineers

Title	Document number	Revision	Date	Prepared by
Cultural Heritage Risk Assessment Barcaldine Water Ski and BMX Park	160158	Approve	05/05/2017	GBA Consulting Engineers
Flood Hazard Assessment Study – Barcaldine Ski Park Flood Mitigation	190005	4	01/06/2021	ACS Engineers

- 1.2 Implement the recommendations of the Cultural Heritage Risk Assessment, herein listed under item 1.1, submitted to Council in support of the development application and more specifically the following:**
- a) The cultural heritage mitigation strategies listed in Table 1 on page iii of the approved document be included on the project design and construction plan;**
 - b) Establishment of an ‘Exclusion Zone’ with fencing and/or signage around the ‘Exclusion Zone Scatter’;**
 - c) Restricted access to ‘Cultural Heritage Significant Area’ to the south west section of the site, which is to be submitted to the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) Register as an Aboriginal cultural site under the status of an ‘Artefact Scatter’ in accordance with figure 3 of the approved document;**
 - d) Traditional Owner Field Officer (TOFO) site monitoring requested during the first day of excavations in the front paddock area at the location of the ski lake excavation and filling works, to inspect for any potential sub-surface cultural material;**
 - e) Should any material of a cultural nature be located on site during project operations, all works in the immediate location of the finds must be halted until further clearance can be undertaken by Bidjara representatives and suitably qualified personnel; and**
 - f) Relocation of the historic tractor to Barcaldine Historical Society museum/storage place.**
- 1.3 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.**
- 1.4 The approved use must be conducted generally in accordance with the facts and circumstances as set out in the application submitted to Council.**

- 1.5 A copy of this decision notice and stamped approved plans/drawings must be submitted with any development application for building work relating to, or arising from this development approval.
- 1.6 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.
- 2.0 COMPLIANCE TIMING
- 2.1 Comply with all conditions of this development approval at no cost to Council and prior to the Final Inspection Certificate by a Building Certifier or commencement of the use, whichever comes first, unless otherwise stated in a specific condition.
- 3.0 AMENITY
- 3.1 Undertake the activities associated with the construction between the hours of 6:30am and 6:30pm, Monday to Saturday. Construction works are not permitted to be carried out on Sundays or public holidays without the prior written approval of the Chief Executive Officer.
- 3.2 Undertake the use so that there is no environmental nuisance or detrimental effect on any surrounding land uses and activities; by reasons of the emission of vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit, oil or otherwise.
- 3.3 Conduct the activity in a manner that achieves the acoustic quality objectives outlined in Schedule 1 of the Environmental Protection (Noise) Policy 2008 and does not allow the unreasonable emission of noise to the environment.
- 3.4 A Noise Impact Assessment Study must be prepared that has regard to the proposed operations of the recreation park, including acceptable hours of operation and include details of mitigation measures to address any adverse impacts to sensitive receptors, such as nearby dwelling houses. The Noise Impact Assessment Study must be submitted to Council for the Chief Executive's endorsement prior to, or with the submission of any development application, prior to commencement of use.
- 3.5 Angle or shade lighting is to be used to illuminate the premises so that light does not directly illuminate or cause any environmental nuisance (e.g. glare) to nearby premises or roads. Night lighting must be designed, constructed and operated in accordance with Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting".

4.0 BUILDING AND CERTIFICATION

- 4.1 Demolish or relocate off site all existing buildings and/or structures on site that are made redundant by the development. Ensure all services to the existing buildings and/or structures are disconnected and where required, capped prior to demolition commencing.**

5.0 ACCESS AND PARKING WORKS

- 5.1 The internal access driveway must be designed and constructed to a paved surface standard in accordance with Austroads Standards and Schedule 1, Division 2: Standards for Roads, Carparking, Maneuvering Areas and Access of the Barcaldine Shire Planning Scheme 2006, or to other accepted and Council endorsed engineering standards. Appropriate signage and line marking shall be provided.**
- 5.2 All vehicles up to the maximum design vehicle for the premises, inclusive of refuse collection vehicles, must be able to enter and exit the site in a forward gear. Loading and unloading areas must be located clear of visitor parking areas.**
- 5.3 Car parking shall be constructed generally in accordance with the approved plans and in accordance with AS2890.1 – Off Street Car Parking.**
- 5.4 Disabled car parking is to be constructed generally in accordance with the approved plans and the AS2890.6 – Off Street Parking for people with Disabilities.**

6.0 EXCAVATION AND FILLING

- 6.1 A Development Permit for Operational Works is required for the filling and/or excavation works.**
- 6.2 No fill is to be imported and placed on the site for the BMX bike track.**

Advisory note: The State Planning Policy 2017 Mapping identifies the footprint of the BMX track located in the Flood Hazard Area. Preliminary calculations of the excavation to fill ratio for the ski lake is estimated at 1:125. It is expected that the excess material will be used to form the BMX track and will not result in a net increase in fill across the entire development site.

- 6.2 Effective erosion and sedimentation control must be provided at all times during the works, including post construction, in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Barcaldine Shire Planning Scheme 2006. Runoff from all areas where the natural surface is disturbed by construction shall be free of pollutants and/or sediment before it is dispersed to stable areas or directed to existing stormwater drains or natural watercourses.**

7.0 FLOOD HAZARD ASSESSMENT STUDY

7.1 Implement the mitigation measures identified in the Flood Risk Assessment – Barcaldine Ski Park Flood Mitigation, Rev. 4 dated 01/06/2021 and prepared by ACS Engineers, including the following:

- a. Specific design elements for the protection of the ski park embankment during flood events;**
- b. Design requirements of infrastructure associated with the ski park (buildings and services);**
- c. Operational requirements of the ski park with respect to flood events.**

7.2 Implement the flood mitigation strategy recommended by ACS Engineers, involving construction of a town flood mitigation levee generally in accordance with plans prepared by ACS Engineers 190005 ACS-190005-FMT- Sheet 1,2 and 3 Revision A dated 23/06/21.

8.0 STORMWATER DRAINAGE

8.1 All stormwater, with the exception of water captured onsite in rainwater tanks, is to be drained from the site without causing annoyance or nuisance to any person, to a point where it may be lawfully discharged.

8.2 The design and construction criteria included in the Queensland Urban Drainage Manual (QDUM) and Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 of the Barcaldine Shire Planning Scheme 2006 are met.

9.0 POTABLE WATER SUPPLY

9.1 Provide a sufficient potable water supply to service the development.

9.2 A Drinking Water Quality Management Plan must be prepared and submitted to the Chief Executive Officer, or delegate for approval. The Plan shall make recommendations in relation to the extent of works that will be undertaken to provide a potable water supply to the development. The Plan will detail the monitoring, treatment and maintenance works that will be carried out to ensure that the quality of the drinking water is achieved. The Plan will address the Risk Management Aspects required by Queensland Health, to comply with the Australian Drinking Water Guidelines. All proposed works are to be designed and carried out generally in accordance with Council's standards.

10.0 SEWAGE TREATMENT

10.1 Connect the development to Council's sewerage infrastructure network.

11.0 VEGETATION MANAGEMENT

11.1 Undertake vegetation clearing of the 50 metre wide buffer to watercourse (Lagoon Creek) only within the development footprint of the ski lake, approved buildings and structures and their associated parking and access areas, as identified on the approved plans. No clearing is permitted beyond the development footprint other than in accordance with section 4.7.3.4 Part B – Areas other than Protected Areas of the Barcaldine Shire Planning Scheme 2006.

11.2 Offset any clearing of vegetation within the 50 metre wide buffer to watercourse (Lagoon Creek) by planting trees, shrubs and grasses within the 'proposed vegetation/sound barrier trees and shrubs' area nominated on the approved plans. Plant the trees, shrubs and grasses within twelve months of the clearing occurring.

12.0 WASTE MANAGEMENT

12.1 Refuse storage area must be provided for the amenities building and maintained so as not to cause visual or odour nuisance to the surrounding properties. The refuse storage area must be screened from public view.

13.0 PROVISION OF UTILITIES

13.1 Documentary evidence to the Chief Executive Officer or delegate, must be provided from relevant electrical and telecommunication service providers, that satisfactory arrangements have been made for the provision of such services.

14.0 FOOD PREMISES

14.1 The food premises (kitchen area) is to be fitted out in accordance with the requirements of Australia Standard 4674-2004: Design, construction and fit-out of Food Premises and Food Safety Standard 3.2.3, Food Premises and Equipment.

14.2 Kitchen exhaust points for the development must be located and operated in accordance with Australian Standard 16682.2-2002: The use of ventilation and air-condition in buildings (specifically Section 5.10 – Air discharges).

15.0 CONSTRUCTION

15.1 The construction of all the works shall be undertaken in accordance with good engineering practice, workmanship and generally in accordance with the provisions of the Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Barcaldine Shire Planning Scheme 2006.

15.2 The construction of all works associated with the proposal shall be supervised by a Registered Practicing Engineer Queensland (RPEQ), whose appointment shall require the approval of the Chief Executive Officer or delegate. On completion of the works, the

applicant/owner shall give to the Council a Certificate from the Engineer stating that the work of constructing the operational works has been completed in accordance with the plans and specification approved by Council.

ADVICE

1. The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
2. Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion; that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
4. General environmental duty under the *Environmental Protection Act 1994*, prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.
5. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

Carried

4/0

Councillors Arthur, Dillon, Hansen and Rogers voted for the motion.

Councillors Plumb, Arthur and Peoples returned to the meeting at 11.47am.

Councillor Arthur declared a Prescribed Conflict of Interest in the following report and left the meeting at 11.59am.

3.4.6 Development Approval – Yarran Road Barcaldine

Summary: From the Deputy Chief Executive Officer, tabling the Decision Report for the Development Permit for Material Change of Use for Visitor Accommodation at Yarran Road Barcaldine.

Resolution: Moved Cr Rogers **Seconded Cr Plumb**
2021/07/230 **Part A: That Council approves the Development Application (application number: DA202021) and a Development Permit for Material Change of Use for Visitor accommodation (64 Campsites, 20 Cabins, Manager’s Residence and Associated Buildings and Structures) located at Yarran Road, Barcaldine, formally described as Lot 6 on RY69, Lot 911 on RY190 and Lot 910 on RY190 be granted, subject to the following currency period:**

- (a) Stage 1 will lapse if the first change of use does not happen within six years after the approval starts to have effect.**
- (b) Stages 2, 3 and 4 will lapse if the first change of use approved for each stage does not happen within eight years after the approval took effect.**

Part B: That Council approves the Development Application (application number: DA202021) and a Development Permit for Material Change of Use for Visitor accommodation (64 Campsites, 20 Cabins, Manager’s Residence and Associated Buildings and Structures) located at Yarran Road, Barcaldine, formally described as Lot 6 on RY69, Lot 911 on RY190 and Lot 910 on RY190 be granted, 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 All conditions, works and requirements of this development approval must be undertaken and completed prior to commencement of the use and maintained at all times thereafter, unless otherwise stated.**
- 1.3 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.**
- 1.4 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.**
- 1.5 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.

1.6 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.

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

2.0 APPROVED PLANS AND DOCUMENTS

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

Plan/Document Name	Drawing Number	Revision	Date
Overall Site	SK-002	6	11-09-2020
Part Site Plan 1	SK-003	6	11-09-2020
Part Site Plan 2	SK-004	6	11-09-2020
Stage 1 Site Plan	SK-005	6	11-09-2020
The Gathering – Concept Plan	AK-001	6	11-09-2020
The Gathering – Concept Elevations	AK-002	6	11-09-2020
The Studio – Concept Plan	ST-001	6	11-09-2020
The Studio – Concept Elevations	ST-003	6	11-09-2020
The Studio – Concept Elevations	ST-004	6	11-09-2020
Traffic Engineering Report	DA RFI – V 01	V01	April 2021
Bushfire Hazard Assessment and Management Plan	PR21133_BMP_Yarran Road, Barcaldine	A	02-06-2021

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.

2.3 Submit to and have approved in writing by Council, elevation and floor plans for all buildings and structures shown on the approved Overall Site Plan prior to applying for a Development Permit for Carrying Out Building Work assessable under the Building Act.

3.0 LIMITATION OF USE

3.1 All activities approved within each stage of the development are limited to use by bona-fide visitors of the Short Term Accommodation Use and are not available for use by the general public. All activities are limited to being ancillary to the Visitor Accommodation use at all times, and in each stage.

4.0 STAGING OF DEVELOPMENT

4.1 Development is to be undertaken in four stages, generally in accordance with the approved plans.

4.2 The stages must be undertaken and completed in chronological order unless the stages are undertaken at the same time.

Advisory: Any conditions requiring works or actions to be undertaken as part of a stage must be completed prior to commencement of the proceeding stage. SPECIFY ON PLANS.

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

4.4 The development stages must be necessarily associated and operate as an integrated land use across the lots.

5.0 ROAD WORKS

5.1 Prior to the commencement of Stage 1 of the approved development, design and construct:

5.1.1 Jacaranda Road from its intersection with Plumb Road to Lancewood Drive, to achieve a minimum formation width of 7.5 metres comprising a 3.5 metre wide single lane gravel all-weather carriageway with two metre shoulders.

5.1.2 Lancewood Drive from its intersection with Jacaranda Road to Beefwood Road, to achieve a minimum formation width of 7.5 metres comprising a 3.5 metre wide single lane gravel all-weather carriageway with two metre shoulders.

5.1.3 Beefwood Road from its intersection with Lancewood Drive to Yarran Road, to achieve a minimum formation width of 5.5 metres comprising a 3.5 metre wide single lane gravel all-weather carriageway with one metre shoulders.

5.1.4 That part of Yarran Road the site has frontage to, to its intersection with Beefwood Road, to achieve a minimum formation width of 5.5 metres comprising a 3.5 metre wide single lane gravel all-weather carriageway with one metre shoulders.

5.2 Prior to the commencement of Stage 2 of the approved development, design and construct:

5.2.1 Beefwood Road from its intersection with Lancewood Drive to Yarran Road, to achieve a minimum formation width of 6.5 metres comprising a 3.5 metre wide single lane gravel all-weather carriageway with 1.5 metre shoulders.

- 5.2.2** That part of Yarran Road the site has frontage to, to its intersection with Beefwood Road, to achieve a minimum formation width of 5.5 metres comprising a 3.5 metre wide single lane gravel all-weather carriageway with 1.5 metre shoulders.
- 5.3** Design and construct the roads required by conditions 5.1 and 5.2 in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) or as otherwise updated, under the Barcaldine Shire Planning Scheme 2006 (V.2).
- 5.4** Submit to and have approved in writing by Council design drawings and specifications, certified by a Registered Professional Engineer of Queensland, that demonstrates to Council's satisfaction, compliance with conditions 5.1, 5.2 and 5.3 and engineering best practice, prior to the commencement of any road works.
- 5.5** An Engineer's Certificate of Construction must be signed and submitted to Council by a Registered Professional Engineer of Queensland, verifying that all road works have been carried out in accordance with the approved design drawings and specifications and any specifications that result from the submission for engineering certification.
- 6.0** ACCESS WORKS
- 6.1** Design, construct and maintain the vehicular crossovers in accordance with the Institute of Public Works Engineering Australia Standard Drawing No. RS-56 (Vehicle Crossings Rural Driveways), Schedule 1, Division 2, Section 2.3 (2)(a) of the Barcaldine Shire Planning Scheme 2006 (V.2) and approved plans. The vehicle crossover to Lot 911 on RY190 must be constructed prior to the commence of Stage 1. The vehicle crossover to Lot 6 on RY69 must be constructed prior to the commencement of any Stage 2 or Stage 3 works, whichever occurs first, on that lot.
- 6.2** Vehicular access to/from Yarran Road is only permitted at the crossover locations shown on the approved plans (Condition 2.1). Vehicles are not permitted to enter/exit the site in any other location.
- 6.3** An Engineer's Certificate of Construction must be signed and submitted to Council by a Registered Professional Engineer of Queensland, verifying that all access works have been carried out in accordance with Condition 6.1 and any specifications that result from the submission for engineering certification.
- 7.0** INTERNAL ACCESS AND PARKING WORKS
- 7.1** Design, construct and maintain all on-site vehicle parking and manoeuvring areas to an all-weather standard suitable for two-wheel drive vehicles.

- 7.2 Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.
- 7.3 Provide dedicated visitor car parking areas generally in accordance with the approved plans (Condition 2.1).
- 7.4 Provide a minimum of one dedicated on-site car parking space per 'Ensuite Cabin'. Car parking spaces must be provided within the curtilage of each 'Ensuite Cabin' as shown on the approved plans (Condition 2.1).
- 7.5 All internal car parking and manoeuvring areas are to be designed, constructed and maintained in accordance with Schedule 1, Division 2, Section 2.2 (1) (b) of the Barcardine Shire Planning Scheme 2006 (V.2).
- 8.0 ROOF AND ALLOTMENT DRAINAGE**
- 8.1 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.
- 9.0 STORMWATER WORKS**
- 9.1 Submit to and have approved in writing by Council a Stormwater Management Plan that demonstrates stormwater drainage is provided in accordance with Schedule 1, Division 5, Section 5.1 of the Barcardine Shire Planning Scheme 2006 (V.2) and State Planning Policy July 2017, prior to applying for a Development Permit for Carrying Out Building Work assessable under the Building Act.
- 9.2 Design, construct and maintain all stormwater works in accordance with the approved Stormwater Management Plan.
- 10.0 ON-SITE SEWAGE TREATMENT AND DISPOSAL AND POTABLE WATER SUPPLY**
- 10.1 Design, construct and maintain on-site sewage treatment and disposal for each stage of the development in accordance with the approved plans, Queensland Plumbing and Wastewater Code, AS/NZ 1547:2012 On-site domestic wastewater management, AS/NZ 3500.1.2003 Plumbing and drainage- waste services, AS/NZ 3500.2.2003 plumbing and drainage - Sanitary plumbing and drainage and the BCA: National Construction Code Series 2014, Volumes Three - Plumbing Code of Australia, unless otherwise altered by an Environmental Authority for Environmentally Relevant Activity 63.
- 10.2 Construct and maintain the 'Amenities Block (Asset Cabins)' shown as part of Stage 1 on the approved plans, including a sewage dump point with a capacity commensurate with demand generated by the approved "off-grid" camp sites. The Amenities Block must be constructed and operational prior to the commencement of

Stage 1. The Amenities Block and sewage dump point must be always available for use by guests.

- 10.3 On-site potable water must be made available for use and consumption by guests associated with Stage 1 of the approved development, commensurate with demand reasonably and practicably generated by guests.**
- 10.4 The premises must be connected to Council's reticulated potable water supply network in accordance with the Schedule 1, Division 3, Section 3.1 of the Barcaldine Shire Planning Scheme 2006 (V.2), or other appropriate standards otherwise agreed to in writing by Council, prior to the commencement of Stage 2.**
- 10.5 Submit to and have approved in writing by Council, design drawings and specifications, certified by a Registered Professional Engineer of Queensland that demonstrates to Council's satisfaction, compliance with Condition 9.4 and engineering best practice, prior to the commencement of any reticulated water works.**
- 10.6 An Engineer's Certificate of Construction must be signed and submitted to Council by a Registered Professional Engineer of Queensland verifying that all reticulated water works have been carried out in accordance with the approved design drawings and specifications and any specifications that result from the submission for engineering certification.**

11.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

- 11.1 The premises must be connected to electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.**

12.0 WASTE MANAGEMENT

- 12.1 Submit to and have approved in writing by Council, a Waste Management Plan that details the following:**
- 12.1.1 The location and design of waste storage areas.**
- 12.1.2 Wash down areas and/or cleaning arrangements.**
- 12.1.3 Access and manoeuvrability of refuse collection vehicles to waste storage areas.**
- 12.1.4 The contractor engaged to collect waste and the disposal location.**
- 12.2 Implement and maintain compliance with the approved Waste Management Plan.**

13.0 AMENITY AND ENVIRONMENTAL HEALTH

- 13.1 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, vibration, odour, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, oil or otherwise.

13.2 Install and operate all outdoor lighting to comply with AS4282 – 1997 “Control of the Obtrusive Effects of Outdoor Lighting”.

14.0 LANDSCAPING

14.1 Establish and maintain landscaping generally in accordance with the approved plans, except where altered by the recommendations of the approved Bushfire Hazard Assessment and Management Plan.

14.2 Provide a landscape buffer along the northern boundary of Lot 910 and 911 on RY190 that:

14.2.1 Is wholly located within the premises.

14.2.2 Is a minimum width of 10 metres.

14.2.3 Includes vegetation with a minimum height at maturity, of five metres.

14.2.4 Achieves and maintains a porosity of at least 50%.

14.2.5 Includes vegetation capable of reaching full maturity within 36 months of planting.

14.3 Submit to and have approved in writing by Council, a Landscaping Plan of the existing and required landscaping, required by Conditions 14.1 and Condition 14.2 that identifies:

14.3.1 Landscape specification of sufficient detail so that landscape works can be carried out.

14.3.2 The type and location of all proposed plant species, including the nominal height and density attained by these species at maturity.

14.3.3 Conceptual layout of the irrigation system for plan watering.

14.4 Undeveloped stages must be maintained in a grassed or natural vegetated state and must not be used for unapproved activities such as outdoor storage or overflow parking, unless otherwise approved in writing by Council.

15.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

15.1 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.

15.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Barcaldine Shire Planning Scheme 2006.

- 15.3 Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example: turfed, hydro mulched, concreted or landscaped).**

16 AIRPORT ENVIRONS

- 16.1 Construct and operate the approved development such that it does not involve:**

16.1.1 Straight parallel lines of lighting 500m to 100m long.

16.1.2 Lighting that extends more than three degrees above the horizon.

16.1.3 Flare plumes.

16.1.4 Buildings with reflective cladding.

16.1.5 Upward shining lights.

16.1.6 Flashing lights.

16.1.7 Sodium lights.

- 16.2 Building and structures within 100 metres of the boundary of the Barcaldine airport must not exceed 7.5 metres height in any point above natural ground level.**

17.0 ASSET MANAGEMENT

- 17.1 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. The Developer and their employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.**
- 2. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work and plumbing and drainage work, as required under relevant legislation for this work.**
- 3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.**
- 4. General environmental duty under the *Environmental Protection Act 1994*, prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.**

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

Carried

6/0

Councillors Dillon, Hansen, Peoples, Plumb, Gleeson and Rogers voted for the motion.

Councillor Arthur returned to the meeting at 12.21pm.

3.5 FINANCE

3.5.1 Financial Report

Summary: The financial report for the period ending 13 July 2021 is presented to Council.

Resolution: 2021/07/231 Moved Cr Peoples That Council receives the report. Seconded Cr Plumb

Carried

7/0

Meeting adjourned at 12.27pm and recommenced at 1.03pm.

3.6 Director of Works Report

3.6.1 Works Report Period – July 2021

Summary: From the Director of Works, presenting my information report up to 30 June 2021.

Resolution: 2021/07/232 Moved Cr Gleeson That Council receives the report. Seconded Cr Peoples

Carried

7/0

3.7 DISTRICT MANAGER – ALPHA AND JERICHO

3.7.1 Funding Request – Water Safety and Drowning Program

Summary: From the District Manager Alpha and Jericho, presenting correspondence received from Alpha Learn to Swim, requesting financial assistance of \$10,000.00 to proceed with Council Drowning Prevention Program 2021/22.

Jericho State School Principal – parking lines in front of school and zebra crossing – drone photos to be provided.

Barcaldine business owners query regarding fencing near cemetery – suggestion to include gate and signage for campers, slashing to be undertaken to reduce fire hazard.

Rates – include graph/information as to where their money is going.

*** Councillor Arthur**

Security/locking of sheds at showgrounds – timeframe to complete.

*** Councillor Hansen**

Drainage in Boree Street, near ambulance house.

*** Councillor Gleeson**

Depth gauges, safety signs and standard road numbers on Braeside Road.

*** Councillor Peoples**

Planning compliance re issues on Fir Street land.

Foreshadowing a motion for next meeting re: common fees – issues raised from constituents.

Invitation to QAS Commissioner’s send-off tomorrow in Barcaldine – attend to represent Council.

5. Close of Meeting

As there was no further business, the Mayor declared the meeting closed at 1.44pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

MAYOR: -----

DATED: 21 July 2021