



Burdekin Shire Council

MINUTES

ORDINARY COUNCIL MEETING

**HELD AT COUNCIL ADMINISTRATION BUILDING,
145 YOUNG STREET, AYR**

on 14 October 2025

COMMENCING AT 9:00 AM

ORDER OF BUSINESS:

1. ATTENDANCE

Councillor Pierina Dalle Cort, Councillor Max Musumeci, Councillor Michael Detenon, Councillor John Furnell, Councillor Amanda Hall, Councillor Callan Oar, Councillor Fina Vasta

Mr. M. Magin - Chief Executive Officer
Mr. J. Stewart - Director Infrastructure, Planning and Environmental Services
Mrs. T. Quagliata - Community Development Officer (Part)
Mrs. R. Martin - Coordinator Waste Services (Part)
Mrs. K. Galletta - Manager Planning and Development (Part)
Mr. P. Day - Manager Environmental and Health Services (Part)
Mr. W. Saldumbide - Manager Operations (Part)
Mrs. S. Batchelor - Project Officer (Part)
Mr. J. Tickle - Manager Water and Wastewater (Part)
Ms. T. Heuir - Project Engineer (Part)
Mr. D. Pappalardo - Design Office Coordinator (Part)

Minutes Clerk - Miss. K. Backman

Apologies - Mrs. K. Olsen - Director Corporate and Community Services

2. PRAYER

The meeting prayer was delivered by Pastor Chris Kirkwood of the Seventh-Day Adventist Church.

3. DECLARATIONS OF INTEREST

The Mayor called for declarations of interest.

No declarations of interest were identified.

4. MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 23 September 2025

Recommendation

That the minutes of the Ordinary Council Meeting held on 23 September 2025 be received as a true and correct record.

Resolution

Moved Councillor Furnell, seconded Councillor Vasta that the recommendation be adopted, noting an amendment to Item 7.3.4 be updated to read: during the discussion, Councillor Oar inquired whether the application is eligible under the Infrastructure Charges Reduction Application for Existing Unlawful Development Policy.

CARRIED

4.2. Burdekin Shire Youth Council Meeting Minutes - 18 August 2025

Executive Summary

This report provides the minutes of the Burdekin Shire Youth Council Meeting held on 18 August 2025.

Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 18 August 2025 be noted; and
2. the recommendations as detailed in the minutes and summarised above in Items 4 and 5, be noted.

Resolution

Moved Councillor Detenon, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

4.3. ICT Steering Committee Meeting Minutes – 24 September 2025

9:12am – Mrs. Quagliata left the meeting.

Executive Summary

This report provides the Minutes of the ICT Steering Committee Meeting held 24 September 2025.

Recommendation

That the minutes of the ICT Steering Committee Meeting held on 24 September 2025 be noted.

Resolution

Moved Councillor Detenon, seconded Councillor Vasta that the recommendation be adopted.

CARRIED

9:14am – Mrs. Batchelor entered the meeting.

5. EXECUTIVE

5.1. CEO

5.1.1. Council Workshops – September 2025

Executive Summary

In line with agreed arrangements for Council Meetings and Workshops, two (2) general Workshops were conducted during September on 2 and 16 September 2025. An additional Council workshop took place following the Ordinary Council Meeting on 23 September, and a full workshop was conducted on 30 September. No workshops will be held in October due to Councillors' approved leave and attendance at the Local Government Association of Queensland Annual Conference. A range of policy and operational issues were discussed with Councillors and staff at the workshop. A summary of the items discussed is outlined in the report.

Recommendation

That the report on the Council Workshops held on 2, 16, 23 and 30 September 2025 be received and noted.

Resolution

Moved Councillor Oar, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

5.2. ECONOMIC DEVELOPMENT

6. COMMUNITY SERVICES

6.1. CLIENT SERVICES

6.2. COMMUNITY DEVELOPMENT

6.3. FINANCIAL SERVICES

6.4. GOVERNANCE

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES

7.1. ENVIRONMENTAL AND HEALTH SERVICES

7.1.1. Trial Changes to the Hours of Operation – Kirknie Landfill and the Ayr and Home Hill Transfer Stations

Executive Summary

In response to community feedback and with a focus on operations meeting work, health, and safety (WHS) requirements, this report evaluates the feasibility and implications of adjusting the operating hours at the Kirknie Landfill and the Ayr and Home Hill Transfer Stations. The proposed changes include opening facilities earlier in the morning at the Ayr and Home Hill Transfer Stations to better accommodate customers schedules who often start work early to avoid the heat in summer months.

The proposed change in operational hours at the Kirknie Landfill enables the team to improve efficiency and ensure WHS compliance.

Closing all sites for a designated lunch break will provide staff with an uninterrupted lunch break, in alignment with WHS regulations. These breaks are crucial for preventing fatigue-related errors and provides employees time to rest to ensure a safe working environment is maintained.

This report is seeking Council's approval of these adjustments that aim to balance community service expectations with staff welfare and legal obligations for a trial period of four (4) months.

Recommendation

That Council endorses:

1. The following changes to the current hours of operation at the Kirknie Landfill, and the Ayr and Home Hill Transfer Stations,

Site	Current Hours	Trial Hours (Proposed Changes)
Kirknie Landfill	Mon-Fri: 8:00am to 4.30pm Saturday: 8:00am to 12:00pm	Mon-Fri: 8:00am to 1:00pm Saturday: 8:00am to 12:00pm
Ayr Transfer Station	Open 7 days: 9:00am to 5:00pm	Open 7 days: 8:00am to 4:00pm Closed 12:00pm to 1:00pm for lunch break
Home Hill Transfer Station	Open 7 days: 10:00am to 5:00pm	Open 6 days: 8:00am to 4:00pm Closed Wednesday Closed 1:00pm to 2:00pm for lunch break

2. The trial will commence on 1 December 2025, to allow sufficient time for communication via social media, signage at facilities, and local media channels to ensure the community is informed and prepared for the change,

3. Staff will monitor and evaluate the following:

- Community feedback on accessibility and service satisfaction.
- Operational impacts, including staffing efficiency and penalty rate reductions, and
- Staff wellbeing and WHS compliance, and

4. Staff will report back to Council with all findings and recommendations following the trial period.

Resolution

Moved Councillor Vasta, seconded Councillor Musumeci that the recommendation be adopted, noting the importance of communication to inform the public that the initiative is a trial.

Voting on the Motion

FOR - Councillors Musumeci, Furnell, Hall, Vasta and Dalle Cort

AGAINST - Councillors Detenon and Oar

5/2

CARRIED

9:33am - Mrs. Martin left the meeting.

7.1.2. Review of Herbicide Subsidy Policy

Executive Summary

The Herbicide Subsidy Policy is presented to Council for adoption.

Recommendation

That Council adopt the attached Herbicide Subsidy Policy.

Resolution

Moved Councillor Oar, seconded Councillor Musumeci that the recommendation be adopted.

CARRIED

7.1.3. Review of Wild Dog Control Assistance Policy

Executive Summary

This report to Council is in regards to the review and renewal of the Wild Dog Control Assistance Policy and is presented to Council for adoption.

Recommendation

That Council adopt the attached Wild Dog Control Assistance Policy.

Resolution

Moved Councillor Furnell, seconded Councillor Oar that the recommendation be adopted.

CARRIED

9:43am - Mr. Day left the meeting.

7.2. OPERATIONS

7.2.1. Register of Pre-Qualified Suppliers for ACL/23/001 - Hire of Mobile Plant and Equipment (Wet and Dry Hire) and ACL/23/002 - Traffic Control Provider (Including Equipment) - Refresh 2

9:46am - Mrs. Galletta entered the meeting.

Executive Summary

Tender submissions were received for the final refresh (Refresh 2) of the Register of Pre-Qualified Suppliers for the Approved Contractors Listings (ACL): ACL/23/001 – Hire of Mobile Plant and Equipment (Wet and Dry Hire) and ACL/23/002 – Traffic Control Provider (Including Equipment) effective for the remaining tender period of 1 October 2025 to 30 September 2026.

Recommendation

That Council accepts the conforming tenders received as part of the final refresh (Refresh 2) for the Register of Pre-Qualified Suppliers for ACL/23/001 - Hire of Mobile Plant and Equipment (Wet and Dry Hire) and ACL/23/002 - Traffic Control Provider (Including Equipment) as per the attached listing for the remaining tender period of 1 October 2025 to 30 September 2026.

Resolution

Moved Councillor Vasta, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

7.2.2. DRFA Reconstruction of Essential Public Assets Package 2 and Package 3 – Tender Recommendation

Executive Summary

Following the 2025 North Tropical Low event of January-February Council with the assistance of Lonergan Project Services have completed assessments of the damages to roads and drainage networks throughout the Shire which require restoration.

Through the tendering process, bids were assessed by an evaluation panel and a recommendation for a suitably qualified civil contractor has been developed for consideration by Council.

This report aims to inform Council of the evaluation panels process and provide a recommendation to award a civil construction contractor for the Disaster Recovery Funding Arrangement Reconstruction of Essential Public Assets Package 2 and 3.

Recommendation

That Council:

1. Award the contract for TBSC/25/028 DRFA Reconstruction of Essential Public Assets Package 2 for the lump sum cost of \$1,277,392.62 (excluding GST) to Hiesler Contracting Pty Ltd.
2. Award the contract for TBSC/25/029 DRFA Reconstruction of Essential Public Assets Package 3 for the lump sum cost of \$398,964.13 (excluding GST) to Stratos Civil Pty Ltd.

Resolution

Moved Councillor Oar, seconded Councillor Furnell that the recommendation be adopted.

CARRIED

9:58am - Mrs. Batchelor left the meeting.

9:58am - Mr. Saldumbide left the meeting.

7.3. PLANNING AND DEVELOPMENT

7.3.1. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield (Lot 3 on SP222952)

10:00am - Mr. Tickle entered the meeting.

Executive Summary

Council is in receipt of a development application seeking a Development Permit for Reconfiguring a Lot (1 into 2 Lots) at 101 Anabranh Road, Jarvisfield, creating two (2) 'lifestyle' lots of approximately 4,220m² and 4,001m². The land is zoned Rural under the Burdekin Shire Council Planning Scheme 2022, mapped as Priority Agricultural Area (PAA) and Class A and B Agricultural Land, and affected by the Flood Hazard Overlay.

At the Ordinary Council Meeting on 23 September 2025, Council Officers' recommendation to refuse the application was put to the vote and lost. The following alternative recommendation was proposed:

That Council approve the proposed Development Application seeking a Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) at 101 Anabranh Road, Jarvisfield (Lot 3 on SP222952) for the following reasons:

- 1. Reconfiguration of the site will not result in further fragmentation of rural land.*
- 2. The portion of land proposed for subdivision has remained unused for a significant period and is not currently serving a productive purpose.*
- 3. The proposal demonstrates net benefits to regional development, including a positive contribution toward addressing the housing shortage in the area.*
- 4. The proposed layout is consistent with the pattern of development that has been established in the immediate locality.*

This motion was not seconded as Council requested that Council Officers provide further clarification on development conditions for consideration at the next Ordinary Council Meeting.

Conditions of approval have been drafted to support an approval of this application and are provided in Attachment A.

Recommendation

That Council:

1. Decide the development application; and
 2. If the development application is approved, impose the conditions outlined below:
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Conditions of Approval (for Alternative Recommendation)

Condition	Reason	Timing
1 General and Administration <u>Compliance with Conditions</u> 1.1 The Applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) to Council's satisfaction, and best practice engineering. 1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail. 1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation. <u>Works – Applicant's Responsibility/Expense</u> 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 by the applicant, at no cost to the Council. 1.5 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. <u>Infrastructure Conditions</u> 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i> , should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.		At all times.
2. Approved Plans and Documents <u>Approved Plans & Documents</u> 2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/ documents identified in the above, except as otherwise specified and/or amended by any condition of this approval.	The development must comply with all planning scheme requirements as approved and conditioned by this development permit.	At all times.

Condition	Reason	Timing
<p>2.2 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.</p> <p>2.3 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.</p>		
Approved Plans		
Drawing Title	Drawing/Revision	Date
PROPOSED RECONFIGURATION Lots 1 and 2 Cancelling Lot 3 on SP222952	57225/0001 B	24 January 2025
3. Payment of Rates, Charges and Expenses		
3.1 Prior to signing the Plan of Survey, payment is required of any outstanding rates or charges levied by the Council or any expenses being a charge over the subject land.	Confirmation to be provided to Council prior to the release of the Plan of Survey.	
3.2 Pay the sum calculated at the current charge per lot to be levied on the Council by the Department of Resources, for each new valuation.		
Access and Roadworks		
4. Roadworks	To provide appropriate access in accordance with relevant code/s and policy direction.	At all times.
4.1 The construction of any additional crossovers to give access to the land is the owner's responsibility.		
4.2 An application must be made to and approved by Council before the construction of any additional access crossovers.		
4.3 Approved crossovers must be constructed in accordance with requirements of the approval to the satisfaction of Council.		
Services and Infrastructure		
5. Stormwater	To ensure that stormwater does not adversely affect surrounding properties or properties downstream from the development.	At all times
5.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.		

Condition	Reason	Timing
5.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.		
6. Confirmation of Existing Services 6.1 The existing services for each lot must be contained within the individual allotments.	To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.	Confirmation to be provided to Council prior to the release of the Plan of Survey.
7. On Site Potable Water Supply 7.1 Lot 2 must be provided with a dedicated water supply that complies with the Australian Drinking Water Guidelines for water quality to provide safe drinking water. 7.2 The bore must be located wholly within the boundaries of Lot 2, at least 10 metres clear of any onsite effluent disposal areas, wastewater treatment systems, stormwater drains or potential sources of contamination, to the satisfaction of Council. 7.3 The applicant must provide Council with certification from a suitably qualified professional (hydrologist or water quality engineer) confirming that the water supply for Lot 2: 7.3.1 is safe drinking water and meets the required standards; 7.3.2 has sufficient yield for domestic use; and 7.3.3 is free from contamination sources. 7.4 Should the bore not be capable of providing potable water at an acceptable standard, an alternative compliant potable water supply must be provided to Lot 2 to the satisfaction of Council.	To adequately service the development	Confirmation to be provided to Council prior to the release of the Plan of Survey.
8. Electricity and Telecommunications 8.1 Submit to Council a Certificate of Electricity Supply demonstrating that supply is provided and available to each proposed lot, unless otherwise specified by the provider. 8.2 Submit to Council a Provisioning of Telecommunication Services demonstrating that supply is provided and available to each proposed lot, unless otherwise specified by the provider.	To adequately service the development	Confirmation to be provided to Council prior to the release of the Plan of Survey.

Advice

1. Infrastructure Charges An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.
2. Compliance with Conditions Unless otherwise specified by these conditions, the conditions must be complied with prior to Council's endorsement of the Plan of Survey.
3. Limitation of Approval 3.1 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material provided to it by the applicant. 3.2 The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the application and supporting material as constituting a representation by the applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the applicant agrees to indemnify and save the council harmless in respect of any claim so arising.
4. Acid Sulfate Soils Should the presence of acid sulfate soils or potential acid sulfate soils be detected, an Acid Sulfate Soils Management Plan may be required to be prepared and submitted to Council for approval.
5. Amenity Impacts Use of the site is to be operated in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas <u>as a result of</u> dust, odour, noise or lighting, in accordance with the <i>Environmental Protection Act 1994</i> .
6. Earthworks Earthworks are not approved as part of this Development Permit. If any earthworks are required and deemed assessable development, an operational works development application is to be lodged with Council for assessment in accordance with relevant code/s and policy direction.
7. Future Development and Flood Management 7.1 Any future on-site sewerage treatment and disposal on the proposed lots must be in accordance with the <i>On-Site Sewerage Code and AS/NZS 1547:2000</i> . 7.2 Any future development application for building works which includes habitable rooms may require a 1% AEP Flood Certificate. N.B. this applies in localised and river flood areas as identified in Burdekin Shire Council's mapping.
8. Miscellaneous The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au . If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

Resolution

Moved Councillor Musumeci, seconded Councillor Detenon that the recommendation be adopted.

CARRIED

7.3.2. Development Application for a Development Permit for Material Change of Use – (Low Impact Industry) located at 111 and 111A Edwards Street, Ayr and formally described as Lots 6 and 7 on RP707714.

Executive Summary

Council is in receipt of an Impact Assessable Development Application lodged by Brazier Motti on behalf of applicant, Bennetts Exhaust and Mechanical Repairs, seeking a Development Permit for a Low Impact Industry land use on land located at 111 and 111A Edwards Street, Ayr and described as Lots 6 and 7 on RP707714.

The application is seeking to formalise an existing vehicle service and repair shop across the subject site. The use will be contained within the existing buildings and structure on site and does not involve any additional gross floor area (GFA) or propose new buildings as part of this application.

The application was tabled at the Ordinary Council Meeting of 23 September 2025 and Council resolved-

Item 7.3.4 Development Application for a Development Permit for Material Change of Use – (Low Impact Industry) located at 111 and 111A Edwards Street, Ayr and Formally Described as Lots 6 and 7 on RP707714 lay on the table until further investigations are conducted into the eligibility of the Development Application under Council's Economic Stimulus Policy - Development Assessment Incentives – Stream 2 and information be provided at the next Ordinary Council Meeting to be held on 14 October 2025.

The Infrastructure Charges calculations were workshopped with Council on 30 September 2025 and the information presented at this workshop has been included in the Infrastructure Charges paragraph in the body of the report.

Recommendation

That Council approve the development application seeking a Development Permit for a Material Change of Use for Low Impact Industry located at 111 and 111A Edwards Street, Ayr and described as Lots 6 and 7 on RP707714, subject to reasonable and relevant conditions as set out below:

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
1. General and Administration		
<u>Compliance with Conditions</u>		At all times.
1.1 The applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) and all other relevant legislative requirements to Council's satisfaction, and best industry practice.		
1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail.		
1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation.		
<u>Notice of Intention to Commence the Use</u>		
1.4 Prior to the commencement of the use on the land the subject of the application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.		
<u>Works – Applicant's Responsibility/Expense</u>		
1.5 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 by the applicant at no cost to the Council.		
1.6 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.		

Condition	Reason	Timing
1.7 Any required relocation and/or alteration to a public service or facility installation must be carried out at no cost to Council.		
<u>Infrastructure Conditions</u>		
1.8 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i> , should be read as being non-trunk.		
2. Approved Plans & Documents		
2.1 The proposed development must be completed, comply with and maintained, generally in accordance with the drawings/documents identified in the table below, except as otherwise specified and/or amended by any condition of this approval.	To ensure that the development contributes to a safe and attractive industrial environment.	At all times.
2.2 One full set of the most recent approved plans must be held on-site and available for inspection for the duration of the construction phase.		
2.3 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.		
2.4 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.		
Approved Plans and Documents		
Title	Drawing/Revision	Date
Site Plan Lots 6 and 7 on RP707714	56865/002 D	28 April 2025
Technical Memorandum - Stormwater Management prepared by Noble Consulting	240117-01/TM-FN0227	27 March 2025

Condition	Reason	Timing
Traffic Impact Assessment prepared by Noble Consulting (and as amended by SARA Conditions 2505-46304 SRA dated 15 August 2025)	240117/01 FN0227	27 March 2025
3. Outstanding Changes		
3.1 All rates and charges (including infrastructure charges), in arrears in respect of the land subject of the application, are to be paid in full prior to the commencement of the proposed use.		
4. Notice of Intention to Commence the Use		
4.1 Within six (6) months of the date of this Decision Notice, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.		
5. Nature and Extent of Approved Use		
5.1 This approval provides for Low Impact Industry (vehicle service and repair shop) as defined by the Burdekin Shire Council Planning Scheme 2022 and the Common Material.	The development must comply with all planning scheme requirements including definitions, nature and extent as approved and conditioned by this development permit.	At all times.
5.2 The approved use is to remain in accordance with the scale and intensity provided in the development application and as set out on the approved plans and documents listed in the table forming part of Condition 2.		
5.3 No other operations and/or activities are allowed other than that approved by this permit.		
5.4 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the applicant.		
5.5 The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.		

Condition	Reason	Timing
6. Hours of Operation		
6.1 Workshop operations are limited to 8:00am to 5:00pm, Monday to Friday.	To ensure no reverse amenity impacts on surrounding sensitive land uses.	At all times.
6.2 Office/customer collection hours are limited to 8:00am to 6:00pm, Monday to Friday.		
6.3 No operations are permitted on Saturdays, Sundays, or public holidays unless otherwise approved in writing by Council.		
7. Access, Parking and Traffic		
7.1 Access to the site must be maintained in accordance with the approved plan as amended by SARA Conditions 2505-46304 SRA dated 15 August 2025.	To ensure development is appropriately serviced by adequate on-site parking, access and manoeuvrability areas in accordance with relevant code/s and policy direction; and that the developments impact on the road network and safety of road users in this location is appropriately mitigated.	i. Technical details are to be submitted to Council as part of an application for Operational Work.
7.2 Repair existing crossovers to ensure the use of a uniform treatment along the site frontage. This condition is required to improve the appearance of the site to the street frontage.		ii. Works to be completed prior to the commencement of the use; then
7.3 A minimum of five (5) car parking spaces (inclusive of one (1) all accessible parking space provided for a person with a disability) must be provided and maintained on site for staff and customers.		iii. To be maintained for the life of the development.
7.4 Appropriate and clear directional signage that meets the relevant standards where applicable to be installed at the street frontage and internal to the site directing customers to this location.		
7.5 All accesses to the premises, on site car parking and manoeuvring areas must be constructed in an all-weather, suitably sealed, low glare paving (bitumen, asphalt, concrete).		
7.6 All vehicles accessing the premises must enter and leave the site in a forward direction.		
7.7 Ensure the area/s set aside for parking, vehicle manoeuvring and loading and unloading are not used for the storage or placement of		

Condition	Reason	Timing
<p>goods or materials; and are located and conducted to cause minimum interference.</p> <p>7.8 No vehicle parking is permitted on the southeastern side of Access Driveway 1 to maintain sight lines to pedestrians and cyclists (as per Traffic Impact Assessment).</p> <p>7.9 A convex mirror must be installed at the driveway 3 egress point to improve pedestrian and cyclist safety (as per Traffic Impact Assessment).</p> <p>7.10 All vehicle manoeuvring must be contained wholly within the site.</p> <p>7.11 All on-site parking and manoeuvring areas must be designed in accordance with the relevant Australian Standards and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).</p> <p>7.12 Appropriate signage and pavement marking to delineate the direction of traffic entering and exiting the site is to be in accordance with the relevant Australian standards and to the satisfaction of the Council.</p>		
8. Lighting		
<p>8.1 Appropriate lighting is provided to ensure pedestrian and vehicle safety.</p> <p>8.2 Design, position and direct any outdoor lighting so that all lighting complies with AS4282 - Control of The Obtrusive Effects of Outdoor Lighting.</p> <p>8.3 The installation of external lighting must be certified by a suitably qualified person.</p>	To ensure that any outdoor lighting associated with the development does not cause adverse impacts on the amenity of nearby residential properties, maintains the safety of the premises, and complies with acceptable standards for light spill and glare control.	At all times.
9. Stormwater and Drainage		

Condition	Reason	Timing
<p>9.1 An amended Stormwater Management and Impact Assessment that assesses the impact of the additional sealed area (replacing the existing gravelled surface) is to be completed and submitted to Council for endorsement.</p> <p>9.2 All stormwater from roofed and impervious areas must be collected, treated, and lawfully discharged to the kerb and channel in Edwards Street, in accordance with the Queensland Urban Drainage Manual (QUDM) and best practice stormwater quality management measures.</p> <p>9.3 Waste oil, filters, and other liquid wastes must not be disposed of through the stormwater system. These must be stored within bunded areas and collected by a licensed waste contractor for appropriate off-site disposal.</p> <p>9.4 Stormwater discharge must not cause material worsening of flooding or drainage conditions on adjoining land or the State-controlled road.</p>	To ensure that development has an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.	<p>i. Technical details are to be submitted to Council prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.</p> <p>ii. Works to be completed prior to the commencement of the use; then</p> <p>iii. To be maintained for the life of the development.</p>
10. Landscaping and Fencing		
<p>10.1 Where landscaping is required by others, low-scale planting or verge treatments must be provided where practicable to soften the site frontage without impacting vehicle access, safety, or sightlines.</p> <p>10.2 Landscaping must be maintained in a healthy condition and replaced where it dies, is removed, or becomes unsightly.</p> <p>10.3 Fencing must be maintained along all property boundaries, including the Edwards Street frontage (excluding approved vehicle access points, slight splays, and the shop frontage), to minimise adverse amenity issues.</p>	To provide for an attractive streetscape and soften the visual impact of the development from the street and adjoining land.	<p>i. Technical details are to be submitted to Council prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.</p> <p>ii. Works to be completed prior to the issue of the Certificate of Classification; then</p> <p>iii. To be maintained for the life of the development.</p>

Condition	Reason	Timing
10.4 Fencing must be kept in a clean, tidy and structurally sound condition and maintain safe sightlines for vehicles and pedestrians, at all times.		
11. Amalgamation of Lots		
11.1 Amalgamate Lots 6 and 7 on RP707714 into one lot.	To ensure the development can operate as proposed.	Prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.
12. Nuisance and Environmental and Health		
<u>Avoiding Nuisance</u>	To ensure that the use of the site does not cause unacceptable nuisance in accordance with the <i>Environmental Protection Act 1994</i> .	i. Prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first, then ii. All times.
12.1 At all times, the proposed activity shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards.		
12.2 The proposed activity must be conducted in a manner that applies such reasonable and practical means to avoid, minimise or manage the emission or likelihood of emissions that constitutes noise, dust, light, vibration, odour and privacy nuisances.		
<u>Environmental and Site Based Management</u>		
12.3 An Environmental Management Plan (EMP) and/or a Site Based Management Plan (SBMP) prepared by a suitably qualified person is to be submitted to Council for review and approval.		
12.4 The EMP/SBMP must be site specific and activity specific for the proposed development.		
12.5 The EMP/SBMP must also have a section for incident recording including management and corrective action recording.		
12.6 The final EMP/SBMP and its associated control measures and any conditions or amendments thereto approved by Council must		

Condition	Reason	Timing
be implemented and maintained by the applicant/owner at all times.		
12.7 A copy of the EMP/SBMP for the site must be held on-site at all times and produced if requested by Council officers. All staff, including sub-contractors, must be inducted and familiar with the plan.		
<u>Storage of Hazardous Materials and Flammable and Combustible Liquids</u>		
12.8 Ensure the storage of Hazardous Materials and Flammable and Combustible Liquids is at all times in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards.		
<u>Lighting</u>		
12.9 The operation of the activity must not cause undue disturbance to any person or activity because of the light it emits.		
12.10 The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.		
<u>Outdoor Lighting</u>		
12.11 Any outdoor lighting fixtures must be installed and maintained so as not to emit glare or light above the levels stated in the relevant Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.		
<i>Note: Australian Standard 4282 to be checked at time of condition to ensure it is current, in terms of year of revision.</i>		

Condition	Reason	Timing
<p>12.12 All illuminated signage must be turned off when the facility is closed.</p> <p><u>Waste Management and Storage</u></p> <p>12.13 Waste must be stored and managed in accordance with the details provided in the application:</p> <p>12.13.1 Weekly collection of general waste;</p> <p>12.13.2 Regular collection of recyclables, scrap metal, waste oil, and filters by licensed contractors.</p> <p>12.14 All waste is to be disposed of in accordance with the <i>Environmental Protection Regulation 2019</i> and Council's waste management policy.</p> <p>12.15 Store all waste within a waste storage area (e.g. general waste, recyclable waste, pallets, empty drums etc.) The waste storage area must be:</p> <p>12.15.1 Designed and located to not cause nuisance to neighbouring properties;</p> <p>12.15.2 Screened from any road frontage or adjoining property;</p> <p>12.15.3 Of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning;</p> <p>12.15.4 Provided with a suitable hosecock and hoses at the waste storage area.</p> <p>12.16 Store all liquid waste that cannot be disposed of in council's sewerage system or an on-site industrial waste treatment system in a covered area on an impervious surface and ensure it is</p>		

Condition	Reason	Timing
<p>contained in a manner capable of containing the liquids in case of spillage.</p> <p>12.17 Waste oil, filters, and liquid wastes must be stored in appropriate bunded containers to prevent environmental harm.</p> <p>12.18 Waste must not be stored in areas visible from the street, other than in screened refuse enclosures.</p> <p><u>General</u></p> <p>12.19 At all times, the proposed activity shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards.</p> <p>12.20 No off site release of prescribed contaminants is permitted.</p> <p>12.21 Where potential or actual environmental harm may be caused by the approved development, Council may at any time direct the applicant/owner, or persons acting on behalf of the applicant/owner, to:</p> <p>12.21.1 cease an activity</p> <p>12.21.2 implement appropriate impact control measures</p> <p>12.21.3 modify work plans or methods.</p> <p><u>Complaint Management</u></p> <p>12.22 In the event of a complaint being received by Council in relation to nuisance associated with the use that is considered reasonable, Council will require the developer/operator to engage a suitably qualified consultant to undertake an assessment addressing nuisance emanating from the site for this use to the satisfaction of the Burdekin Shire Council.</p> <p>12.23 The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and must provide</p>		

Condition	Reason	Timing
a recommended method and proposed measures for Council's review and approval. The developer/operator must undertake any works (if required from the report) within 3 months at no cost to Council.		
13. Water and Sewerage Supply		
13.1 The approved development is to be appropriately serviced by Council's reticulated water supply and sewer infrastructure.	To ensure that the premises is appropriately serviced by reticulated infrastructure in accordance with relevant code/s and policy direction: a. for general use; b. for firefighting purposes; c. to maintain the structural integrity of Council sewerage and water supply infrastructure.	i. Certification is to be submitted to Council prior to the lodgement of an application for Operational Work or Building Works, whichever occurs first.
13.2 Certification is required from a suitably qualified and experienced RPEQ Engineer that the existing: 13.2.1 Water supply flow and pressure proposed to serve the proposed development is sufficient to meet Council's Policy for Customer Service Standards and provide adequate supply for firefighting purposes; and 13.2.2 Sewer infrastructure proposed to serve the proposed development is sufficient.		ii. If required, works to be completed prior to the commencement of the use; then
13.3 This certification is to be provided for Council's review and approval and will form part of the approval.		iii. At all times.
13.4 Any alterations required to Council's sewerage network are to be completed at the applicant's full cost with no cost to Council.		
14. Flood Hazard		
14.1 No filling, excavation or alteration of natural ground levels is permitted within mapped flood hazard areas without further Council approval.	To ensure the development does not increase flood risk to people, property, or infrastructure by altering natural ground levels, overland flow paths, or flood storage capacity, and to maintain the safety and resilience of the site and surrounding land in	At all times
14.2 Development must not worsen flood hazard, alter overland flow paths, or reduce flood storage capacity on or off site.		
Condition	Reason	Timing
	accordance with the Flood Hazard Overlay Code of the Burdekin Shire Council Planning Scheme	
15. Signage		
15.1 The existing pole sign may be retained.	To ensure signage provides clear direction for safe vehicle and pedestrian movement, avoids visual clutter, and maintains the amenity and character of the streetscape.	At all times
15.2 Any future signage must comply with Council's planning scheme requirements and not create a traffic or amenity hazard.		
Advice		
1. Infrastructure Charges		
An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.		
2. Compliance with Conditions		
Inspections will be required to be undertaken by Council to determine compliance with conditions that are not subject to a further approval.		
3. Further Approvals Required		
a) Operational Works		
If required, a development permit for operational works to carry out civil works associated with the planning approval is required prior to any works commencing on-site.		
b) Plumbing and Drainage Works		
A compliance permit to carry out plumbing and drainage works must be obtained prior to the commencement of plumbing and drainage works.		
c) Building Works		
A development permit for building works to carry out building works is required, prior to works commencing on site.		
d) Build over sewer/Adjacent to Services		
An Approval to build over/adjacent to sewer will be required, prior to works commencing on site.		
4. Equitable Access and Facilities		

Advice	
The plans for the proposed building work have NOT been assessed for compliance with the requirements of the <i>National Construction Code - Building Code of Australia (Volume 1)</i> as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:	
(a) <i>the Disability Discrimination Act 1992 (Commonwealth)</i> (b) <i>the Anti-Discrimination Act 1991 (Queensland)</i> (c) <i>the Disability (Access to Premises – Buildings) Standards.</i>	
5. Trade Waste	
Discharge of “ Trade Waste ” (wastes from any industry, business, trade, or manufacturing premises), other than domestic sewage, into Council’s reticulated sewer must be undertaken at all times in accordance with the requirements of the applicable trade waste permit.	
6. General Safety of Public During Construction	
6.1	It is the Project Manager’s responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the Project Manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.
6.2	It is the Principal Contractor’s responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the Principal Contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.
6.3	It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person’s workers.
7. Aboriginal and Cultural Heritage	
7.1	If any item of cultural heritage is identified during site works, all work must cease, and the relevant state agency must be notified. Work can resume only after state agency clearance is obtained.
7.2	The applicant is reminded of their obligations under the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Torres Strait Islander Cultural Heritage Act 2003</i> . Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au
8. Miscellaneous	
8.1	Council will not be obligated to upgrade any roads accessing the development due to increased vehicle numbers accessing the development.
Advice	
8.2	The construction of any additional crossovers to give access to the land is to be the owner’s responsibility and to the satisfaction of Council.
8.3	It is the developer’s responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.
9. Mitigation of Flood Hazard	
A flood response plan should be prepared to ensure adequate provision is made for safe evacuation, response and recovery during a flood event.	

Resolution

Moved Councillor Furnell, seconded Councillor Vasta that the recommendation be adopted.

CARRIED

7.3.3. Development Application for a Development Permit for Reconfiguring a Lot – Boundary Realignment (4 Lots into 4 Lots) at 20, 38, 60 and 90 Colevale Road, Brandon (Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848)

Executive Summary

Council is in receipt of an impact assessable development application lodged by Brazier Motti on behalf of the applicant, Frank Scuderi, seeking a Development Permit for Reconfiguring a Lot to realign the common boundaries of four (4) lots located at 20, 38, 60 and 90 Colevale Road, Brandon, on land described as Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848.

Recommendation

That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Four (4) Lots into Four (4) Lots) at 20, 38, 60 and 90 Colevale Road, Brandon, on land described as Lot 2 on SP238865, Lot 12 on SP350755, Lot 10 on SP289356 and Lot 1 on SP346848, subject to reasonable and relevant conditions as set out below:

Attachment A – Recommended Conditions of Approval

Condition	Reason	Timing
1 General and Administration <u>Compliance with Conditions</u> 1.1 The Applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) to Council's satisfaction, and best practice engineering. 1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail. 1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation. <u>Works – Applicant's Responsibility/Expense</u> 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 by the applicant, at no cost to the Council. 1.5 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. <u>Infrastructure Conditions</u> 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i> , should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.		
2. Approved Plans and Documents <u>Approved Plans & Documents</u> 2.1 The proposed development must be completed, comply with and maintained generally in accordance with the drawings/ documents identified in the above, except as otherwise specified and/or amended by any condition of this approval.		
	The development must comply with all planning scheme requirements as approved and conditioned by this development permit.	At all times.

Condition	Reason	Timing						
2.2 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines. 2.3 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.								
Approved Plans <table> <tr> <th>Drawing Title</th><th>Drawing/Revision</th><th>Date</th></tr> <tr> <td>SKETCH PLAN OF LOTS 1- 4 Lots 1 and 4 and Easements Cancelling Lot 1 on SP346848, Lot 2 on SP238865, Lot 12 on SP350755 and Lot 10 on SP289356</td><td>5709/004 C</td><td>12 March 2025</td></tr> </table>			Drawing Title	Drawing/Revision	Date	SKETCH PLAN OF LOTS 1- 4 Lots 1 and 4 and Easements Cancelling Lot 1 on SP346848, Lot 2 on SP238865, Lot 12 on SP350755 and Lot 10 on SP289356	5709/004 C	12 March 2025
Drawing Title	Drawing/Revision	Date						
SKETCH PLAN OF LOTS 1- 4 Lots 1 and 4 and Easements Cancelling Lot 1 on SP346848, Lot 2 on SP238865, Lot 12 on SP350755 and Lot 10 on SP289356	5709/004 C	12 March 2025						
3. Payment of Rates, Charges and Expenses 3.1 Prior to signing the Plan of Survey, payment is required of any outstanding rates or charges levied by the Council or any expenses being a charge over the subject land. 3.2 Pay the sum calculated at the current charge per lot to be levied on the Council by the Department of Resources, for each new valuation.								
	Confirmation to be provided to Council prior to the release of the Plan of Survey.							
Access and Roadworks 4. Roadworks 4.1 The construction of any additional crossovers to give access to the land is the owner's responsibility. 4.2 An application must be made to and approved by Council before the construction of any additional access crossovers. 4.3 Approved crossovers must be constructed in accordance with requirements of the approval to the satisfaction of Council.								
	To provide appropriate access in accordance with relevant code/s and policy direction.	At all times.						
Services and Infrastructure 5. Stormwater 5.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.								
	To ensure that stormwater does not adversely affect surrounding properties or properties downstream from the development.	At all times						

Condition	Reason	Timing
5.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.		
6. Confirmation of Existing Services 6.1 The existing services for each lot must be contained within the individual allotments.	To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.	Confirmation to be provided to Council prior to the release of the Plan of Survey.

Advice

1. Infrastructure Charges Not Applicable.
2. Compliance with Conditions Unless otherwise specified by these conditions, the conditions must be complied with prior to Council's endorsement of the Plan of Survey.
3. Limitation of Approval 3.1 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application including its supporting material provided to it by the applicant. 3.2 The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the application and supporting material as constituting a representation by the applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving tide to any claim by a third party the applicant agrees to indemnity and save the council harmless in respect of any claim so arising.
4. Acid Sulfate Soils Should the presence of acid sulfate soils or potential acid sulfate soils be detected, an Acid Sulfate Soils Management Plan may be required to be prepared and submitted to Council for approval.
5. Amenity Impacts Use of the site is to be operated in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting, in accordance with the <i>Environmental Protection Act 1994</i> .
6. Earthworks Earthworks are not approved as part of this Development Permit. If any earthworks are required and deemed assessable development, an operational works development application is to be lodged with Council for assessment in accordance with relevant code/s and policy direction.
7. Miscellaneous The Applicant is reminded of their obligations under the Aboriginal Cultural Heritage Act, 2003 and the Torres Strait Islander Cultural Heritage Act 2003. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au . If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

Resolution

Moved Councillor Detenon, seconded Councillor Oar that the recommendation be adopted.

CARRIED

10:13am - Ms. Heuir entered the meeting.

10:13am - Mrs. Galletta left the meeting.

7.4. TECHNICAL SERVICES

7.5. WATER AND WASTEWATER

7.5.1. Integrated Water Demand Management Strategy and Operational Standard Implementation

Executive Summary

This report presents the Integrated Water Management Strategy and the associated Operational Standard for the implementation of demand management. These documents establish a proactive framework to manage potable water demand, protect groundwater quality, and respond to contamination risks such as PFAS. The strategy outlines resilience building measures, community engagement, and infrastructure planning, while the operational standard provides a staged restriction model based on reservoir levels, aquifer drawdown, and PFAS thresholds.

Recommendation

That Council:

1. Endorse the Integrated Water Demand Management Strategy as a guiding framework for water sustainability.
2. Adopt the Demand Management Operational Standard for implementation across all Burdekin Shire communities.
3. Authorise the Executive Leadership Team to activate restriction stages as required under the standard in consultation with Council.
4. Endorse a move to Stage 1 management to support the upcoming planned works on the 10ML Storage for the South Ayr Filtration Plant project.

Resolution

The motion fails as per sections 13.1 and 15.1 of the Burdekin Shire Council Standing Orders as it was neither moved nor seconded.

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

10.1. Correspondence from Dale Last MP - Response to Council's Offer for Land Adjacent to the South Ayr Filtration Plant

The mentioned Correspondence for Information is a late item. As the matter requires timely discussion, it was brought forward during the meeting.

Background Information

Council has received a response letter from Dale Last MP Member for Burdekin declining Council's acquisition proposal for land adjacent to the South Ayr Filtration Plant formally described as Lot 1 on RP719646. Purchase of the land is critical to supplying power to the South Ayr Filtration Plant.

Recommendation

That Council approves:

1. The purchase of part of recreation reserve into Lot 1 on RP719646 and unallocated State Land (closed road) from the Department of Natural Resources and Mines Manufacturing and Regional and Rural Development.
2. Purchase price of \$55,000.00 excluding GST, plus conveyancing/stamp duty and plan lodgement.
3. The land to be primarily used to establish an Ergon easement for the purpose of providing power to the South Ayr Filtration Plant.

Resolution

Moved Councillor Oar, seconded Councillor Musumeci that the recommendation be adopted.

CARRIED

11. COUNCILLOR REPORTS

11.1. Councillor Reports for August 2025

Recommendation

That Council notes the August 2025 monthly reports.

Resolution

Moved Councillor Furnell, seconded Councillor Hall that the recommendation be adopted.

CARRIED

12. GENERAL BUSINESS

12.1. Clare Transfer Station - Hours of Operation

Councillor Hall has received feedback from a rate payer concerning the change of operating hours of the Clare Transfer Station and has consequently suggested a Community Connect visit to Clare during the month of November. Councillors recommended extending a survey out to the community. Mr. Magin advised that he will request the Waste Coordinator to follow-up on the matter.

10:50am - Ms. Heuir left the meeting.

12.2. Correspondence from Seventh-day Adventist Church

10:56am - Mr. Byers entered the meeting.

10:56am - Mr. Pappalardo entered the meeting.

Councillor Vasta requested an update on any follow-up action undertaken regarding the correspondence from the Ayr Seventh-day Adventist Church requesting works to the footpath located on the Wilmington Street side of the Church. The email has been forwarded to the Design department for further action.

12.3. Transport Infrastructure Development Scheme - Quarterly Update

Mr. Stewart provided an update from the Regional Road and Transport Group Meeting that occurred on 13 October 2025, regarding the Transport Infrastructure Development Scheme status. Mr. Stewart was pleased to report that the Hughes Road project is nearing completion and on track for bitumen sealing before the Christmas shutdown period.

12.4. Community Cabinet Meeting

Mr. Magin was recently notified of an upcoming Community Cabinet Meeting to be held in Mackay in November 2025 and is seeking Councils endorsement to attend with the intention to seek funding for Craig Street, Plantation Creek and the next stage of the South Ayr Filtration Plant. Councillors supported the proposal.

12.5. Local Government Association of Queensland (LGAQ) Annual Conference and Annual General Meeting (AGM)

Mayor Dalle Cort reported her intention to attend the Local Government Association of Queensland Annual General Meeting alongside Cr. Furnell, Cr. Vasta and Mr. Magin, noting her and Mr. Magin would be giving a presentation on the Macroalgae Bioremediation Facility.

11:00am - Mr. Day entered the meeting.

12.6. Request for Review into Phrasing of Resolution in Meeting Minutes

The following item was not raised during the General Business section of the meeting; however, it is included here to ensure accurate documentation.

Councillor Oar has suggested Council investigate its formal recording of Resolutions, specifically recommending a revision to the phrasing to clarify that when a Councillor moves or seconds a motion, it is intended to initiate discussion rather than imply endorsement.

13. CLOSED BUSINESS ITEMS

14. DELEGATION

There being no further business the meeting closed at 11:01am.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 28 October 2025.

MAYOR
