



Burdekin
Shire Council

MINUTES

ORDINARY COUNCIL MEETING

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

On 24 February 2026

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
Mrs. K. Olsen - Director Corporate and Community Services
Mr. J. Stewart - Director Infrastructure, Planning and Environmental Services
Mr. G. Arboit - Manager Community Services (Part)
Mrs. J. Manganaro - Manager Financial Services (Part)
Mr. M. Sandona - Manager Planning and Development (Part)
Mrs. R. Stockdale - Senior Governance Officer (Part)
Mrs. K. Waterson - Governance and Property Officer (Part)

Minutes Clerk - Mrs. S. Iturriaga

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 - 10 February 2026

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 10 February 2026 be received as a true and correct record.

Resolution No. 2026-2-12
Moved: Councillor Detenon
Seconded: Councillor Furnell

That the minutes of the Ordinary Council Meeting held on 10 February 2026 be received as a true and correct record.

CARRIED

4.2. Audit and Risk Committee Meeting Minutes - 4 February 2026

Officer's Recommendation

That:

1. the minutes of the Audit and Risk Committee meeting held on 4 February 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised in Items 3 to 8.1 below be noted.

Item 3 Minutes from the previous Audit and Risk Committee Meeting

That the minutes from the previous meeting be formally adopted with the correction to the date of the meeting.

Item 4.2 Consider need for closed session briefing with Crowe/QAO

That the Committee agree a closed session briefing was not required.

Items 5.1 Internal Audit Report – Progress towards achieving audit schedule and recommendations from audits undertaken and 5.2 Internal Audit Report – Procurement and Contract management Review – December 2025

That the Committee note the Internal Audit Report and Procurement and Contract Management review.

Item 6.1 Overview of Strategic Risk Register

That the Committee accept the Strategic Risk Register overview.

Item 7.1 Review Fraud and Corruption Control Plan

That the Committee accept the Fraud and Corruption Control Plan review.

Item 7.2 Outcome of Internal Audit Performance Review

That the Committee note the Outcome of the Internal Audit Performance Review.

Item 7.3 Cyber-Security Updates

That the Committee noted the Cyber-Security update.

Item 8.1 Schedule of Meeting Dates and Agenda Items

That the Committee accepts the 2026 Audit and Risk Committee Schedule Dates and Agenda Items.

Resolution No. 2026-2-13

Moved: Councillor Vasta

Seconded: Councillor Detenon

That:

1. the minutes of the Audit and Risk Committee meeting held on 4 February 2026 be noted; and

2. the recommendations as detailed in the minutes and summarised in Items 3 to 8.1 below be noted.

Item 3 Minutes from the previous Audit and Risk Committee Meeting

That the minutes from the previous meeting be formally adopted with the correction to the date of the meeting.

Item 4.2 Consider need for closed session briefing with Crowe/QAO

That the Committee agree a closed session briefing was not required.

Items 5.1 Internal Audit Report – Progress towards achieving audit schedule and recommendations from audits undertaken and 5.2 Internal Audit Report – Procurement and Contract management Review – December 2025

That the Committee note the Internal Audit Report and Procurement and Contract Management review.

Item 6.1 Overview of Strategic Risk Register

That the Committee accept the Strategic Risk Register overview.

Item 7.1 Review Fraud and Corruption Control Plan

That the Committee accept the Fraud and Corruption Control Plan review.

Item 7.2 Outcome of Internal Audit Performance Review

That the Committee note the Outcome of the Internal Audit Performance Review.

Item 7.3 Cyber-Security Updates

That the Committee noted the Cyber-Security update.

Item 8.1 Schedule of Meeting Dates and Agenda Items

That the Committee accepts the 2026 Audit and Risk Committee Schedule Dates and Agenda Items.

CARRIED

4.3. Burdekin Shire Youth Council Meeting Minutes - 10 November 2025

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 10 November 2025 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Items 3 and 4, be noted.

Item 3 - Community Candlelight Vigil - 25 November 2025

That Council notes the involvement of Burdekin Shire Youth Council Members in the Community Candlelight Vigil being held on 25 November 2025 as part of the 16 Days of Activism Against Gender-Based Violence.

Item 4 - Seniors Week Expo & Luncheon - 30 October 2025

That Council notes the involvement of the Burdekin Shire Youth Council members in the Seniors Week Expo & Luncheon held on 30 October 2025, and the positive feedback received regarding their involvement in this event.

Resolution No. 2026-2-14

Moved: Councillor Vasta

Seconded: Councillor Furnell

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 10 November 2025 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Items 3 and 4, be noted.

Item 3 - Community Candlelight Vigil - 25 November 2025

That Council notes the involvement of Burdekin Shire Youth Council Members in the Community Candlelight Vigil being held on 25 November 2025 as part of the 16 Days of Activism Against Gender-Based Violence.

Item 4 - Seniors Week Expo & Luncheon - 30 October 2025

That Council notes the involvement of the Burdekin Shire Youth Council members in the Seniors Week Expo & Luncheon held on 30 October 2025, and the positive feedback received regarding their involvement in this event.

CARRIED

9:06am - Mr. Arboit left the meeting.

5. OFFICE OF THE CEO

5.1. ECONOMIC DEVELOPMENT

There are no reports presented for consideration.

5.2. EXECUTIVE SUPPORT

There are no reports presented for consideration.

6. CORPORATE AND COMMUNITY SERVICES

6.1. CLIENT SERVICES

There are no reports presented for consideration.

6.2. COMMUNITY SERVICES

There are no reports presented for consideration.

6.3. FINANCIAL SERVICES

6.3.1. Monthly Financial Report - January 2026

Officer's Recommendation

That the Monthly Financial Report for Period Ending 31 January 2026 be received.

Resolution No. 2026-2-15
Moved: Councillor Furnell
Seconded: Councillor Musumeci

That the Monthly Financial Report for Period Ending 31 January 2026 be received.

CARRIED

9:13am - Mrs. Manganaro left the meeting.

6.4. GOVERNANCE

6.4.1. Trustee Lease - Lease A on Part of Lot 62 on SB676 – Groper Creek Road – Groper Creek

Executive Summary

Council approval is requested to enter into a Trustee Lease as follows:

Lessor: Burdekin Shire Council
Lessee: Home Hill Boat Club Inc.
Lease Area: Part of Lot 62 on SB676 - Groper Creek Road, Groper Creek
Term: Ten (10) years, 1 May 2026 to 30 April 2036
Rent: \$0.10 (if demanded)

Officer's Recommendation

That Council agrees in principle to enter into a Trustee Lease with Home Hill Boat Club Inc. over part of Lot 62 on SB676, described as Lease A, shown on Attachment 1, for a renewed term of ten-years being 1 May 2026 to 30 April 2036 (Nil Options) for uses consistent with recreation purposes.

The Trustee Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.

That Council delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing and discharging the lease. Any significant changes are to be approved by Council.

Resolution No. 2026-2-16

Moved: Councillor Vasta

Seconded: Councillor Musumeci

That Council agrees in principle to enter into a Trustee Lease with Home Hill Boat Club Inc. over part of Lot 62 on SB676, described as Lease A, shown on Attachment 1, for a renewed term of ten-years being 1 May 2026 to 30 April 2036 (Nil Options) for uses consistent with recreation purposes.

The Trustee Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.

That Council delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing and discharging the lease. Any significant changes are to be approved by Council.

CARRIED

9:15am - Mrs. Waterson left the meeting.

6.4.2. Complaints Management Policy and Guideline for Managing Unreasonable Complainant Customer Conduct

Executive Summary

This report seeks Council adoption of the revised Complaints Management Policy and the associated Guideline for Managing Unreasonable Complainant Customer Conduct.

Officer's Recommendation

That Council adopts the revised Complaints Management Policy and the associated Guideline for Managing Unreasonable Complainant Customer Conduct as attached to this report.

Resolution No. 2026-2-17

Moved: Councillor Furnell

Seconded: Councillor Detenon

That Council adopts the revised Complaints Management Policy and the associated Guideline for Managing Unreasonable Complainant Customer Conduct as attached to this report.

CARRIED

6.4.3. Ex-Gratia Payments Policy

Executive Summary

This report seeks Council adoption of a new Ex-Gratia Payments Policy.

Officer's Recommendation

That Council adopts the Ex-Gratia Payments Policy as attached to this report.

Resolution No. 2026-2-18

Moved: Councillor Vasta

Seconded: Councillor Musumeci

That Council adopts the Ex-Gratia Payments Policy as attached to this report.

CARRIED

6.4.4. Privacy Policy

Executive Summary

This report seeks Council's adoption of a revised Privacy Policy which has been reviewed and updated in accordance with the adopted review schedule and in response to recent changes in legislation.

Officer's Recommendation

That Council adopts the amended Privacy Policy as attached to this report.

Resolution No. 2026-2-19

Moved: Councillor Furnell

Seconded: Councillor Musumeci

That Council adopts the amended Privacy Policy as attached to this report.

CARRIED

6.4.5. Enterprise Risk Management Policy

Executive Summary

This reports seeks Council's adoption of the revised Enterprise Risk Management (ERM) Policy.

Officer's Recommendation

That Council adopts the revised Enterprise Risk Management Policy.

Resolution No. 2026-2-20

Moved: Councillor Musumeci

Seconded: Councillor Detenon

That Council adopts the revised Enterprise Risk Management Policy.

CARRIED

6.4.6. External Grant Fund Application and Management Policy

Executive Summary

This report seeks Council's adoption the External Grant Fund Application and Management Policy which is a new policy.

Officer's Recommendation

That Council adopts the External Grant Fund Application and Management Policy as attached to this report.

Resolution No. 2026-2-21

Moved: Councillor Furnell

Seconded: Councillor Detenon

That Council adopts the External Grant Fund Application and Management Policy as attached to this report.

CARRIED

9:20am - Mrs. Stockdale left the meeting.

9:20am - Mr. Sandona entered the meeting.

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES

7.1. ENVIRONMENTAL AND HEALTH SERVICES

There are no reports presented for consideration.

7.2. OPERATIONS

There are no reports presented for consideration.

7.3. PLANNING AND DEVELOPMENT

7.3.1. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots) at 354 and 308 Darveniza Road, Inkerman (Lot 5 on RP852598 and Lot 2 on SP324887)

Executive Summary

Council has received an impact assessable development application lodged by BNC Planning on behalf of applicant, Michael Caspanello. The application seeks a Development Permit for Reconfiguring a Lot to facilitate a boundary realignment of two (2) lots into two (2) lots described as Lot 5 on RP852598 and Lot 2 on SP324887 located at 354 Darveniza Road, Inkerman. Both lots that form part of the application are in the Rural zone.

Officer's Recommendation

That Council approve the development application for a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two (2) Lots into Two (2) Lots) on land described as Lot 5 on RP852598 and Lot 2 on SP324887 located at 354 Darveniza Road, Inkerman, subject to reasonable and relevant conditions as set out below.

Resolution No.	2026-2-22
Moved:	Councillor Detenon
Seconded:	Councillor Musumeci

That Council approve the development application for a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two (2) Lots into Two (2) Lots) on land described as Lot 5 on RP852598 and Lot 2 on SP324887 located at 354 Darveniza Road, Inkerman, subject to reasonable and relevant conditions as set out below:

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 <u>with</u> 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.								
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 border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;">Drawing Title</th> <th style="width:33%;">Drawing/Revision</th> <th style="width:33%;">Date</th> </tr> </thead> <tbody> <tr> <td>Plan of Reconfiguration Boundary Realignment</td> <td>S01-01 Rev B</td> <td>February 2026</td> </tr> </tbody> </table>			Drawing Title	Drawing/Revision	Date	Plan of Reconfiguration Boundary Realignment	S01-01 Rev B	February 2026
Drawing Title	Drawing/Revision	Date						
Plan of Reconfiguration Boundary Realignment	S01-01 Rev B	February 2026						
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.								
4. Services and Infrastructure Provision Confirmation of Existing Services 4.1 The existing services for each lot must be contained within the individual allotments.								
5. Access and Roadworks Roadworks 5.1 The construction of any additional crossovers to give access to the land is the owner's responsibility. 5.2 An application must be made to and approved by Council before the construction of any additional access crossovers.								

Condition	Reason	Timing
5.3 Approved crossovers must be constructed in accordance with requirements of the approval to the satisfaction of Council.		
6. Stormwater 6.1 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. 6.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.	To ensure that stormwater does not adversely affect surrounding properties or properties downstream from the development.	At all times
7. Existing Structures 7.1 Any existing buildings or structures and/or incidental works that straddle the new boundaries must be altered, demolished or removed, as required, to align with the new property boundaries and/or be wholly contained within the proposed new lot unless approved by Council's delegated officer.	To ensure that buildings and structures are appropriately located.	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 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. 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 *Environmental Protection Act 1994*.

5. 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.

6. Reticulated Water Infrastructure
The proposed lots are unable to be connected to Council's reticulated water supply.

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.

CARRIED

7.3.2. Development Application for a Development Permit for Reconfiguring a Lot (2 Lots into 2 Lots) and Access Easement at 168 and 190 Klaka Road, Fredericksfield (Lot 4 on RP817147 and Lot 5 on RP817147)

Executive Summary

Council has received an impact assessable development application lodged by Milford Planning on behalf of applicant, Phillip Marano. The application seeks a Development Permit for Reconfiguring a Lot to facilitate a boundary realignment of two (2) Lots into two (2) lots and an access easement described as Lot 4 on RP817147 and Lot 5 on RP817147 located at 168-190 Klaka Road, Fredericksfield. All lots that form part of the application are in the Rural zone.

Officer's Recommendation

That Council approve the development application for a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two (2) Lots into Two (2) Lots) and Access Easement on land described as Lot 4 on RP817147 and Lot 5 on RP817147 located at 168-190 Klaka Road, Fredericksfield, subject to reasonable and relevant conditions as set out below.

Resolution No. 2026-2-23
Moved: Councillor Hall
Seconded: Councillor Furnell

That Council approve the development application for a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two (2) Lots into Two (2) Lots) and Access Easement on land described as Lot 4 on RP817147 and Lot 5 on RP817147 located at 168-190 Klaka Road, Fredericksfield, subject to reasonable and relevant conditions as set out below:

Condition	Reason	Timing
<p>1. General and Administration <u>Compliance with Conditions</u></p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><u>Works – Applicant’s Responsibility/Expense</u></p> <p>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.</p> <p>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.</p> <p><u>Infrastructure Conditions</u></p> <p>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.</p>		At all times.
<p>2. Approved Plans and Documents <u>Approved Plans & Documents</u></p> <p>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.</p>	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		
Drawing Title	Drawing/Revision	Date
Proposed Reconfiguration Lots 4 and 5 and Easement B Cancelling Lots 4 and 5 on RP817147	44599/01 Rev 0	19 September 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.		
4. Services and Infrastructure Provision		
Confirmation of Existing Services		
4.1 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.
5. Access and Roadworks		
Roadworks		
5.1 The construction of any additional crossovers to give access to the land is the owner's responsibility.	To provide appropriate access in accordance with relevant code/s and policy direction.	Prior to the issuing of a Development Permit for Building or Operational Works.
5.2 An application must be made to and approved by Council before the construction of any additional access crossovers.		
Condition		
5.3 Approved crossovers must be constructed in accordance with requirements of the approval to the satisfaction of Council.		
6. Stormwater		
6.1 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
6.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.		
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 rise 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. 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> .		
5. 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.		
6. Reticulated Water Infrastructure		
The proposed lots are unable to be connected to Council's reticulated water supply.		
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 Women Aboriginal and Torres Strait Islander Partnerships and Multiculturalism 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.		

CARRIED

7.3.3. Development Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment (3 Lots into 2 Lots) at 110-122 Georges Road, Home Hill (Lot 1 and Lot 2 on RP724589 and Lot 4 on RP720285)

Executive Summary

Council has received an impact assessable development application lodged by Milford Planning on behalf of applicant, John Marano. The application seeks a Development Permit for Reconfiguring a Lot to facilitate a boundary realignment of three (3) Lots into two (2) lots described as Lot 1 and Lot 2 on RP724589 and Lot 4 on RP720285 located at 110-122 Georges Road, Home Hill. All lots that form part of the application are in the Rural Zone.

Officer's Recommendation

That Council approve the development application for a Development Permit for Reconfiguring a Lot – Boundary Realignment for Three (3) Lots into Two (2) Lots on land described as Lot 1 and Lot 2 on RP724589 and Lot 4 on RP720285 located at 110-122 Georges Road, Home Hill, subject to reasonable and relevant conditions as set out below.

Resolution No.	2026-2-24
Moved:	Councillor Vasta
Seconded:	Councillor Hall

That Council approve the development application for a Development Permit for Reconfiguring a Lot – Boundary Realignment for Three (3) Lots into Two (2) Lots on land described as Lot 1 and Lot 2 on RP724589 and Lot 4 on RP720285 located at 110-122 Georges Road, Home Hill, subject to reasonable and relevant conditions as set out below:

Condition	Reason	Timing
<p>1. General and Administration</p> <p><u>Compliance with Conditions</u></p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><u>Works – Applicant's Responsibility/Expense</u></p> <p>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.</p> <p>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.</p> <p><u>Infrastructure Conditions</u></p> <p>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.</p>		
<p>2. Approved Plans and Documents</p> <p><u>Approved Plans & Documents</u></p> <p>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.</p>		
	<p>The development must comply with all planning scheme requirements as approved and conditioned by this development permit.</p>	<p>At all times.</p>

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		
Drawing Title	Drawing/Revision	Date
Proposed Reconfiguration Lots 3 and 4 and Easement A Cancelling Lots 1 & 2 on RP724589 and 4 on RP720285	44585/01 Rev 0	19 September 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.		
4. Services and Infrastructure Provision		
Confirmation of Existing Services		
4.1 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.
5. Access and Roadworks		
Roadworks		
5.1 The construction of any additional crossovers to give access to the land is the owner's responsibility.	To provide appropriate access in accordance with relevant code/s and policy direction.	Prior to the issuing of a Development Permit for Building or operational works.
5.2 An application must be made to and approved by Council before the construction of any additional access crossovers.		
Condition		
5.3 Approved crossovers must be constructed in accordance with requirements of the approval to the satisfaction of Council.		
6. Stormwater		
6.1 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
6.2 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.		
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 rise 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. 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> .		
5. 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.		
6. Reticulated Water Infrastructure		
The proposed lots are unable to be connected to Council's reticulated water supply.		
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 Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism 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.		

CARRIED

9:24am - Mr. Sandona left the meeting.

7.4. PROJECT MANAGEMENT

There are no reports presented for consideration.

7.5. TECHNICAL SERVICES

There are no reports presented for consideration.

7.6. WATER AND WASTEWATER

There are no reports presented for consideration.

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

11. GENERAL BUSINESS

11.1. Camera Data - Giddy Road Ayr

Councillor Musumeci shared the findings from the traffic camera stationed on Giddy Road. Data indicates that approximately 30% of northbound highway traffic diverts onto Giddy Road, while the majority of near-miss incidents occur when southbound vehicles exit Giddy Road to re-enter the highway. It was further noted that the camera will be reinstated from 24 April to 25 May 2026 to gather additional data.

The final approval process to change the speed limit on Giddy Road is expected to be approximately one (1) month as the request is awaiting approval by Transport and Main Roads (TMR).

Following this approval, joint discussion will occur between Council, TMR and Queensland Police Service to finalise the speed limit change.

12. CLOSED BUSINESS ITEMS

13. DELEGATIONS

There being no further business the meeting closed at 9:38am.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 10 March 2025.

MAYOR