



Burdekin
Shire Council

AGENDA

ORDINARY COUNCIL MEETING

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

On 28 April 2026

COMMENCING AT 9:00 AM

At this meeting contributions made by members of the public may be recorded by way of audio recording which will be used for the purpose of developing minutes of the meeting and decision making of Council. Burdekin Shire Council is bound by the *Information Privacy Act 2009* to protect the privacy of personal information.

Under Local Law 1 Section 35(3) a person must not make an audio or video recording of a local government meeting, a standing committee meeting, a special committee meeting or an advisory committee meeting unless the chairperson at the meeting gives consent in writing to the recording of the meeting.

Further information may be found on council's website at www.burdekin.qld.gov.au

ORDER OF BUSINESS:

- 1. ATTENDANCE**
- 2. PRAYER**
- 3. DECLARATIONS OF INTEREST**
- 4. MINUTES AND BUSINESS ARISING**
 - 4.1. Ordinary Council Meeting Minutes - 14 April 2026**
 - 4.2. ICT Steering Committee Meeting Minutes - 31 March 2026**
- 5. OFFICE OF THE CEO**
 - 5.1. ECONOMIC DEVELOPMENT**
 - 5.2. EXECUTIVE SUPPORT**
- 6. CORPORATE AND COMMUNITY SERVICES**
 - 6.1. CLIENT SERVICES**
 - 6.2. COMMUNITY SERVICES**
 - 6.3. FINANCIAL SERVICES**
 - 6.3.1. Monthly Financial Report - March 2026**
 - 6.4. GOVERNANCE**
 - 6.4.1. Delegation of Powers to the Chief Executive Officer**
- 7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES**
 - 7.1. ENVIRONMENTAL AND HEALTH SERVICES**
 - 7.1.1. Acceptance of Tender - TBSC/25/040 - Coastal Dune Restoration and Stabilisation Works - Alva and Wunjunga**
 - 7.2. OPERATIONS**
 - 7.3. PLANNING AND DEVELOPMENT**
 - 7.3.1. Change Application (Other Change) to Development Permit for Material Change of Use for Warehouse (Self Storage Units) and Caretaker's Accommodation at 126 Giddy Road, McDesme (Lot 2 on SP324931)**
 - 7.4. PROJECT MANAGEMENT**

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- 7.5. TECHNICAL SERVICES**
 - 7.6. WATER AND WASTEWATER**

 - 8. NOTICE OF MOTION**

 - 9. RECEIPT OF PETITIONS**

 - 10. CORRESPONDENCE FOR INFORMATION**

 - 11. GENERAL BUSINESS**

 - 12. CLOSED BUSINESS ITEMS**

 - 13. DELEGATIONS**
 - 13.1. Australian Citizenship Ceremony**

MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 14 April 2026

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 14 April 2026 be received as a true and correct record.

Attachments

1. Minutes - Ordinary Council Meeting - 14 April 2026



Burdekin
Shire Council

MINUTES

ORDINARY COUNCIL MEETING

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

On 14 April 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
Mr. K. Byers - Manager Technical Services (Part)
Mr. M. Sandona - Manager Planning and Development (Part)
Mr. J. Tickle - Manager Water and Wastewater (Part)
Mrs. C. Favero - Graduate Engineer (Part)
Mr. R. Garner - Supervisor - Water and Wastewater (Part)
Mrs. T. Quagliata - Community Development Officer

Minutes Clerk - Ms. G. Biffanti

2. PRAYER

The meeting prayer was delivered by Pastor Bob Richardson of the U R Church.

9:01am - Mrs. Favero entered the meeting.

9:02am - Mr. Byers and Mr. Tickle entered the meeting.

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 March 2026

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 23 March 2026 be received as a true and correct record.

Resolution No.	2026-4-1
Moved:	Councillor Detenon
Seconded:	Councillor Furnell

That the minutes of the Ordinary Council Meeting held on 23 March 2026 be received as a true and correct record.

CARRIED

9:07am - Mr. Garner entered the meeting.

4.2. Burdekin Shire Road Safety Advisory Meeting Minutes - 18 February 2026

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Road Safety Advisory Meeting held on 18 February 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised in Items 6.2, 6.3 and 6.5 below be noted.

Item 6.2 Ayr Pool Signage

Council to inspect and ensure the sign at the old entrance to the Ayr Pool is facing the correct direction and is properly positioned.

Item 6.3 Damaged Speed Sign - Beach Road Ayr

Council will investigate the issue and arrange for the damaged speed sign on Beach Road, Ayr to be replaced.

Item 6.5 Install Traffic Counters - Either Side of Young Street Ayr - Rhythm Dance Studios

Council to install traffic counters on either side of Young Street, Ayr, opposite both Rhythm Dance Studios, to collect data on vehicle volumes and speeds and to identify peak traffic periods.

Resolution No. 2026-4-2

Moved: Councillor Musumeci

Seconded: Councillor Detenon

That:

1. the minutes of the Burdekin Shire Road Safety Advisory Meeting held on 18 February 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised in Items 6.2, 6.3 and 6.5 below be noted.

Item 6.2 Ayr Pool Signage

Council to inspect and ensure the sign at the old entrance to the Ayr Pool is facing the correct direction and is properly positioned.

Item 6.3 Damaged Speed Sign - Beach Road Ayr

Council will investigate the issue and arrange for the damaged speed sign on Beach Road, Ayr to be replaced.

Item 6.5 Install Traffic Counters - Either Side of Young Street Ayr - Rhythm Dance Studios
Council to install traffic counters on either side of Young Street, Ayr, opposite both Rhythm Dance Studios, to collect data on vehicle volumes and speeds and to identify peak traffic periods.

CARRIED

4.3. Burdekin Shire Youth Council Meeting Minutes - 23 February 2026

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 23 February 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Item 7, be noted.

Item 7 - National Youth Week 2026 Funding Application

That Council notes the application by Miss. Nicole Cervoni and auspiced by Burdekin Shire Council seeking funding to host an event as part of National Youth Week 2026.

Resolution No. 2026-4-3

Moved: Councillor Vasta

Seconded: Councillor Furnell

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 23 February 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Item 7, be noted.

Item 7 - National Youth Week 2026 Funding Application

That Council notes the application by Miss Nicole Cervoni and auspiced by Burdekin Shire Council seeking funding to host an event as part of National Youth Week 2026.

CARRIED

4.4. Burdekin Shire Youth Council Meeting Minutes - 16 March 2026

Officer's Recommendation

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 16 March 2026 be noted; and

2. the recommendations as detailed in the minutes and summarised below in Items 2, 4, 7 and 9 be noted.

Item 2 - Involvement in International Women's Week Event - Sunday 8 March 2026

That Council notes the involvement of Burdekin Shire Youth Council volunteers in the International Women's Week Event held at the Burdekin Memorial Hall on Sunday 8 March 2026.

Item 4 - Election of 2026 Youth Council Executive Positions

That Council notes the newly elected Youth Council Executive positions as follows: Youth Mayor - Mr William Wiseman, Deputy Youth Mayor - Miss Alicia Jansen Van Rensburg and Secretary - Miss Jorda Quagliata.

Item 7 - Update and involvement in 2026 North Queensland Fast Track Talent Showcase - 21 and 22 March 2026

That Council notes the event update and proposed involvement of Burdekin Shire Youth Council volunteers in the 2026 North Queensland Fast Track Talent Showcase event to be held at the Burdekin Memorial Hall on 21 and 22 March 2026.

Item 9 - Youth Council attendance at Council Meeting/Workshop - April 2026

That Council notes the proposed attendance of Youth Council members at an upcoming Council Meeting or Workshop during April.

Resolution No. 2026-4-4

Moved: Councillor Furnell

Seconded: Councillor Detenon

That:

1. the minutes of the Burdekin Shire Youth Council Meeting held on 16 March 2026 be noted; and
2. the recommendations as detailed in the minutes and summarised below in Items 2, 4, 7 and 9 be noted.

Item 2 - Involvement in International Women's Week Event - Sunday 8 March 2026

That Council notes the involvement of Burdekin Shire Youth Council volunteers in the International Women's Week Event held at the Burdekin Memorial Hall on Sunday 8 March 2026.

Item 4 - Election of 2026 Youth Council Executive Positions

That Council notes the newly elected Youth Council Executive positions as follows: Youth Mayor - Mr William Wiseman, Deputy Youth Mayor - Miss Alicia Jansen Van Rensburg and Secretary - Miss Jorda Quagliata.

Item 7 - Update and involvement in 2026 North Queensland Fast Track Talent Showcase - 21 and 22 March 2026

That Council notes the event update and proposed involvement of Burdekin Shire Youth Council volunteers in the 2026 North Queensland Fast Track Talent Showcase event to be held at the Burdekin Memorial Hall on 21 and 22 March 2026.

Item 9 - Youth Council attendance at Council Meeting/Workshop - April 2026

That Council notes the proposed attendance of Youth Council members at an upcoming Council Meeting or Workshop during April.

CARRIED**5. OFFICE OF THE CEO****5.1. ECONOMIC DEVELOPMENT**

There are no reports presented for consideration.

5.2. EXECUTIVE SUPPORT**5.2.1. Council Workshops - January, February and March 2026****Executive Summary**

In line with the agreed arrangements for Council Meetings and Workshops, one (1) general workshop was held on 20 January 2026, with an additional workshop conducted following the Ordinary Council Meeting on 27 January 2026. Two (2) general workshops were held in February, on 3 and 17 February, and a further two (2) workshops were held in March, on 3 and 17 March. Across these sessions, Councillors and staff considered a range of policy and operational matters. A summary of the items discussed is provided within this report.

Officer's Recommendation

That the report on the Council Workshops held in January, February and March 2026 be received and noted.

Resolution No. 2026-4-5
Moved: Councillor Vasta
Seconded: Councillor Hall

That the report on the Council Workshops held in January, February and March 2026 be received and noted.

CARRIED**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

There are no reports presented for consideration.

6.4. GOVERNANCE

There are no reports presented for consideration.

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 - Subdivision 1(1 Lot into 2 Lots) at 22 Ey Road, Airville (Lot 2 on RP714077)

Executive Summary

Council has received a development application lodged by Brazier Motti on behalf of the Applicant, Charlie De Domenico, seeking a Development Permit for Reconfiguring a Lot – Subdivision (One (1) Lot into Two (2) Lots) located at 22 Ey Road, Airville on land described as Lot 2 on RP714077.

The subject land is designated within the Rural Zone of the *Burdekin Shire Planning Scheme 2022* (the planning scheme) and the proposal is subject to impact assessment.

The proposed development maintains the existing land uses with the cropping regime not adversely affected. The boundary is located between paddocks and the cropping operation will continue on both lots. Any alternative subdivision arrangement would result in an irregular lot shape and may result in insufficient setbacks from the Dwelling House to agricultural uses on the adjacent lot. Assessment found the proposal generally compliant with relevant planning scheme codes.

Officer's Recommendation

That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Subdivision (One (1) Lot into Two (2) Lots) at 22 Ey Road, Airville on land described as Lot 2 on RP714077, subject to reasonable and relevant conditions as set out in Attachment A.

Resolution No.	2026-4-6
Moved:	Councillor Hall
Seconded:	Councillor Furnell

That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Subdivision (One (1) Lot into Two (2) Lots) at 22 Ey Road, Airville on land described as Lot 2 on RP714077, 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>		At all times.
<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 below, 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						
<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>								
<p>Approved Plans</p> <table border="1"> <thead> <tr> <th>Drawing Title</th> <th>Drawing/Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Proposed Reconfiguration Lots 1 and 2 Cancelling Lot 2 on SP714077</td> <td>57299/001 B</td> <td>2 September 2025</td> </tr> </tbody> </table>			Drawing Title	Drawing/Revision	Date	Proposed Reconfiguration Lots 1 and 2 Cancelling Lot 2 on SP714077	57299/001 B	2 September 2025
Drawing Title	Drawing/Revision	Date						
Proposed Reconfiguration Lots 1 and 2 Cancelling Lot 2 on SP714077	57299/001 B	2 September 2025						
<p>3. Payment of Rates, Charges and Expenses</p> <p>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.</p> <p>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.</p>	Confirmation to be provided to Council prior to the release of the Plan of Survey.							
<p>4. Services and Infrastructure</p> <p><u>Water connection</u></p> <p>4.1 Each lot must be provided with a reliable on-site water connection.</p>	To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.	Prior to Council approval of the Plan of Subdivision.						
<p>5. Confirmation of Existing Services</p> <p>5.1 The existing services for each lot must be contained within the individual allotments unless otherwise conditioned.</p>	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
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. 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 - Boundary Realignment (2 Lots into 2 Lots) at 402 and 410 Maidavale Road (Lots 432 and 431 on RP905698)

Executive Summary

Council has received a development application lodged by Brazier Motti on behalf of the Applicant, Charlie De Domenico, seeking a Development Permit for Reconfiguring a Lot - Boundary Realignment (Two (2) Lots into Two (2) Lots) located at 402 and 410 Maidavale Road, Airville on land described as Lots 432 and 431 on RP905698.

The subject land is designated within the Rural Zone of *the Burdekin Shire Planning Scheme 2022* (the planning scheme) and the proposal is subject to an impact level of assessment.

The proposed development maintains the existing number of lots and will not adversely impact the existing farming operation. The cropping regime will be optimised with cropping drills no longer fragmented by the existing Dwelling House, and the development will not compromise the ongoing use of existing cropping land within proposed Lot 432 for small-scale agricultural activities. Assessment found the proposal generally compliant with relevant planning scheme codes.

Officer's Recommendation

That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two (2) Lots into Two (2) Lots) located 402 and 410 Maidavale Road, Airville on land described as Lots 432 and 431 on RP905698, subject to reasonable and relevant conditions as set out in Attachment A.

Resolution No. 2026-4-7
Moved: Councillor Musumeci
Seconded: Councillor Hall

That Council approve the development application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two (2) Lots into Two (2) Lots) located 402 and 410 Maidavale Road, Airville on land described as Lots 432 and 431 on RP905698, 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 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 below, 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		
Drawing Title	Drawing/Revision	Date
Proposed Reconfiguration Lots 431 and 432 Cancelling Lots 431 and 432 on RP905698	57300/001 B	2nd 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. 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.		
4. Services and Infrastructure <u>Water connection</u> 4.1 Each lot must be provided with a reliable on-site water connection. <u>Vehicle access</u> 4.2 An access crossover must be constructed from the edge of the road to proposed Lot 431. Access may be provided from either McLaughlin Road or Castelanelli Road.		
To ensure the development is appropriately serviced in accordance with relevant code/s and policy direction.		
Prior to Council approval of the Plan of Subdivision.		

Condition	Reason	Timing
5. Confirmation of Existing Services 5.1 The existing services for each lot must be contained within the individual allotments unless otherwise conditioned.	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 <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. 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

7.4. PROJECT MANAGEMENT

7.4.1. Residential Activation Fund - Round 2

Executive Summary

This report seeks Council's endorsement to submit a funding application to the Queensland Government's Residential Activation Fund (RAF) - Round 2 for the construction of critical trunk and essential infrastructure, such as water supply, sewerage, roads and stormwater drainage. This infrastructure is fundamental to activating infill and greenfield housing projects including new residential lots and new detached and attached homes in the Chippendale Street and Beach Road areas of Ayr.

Officer's Recommendation

That Council:

1. endorses the submission of a funding application to the Queensland Government's Residential Activation Fund - Round 2 to construct critical trunk and essential infrastructure in the Chippendale Street and Beach Road areas of Ayr, estimated at \$39,680,000.00 (excluding GST);
2. confirms its financial commitment of \$2,400,000.00 (excluding GST) towards the project, noting that funds towards the project will be provided in the 2026/27 and 2027/28 Council budgets.

Resolution No. 2026-4-8
Moved: Councillor Hall
Seconded: Councillor Vasta

That Council:

1. endorses the submission of a funding application to the Queensland Government's Residential Activation Fund - Round 2 to construct critical trunk and essential infrastructure in the Chippendale Street and Beach Road areas of Ayr, estimated at \$39,680,000.00 (excluding GST);
2. confirms its financial commitment of \$2,400,000.00 (excluding GST) towards the project, noting that funds towards the project will be provided in the 2026/27 and 2027/28 Council budgets.

CARRIED

9:45am - Mr. Sandona left the meeting.

7.4.2. Procurement and Early Works 2026/27 Capital Program

Executive Summary

This report to Council is intended to optimise the delivery of the 2026/27 Capital Program. The Infrastructure Directorate proposes the early commencement of procurement activities and preliminary site investigations prior to the formal start of the new financial year. Historically, waiting for the formal adoption of the budget to initiate tenders creates a three-to-four-month project lag, pushing physical commencement into late Q2 or Q3. This report seeks Council authorisation to commence market engagement, spatial surveys, and geotechnical investigations immediately.

Officer's Recommendation

That Council:

1. approve commencing early works for "Design Only" projects, specifically the procurement of spatial surveys and geotechnical investigations, to facilitate immediate commencement of civil design phases on 1 July 2026;
2. approve commencing procurement activities for all projects identified in the 2026/27 Capital Program intended for outsourcing to a principle contractor to deliver; and
3. delegates authority under s257 (1) (b) of the Local Government Act 2009 to the Chief Executive Officer to negotiate, finalise and execute any and all matters.

Resolution No. 2026-4-9
Moved: Councillor Musumeci
Seconded: Councillor Vasta

That Council approve commencing procurement activities for 2026/27 fleet purchases and funded projects as listed below:

PROJECT NAME	TOTAL BUDGET
Fleet Renewal - Motor Grader	\$ 650,000
Fleet Renewal - Wheel Loader	\$ 450,000
Fleet Renewal - Gravel Trucks	\$ 700,000
Fleet Renewal - Road Maintenance Trucks	\$ 260,000
Fleet Renewal - Light Vehicles	\$ 470,000
Fleet Renewal - Plant and Equipment	\$ 320,000

PROJECT NAME	TOTAL BUDGET	FUNDING	FUNDING SOURCE
Ayr Industrial Estate Road and Kerb Reconstruction - CONSTRUCTION	\$5,000,000	\$1,979,680	Depreciation / SLRIP
Ayr Town Drain Drainage Improvements - CONSTRUCTION	\$3,600,000	\$1,211,700	Depreciation / LGGSP
Reseal Program	\$2,800,000		Depreciation
Ayr Aerodrome - Resealing	\$465,572	\$232,786	Depreciation / Regional Airports
Sewer Relining and Manhole Rehabilitation	\$1,000,000		Depreciation

CARRIED

7.5. TECHNICAL SERVICES

There are no reports presented for consideration.

7.6. WATER AND WASTEWATER

7.6.1. QBSC/26/019 - Sewer Junction Repair - Burke Street Ayr

Executive Summary

Recent wet weather events have resulted in repeated sewer blockages within the sewer main servicing Burke Street, Ayr. CCTV inspection identified two (2) defective junctions contributing to surcharge and blockages. One (1) junction is a Council asset requiring excavation and repair, while the second involves an illegal stormwater connection from a private property. A Request for Quotation process has been completed in accordance with Council procedures, with funding available within the existing Sewer Relining and Manhole Maintenance capital budget. Council approval is sought to proceed with the repair works.

Officer's Recommendation

That Council:

1. awards the contract for QBSC/26/019 - Sewer Junction Repairs in Burke Street Ayr to Roebuck Civil Constructions Pty Ltd for the amount of \$172,642.94 (excluding GST) funded from Burdekin Shire Council's 2026/2027 Capital Budget; and
2. delegates authority under s257(1)b of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise and execute any and all matters.

Resolution No. 2026-4-10

Moved: Councillor Furnell

Seconded: Councillor Hall

That Council:

1. awards the contract for QBSC/26/019 - Sewer Junction Repairs in Burke Street Ayr to Roebuck Civil Constructions Pty Ltd for the amount of \$172,642.94 (excluding GST) funded from Burdekin Shire Council's 2026/2027 Capital Budget; and
2. delegates authority under s257(1)b of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise and execute any and all matters.

CARRIED

9:49am - Mrs. Favero, Mr. Byers, Mr. Tickle and Mr. Garner left the meeting.

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

11. GENERAL BUSINESS

12. CLOSED BUSINESS ITEMS

13. DELEGATIONS

Mr. Arboit introduced the members and Executive of the Burdekin Shire Youth Council to Councillors. Members of the Burdekin Shire Youth Council attended the meeting to observe the proceedings and joined Councillors for morning tea.

There being no further business the meeting closed at 9.56am.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 28 April 2026.

MAYOR

MINUTES AND BUSINESS ARISING

4.2. ICT Steering Committee Meeting Minutes - 31 March 2026

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 21 March 2026 be received as a true and correct record.

Attachments

1. Final Minutes - ICT Steering Committee - 31 March 2026

Meeting Minutes

Meeting	ICT Steering Committee Meeting		
Date	Tuesday, 31 March 2026	Time	1.30 PM
Attendees	Matthew Magin, Kim Olsen, James Stewart, Eileen Devescovi, Dirk Dablestein, Cr Michael Detenon, Nicholas Grey, Melanie Napier, Ashley Hervey, Brendon Farr, Troy Everett, Glenn Arboit, Lois Huston, Marina Power		
Chairperson	Matthew Magin		
Minutes Clerk	Ginett Biffanti		
Location	John Hyde Peak Heritage Room		

Standing Items

1. Welcome

Mr. Matthew Magin opened the meeting and welcomed all attendees.

2. Apologies

Cr Fina Vasta, Jenny Manganaro, Anne-Maree Dale

3. Previous Minutes

The minutes from the meeting held on 11 December 2025 were distributed, and members were asked if there were any corrections or amendments. As none were received, the minutes were confirmed as a true and accurate record.

4. Review Action List

Actions from Previous Meeting

	Action Item	Responsible Officer	Due Date	Status
1	A report on the three-year ICT Strategy will be presented at the next Ordinary Council Meeting in 2026 to be considered for adoption.	Kim Olsen Eileen Devescovi	Completed	Went to Ordinary Council Meeting on the 10 February 2026 which was adopted by Council.
2	An email to be sent to all staff to outline the importance of completing the cyber security training	Matthew Magin	Completed	An email was sent to the ELT requesting the Directors to discuss this with their team. Dirk gave an update on the cyber

				security training to date.
3	Further discussion on Artificial intelligence and Generative AI policy and standards.	Eileen Devescovi	Completed	Discussion at this meeting.
4	Business Case Submission to be emailed to ICT Committee	Nicholas Gray	Completed	Email was sent to ICT Members on 11 December 2025.

Agenda Items

1. Technology One – CiA P&R Transition Update

An update was provided on the CiA P&R Transition. Members were advised that a roadmap had been received from Tech One. This indicated an earlier start date than initially planned.

The road map highlighted the following transition phases:

- DXP Core (Knowledge Base) was scheduled to commence on 18 May 2026.
- Enterprise Cash Receipting was scheduled to start on 17 September 2026, continuing through Christmas.

It was agreed that the scheduled commencement of 18 May 2026 did not allow sufficient time to ensure readiness and the suggested start date was pushed back to 1 July 2026.

It was noted that before the transition starts, appointing a project manager is vital to the success of the transition. Discussions were held between employing a temporary fulltime employee or a contractor/consultant, with the preferred approach being to have a dedicated fulltime project manager available. Considerations regarding remote work and in office arrangements will be considered.

It was advised that quotes will be obtained for project management services, along with confirmation of resourcing requirements, including staffing and budget implications. All budget implications will be presented to the Councillors at a Council workshop for discussion.

The Core Team, which includes Council staff and Tech One representatives, has been established, with the first meeting scheduled for April 2026.

2. Information Management Team Update

Mr. Dabelstein provided a comprehensive overview of the Information Management Team's achievements to date, highlighting:

- Current projects in progress.
- Advancements in cyber security initiatives.
- Planned projects and forthcoming programmes and
- Other considerations were addressed during the discussion.

3. Business Case – Scribe Software

Mr Stewart provided a business case for the potential acquisition of Scribe Software for SOP development. The proposal highlighted its ability to capture workflows, auto-generate guides with screenshots, and facilitate collaboration, redaction and exporting, with flexibility from single users to multi-departments.

Further review was agreed to evaluate Scribe with alternative systems, including Folge, to be undertaken and feedback provided to the ICT Steering Committee for consideration. Feedback will include cost, security and overall suitability for Council.

4. Business Case – Second Public Computer for Home Hill Library

Mrs Huston submitted a business case seeking approval to secure a second public computer for the Home Hill Library. She outlined the need for the additional computer and advised that it will be funded through a State Library of Queensland grant of \$6,000.00.

Further discussion addressed software requirements, licensing, maintenance, and the need to add the computer to Council's asset register, noting an expected replacement timeframe of three to four years. It was agreed that additional information on ongoing operational costs is required before progressing the matter through a flying minute.

Business case put on hold until further information is provided.

5. Business Case – ArcGIS Server Upgrade

Mr. Farr and Mrs. Hervey provided a business case to upgrade the ArcGIS Server, with three options presented for consideration. After discussion, members preferred to go with Option C which involves migrating the existing Council's ArcGIS server environment is migrated to the ArcGIS Online (AGOL) cloud. The benefits of Option C include:

- Reduced ICT Server Footprint
- Removal of Future Upgrade Overheads
- Access to the Latest Technology
- No Additional Software Licensing Costs
- Improved Data Sovereignty and Security
- Improved Utilisation of GIS Resources

The recommendation was approved by the committee.

6. Current ASANA Software Subscription

ASANA software is used to help teams organise, track, and manage projects. The original subscription cost was \$7,500.00. It has been recommended that the current 15 licences be reduced to 5 licences, resulting in a saving of \$5,000.00.

The recommendation was approved by the committee.

7. Frequency of ICT Steering Committee

The ICT Steering Committee agreed to meet bi monthly to allow sufficient time for the development of business cases and resolution of issues, while avoiding unnecessary delays. It was also agreed that this arrangement could be reviewed if required.

8. Review AI Policy

Mr Magin provided background on the AI Policy that was previously presented to Council and outlined the reasons it was not adopted, noting that Council is currently operating without a formal AI Policy.

The committee discussed Mackay Regional Council's approach to both governed and ungoverned AI tools, highlighting the importance of comprehensive staff training and the need for ongoing monitoring.

During the discussion, members proposed moving away from a traditional standalone policy and supported the development of an AI operational standard, whilst also considering and embedding AI requirements within existing standards. It was also noted that AI use should be limited when handling sensitive or confidential information, with Co-Pilot recommended as the preferred platform.

The cost implications for training and reporting were discussed, including the option of establishing a separate budget allocation rather than utilising the current training budget. AI training platforms would be reviewed including new modules from Kineo LMS.

It was recommended that clear guidelines be developed to support staff in understanding when and how AI can be used responsibly, thereby reducing risk to Council. The committee acknowledged that ongoing education, regular reporting and strong governance arrangements will be essential to effectively manage AI-related risks.

The committee agreed that Mrs Devescovi would develop a draft Governed AI Operational Standard and then arrange a workshop with a smaller working group to discuss the operational standard before taking it to the next SLG meeting.

9. General Business

9.1 Website Update

Mr. Magin informed the committee members of a proposed \$6,000.00 budget for website improvements and noted that this proposal had not been previously reviewed by the ICT Committee.

The current proposal represents a significant reduction from the original LGAQ quote of \$20,000.00 and is intended to enhance both website usability and customer experience.

Some major updates are planned, such as an overhauled homepage with a better search feature, since user data shows search is the most popular tool. An updated menu will be added to make navigation easier, and staff feedback will help shape content changes and additional improvements.

It was advised due to security limitations, Tech One/DPX integration cannot be embedded directly into the website, instead, being accessed via a publicly available link or tab on the front page of the website. This has been discussed with LGAQ and will be available when the website upgrade is completed.

The recommendation was approved by the committee. With members expressing general support for the proposal, highlighting its improved value and stronger alignment with user needs.

10. Meeting Close

There being no further business, the Chair thanked members and closed the meeting.

Meeting Closed	10:49am
Next Meeting	TBA

Actions from the current meeting

	Action Item	Responsible Officer	Due Date	Status
1	Quotes will be obtained for project management services, along with confirmation of resourcing requirements, including staffing and budget implications.	Eileen Devescovi		Pending
2	Further review to evaluate alternative systems, including Folge, with a focus on cost, security and overall suitability for Council.	Brendan Farr/Ashlee Hervey/ Dirk Dabelstein		Pending
3.	Additional information for ongoing operational costs on the additional computer is required before progressing the matter through a flying minute.	Lois Huston/Eileen Devescovi		Pending
4.	Develop a draft AI operational standard and when reviewing ICT/IM operational standards identify ways to integrate AI into existing policies/standards and implement a comprehensive staff training program.	Eileen Devescovi		Pending

FINANCIAL SERVICES

6.3.1. Monthly Financial Report - March 2026

Officer's Recommendation

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

Attachments

1. Monthly Financial Report - March 2026
2. 2025-26 Capital PCG Report Council March Report - CONFIDENTIAL

The following report provides a summary of Council's financial performance to 31 March 2026.

The revised budget was adopted by Council on 23 March 2026. This report has been prepared using the second revised budget.

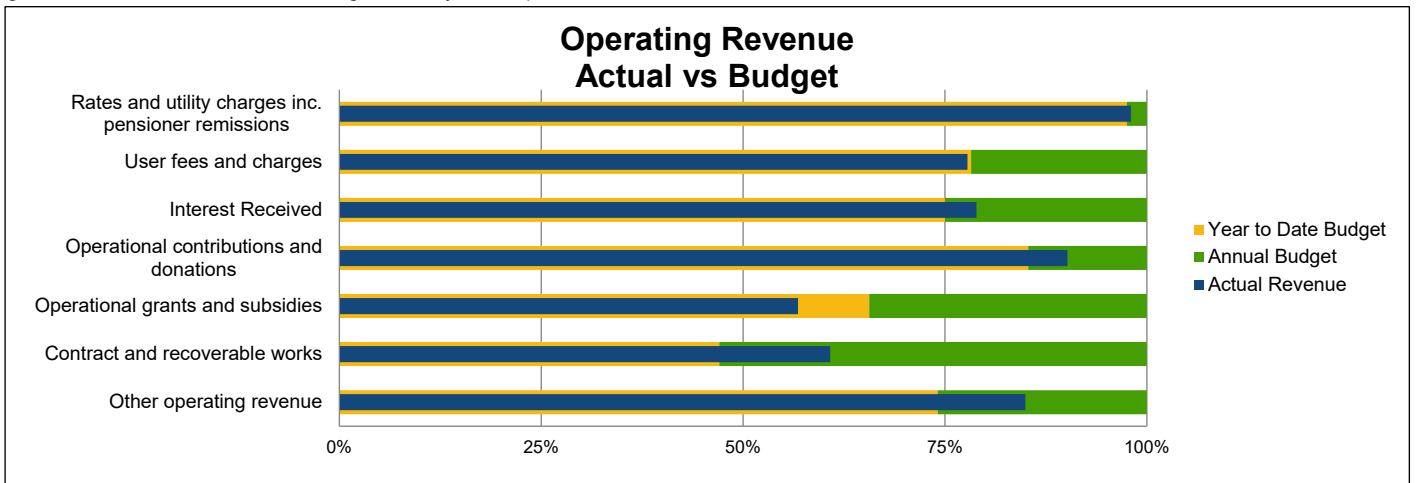
FINANCIAL STATEMENTS AT A GLANCE

As at 31 March 2026	Actual \$	Annual Budget \$	YTD Revised Budget \$	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Total Operating Revenue	63,629,543	75,022,215	64,546,335	-916,792	-1%
Total Operating Expenses	51,576,962	77,483,734	55,207,355	-3,630,393	-7%
Operating Position	12,052,581	-2,461,519	9,338,980	2,713,601	29%
Capital Revenue	22,468,610	31,925,786	31,925,786	-9,457,176	-30%
Net Result	34,521,191	29,464,267	41,264,766	-6,743,575	-16%

This report contains financial information for the period ending 31 March 2026. Council's operating position at month end is a \$12M surplus.

Please note 75% of the year is now completed.

Capital Revenue includes capital grants which are budgeted to be received in July. The nature of capital grants means that it is often unknown when the grants will be received and the timing will always be unpredictable.

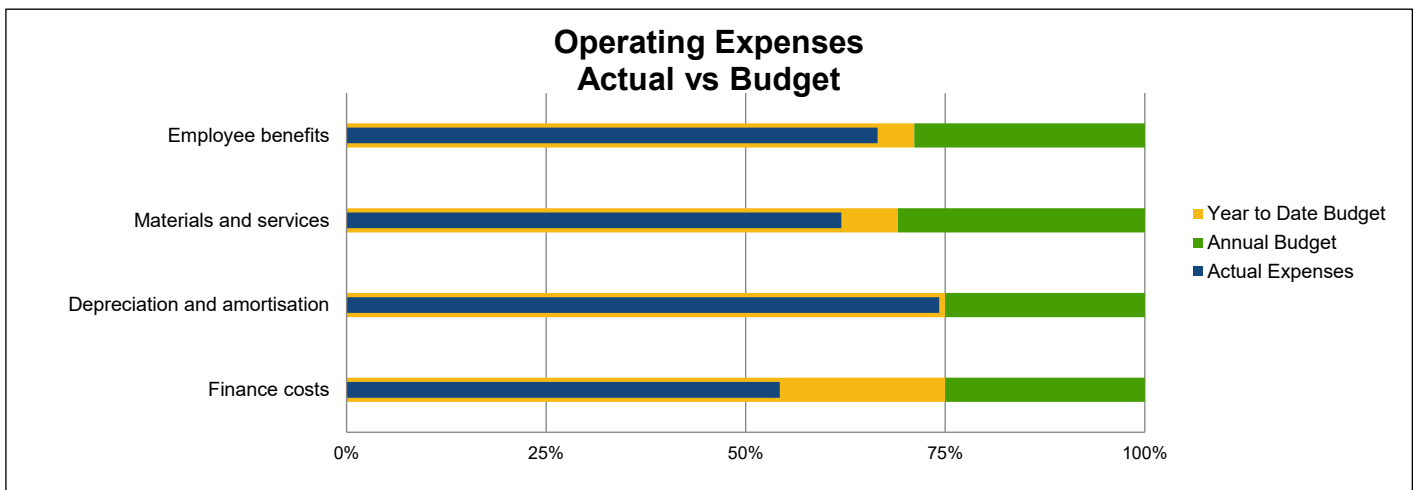


Ahead of Budget:

- Interest received: Interest continues to perform better than the budget.
- Operational contributions and donations: Internal infrastructure charges in relation to the Ayr Industrial Estate subdivisional works.
- Contract and recoverable works: Road Maintenance Performance Contract claims.
- Other operating revenue: Income received from Workcover, Container Revenue Share scheme and small plant sales.

Under Budget:

- Operational grants and subsidies: Disaster Recovery Funding Arrangements (DRFA) works due to wet weather which is impacting timing of claims and reimbursement.



Under Budget:

- Employee benefits: Timing of DRFA works.
- Materials and services: Timing of DRFA works and road maintenance - impacted by wet weather.
- Finance costs: Variable and will differ dependent on transaction volume.

RATES REPORT

ARREARS ANALYSIS

AGEING RATES ARREARS				
2021/22	2022/23	2023/24	2024/25	2025/26
\$ 8,601	\$ 10,348	\$ 98,902	\$ 174,495	\$ 2,472,386

Rate Category	Number of Properties	Value of Arrears
Residential	1321	\$ 1,489,212
Commercial & Industrial	139	\$ 302,553
Grazing & Livestock	27	\$ 52,134
Sugar Cane	155	\$ 678,684
Rural	51	\$ 230,664
Sugar Milling	0	\$ 0
Water	2	\$ 54
Solar Farms	0	\$ 0
Electricity & Telecommunications	14	\$ 4,378
Other	27	\$ 7,054
Total	1736	\$ 2,764,732

Arrears Snapshot		
Arrears 31 March 2026		\$ 2,764,732
Payments Received for the month		-\$ 14,005,113
% Arrears March 2026		5.56%
% Arrears March 2025		5.69%
Pre-payments March 2026		\$ 1,003,573
Pre-payments March 2025		\$ 1,149,819
Debt Balance under \$500	822	\$ 24,573

DEBT COLLECTION AND RECOVERY

IN HOUSE DEBT COLLECTION

Number of Payments Plans	Value
204	\$396,708

SALE OF LAND FOR ARREARS

Status	Properties
On 24 March 2026, Council issued auction notices for three properties in accordance with relevant statutory requirements. Unless all overdue rates, charges and associated costs of sale are paid in full prior to the auction date, the identified land parcels will proceed to public auction on Wednesday, 29 April 2026 at 12:00 pm at the Burdekin Theatre.	3

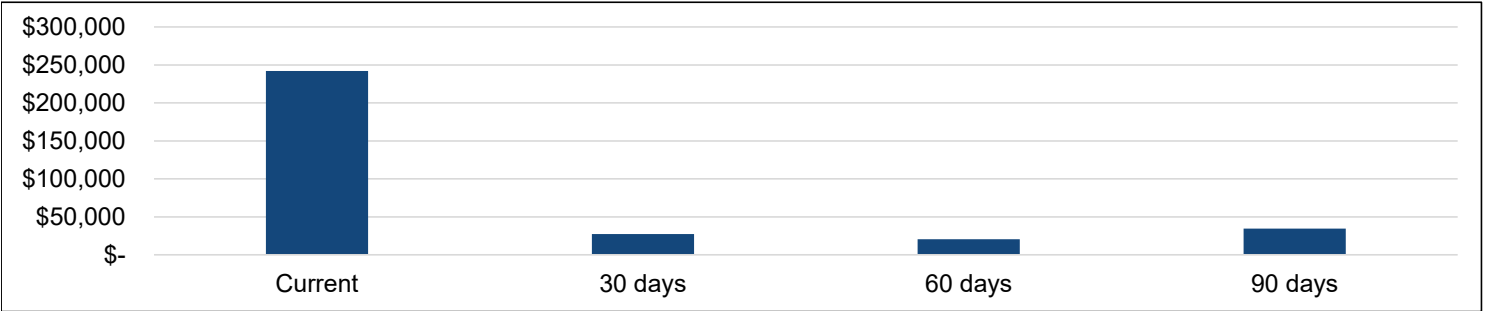
EXTERNAL DEBT COLLECTION - COLLECTION HOUSE

Status	Accounts	Value
Current Arrangement	7	\$ 13,126
Contact Required	49	\$ 172,339
Field Call	1	\$ 4,844
File on Hold - Awaiting Information	1	\$ 2,817
Court Judgment Entered	5	\$ 15,250
Judgment at Court	2	\$ 10,059
New Account	52	\$ 79,297
Information Request	1	\$ 1,764
Hold - Notice of Auction Issued	3	\$ 55,415
Summons Unserved	2	\$ 26,280
Lump Sum	1	\$ 2,988
Judgment Requested	2	\$ 7,442

ACCOUNTS RECEIVABLE REPORT

Sundry Debtors

DEBTORS AGEING REPORT



Note: 38% of 90 day balance was received (paid) on 1 April 2026.

DEBT CATEGORIES

Category	Accounts	Value
Showgrounds	2	\$ 1,720
Burdekin Memorial Hall	2	\$ 2,563
Burdekin Theatre	8	\$ 16,761
General	78	\$ 66,845
Government Department	2	\$ 163,585
Waste	6	\$ 27,246
Sweet Days	1	\$ 16,500
Restitution	1	\$ 4,844
RMA Program	27	\$ 24,619
Total		\$ 324,683

EXTERNAL DEBT COLLECTION

Collection House	2 Files	\$ 6,847
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Trade Waste Debtors

DEBTORS AGEING REPORT



CASH AND INVESTMENTS REPORT

		Compliant	Policy Condition
Total Cash and Investments	\$ 106,704,340		
Investments within A1+ S & P Short Term ratings	53.95%	✓	(maximum 75%)
Counterparty Limits - CBA	15.52%	✓	(maximum 30%)
Counterparty Limits - WBC	14.99%	✓	(maximum 30%)
Counterparty Limits - Suncorp	14.06%	✓	(maximum 30%)
Counterparty Limits - NAB	9.37%	✓	(maximum 30%)
Counterparty Limits - Bendigo Bank	1.87%	✓	(maximum 10%)
Counterparty Limits - QCB	2.00%	✓	(maximum 10%)

INVESTMENTS HELD BY COUNCIL

Financial Institution	Description	Principal	Interest Rate	Maturity Date	Days to Maturity	S&P Short Term Rating
Queensland Treasury Corporation	On Call	\$ 45,011,929	4.21%	Ongoing	N/A	A1+
Commonwealth Bank of Australia	Term Deposit	\$ 5,000,000	4.49%	10/06/2026	71	A1+
Commonwealth Bank of Australia	Term Deposit	\$ 8,000,000	4.49%	10/06/2026	71	A1+
National Australia Bank	Term Deposit	\$ 5,000,000	4.45%	04/06/2026	65	A1+
National Australia Bank	Term Deposit	\$ 5,000,000	4.50%	18/06/2026	79	A1+
Suncorp Bank	Term Deposit	\$ 5,000,000	4.54%	10/06/2026	71	A1+
Suncorp Bank	Term Deposit	\$ 5,000,000	4.72%	05/08/2026	127	A1+
Suncorp Bank	Term Deposit	\$ 5,000,000	5.00%	18/08/2026	140	A1+
Westpac Banking Corporation	Term Deposit	\$ 3,000,000	4.20%	02/04/2026	2	A1+
Westpac Banking Corporation	Term Deposit	\$ 3,000,000	4.45%	08/07/2026	99	A1+
Westpac Banking Corporation	Term Deposit	\$ 5,000,000	4.50%	04/06/2026	65	A1+
Westpac Banking Corporation	Term Deposit	\$ 5,000,000	4.70%	13/08/2026	135	A1+
Bendigo Bank	Term Deposit	\$ 2,000,000	5.10%	19/09/2026	172	A2
Queensland Country Bank	Term Deposit	\$ 2,000,000	4.85%	04/09/2026	157	A2
Total Investments		\$ 103,011,929				

CASH HELD BY COUNCIL IN BANK ACCOUNTS

Financial Institution	Description	Principal	Interest Rate	Maturity Date	Days to Maturity	S&P Short Term Rating
Commonwealth Bank of Australia	General Account	\$ 3,563,034	4.10%	31/03/2026	0	A1+
Queensland Country Bank	General Account	\$ 129,377	1.65%	31/03/2026	0	A2
Total Cash at Bank		\$ 3,692,411				

TOTAL CASH AND INVESTMENTS

Total Cash and Investments	\$ 106,704,340
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INVESTMENT INTEREST RATE PERFORMANCE

Weighted Average Interest Rate	4.42%
Target Interest Rate (to be no lower than QTC)	4.21%

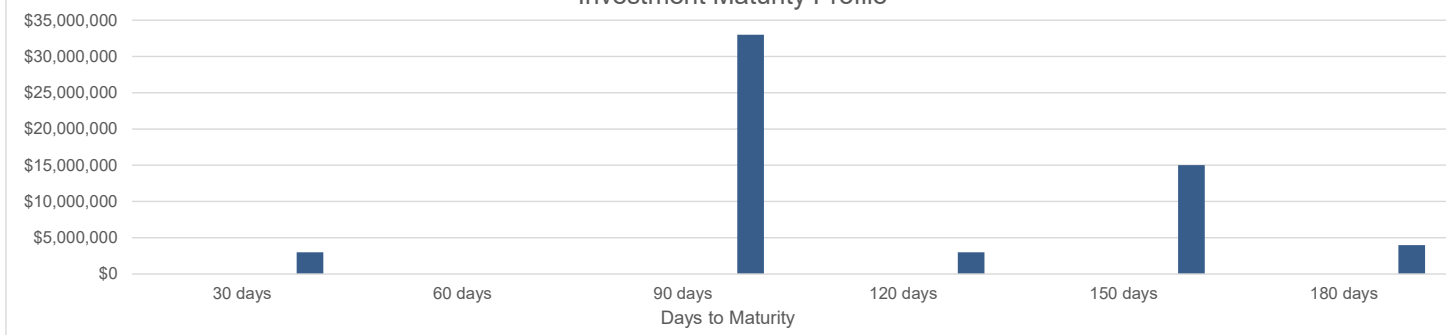
CREDIT RATING LIMITS

S&P Short Term Rating	Policy Limit	Principal	%
Queensland Treasury Corporation	No Limit	\$ 45,011,929	42.18%
A1+	75%	\$ 57,563,034	53.95%
A2	25%	\$ 4,129,377	3.87%

COUNTERPARTY LIMITS

Financial Institution	Policy Limit	Principal	%
Queensland Treasury Corporation	No Limit	\$ 45,011,929	42.18%
Commonwealth Bank of Australia	30%	\$ 16,563,034	15.52%
Suncorp Bank	30%	\$ 15,000,000	14.06%
Westpac Banking Corporation	30%	\$ 16,000,000	14.99%
Queensland Country Bank	10%	\$ 2,129,377	2.00%
Bendigo Bank	10%	\$ 2,000,000	1.87%
National Australia Bank	30%	\$ 10,000,000	9.37%

Investment Maturity Profile



OVERVIEW OF COUNCIL'S CAPITAL PROJECTS

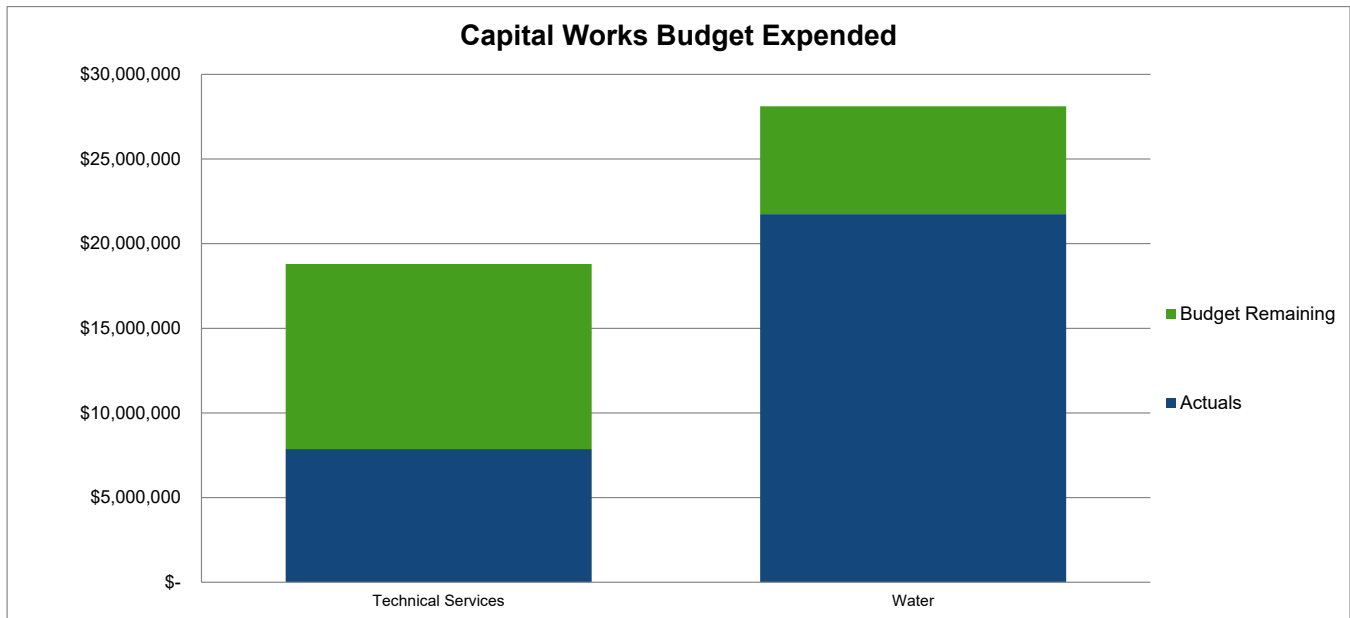
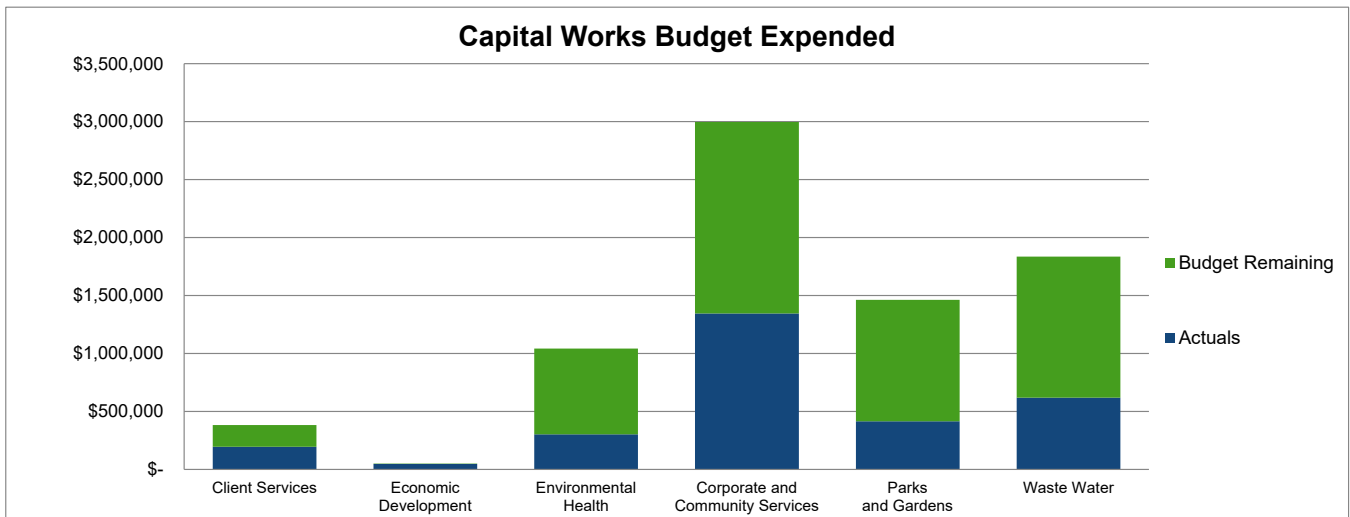
Capital expenditure incurred for the year to 31 March, is shown by asset category in the table below.

Capital project expenditure to 31 March is \$32,542,160 in addition to this, there is \$11,807,549 of commitments. Therefore totalling \$44,349,709.

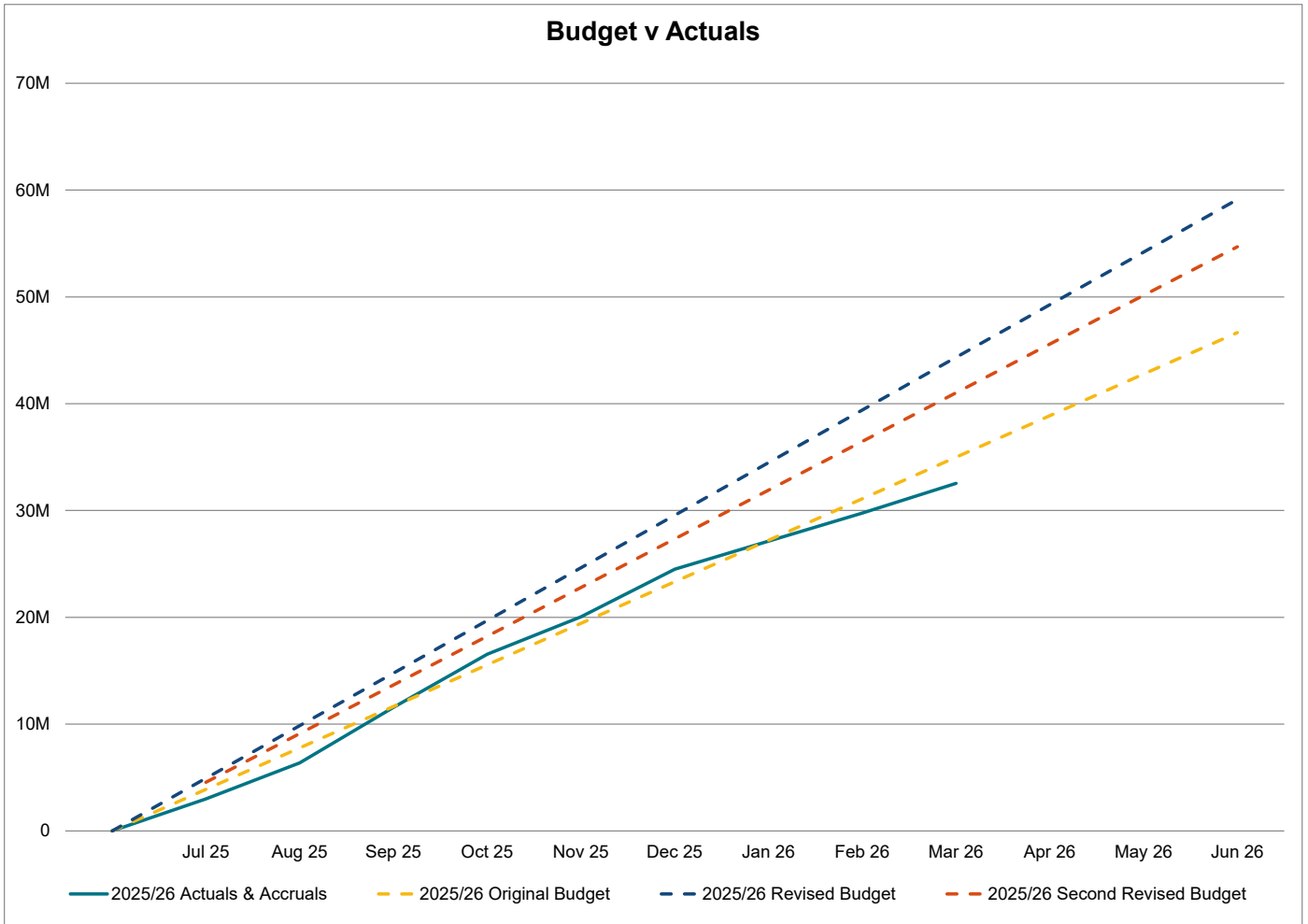
FINANCIAL OVERVIEW BY ASSET CATEGORY

Asset Category	Original Budget	Revised Budget	Actuals & Accruals	Commitments	Total
Client Services	\$ 121,500	\$ 382,037	\$ 195,782	\$ 146,176	\$ 341,958
Corporate and Community Services	\$ 1,357,000	\$ 2,997,202	\$ 1,344,681	\$ 873,131	\$ 2,217,812
Economic Development	\$ 49,690	\$ 49,690	\$ 46,551	\$ 127	\$ 46,678
Technical Services	\$ 14,381,162	\$ 18,801,792	\$ 7,873,316	\$ 4,531,261	\$ 12,404,577
Environmental Health	\$ 2,202,000	\$ 1,043,100	\$ 302,479	\$ 819,733	\$ 1,122,212
Parks and Gardens	\$ 1,305,000	\$ 1,462,638	\$ 415,616	\$ 917,344	\$ 1,332,960
Waste Water	\$ 1,685,000	\$ 1,835,076	\$ 618,748	\$ 640,329	\$ 1,259,077
Water	\$ 25,555,370	\$ 28,120,953	\$ 21,744,987	\$ 3,879,448	\$ 25,624,435
TOTAL	\$ 46,656,722	\$ 54,692,488	\$ 32,542,160	\$ 11,807,549	\$ 44,349,709

The below graph shows, by Asset Category, how much Council has spent (including accruals) on Capital Projects, compared to each budget.



Extended information on individual projects has been provided to Council in a separate dashboard report.



Actuals and Accruals include payments made and materials/services received but not yet invoiced.

APPENDIX 1 - OPERATING STATEMENT BY MANAGER

Attached are the Operating Statement Reports by Manager - please refer to these report for individual comments.

APPENDIX 2 - TOTAL COUNCIL OPERATING STATEMENT

Attached is the Total Council Operating Statement for your information.

APPENDIX 3 - STATEMENT OF FINANCIAL POSITION

Attached is the Statement of Financial Position as at 31 March 2026.

APPENDIX 4 - STATEMENT OF CASH FLOWS

Attached is the Statement of Cash Flows for the period ending 31 March 2026.

OPERATING STATEMENT
Period Ending 31 March 2026

Chief Executive Officer

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Operational contributions and donations	16	526	515	11	2%
Operational grants and subsidies	0	15,000	15,000	0	0%
Other operating revenue	26	48,595	52,015	-3,420	-7%
Total operating revenue	42	64,122	67,530	-3,408	-5%
Operating Expenses					
Employee benefits	177,861	2,794,976	2,933,660	-138,684	-5%
Materials and services	87,223	607,414	674,751	-67,337	-10%
Finance Costs	0	34	0	34	-
Total operating costs	265,084	3,402,424	3,608,412	-205,987	-6%
Surplus (deficit) from operating activities	-265,043	-3,338,303	-3,540,882	202,579	-6%
Net result for period	-265,043	-3,338,303	-3,540,882	202,579	-6%

Comments

Note: Comments to be provided for variances that are +/- 5%

Other operating revenue

Under budget due to Workcover payments received sporadically.

Employee benefits

Under budget due to Oncost Recoveries being higher than estimated. This is offset with superannuation, annual leave and sick leave being over budget.

Materials and services

Under budget in Training due to timing of qualification renewals and availability of providers. Also under budget in People and Culture due to consultant expenses being lower than budgeted.

OPERATING STATEMENT
Period Ending 31 March 2026

Director of Corporate & Community Services

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
User fees and charges	14,937	111,229	108,358	2,871	3%
Operational contributions and donations	2,948	29,931	27,000	2,931	11%
Operational grants and subsidies	0	114,635	114,635	0	0%
Other operating revenue	75,405	95,524	31,358	64,166	205%
Total operating revenue	93,290	351,319	281,351	69,968	25%
Operating Expenses					
Employee benefits	122,118	701,075	723,080	-22,005	-3%
Materials and services	64,901	760,076	795,535	-35,459	-4%
Depreciation and amortisation	147,839	1,294,028	1,302,345	-8,317	-1%
Total operating costs	334,858	2,755,179	2,820,960	-65,781	-2%
Surplus (deficit) from operating activities	-241,568	-2,403,860	-2,539,609	135,749	-5%
Capital grants and subsidies	0	114,110	127,771	-13,661	-11%
Other capital income (expense)	-17,481	-20,789	-10,307	-10,482	102%
Net result for period	-259,049	-2,310,538	-2,422,145	111,607	-5%

Comments

Note: Comments to be provided for variances that are +/- 5%

Operational contributions and donations

Over budget for contribution to electricity at Home Hill Showgrounds - usage is variable.

Other operating revenue

Insurance claim received for mould remediation - timing was unknown when revised budget completed.

Capital grants and subsidies

Reef Action Plan grant funds transferred from contract liabilities upon completion of work for the Multi Purpose Hall solar panel project. Regional Airports Program Grant funds received for Ayr Aerodrome Runway Reseal. Works completed in March for the Charlies Hill development, with grant funds to be transferred from contract liabilities.

Other capital income (expense)

Loss from write-off of Burdekin Theatre assets.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Client Services

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Operational grants and subsidies	0	36,733	36,733	0	0%
Total operating revenue	<u>0</u>	<u>36,733</u>	<u>36,733</u>	<u>0</u>	<u>0%</u>
Operating Expenses					
Employee benefits	206,292	1,205,805	1,245,389	-39,584	-3%
Materials and services	40,100	1,893,651	1,939,625	-45,974	-2%
Total operating costs	<u>246,392</u>	<u>3,099,456</u>	<u>3,185,014</u>	<u>-85,558</u>	<u>-3%</u>
Surplus (deficit) from operating activities	<u>-246,392</u>	<u>-3,062,723</u>	<u>-3,148,281</u>	<u>85,558</u>	<u>-3%</u>
Net result for period	<u><u>-246,392</u></u>	<u><u>-3,062,723</u></u>	<u><u>-3,148,281</u></u>	<u><u>85,558</u></u>	<u><u>-3%</u></u>

Comments

Note: Comments to be provided for variances that are +/- 5%

No comments required for March 2026.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Community Services

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
User fees and charges	5,806	215,565	205,776	9,789	5%
Operational grants and subsidies	0	134,119	124,119	10,000	8%
Other operating revenue	18,685	112,264	102,486	9,778	10%
Total operating revenue	24,490	461,948	432,381	29,567	7%
Operating Expenses					
Employee benefits	250,871	1,588,326	1,552,021	36,305	2%
Materials and services	134,139	998,110	1,073,747	-75,637	-7%
Depreciation and amortisation	12,088	106,733	108,075	-1,342	-1%
Total operating costs	397,097	2,693,169	2,733,842	-40,673	-1%
Surplus (deficit) from operating activities	-372,607	-2,231,222	-2,301,461	70,240	-3%
Capital grants and subsidies	21,772	129,480	150,000	-20,520	-14%
Other capital income (expense)	0	0	-72,000	72,000	-100%
Net result for period	-350,835	-2,101,742	-2,223,461	121,720	-5%

Comments

Note: Comments to be provided for variances that are +/- 5%

User fees and charges

Ahead of budget due to additional performance and events at the Burdekin Theatre. Also ahead of budget due to income from photocopying charges at the Ayr Library.

Operational grants and subsidies

Ahead of budget due to grant funding received from Health and Wellbeing Queensland for the Get Out Get Active grant.

Other operating revenue

Ahead of budget due to Fast Track sponsorships and unbudgeted ticket sales for Breaking Barriers event scheduled for April.

Materials and services

Under budget in Community Development for expenditure of Tackling Regional Adversity through Connected Communities funding; Mental Health First Aid Training Session has been delivered and awaiting invoice. Additional Community Grants to be paid in April. Event costs for Breaking Barriers event were budgeted in March, with actual payments scheduled for April and May 2026.

Capital grants and subsidies

Queensland State Library Grant paid quarterly, with the first three payments received. Final payment to be received in June. Reef Action Grant funds transferred from contract liabilities upon completion of work for the Burdekin Theatre and Burdekin Memorial Hall solar panel projects.

Other capital income (expense)

Budget for write-off of assets.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Environmental & Health Services - Waste Program

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Rates and Utility Charges	-4	4,915,897	4,915,000	897	0%
User fees and charges	61,036	554,257	540,000	14,257	3%
Interest Received	26,505	334,166	317,850	16,316	5%
Operational contributions and donations	0	9,410	9,410	0	0%
Operational grants and subsidies	0	60,985	1,000	59,985	5999%
Other operating revenue	10,952	107,814	105,375	2,439	2%
Total operating revenue	98,490	5,982,530	5,888,635	93,895	2%
Operating Expenses					
Employee benefits	123,248	865,420	847,696	17,724	2%
Materials and services	159,228	1,883,254	2,359,774	-476,520	-20%
Depreciation and amortisation	48,847	420,967	422,400	-1,433	0%
Total operating costs	331,323	3,169,641	3,629,870	-460,229	-13%
Surplus (deficit) from operating activities	-232,834	2,812,890	2,258,765	554,125	25%
Other capital income (expense)	0	-36,512	-81,512	45,000	-55%
Net result for period	-232,834	2,776,378	2,177,253	599,125	28%

Comments

Note: Comments to be provided for variances that are +/- 5%

Interest Received

Interest continues to perform better than the budget.

Operational grants and subsidies

Ahead of budget due to unbudgeted income received for Local Government Battery collection program.

Materials and services

Under budget primarily due to the timing of invoices from waste collection contractors. Expenditure is expected to align closer to budget as outstanding end-of-quarter invoices are processed.

Other capital income (expense)

Loss from the write-off of the Ayr Transfer Station bin bays.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Environmental & Health Services excluding Waste Program

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Rates and Utility Charges	-4	87,638	87,500	138	0%
User fees and charges	61,619	659,496	685,802	-26,306	-4%
Operational contributions and donations	5,182	97,502	118,850	-21,348	-18%
Operational grants and subsidies	0	161,701	268,734	-107,033	-40%
Other operating revenue	275	24,233	25,536	-1,303	-5%
Total operating revenue	67,073	1,030,571	1,186,422	-155,851	-13%
Operating Expenses					
Employee benefits	179,775	1,282,965	1,369,268	-86,304	-6%
Materials and services	229,558	1,947,609	2,354,373	-406,764	-17%
Depreciation and amortisation	40,341	356,999	360,450	-3,451	-1%
Total operating costs	449,674	3,587,573	4,084,091	-496,518	-12%
Surplus (deficit) from operating activities	-382,602	-2,557,002	-2,897,669	340,667	-12%
Capital grants and subsidies	0	4,156	440,000	-435,844	-99%
Other capital income (expense)	0	-17,153	-55,153	38,000	-69%
Net result for period	-382,602	-2,569,998	-2,512,822	-57,176	2%

Comments

Note: Comments to be provided for variances that are +/- 5%

Operational contributions and donations

Under budget in both Herbicide Subsidy Scheme and aquatic weed removal. The Herbicide Subsidy Scheme income is variable based on chemical purchase cycles. Invoices for aquatic weed removal were raised this month, with variance in part due the availability of unspent funds carried over from previous rounds that are yet to be utilised.

Operational grants and subsidies

Under budget due to timing of milestone payments for QCoast grant and Illegal Dumping Officer funding.

Other operating revenue

Under budget due to timing of swimming pool entrance fee revenue.

Employee benefits

Under budget due to staff vacancies and leave taken.

Materials and services

Under budget in Land Protection and Beach Protection. Land Protection under budget due to BSRIT precept payment not yet paid. Beach Protection under budget with works relating to QCoast grant not yet underway.

Capital grants and subsidies

Grant funding for swimming pool projects (Works for Queensland) and new animal management facility (North Queensland Resilience Program) transferred quarterly from contract liabilities as works are completed.

Other capital income (expense)

Loss on building asset write-offs.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Financial Services

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Rates and Utility Charges	-3	31,056,711	30,960,888	95,823	0%
Pensioner remissions	-2,005	-524,082	-370,000	-154,082	42%
User fees and charges	6,188	119,506	123,200	-3,694	-3%
Interest Received	124,791	1,533,468	1,447,200	86,268	6%
Operational grants and subsidies	0	2,792,207	2,820,126	-27,919	-1%
Other operating revenue	0	18,215	39,600	-21,385	-54%
Total operating revenue	128,971	34,996,026	35,021,014	-24,988	0%
Operating Expenses					
Employee benefits	236,212	1,430,442	1,553,069	-122,627	-8%
Materials and services	43,463	811,792	866,472	-54,680	-6%
Depreciation and amortisation	37,643	300,566	300,975	-409	0%
Finance Costs	12,500	48,817	67,500	-18,683	-28%
Total operating costs	329,818	2,591,617	2,788,016	-196,400	-7%
Surplus (deficit) from operating activities	-200,846	32,404,409	32,232,998	171,412	1%
Capital grants and subsidies	0	163,386	233,409	-70,023	-30%
Other capital income (expense)	-11,110	-11,110	-45,000	33,890	-75%
Net result for period	-211,956	32,556,686	32,421,407	135,279	0%

Comments

Note: Comments to be provided for variances that are +/- 5%

Pensioner Remissions

The State Government reimbursement invoice will be raised in April 2026. This will offset the state pensioner remissions recognised in February and bring this amount back in line with the budget.

Interest Received

Interest continues to perform better than the budget.

Other operating revenue

Under budget due to Fire Levy Collection Fee six monthly payment budgeted in March, however received with half yearly rates in April.

Employee benefits

Under budget due to staff vacancies.

Materials and services

Under budget in telephone calls, consultants, and audit fees. Telephone calls tracking under budget, purchasing and finance consultants under budget due to timing of engagement of consultants for Industrial Estate accounting advice and recruitment costs, and audit fees under budget due to timing of invoices.

Finance Costs

Under budget as finance costs will vary dependant on transaction volume.

Capital grants and subsidies

Grant funding received from Secure Communities Partnership Program for the installation of CCTV cameras.

Other capital income (expense)

Loss on asset write-offs.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Operations

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
User fees and charges	9,271	144,168	162,550	-18,382	-11%
Operational contributions and donations	2,700	155,697	117,880	37,817	32%
Operational grants and subsidies	0	7,173,531	8,739,642	-1,566,111	-18%
Contract and recoverable works	137,098	1,331,748	1,031,000	300,748	29%
Total operating revenue	149,069	8,805,143	10,051,072	-1,245,929	-12%
Operating Expenses					
Employee benefits	813,604	4,615,094	5,501,942	-886,848	-16%
Materials and services	974,818	7,699,777	8,235,930	-536,152	-7%
Depreciation and amortisation	120,161	1,056,511	1,076,625	-20,114	-2%
Total operating costs	1,908,583	13,371,383	14,814,497	-1,443,114	-10%
Surplus (deficit) from operating activities	-1,759,515	-4,566,240	-4,763,425	197,185	-4%
Capital grants and subsidies	0	55,022	1,180,124	-1,125,102	-95%
Other capital income (expense)	-621	-40,118	-98,498	58,380	-59%
Net result for period	-1,760,136	-4,551,337	-3,681,799	-869,538	24%

Comments

Note: Comments to be provided for variances that are +/- 5%

User fees and charges

Under budget Cemetery Fees. This figure is lower than expected as a number of interments have been postponed due to wet weather. This is being offset by income received from sale of second hand culverts, ex CBD Pots and used grader blades.

Operational contributions and donations

Ahead of budget mainly attributed to internal infrastructure charges for subdivisional works at the Ayr Industrial Estate.

Operational grants and subsidies

Under budget with the variance attributable to delays in completing Disaster Recovery Funding Arrangements (DRFA) works due to the persistent wet weather which is impacting times for claims and subsequent reimbursement.

Contract and recoverable works

Ahead of budget for the Road Maintenance Performance Contract with monies received for works claimed.

Employee benefits

Under budget mainly Recoverable Works - Other (DRFA) which has been disrupted by persistent wet weather but is now returning to normal. Also under budget Roads maintenance as a direct result of Council focussing on REPA and capital works in the lead up to Christmas. Drainage maintenance, Aerodromes and Boat Ramps are trending above budget estimates year to date some of which is seasonally adjusted.

Materials and services

Under budget mainly due to roads maintenance materials. This variance will reduce when Council undertakes it's annual gravel resheeting program prior to the 2026 harvesting season. Street lighting is under budget due to delays in Ergon issuing invoices. Depot Operations are above year to date budget with a suite of works related to the Depot Masterplan being undertaken.

Capital grants and subsidies

Capital grant funding received for Queensland Reconstruction DRFA project. Funding not yet received for Works For Queensland funding for Anzac Park precinct pump track, or Sport and Recreation funding for basketball units upgrades, and further DRFA claims.

Other capital income (expense)

Write-off and partial disposal of fencing at the Clare Pool, Spiller Street Park, Brandon, Dosetto Street drainage basin, and a damaged aluminium bench from the Ayr CBD.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Water and Waste Water - Sewerage

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Rates and Utility Charges	-1	5,294,696	5,272,571	22,125	0%
User fees and charges	11,309	128,606	138,750	-10,144	-7%
Interest Received	40,006	514,437	495,900	18,537	4%
Operational contributions and donations	5,272	99,076	95,000	4,076	4%
Other operating revenue	0	852	0	852	-
Total operating revenue	56,586	6,037,667	6,002,221	35,446	1%
Operating Expenses					
Employee benefits	215,560	1,280,101	1,238,467	41,634	3%
Materials and services	177,376	1,384,742	1,269,295	115,447	9%
Depreciation and amortisation	169,126	1,479,122	1,494,375	-15,253	-1%
Total operating costs	562,062	4,143,966	4,002,137	141,829	4%
Surplus (deficit) from operating activities	-505,476	1,893,702	2,000,084	-106,382	-5%
Capital grants and subsidies	0	2,799	245,000	-242,201	-99%
Other capital income (expense)	-11,004	-37,894	-216,000	178,106	-82%
Net result for period	-516,481	1,858,607	2,029,084	-170,477	-8%

Comments

Note: Comments to be provided for variances that are +/- 5%

User fees and charges

Under budget due to the variable timing and recovery of fees and charges. Revenue streams in this area fluctuate month to month and can be difficult to predict.

Materials and services

Over budget due to increased material costs and additional plant usage required to respond to wet season conditions in February to March.

Capital grants and subsidies

Grant funding for Craig Street and Chippendale Street extension sewer design (Residential Activation fund) and the Reef Guardian Solar Panel Project at the MacroAlgae Facility transferred quarterly from contract liabilities as works are completed.

Other capital income (expense)

Loss on sewerage asset write-off's.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Water and Waste Water - Water

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Rates and Utility Charges	-2	4,899,545	4,629,880	269,665	6%
User fees and charges	4,503	74,073	73,000	1,073	1%
Interest Received	24,414	301,210	289,875	11,335	4%
Operational contributions and donations	0	42,500	42,500	0	0%
Total operating revenue	28,915	5,317,328	5,035,255	282,073	6%
Operating Expenses					
Employee benefits	168,795	1,138,522	1,112,309	26,213	2%
Materials and services	128,296	1,615,872	1,690,284	-74,412	-4%
Depreciation and amortisation	118,752	1,054,135	1,066,875	-12,740	-1%
Total operating costs	415,843	3,808,529	3,869,468	-60,939	-2%
Surplus (deficit) from operating activities	-386,928	1,508,799	1,165,787	343,012	29%
Capital grants and subsidies	3,541,173	19,437,565	26,712,464	-7,274,899	-27%
Other capital income (expense)	0	-90,000	-177,000	87,000	-49%
Net result for period	3,154,245	20,856,364	27,701,251	-6,844,887	-25%

Comments

Note: Comments to be provided for variances that are +/- 5%

Rates and Utility Charges

Ahead of budget due to higher than expected water charges recorded during the most recent rates period.

Capital grants and subsidies

Capital grant funds for the South Ayr Filtration Plant to be received as works completed and claims submitted. Grant funding for Craig Street and Chippendale Street extension water design (Residential Activation fund) transferred quarterly from contract liabilities as works are completed.

Other capital income (expense)

Loss on water assets written off.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Planning and Development

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
User fees and charges	22,960	383,316	366,621	16,695	5%
Operational grants and subsidies	30,000	30,000	60,000	-30,000	-50%
Total operating revenue	52,960	413,316	426,621	-13,305	-3%
Operating Expenses					
Employee benefits	61,956	652,945	667,691	-14,746	-2%
Materials and services	78,652	613,984	649,608	-35,625	-5%
Total operating costs	140,608	1,266,928	1,317,299	-50,371	-4%
Surplus (deficit) from operating activities	-87,648	-853,613	-890,678	37,065	-4%
Net result for period	-87,648	-853,613	-890,678	37,065	-4%

Comments

Note: Comments to be provided for variances that are +/- 5%

User fees and charges

Ahead of budget in town planning fees and charges.

Operational grants and subsidies

Under budget due to grant monies under the Housing Supply Fund not being received in February as anticipated. Timing of the payment is being monitored.

Materials and services

Under budget in Town Planning and Development Administration with both sections underspent with recruitment costs. Consultants were also under budget in Town Planning, reflecting the timing of payments for services engaged to cover staff vacancies.

OPERATING STATEMENT
Period Ending 31 March 2026

Manager Technical Services

	Month of March Actual	Year to Date Actual	Year To Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
User fees and charges	-159	5,478	5,600	-122	-2%
Operational grants and subsidies	9,732	103,218	91,500	11,718	13%
Other operating revenue	3,771	24,143	20,000	4,143	21%
Total operating revenue	13,345	132,839	117,100	15,739	13%
Operating Expenses					
Employee benefits	373,376	2,182,064	2,362,309	-180,245	-8%
Materials and services	-230,700	-1,829,328	-1,416,685	-412,642	29%
Depreciation and amortisation	834,066	7,334,360	7,408,125	-73,765	-1%
Total operating costs	976,742	7,687,096	8,353,749	-666,652	-8%
Surplus (deficit) from operating activities	-963,397	-7,554,258	-8,236,649	682,391	-8%
Capital contributions	2,418	1,559,304	2,136,797	-577,493	-27%
Capital grants and subsidies	1,012,980	1,801,351	2,650,691	-849,340	-32%
Other capital income (expense)	-106,998	-544,988	-1,195,000	650,012	-54%
Net result for period	-54,998	-4,738,591	-4,644,161	-94,430	2%

Comments

Note: Comments to be provided for variances that are +/- 5%

Operational grants and subsidies

Ahead of budget with Fuel tax credits marginally higher than expected. Unbudgeted income received for WaterRide training.

Other operating revenue

Ahead of budget due to the timing of income from sales of small plant and other miscellaneous income variable throughout the year, and unbudgeted insurance claims received.

Employee benefits

Under budget due to vacancies in the Workshop Operations and Asset Management Sections. Savings offset by additional costs in Materials and Services for contract works. Additional reduction in employee expenses due to higher than budget allocation booked to capital projects throughout year.

Materials and services

Under budget due to Plant Hire Recoveries being higher than estimated. Review of recoveries and hire rates currently in progress to determine any amendments required prior to the June to reflect actual fleet costs. This is partially offset by Workshop Operations over budget due to additional contract work required to cover vacancies.

Capital contributions

Budgeted contributions for Bahr Road restoration are transferred quarterly from contract liabilities as works are completed.

Capital grants and subsidies

Income from capital grants is received as works are completed and claims submitted.

Other capital income (expense)

Loss from write-off of assets dependent on the timing of construction and capitalisation of new work.

BURDEKIN SHIRE COUNCIL
OPERATING STATEMENT
Period Ending 31 March 2026

Appendix 2

	Month of March Actual	Year to Date Actual	Year to Date Revised Budget	\$ Variance YTD Actual to YTD Revised Budget	% Variance YTD Actual to YTD Revised Budget
Operating Revenue					
Rates and Utility Charges	-12	46,254,487	45,865,839	388,648	1%
Pensioner remissions	-2,005	-524,082	-370,000	-154,082	42%
User fees and charges	197,471	2,395,693	2,409,657	-13,964	-1%
Interest Received	215,715	2,683,282	2,550,825	132,457	5%
Operational contributions and donations	16,117	434,643	411,155	23,488	6%
Operational grants and subsidies	39,732	10,622,130	12,271,489	-1,649,359	-13%
Contract and recoverable works	137,098	1,331,748	1,031,000	300,748	29%
Other operating revenue	109,114	431,641	376,370	55,271	15%
Total operating revenue	713,231	63,629,543	64,546,335	-916,792	-1%
Operating Expenses					
Employee benefits	2,929,669	19,737,736	21,106,901	-1,369,165	-6%
Materials and services	1,887,055	18,386,954	20,492,709	-2,105,754	-10%
Depreciation and amortisation	1,528,862	13,403,422	13,540,245	-136,823	-1%
Finance Costs	12,500	48,850	67,500	-18,650	-28%
Total operating costs	6,358,085	51,576,962	55,207,355	-3,630,393	-7%
Surplus (deficit) from operating activities	-5,644,854	12,052,581	9,338,980	2,713,601	29%
Capital contributions	2,418	1,559,304	2,136,797	-577,493	-27%
Capital grants and subsidies	4,575,925	21,707,869	31,739,459	-10,031,590	-32%
Other capital income (expense)	-147,214	-798,563	-1,950,470	1,151,907	-59%
Net result for period	-1,213,726	34,521,191	41,264,766	-6,743,575	-16%

BURDEKIN SHIRE COUNCIL
STATEMENT OF FINANCIAL POSITION
As at 31 March 2026

Appendix 3

	Year to Date Actual \$	Annual Budget \$
Current Assets		
Cash and Cash Equivalents	84,077,524	79,672,895
Financial Assets	22,000,000	5,000,000
Receivables	2,017,494	2,550,272
Inventories	555,656	580,693
Contract Assets	371,746	0
Other Assets	783,844	2,444,465
Total Current Assets	<u>109,806,263</u>	<u>90,248,325</u>
Non-Current Assets		
Receivables	399,264	258,897
Property, Plant and Equipment	717,876,797	733,697,001
Intangibles Assets	163,082	155,908
Other Assets	34,451	33,445
Total Non-Current Assets	<u>718,473,594</u>	<u>734,145,251</u>
TOTAL ASSETS	<u>828,279,857</u>	<u>824,393,576</u>
Current Liabilities		
Payables	4,024,695	8,319,995
Provisions	7,680,441	7,680,441
Contract Liabilities	5,350,944	2,408,571
Other Liabilities	179,912	603,674
Total Current Liabilities	<u>17,235,992</u>	<u>19,012,681</u>
Non-Current Liabilities		
Provisions	17,898,953	17,898,953
Other Liabilities	600,351	114,522
Total Non-Current Liabilities	<u>18,499,304</u>	<u>18,013,475</u>
TOTAL LIABILITIES	<u>35,735,296</u>	<u>37,026,156</u>
NET COMMUNITY ASSETS	<u><u>792,544,561</u></u>	<u><u>787,367,420</u></u>
Community Equity		
Asset Revaluation Surplus	437,228,230	437,228,232
Retained Surplus (deficiency)	355,316,331	350,139,188
TOTAL COMMUNITY EQUITY	<u><u>792,544,561</u></u>	<u><u>787,367,420</u></u>

BURDEKIN SHIRE COUNCIL
STATEMENT OF CASH FLOWS
For Period Ending 31 March 2026

Appendix 4

	Year to Date Actual \$	Annual Cashflow Budget \$
Cash Flows from Operating Activities		
Receipts		
Receipts from Customers	47,782,119	51,348,957
Payments to Suppliers and Employees	-44,423,650	-59,430,071
	3,358,469	-8,081,114
Interest Received and Investment Revenue Received	3,160,023	3,401,100
Operating Grants, Subsidies and Contributions	11,137,897	19,187,304
Other	5,335,280	508,045
Net Cash Inflow (Outflow) from Operating Activities	22,991,670	15,015,335
Cash Flows from Investing Activities		
Proceeds from Sale of Property, Plant and Equipment	554,082	1,061,500
Grants, subsidies, contributions and donations	25,124,556	33,429,659
Net movement in cash investments	-17,000,000	0
Payments for Property, Plant and Equipment	-32,378,673	-54,692,488
Net Movement in Loans to Community Organisations	-73,000	0
Net Cash Inflows (Outflow) from Investing activities	-23,773,035	-20,201,329
Net Increase (Decrease) in Cash and Cash Equivalents Held	-781,366	-5,185,994
Cash and Cash Equivalents at Beginning of the Financial Year	84,858,890	84,858,889
Cash and Cash Equivalents at end of the Period	84,077,524	79,672,895

GOVERNANCE

6.4.1. Delegation of Powers to the Chief Executive Officer

File Reference: 405

Report Author: Jodie Ordorica, Governance Support Officer

Authoriser: Kim Olsen, Director Corporate and Community Services

Meeting Date: 28 April 2026

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Demonstrate open and transparent decision-making, leadership and financial management.
- Implement effective governance frameworks.
- Undertake regulatory responsibilities in accordance with legislative obligations.

Burdekin Shire Council Operational Plan 2025-2026

CG11 Actively review and update Council's Delegations Register.

Executive Summary

This report seeks Council approval, pursuant to section 257 of the *Local Government Act 2009*, to delegate specified legislative powers to the Chief Executive Officer and to adopt the updated 'Register of Delegations – Council to Chief Executive Officer', as detailed in Attachment 1.

Officer's Recommendation

That, pursuant to section 257 of the *Local Government Act 2009*, Council delegates all powers referred to in the 'Register of Delegations - Council to Chief Executive Officer' as detailed in attachment 1, to the Chief Executive Officer.

Background

The *Local Government Act 2009* requires Council to review delegations to the Chief Executive Officer (CEO) at least annually to ensure they remain current, lawful, and aligned with legislative requirements. This process supports effective governance, accountability, and compliance with Council's statutory obligations.

Council exercises a wide range of powers and responsibilities under State legislation. To enable efficient and timely decision-making, many of these powers may be delegated by Council to the CEO, who may then sub-delegate certain powers to appropriately qualified officers where permitted.

Delegations and sub-delegations provide officers with the necessary legal authority to perform statutory functions on Council's behalf, while supporting accountable decision-making, consistency across the organisation, and effective risk management. They also assist Council in ensuring decisions are made at the appropriate level and within required legislative timeframes.

To assist Councils in meeting their legislative obligations, the Local Government Association of Queensland (LGAQ), in conjunction with King and Company Solicitors, maintains a comprehensive Delegations Register Service identifying powers under State legislation that may be delegated to Local Government Chief Executive Officers.

Council's Register of Delegations is based on this service and is reviewed regularly to ensure delegations remain current and legally valid. LGAQ has recently issued an update to the Delegations Register Service, incorporating legislative amendments, reprints, and new delegations arising from recently commenced legislation. These updates affect the following legislation:

- Integrity Act 2009
- Libraries Act 1988
- Local Government Electoral Act 2011
- Nature Conservation (Protected Areas Management) Regulation 2024
- Ombudsman Act 2001
- Property Law Act 2023
- Public Records Act 2023
- Public Sector Ethics Act 1994
- Queensland Competition Authority Act 1997
- Queensland Productivity Commission Act 2025
- Residential Tenancies and Rooming Accommodation Regulation 2025
- Soil Conservation Act 1986
- Sustainable Planning Act 2009
- Workers' Compensation and Rehabilitation Regulation 2025

Adoption of the updated Register of Delegations will ensure Council continues to meet its legislative requirements and that delegated decision-making remains lawful, effective, and aligned with current State legislation.

Consultation

Council subscribes to the LGAQ delegation register service. LGAQ has, with the assistance of King and Company Solicitors, developed a complete list of all delegations under State legislation which can be delegated to Local Government Chief Executive Officer's.

Consultation with relevant managers and officers to determine if the new registers are required.

Consultation was held with Council at the workshop on Tuesday 21 April 2026.

Budget & Resource Implications

There are no financial implications to this process. Appropriate implementation of delegations to the Chief Executive Officer ensures the efficient use of Council resources.

Legal Authority & Implications

Local Government Act 2009 (Qld) ss 257-60.

Local Government Regulation 2012 (Qld) reg 305.

Policy Implications

Not Applicable.

Risk Implications (Strategic, Operational, Project Risks)

The administration of Council's responsibilities under the Act, carries with it inherent risk. Appropriate delegations form part of the risk management framework associated with these responsibilities.

Further, this process is part of Council meeting its legislative delegation requirements under the Act. It is also a major part in Council eliminating legal non-compliance issues impacting upon the legal validity and enforceability of Council decisions, or Council's ability to legally enforce or litigate breaches of the applicable acts or regulations.

Attachments

1. Register of Delegations - Council to Chief Executive Officer 2026

Register of Delegations by the Burdekin Shire Council to the Chief Executive Officer

Delegation No.	Description of powers delegated	Resolution	Conditions and Limitations	Authority
1	To exercise all lawfully delegable powers under each of the local laws listed in Schedule 1, including any amendments thereto, and subordinate local laws made under those local laws.	Adopted: 27/09/2011 Amended: 14/02/2012 26/11/2013 09/09/2014 28/05/2024 25/02/2025 <u>28/04/2026</u>	<ul style="list-style-type: none"> The delegate will not exercise any delegated power in relation to a matter that may adversely affect Council's relations with the public at large. The delegate will not exercise any delegated power in relation to a matter that has been the subject of a resolution or other decision of Council. 	<i>Local Government Act 2009 (Qld) s 257.</i>
2	To exercise all lawfully delegable powers under – <ul style="list-style-type: none"> each of the Acts listed in Schedule 2, including any amendments thereto, and regulations and other statutory instruments made under those Acts, and any other local government Acts that come into force, including any amendments thereto, and regulations and other statutory instruments made under those Acts. 	Adopted: 27/09/2011 Amended: 14/02/2012 26/11/2013 29/02/2016 13/01/2020 09/03/2021 13/07/2021 08/03/2022 28/05/2024 25/02/2025 <u>28/04/2026</u>	<ul style="list-style-type: none"> The delegate will not exercise any delegated power in relation to a matter that may adversely affect Council's relations with the public at large. The delegate will not exercise any delegated power in relation to a matter that has been the subject of a resolution or other decision of Council. 	<i>Local Government Act 2009 (Qld) s 257.</i>

Schedule 1 – Local Laws

Local Law No. 1 (Administration) 2012
Subordinate Local Law No. 1.1 (Alteration or Improvement to Local Government Controlled Areas and Roads) 2012
Subordinate Local Law No. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2012
Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2012
Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2012
Subordinate Local Law No. 1.5 (Keeping of Animals) 2012
Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2012
Subordinate Local Law No. 1.7 (Operation of Cane Railways) 2012
Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2012
Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2012
Subordinate Local Law No. 1.10 (Operation of Public Swimming Pools) 2012
Subordinate Local Law No. 1.11 (Operation of Rental Accommodation) 2012
Subordinate Local Law No. 1.12 (Operation of Temporary Entertainment Events) 2012
Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2012
Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2012
Subordinate Local Law No. 1.15 (Carrying out Works on a Road or Interfering with a Road or its Operation) 2012
Subordinate Local Law No. 1.16 (Gates and Grids) 2012
Subordinate Local Law No. 1.17 (Reservation of Bathing Reserve for Training, Competition etc) 2012
Subordinate Local Law No. 1.18 (Bringing or Driving a Motor Vehicle onto a Local Government Controlled Area) 2012
Subordinate Local Law No. 1.19 (Parking Contrary to an Indication on an Official Traffic Sign Regulating Parking by Time or Payment of a Fee) 2012
Subordinate Local Law No. 1.20 (Parking in a Loading Zone by Displaying a Commercial Vehicle Identification Label) 2012
Local Law No. 2 (Animal Management) 2012
Subordinate Local Law No. 2 (Animal Management) 2012
Local Law No. 3 (Community and Environmental Management) 2012
Subordinate Local Law No. 3 (Community and Environmental Management) 2012

Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2012
Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2012
Local Law No. 5 (Parking) 2012
Subordinate Local Law No. 5 (Parking) 2012
Local Law No. 6 (Bathing Reserves) 2012
Subordinate Local Law No. 6 (Bathing Reserves) 2012
Local Law No. 7 (Aerodromes) 2012
Local Law No. 8 (Waste Management) 2018

Schedule 2 – Legislation

Aboriginal Cultural Heritage Act 2003
Acquisition of Land Act 1967
Aged Care Act 1997 (Cth) - Repealed
Animal Care and Protection Act 2001
Animal Care and Protection Regulation 2023
Animal Management (Cats and Dogs) Act 2008
Biosecurity Act 2014
Biosecurity Regulation 2016
Body Corporate and Community Management Act 1997
Body Corporate and Community Management (Accommodation Module) Regulation 2020
Body Corporate and Community Management (Commercial Module) Regulation 2020
Body Corporate and Community Management (Small Schemes Module) Regulation 2020
Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011
Body Corporate and Community Management (Standard Module) Regulation 2020
Building Act 1975
Building Fire Safety Regulation 2008
Building Regulation 2021
Coastal Protection and Management Act 1995
Coexistence Queensland Act 2013
Disaster Management Act 2003
Disaster Management Regulation 2014
Economic Development Act 2012
Electrical Safety Act 2002
Electrical Safety Regulation 2013
Electricity Act 1994
Electricity Regulation 2006
Environmental Offsets Act 2014

Environmental Offsets Regulation 2014
Environmental Protection (Water and Wetland Biodiversity) Policy 2019
Environmental Protection Act 1994
Environmental Protection Regulation 2019
Fire Services Act 1990
Food Act 2006
Food Production (Safety) Act 2000
Heavy Vehicle (Mass, Dimension and Loading) National Regulation
Heavy Vehicle National Law (Qld)
Heavy Vehicle National Law Regulation 2014
Housing Act 2003
Housing Regulation 2015
Human Rights Act 2019
Industrial Relations Act 2016
Industrial Relations Regulation 2018
Information Privacy Act 2009
<u>Integrity Act 2009</u>
Justices Act 1886
Labour Hire Licensing Act 2017
Land Access Ombudsman Act 2017
Land Act 1994
Land Regulation 2020
Land Title Act 1994
Land Valuation Act 2010
<u>Libraries Act 1988</u>
Liquor Act 1992
Local Government Act 2009
Local Government Regulation 2012
<u>Local Government Electoral Act 2011</u>

Medicines and Poisons Act 2019
Medicines and Poisons (Pest Management Activities) Regulation 2021
Medicines and Poisons (Poisons and Prohibited Substances) Regulation 2021
Mineral and Energy Resources (Common Provisions) Act 2014
Mineral Resources Act 1989
Mining and Quarrying Safety and Health Act 1999
Mining and Quarrying Safety and Health Regulation 2017
Nature Conservation Act 1992
Nature Conservation (Animals) Regulation 2020
Nature Conservation (Plants) Regulation 2020
Nature Conservation (Protected Areas Management) Regulation 2017 2024
Ombudsman Act 2001
Peaceful Assembly Act 1992
Petroleum and Gas (Production and Safety) Act 2004
Petroleum and Gas (Safety) Regulation 2018
Planning Act 2016
Planning Act 2016 - Development Assessment Rules
Planning and Environment Court Act 2016
Planning Regulation 2017
Plumbing and Drainage Act 2018
Plumbing and Drainage Regulation 2019
Property Law Act 2023
Public Health (Infection Control for Personal Appearance Services) Act 2003
Public Health Act 2005
Public Health Regulation 2018
Public Interest Disclosure Act 2010
Public Records Act 2002 2023
Public Sector Ethics Act 1994
Queensland Competition Authority Act 1997

Queensland Heritage Act 1992
Queensland Productivity Commission Act 2025
Queensland Reconstruction Authority Act 2011
Rail Safety National Law (Queensland)
Regional Planning Interests Act 2014
Residential Services (Accreditation) Act 2002
Residential Tenancies and Rooming Accommodation Act 2008
Residential Tenancies and Rooming Accommodation Regulation 2025
Retail Shop Leases Act 1994
Retail Shop Leases Regulation 2016
Right to Information Act 2009
River Improvement Trust Act 1940
Safety in Recreational Water Activities Act 2011
Soil Conservation Act 1986
State Emergency Service Act 2024
State Penalties Enforcement Act 1999
State Penalties Enforcement Regulation 2014
Statutory Bodies Financial Arrangements Act 1982
Stock Route Management Act 2002
Stock Route Management Regulation 2023
Strong and Sustainable Resource Communities Act 2017
Summary Offences Act 2005
Summary Offences Regulation 2016
Survey and Mapping Infrastructure Act 2003
Sustainable Planning Act 2009
Tobacco and Other Smoking Products Act 1998
Torres Strait Islander Cultural Heritage Act 2003
Transport Infrastructure (Public Marine Facilities) Regulation 2023
Transport Infrastructure (State Controlled Roads) Regulation 2017

Transport Infrastructure Act 1994
Transport Operations (Marine Pollution) Act 1995
Transport Operations (Marine Safety) Act 1994
Transport Operations (Marine Safety) Regulation 2016
Transport Operations (Road Use Management) Act 1995
Transport Operations (Road Use Management – Accreditation and Other Provisions) Regulation 2015
Transport Operations (Road Use Management – Road Rules) Regulation 2009
Transport Operations (Road Use Management – Vehicle Registration) Regulation 2021
Transport Operations (Road Use Management – Vehicle Standards and Safety) Regulation 2021
Trusts Act 1973
Waste Reduction and Recycling Act 2011
Waste Reduction and Recycling Regulation 2023
Water Act 2000
Water Fluoridation Act 2008
Water Fluoridation Regulation 2020
Water Regulation 2016
Water Supply (Safety and Reliability) Act 2008
Work Health and Safety Act 2011
Work Health and Safety Regulation 2011
Workers’ Compensation and Rehabilitation Act 2003
Workers’ Compensation and Rehabilitation Regulation 2014 2025
Working with Children (Risk Management and Screening) Act 2000

ENVIRONMENTAL AND HEALTH SERVICES**7.1.1. Acceptance of Tender - TBSC/25/040 - Coastal Dune Restoration and Stabilisation Works - Alva and Wunjunga****File Reference:** 1984**Report Author:** Linda Govan, Coordinator Environment and Health Projects**Authoriser:** Judith Austin, Manager Environmental and Health Services**Meeting Date:** 28 April 2026**Link to Corporate/Operational Plan:**

Burdekin Shire Council Corporate Plan 2025-2030

- Partner with community groups and organisations to protect, restore, and enhance the Burdekin's natural environment, including environmentally sensitive areas and biodiversity corridors.

Burdekin Shire Council Operational Plan 2025-2026

EPH2 Undertake works identified in the Dune Management Strategy.

Executive Summary

Council was successful in receiving grant funds under the QCoast2100 program to undertake dune rehabilitation works in both Alva and Wunjunga. Tender TBSC/25/040 was called on 4 March 2026, closing on 26 March 2026 and available on the public marketplace. Six (6) responses were received, two (2) of these were within budget.

Officer's Recommendation

That Council:

1. award TBSC/25/040 - Coastal Dune Restoration and Stabilisation Works - Alva and Wunjunga to Greening Australia for the price of \$182,697.00 (excluding GST);
2. delegates authority under s257 (1) (b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise and execute any and all matters.

Background

Council was successful in receiving funding under the QCoast2100 grant to undertake work at the dunes at Alva and Wunjunga. The work includes fencing at a reprofiled site, installing rock barriers to prevent tracks and revegetation and fencing work to reduce tracks in the dunes, while maintaining some vehicle access. Community involvement will be available including a meeting to discuss track reductions and a community planting session one day.

Tender TBSC/25/040 - Coastal Dune Restoration and Stabilisation Works - Alva and Wunjunga, was called on 4 March 2026, closing on 26 March 2026. The tender was available on Vendor Panel - Open Marketplace with 1833 suppliers notified of the tender, 41 subsequently followed the tender with six (6) responses received.

One (1) tender was non-conforming and three (3) tenders exceeded the grant funding.

Project	TBSC/25/040 - Coastal Dune Restoration and Stabilisation Works - Alva and Wunjunga						
Date	21/04/2026						
Tenderer Name	Ecosure P/L	Greening Australia P/L	Neoferma Australia Pty Ltd	O and E Blacklock P/L (Ausfield)	Revere Projects P/L	Wildlife Surrounds	
	A	B	C	D	E	F	
Selection Criteria	Weighting (%)						
1 - 10 Scoring							
Quoted Price (ex GST)							
Price	60%		\$182,697				
Normal Score		7.61	10.00	0.00	9.34	5.95	8.38
Weighted Score		4.57	6.00	0.00	5.60	3.57	5.03
Demonstrated Experience	30%						
Normal Score		8	8.6	0	8.6	8	7
Weighted Score		2.4	2.6	0	2.58	2.7	2.1
Local Content (Max 15%)	10%						
Normal Score		1.3	4.3	0	4	4	4
Weighted Score		0.13	0.43	0	0.4	0.4	0.4
Total Weighted Score.		7.35	9.03	0.00	8.58	6.67	7.53

The recommendation is to award to Greening Australia, an experienced provider of projects similar to the work identified in the tender. The tender response highlighted discussions have already been had with Burdekin organisations that will be engaged firstly and depending on capability to undertake the work.

Consultation

The tender documents were openly available via VendorPanel and advertised on Council's website and on the Council Connections page in Burdekin Life in March 2026.

Budget & Resource Implications

The tendered price of \$182,697.00 (excluding GST) is within the amount received for the grant under the QCoast2100 program.

Legal Authority & Implications

The tender process has been followed in accordance with the *Local Government Act 2009*.

Policy Implications

Not applicable.

Risk Implications (Strategic, Operational, Project Risks)

Any identified risks will be managed in accordance with the Enterprise Risk Management Policy and adopted Enterprise Risk Management Framework.

The risks associated with inviting formal tenders are managed by conducting the process in accordance with the legislative requirements of the *Local Government Act 2009* and Local Government Regulation 2012.

Risks include the timing of the work to meet funding deadlines. Risks associated with the current global situation will be closely monitored.

Attachments

None

PLANNING AND DEVELOPMENT

7.3.1. Change Application (Other Change) to Development Permit for Material Change of Use for Warehouse (Self Storage Units) and Caretaker's Accommodation at 126 Giddy Road, McDesme (Lot 2 on SP324931)

File Reference: MCU26/0005, 226

Report Author: Kelly Reaston, Urban Planning North

Authoriser: James Stewart, Director Infrastructure Planning and Environmental Services

Meeting Date: 28 April 2026

Link to Corporate/Operational Plan:

Burdekin Shire Council Corporate Plan 2025-2030

- Support strategic projects that will contribute to liveability and economic growth in the Burdekin.

Burdekin Shire Council Operational Plan 2025-2026

PD13 Assess Planning Applications to ensure compliance with requirements of the current Planning Scheme.

Executive Summary

Council is in receipt of a change application (other change) lodged by Milford Planning on behalf of the Applicant, Mr. G. Dalle Cort, seeking changes to the Development Permit for Material Change of Use for Warehouse (Self Storage Units) and Caretaker's Accommodation located at 126 Giddy Road, Ayr, on land described as Lot 2 on SP324931.

The subject land is within the Rural Zone of the *Burdekin Shire Planning Scheme 2022* (the planning scheme) and the approved development was subject to impact assessment. Public notification was required for the change application and no submissions were received.

The change application seeks to change Condition 2 – Approved Plans and Documents to reflect a reduced gross floor area of the storage units, and amendments to Condition 8 – Road Works, Traffic and Access of the Development Permit issued on 5 November 2024.

A key aspect of the revised design is the re-use of the former office building for storage units.

Council Officers have reviewed the change representations submitted by the Applicant and recommend that the proposed amendments to Conditions 2 and 8 be approved.

Officer's Recommendation

That Council approve the change application (other change) to Development Permit for Material Change of Use for Warehouse (Self Storage Units) and Caretaker's Accommodation at 126 Giddy Road, Ayr, on land described as Lot 2 on SP324931, subject to the amended conditions, as set out in Attachment A.

Background

Application

The change application was submitted to Council on the 16 February 2026 (properly made on 20 February 2026). A Confirmation Notice was issued on 24 February 2026.

The change application seeks the following changes to the current approval:

Condition 2 –Approved Plans and Documents

Amendments to the table of approved plans is required to reflect the revised site layout and design.

Officer Comment

The requested change is supported and it is recommended that the table of approved plans be amended as follows:

Drawing Title	Drawing/Revision	Date
Site Development Plan	UDS-23011, Sheet 1, Issue P16	30/08/2024
Proposed Storage Shed 1	UDS-23011, Sheet 2, Issue P16	30/08/2024
Proposed Storage Shed 2,3,4,5,6	UDS-23011, Sheet 3,4,5,6,7, Issue P16	30/08/2024
Proposed Storage Shed 7	UDS-23011, Sheet 8 Issue P16	30/08/2024
Proposed Storage Shed 8 & 11	UDS-23011, Sheet 9 Issue P16	30/08/2024
Proposed Storage Shed 9	UDS-23011, Sheet 10 Issue P16	30/08/2024
Proposed Storage Shed 12	UDS-23011, Sheet 11 Issue P16	30/08/2024
Proposed Storage Shed 13	UDS-23011, Sheet 12 Issue P16	30/08/2024
Proposed Storage Shed 14 & 15	UDS-23011, Sheet 13 Issue P16	30/08/2024
Proposed Storage Shed 16	UDS-23011, Sheet 14 Issue P16	30/08/2024
Proposed Storage 17	UDS-23011, Sheet 15 Issue P16	30/08/2024
Proposed Storage Shed 18	UDS-23011, Sheet 16 Issue P16	30/08/2024
Proposed Storage Shed 19	UDS-23011, Sheet 17 Issue P16	30/08/2024
Proposed Storage Shed 20	UDS-23011, Sheet 18 Issue P16	30/08/2024
<u>Cover Site & Site Plan</u>	<u>25-8047-DAL Rev M</u> <u>Sheet 1</u>	<u>30.10.2025</u>
<u>Part Site Layout Plan</u>	<u>25-8047-DAL Rev M</u> <u>Sheet 2</u>	<u>30.10.2025</u>
<u>Unit Numbers & Area Table</u>	<u>25-8047-DAL Rev M</u> <u>Sheet 3</u>	<u>30.10.2025</u>
<u>Turning Template</u>	<u>C703 Rev A</u>	<u>01.09.2025</u>

Condition 8

The Applicant seeks amendments to Condition 8 (Road Works and Traffic) to better reflect the operational characteristics of the development and the local road environment.

The proposed changes include:

- replacing the left-in/left-out access requirement with an upgrade of the existing driveways in accordance with Department of Transport and Main Roads (DTMR) Standard Drawing 1807 – Type B;

- amending the design vehicle requirement from a 12.5m vehicle to an 8m service vehicle (MRV);
- deleting duplicate and unnecessary turning movement restrictions; and
- removing references to turning movement constraints where appropriate.

The change application is supported by updated engineering advice with the access arrangements considered to more accurately reflect the expected traffic volumes and vehicle types associated with the development.

Officer Comment

The requested changes to Condition 8 are supported by a Traffic Impact Assessment prepared by McMurtrie and a Supplementary Engineering Information Letter prepared by STP Consultants. It is recommended that the conditions be amended to reflect the operational characteristics of the development and the local road environment as follows:

8. Roadworks, Access, Parking and Traffic	
8.1	The roadworks, access, parking and traffic requirements apply to all stages.
8.2	In accordance with the requirements of McMurtrie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023):
8.2.1	A clear zone must be maintained to maintain Safe Intersection Sight Distance through the relevant sections of Giddy Road.
8.3	Applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property.
8.3	The Applicant is to upgrade the existing driveways/accesses to be generally in accordance with the Department of Transport and Main Roads Standard Drawing 1807 – Type B.
8.4	Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area.
8.5	Amended turning movements for a 12.5m design vehicle entering and exiting the site through the access intersecting with Giddy Road is to be provided to Council for review and approval.
8.5	The Applicant to submit for approval amended turning movements for an 8 m design vehicle entering and exiting the site through the access intersection with Giddy Road.
8.6	No Turning movements are to encroach over the centreline of Giddy Road and intersecting accesses.
8.6	Any alterations to the access to accommodate these turning movements must be designed and constructed by the applicant at their full cost.
8.7	The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.

Subject Site and Surrounding Land Uses

The subject land is located within the Rural Zone under the planning scheme. The surrounding area comprises a mix of rural and non-rural uses, including the Department of Agriculture and Fisheries research station adjoining the northern boundary, which is separated from the site by an existing cane rail line. Agricultural land, predominantly utilised for sugar cane production, is located to the south of the site. Two (2) residential dwellings are situated across Giddy Road to the south, with a further dwelling adjoining the eastern boundary of the subject site.

A locality plan is provided in Attachment B.

Infrastructure Services

The development site is within the Rural Zone where there is no reticulated water or sewer supply. There is existing overhead electricity infrastructure.

Road Network and Access

The proposed change does not alter the existing access arrangements, with established access locations and internal driveways to be retained where possible.

STP Consultants recommend amendments to Condition 8 to better reflect the local road environment and operational characteristics of the development. This includes replacing the left-in/left-out requirement with an upgrade of the existing accesses in accordance with DTMR Standard Drawing 1807 – Type B, which is more appropriate for Giddy Road as a low-volume rural road.

Further amendments are recommended to reflect an 8m design vehicle (MRV), consistent with expected vehicle use, and to remove unnecessary turning movement restrictions. These changes are considered reasonable and appropriate, noting the reduced traffic generation associated with the proposed development.

Landscaping

Conditions of the approval require the existing landscaping to be retained except where modified by the conditions of approval.

Planning Assessment Summary

Development applications that are impact assessable are assessable against the entire planning scheme. A detailed assessment was completed against the relevant provisions of the planning scheme prior to the development being approved by Council in 2024 (Attachment C) with a summary of the change application provided in the table below.

<u>Planning Scheme Provision</u>	<u>Proposal/Officer Comment</u>
Rural Zone Code	The proposed changes do not alter the assessment undertaken against the Code.
Development Works Code	The proposed changes maintain that the approved development complies with outcomes sought by the Code.
Bushfire Hazard Overlay Code	The proposed changes do not alter the assessment undertaken against the Code.

Based on the assessment of the change application, Council Officers consider that the change application can be recommended for approval, subject to the application of reasonable and relevant conditions.

Further Information Request

An Information Request was not issued.

Public Notification

The development proposal was placed on public notification from 5 March 2026 to 26 March 2026. The Applicant submitted the notice of compliance on 27 March 2026 advising that the public notification requirements were carried out in accordance with the requirements of the *Planning Act 2016*.

No properly made submissions were received during the public notification period.

Referral Agency Response

The application did not trigger referral to the North Queensland State Assessment and Referral Agency (NQSARA) under the *Planning Regulation 2017*.

Detailed Summary

Refer to Attachment C for the detailed assessment against the relevant provisions of the planning scheme that was completed prior to the development being approved by Council in 2024.

Infrastructure Charges

The development triggers infrastructure charges as per Burdekin Shire Council Charges Resolution (No. 2) 2018 (Council's Charges Resolution). Contributions for transport and stormwater are applicable. A discount for the existing lot is applied to the site in accordance with Council's Charges Resolution.

<u>Development Description</u>	<u>Water Supply</u>	<u>Sewerage</u>	<u>Transport</u>	<u>Public Parks & Land for Community Facilities</u>	<u>Stormwater</u>	<u>Total</u>
Other Industry (Self Storage Units)	\$0.00	\$0.00	\$40,525.12	\$0.00	\$94,520.00	\$135,045.12
Less Credit for Commercial (Office)	\$0.00	\$0.00	\$22,498.85	\$0.00	\$65,490.00	\$87,988.85
Total	\$0.00	\$0.00	\$18,026.27	\$0.00	\$29,030.00	\$47,056.27

Consultation

The proposed development was workshopped with the Mayor and Councillors and the Executive Leadership Team on 21 April 2026.

Statutory Environment

Council is required to deal with and assess the Development Application in the context of the *Planning Act 2016*, *North Queensland Regional Plan* and the *Burdekin Shire Planning Scheme 2022*.

Budget & Resource Implications

Possible legal fees associated with any Planning and Environment Court appeal.

Legal Authority & Implications

A potential risk is present in that any decision made by the Assessment Manager may attract an appeal in the Planning and Environment Court.

Policy Implications

Not applicable in concerning the acceptance of this report.

Risk Implications (Strategic, Operational, Project Risks)

Risk to Council relating to its obligation under the *Planning Act 2016*, is primarily ensuring that the development application is properly managed, assessed and decided. Risk has been managed by undertaking a thorough assessment of this application, preparation of this report and identifying relevant and reasonable conditions of approval.

Attachments

1. Attachment A - MCU26/0005 - Recommended Conditions
2. Attachment B - MCU26/0005 - Locality and Proposed Plans
3. Attachment C - MCU26/005 - Planning Assessment

Attachment 1 – 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: <ul style="list-style-type: none"> 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.	At all times.		
<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. stormwater drainage, kerb and channel, footpath and/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.			
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>			
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.			

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
2. Approved Plans and Documents		
<u>Approved Plans & Documents</u>		
<p>2.1 The proposed development must be completed, comply with and maintained, generally in accordance with the amended plans as per Conditions 2.1 and 2.2 as above, and drawings/documents identified in the table below, except as otherwise specified and/or amended by any condition of this approval.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>As the proposed development has an existing underground stormwater pipe located on site, the easement in favour of Council is required to secure this drainage from Giddy Road.</p>	<p>The use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.</p>
Approved Plans		
Drawing Title	Drawing/Revision	Date
Site Development Plan	UDS-23011, Sheet 1, Issue P16	30/08/2024
Proposed Storage Shed 1	UDS-23011, Sheet 2, Issue P16	30/08/2024
Proposed Storage Shed 2,3,4,5,6	UDS-23011, Sheet 3,4,5,6,7, Issue P16	30/08/2024
Proposed Storage Shed 7	UDS-23011, Sheet 8 Issue P16	30/08/2024
Proposed Storage Shed 8 & 11	UDS-23011, Sheet 9 Issue P16	30/08/2024
Proposed Storage Shed 9	UDS-23011, Sheet 10 Issue P16	30/08/2024
Proposed Storage Shed 12	UDS-23011, Sheet 11 Issue P16	30/08/2024
Proposed Storage Shed 13	UDS-23011, Sheet 12 Issue P16	30/08/2024
Proposed Storage Shed 14 & 15	UDS-23011, Sheet 13 Issue P16	30/08/2024

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
Proposed Storage Shed 16	UDS-23011, Sheet 14 Issue P16	30/08/2024
Proposed Storage 17	UDS-23011, Sheet 15 Issue P16	30/08/2024
Proposed Storage Shed 18	UDS-23011, Sheet 16 Issue P16	30/08/2024
Proposed Storage Shed 19	UDS-23011, Sheet 17 Issue P16	30/08/2024
Proposed Storage Shed 20	UDS-23011, Sheet 18 Issue P16	30/08/2024
<u>Cover Site & Site Plan</u>	<u>25-8047-DAL Rev M Sheet 1</u>	<u>30.10.2025</u>
<u>Part Site Layout Plan</u>	<u>25-8047-DAL Rev M Sheet 2</u>	<u>30.10.2025</u>
<u>Unit Numbers & Area Table</u>	<u>25-8047-DAL Rev M Sheet 3</u>	<u>30.10.2025</u>
<u>Turning Template</u>	<u>C703 Rev A</u>	<u>01.09.2025</u>
3. Outstanding Charges		
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		
A minimum two (2) weeks prior to the commencement of the use on the land subject to this application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notices issued in respect of the use.		
5. Nature and Extent of Approved Use		
5.1 This approval provides for a staged development comprising: <u>Stage 1 Works (Western Component)</u> <ul style="list-style-type: none"> • Construction of self-storage units in accordance with the amended site development plan for Stage 1 (Western Component). • New easement in favour of Council for drainage purposes a minimum four (4) meter width across the alignment of the existing stormwater infrastructure. • Caretakers' accommodation building. <u>Stage 2 Works (Eastern Component)</u> <ul style="list-style-type: none"> • Construction of self storage units in accordance with Stage 2 (Eastern Component) of the approved plans. 	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.

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
5.2 Specifically, 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 proposal plans listed in the table forming part of Condition 2 and Condition 5. 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.		
6. Staged Development		
6.1 Staging of the development is to occur in accordance with the staging indicated on the approved plans (as amended to reflect the stormwater infrastructure easement) listed within this development approval, subject to and modified by any conditions of this development approval, being: <u>Stage 1 Works (Western Component)</u> <ul style="list-style-type: none"> • Construction of self storage units in accordance with the amended site development plan for Stage 1 (Western Component). • New easement in favour of Council for drainage purposes a minimum four (4) meter width across the alignment of the existing stormwater infrastructure. • Caretakers' accommodation building. <u>Stage 2 Works (Eastern Component)</u>	The development must comply as approved and conditioned by this development permit.	The use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
<ul style="list-style-type: none"> Construction of self storage units in accordance with Stage 2 (Eastern Component) of the approved plans. <p>6.2 Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the approved plans (as amended), listed within this development approval. Stages of development may be combined and carried out at one time, subject to all conditions applicable to the relevant stages being complied with.</p> <p>6.3 The development must be carried out in accordance with those conditions applicable to one or more of the stages of the development.</p> <p>6.4 Unless otherwise expressly stated, the conditions must be read as being applicable to both stages.</p>		
7. Building Scale and Appearance and Urban Design		
<p><u>Building Materials</u></p> <p>7.1 The exterior surfaces of all buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level which does not cause excessive glare.</p> <p><u>Property Numbering</u></p> <p>7.2 Legible property numbers must be erected at the premises and must be maintained. The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.</p>	<p>The development must comply with all planning scheme requirements including definitions, nature and extent as approved and conditioned by this development permit.</p>	<p>Once approved, the use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.</p>
8. Roadworks, Access, Parking and Traffic		
<p>8.1 The roadworks, access, parking and traffic requirements apply to all stages.</p> <p>8.2 In accordance with the requirements of McMurtie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023):</p> <p>8.2.1 A clear zone must be maintained to maintain Safe Intersection Sight Distance through the relevant sections of Giddy Road.</p>	<p>To ensure development is appropriately serviced by parking and access facilities in accordance with relevant legislation, code/s and policy direction and that the safety and amenity of road users and the community in this area is maintained if</p>	<p>1. <u>All Stages</u></p> <p>i. Technical details for works required, are to be submitted to Council as part of an application for Operational Work.</p> <p>ii. Works to be completed prior to the commencement of the use.</p>

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
<p>8.3 Applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property.</p> <p>8.3 The Applicant is to upgrade the existing driveways/accesses to be generally in accordance with the Department of Transport and Main Roads Standard Drawing 1807 – Type B.</p> <p>8.4 Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area.</p> <p>8.5 Amended turning movements for a 12.5m design vehicle entering and exiting the site through the access intersecting with Giddy Road is to be provided to Council for review and approval.</p> <p>8.5 The Applicant to submit for approval amended turning movements for an 8 m design vehicle entering and exiting the site through the access intersection with Giddy Road.</p> <p>8.6 No Turning movements are to encroach over the centreline of Giddy Road and intersecting accesses.</p> <p>8.6 Any alterations to the access to accommodate these turning movements must be designed and constructed by the applicant at their full cost.</p> <p>8.7 The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.</p>	<p>not enhanced.</p>	<p>2. Then, to be maintained at all times.</p>
Nuisance		
<p>9. Avoiding Nuisance and Environment and Health</p> <p>9.1 The proposed activity must be conducted in a manner that applies such reasonable and practical means to avoid, minimise or manage significant impacts on the existing amenity of the locality and/or interference with environmental values as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy, aerosols, fumes, particles, or smoke or any other cause including an unhealthy, offensive, or unsightly condition because of contamination.</p>	<p>To ensure that the use of the site does not cause unacceptable nuisance in accordance with community expectations, and relevant legislation including the <i>Environmental Protection Act 1994</i>.</p>	<p>At all times, unless other timing is stipulated as part of this condition.</p>

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
<p>9.2 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>10 Lighting</p> <p>10.1 The vertical illumination resulting from direct, reflected or incidental light coming from the site is not to exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p> <p>11 Acoustic Management and Noise Levels</p> <p>11.1 Noise generated from the activity must not cause environmental nuisance to any sensitive place.</p> <p>11.2 Noise from the activity must not include substantial low frequency noise components and must not exceed L_{max}, 1hr 49dB(A) measured at the nearest sensitive place.</p> <p>12 Waste Management</p> <p>12.1 All solid wastes or other materials likely to produce contaminants shall be stored in bins with lids in place to prevent the ingress of stormwater.</p> <p>12.2 There shall be no release of litter or contaminants from the site to any roadside, drain or waters.</p> <p>12.3 All waste generated in carrying out the activity must be lawfully reused, recycled, or removed to a facility that can lawfully accept the waste.</p> <p>13 Complaint Management</p> <p>13.1 In the event of a complaint being received by Council in relation to any 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>13.2 The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and must provide a recommended method and proposed measures for Council's review and</p>		

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
approval. 13.3 If required as result of the reporting, the developer/operator must undertake any works within three (3) months at no cost to Council.		
Infrastructure and Servicing		
<u>All Stages</u> 14 Stormwater 14.1 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. 14.2 Overland stormwater flow impact assessments undertaken by a suitably qualified RPEQ must be submitted to Council for review and approval and must address: 14.2.1 All localised stormwater events up to and including 1% AEP. 14.2.2 Comparison of pre and post development flows entering and exiting the development site. 14.2.3 Identify suitable mitigation measures required to be implemented to ensure there is no increase to peak pre-development flows discharged to Giddy Road. 14.2.4 Once approved, implement the recommendations of the stormwater assessments and undertake operations in accordance with the recommendations at all times. 14.3 All costs associated with the implementation of any mitigation measures will be borne by the applicant. 14.4 Any external catchments discharging to the premises must be accepted and accommodated within the Development's stormwater drainage system. Easement 15.5 Grant an easement in Councils favour for drainage purposes over the existing stormwater pipe that is utilised for road drainage from Giddy Road.	To ensure the development and premises: a. appropriately manages and conveys stormwater legally and in an environmentally responsible manner; b. does not result in adverse flood impacts on the surrounding area.	At all times.

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
<p>15.6 The drainage easement must be a minimum 4.0m wide (2.0m either side of the centreline of the existing pipe) and extend from the Giddy Road boundary to the northern boundary of Lot 2 on SP324931.</p> <p>15.7 The easement is to be granted free of compensation and be prepared by Council's solicitor with all costs involved including easement survey cost, preparation and registration of the easement document to be borne by Council.</p> <p>15.8 There shall be no structures constructed over the proposed drainage easement.</p>		
Amenity and Safety		
<p>16. Fencing and Screening</p> <p>16.1 Landscaping, fencing and screening measures that contributes to an attractive streetscape and maintains appropriate amenity and privacy to nearby dwellings is to be provided.</p> <p><u>All Stages</u></p> <p>16.2 All existing landscaping provisions to be maintained, except where modified by the conditions of this approval.</p> <p>16.3 A minimum 1.8m high fence is to be provided for the full length of the Giddy Road boundary.</p> <p>16.4 A minimum 1.8m high no gap fence is to be provided for the full length of common boundaries of the subject site where adjoining residential use.</p> <p>17. Visual Treatment of Plant and Equipment</p> <p>17.1 The applicant must ensure all plant and equipment (inclusive of air conditioning units, compressors, generators, ducting, ventilation and the like) is:</p> <ul style="list-style-type: none"> i. not located between any building and/or an adjoining residential premises; and ii. to be appropriately screened and ventilated from view from any 	<p>As the approved development will ultimately adjoin rural residential land along its eastern boundary the proposed development must be of a scale that is considered to maintain the existing privacy and amenity experienced by residents.</p>	<p>The development must be completed and maintained generally in accordance with the approved amended drawings and documents, at all times.</p>

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
<p>dedicated road or adjoining residential premises.</p> <p>18. Refuse Facilities and Waste Management</p> <p>18.1 Refuse facilities and waste management must be provided to the satisfaction of Council, in accordance with Council's Waste Management Policy, <i>Local Law No. 8 (Waste Management) 2018</i> and the <i>Environmental Protection Regulation 2019</i> to ensure sufficient waste management storage capacity is provided on-site to adequately cater for the demand generated by the use of the premises.</p> <p>18.2 Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers.</p> <p>18.3 Waste storage areas shall be not visible from the street-front and be suitably screened.</p> <p>19 Signage</p> <p>19.1 Any signage to be associated with the use must be designed to the satisfaction of and approved by Council.</p> <p>19.2 To maintain amenity for the adjoining residential properties, no illumination of any signage proposed is to occur unless otherwise approved by Council.</p> <p>20 Storage</p> <p>20.1 Goods, equipment, packaging material or machinery must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.</p> <p>20.2 Where storage of chemicals is required, a bunded area with a non-porous base is to be provided.</p> <p>20.3 Any storage on-site is required to be screened from view from all roads and adjacent properties.</p>		
Bushfire Hazard		
21.1 A statement from a qualified and experienced bushfire expert certifying that proposed development can achieve compliance with Councils and	To confirm that the proposed buildings are separated from hazardous	Prior to the commencement of the use.

Attachment 1 – Recommended Conditions of Approval

Condition	Reason	Timing
<p>all other statutory requirements for undertaking development in a Bushfire Hazard area, is to be provided to Council for review and approval.</p> <p>21.2 If required as result of the reporting, the developer/operator must undertake any works within three (3) months at no cost to Council.</p>	<p>vegetation by a suitable distance.</p>	

Advice
<p>1. Infrastructure Charges An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.</p>
<p>2. Uses other than Warehouse and/or Caretakers Residence Any other uses proposed on this lot that are not defined as ‘Warehouse’ and/or ‘Caretakers Residence’ and/or separately defined in Council’s Planning Scheme will require a separate development application and permit as per the planning scheme requirements and all relevant legislation.</p>
<p>3. 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.</p>
<p>4. Further Approvals Required</p> <p>a) Operational Works 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.</p> <p>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.</p> <p>c) Building Works A development permit for building works to carry out building works is required, prior to works commencing on site.</p>
<p>5. Equitable Access and Facilities 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:</p> <p>(a) <i>the Disability Discrimination Act 1992 (Commonwealth)</i></p> <p>(b) <i>the Anti-Discrimination Act 1991 (Queensland)</i></p> <p>(c) <i>the Disability (Access to Premises – Buildings) Standards.</i></p>

Attachment 1 – Recommended Conditions of Approval

Advice	
6.	Aboriginal and Cultural Heritage
6.1	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.
6.2	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
7.	Miscellaneous
7.1	Council will not be obligated to upgrade any roads accessing the development due to increased vehicle numbers accessing the development.
7.2	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.
7.3	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.

Attachment B – Locality & Proposed Plans



Image 1 – Aerial imagery of site

GUS DALLE CORT

NEW STORAGE FACILITY

126 GIDDY ROAD, AYR QLD 4807

PROJECT NUMBER - 25-8047-DAL

PROJECT REVISION - M

DRAWING LIST	
SHEET NO.	SHEET NAME
1	COVER & SITE PLAN
2	PART SITE LAYOUT PLAN
3	UNIT NUMBERS & AREA TABLE

LOCATION OF PROPOSED INTERNAL STORAGE SHEDS (STAGE 1)

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

SITE LAYOUT PLAN
SCALE: 1:1000

PROPERTY DESCRIPTION
LOT 2 ON SP324931
AREA OF LAND - 25200 m²

DATE	NO.	DESCRIPTION
20.09.2025	J	CLIENT CHANGES TO STAGING & NUMBER OF UNITS
01.10.2025	K	CLIENT CHANGES TO SHED SIZES
14.10.2025	L	NEW DRIVEWAY AREAS ADDED
30.10.2025	M	CHANGES TO STAGING

AMENDMENTS

MASTER BUILDERS
MEMBER

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CLIENT - GUS DALLE CORT
PROJECT - NEW STORAGE FACILITY
PROJECT NO. - 258047-DAL REVISION M
LOCATION - 126 GIDDY ROAD, AYR QLD 4807
DATE - APRIL 2025
DRAWN - LL SCALE - AS SHOWN
CHECKED BY - BU SWITZER SHEET NO. 1 - 42

Image 2 – Proposed plan of development

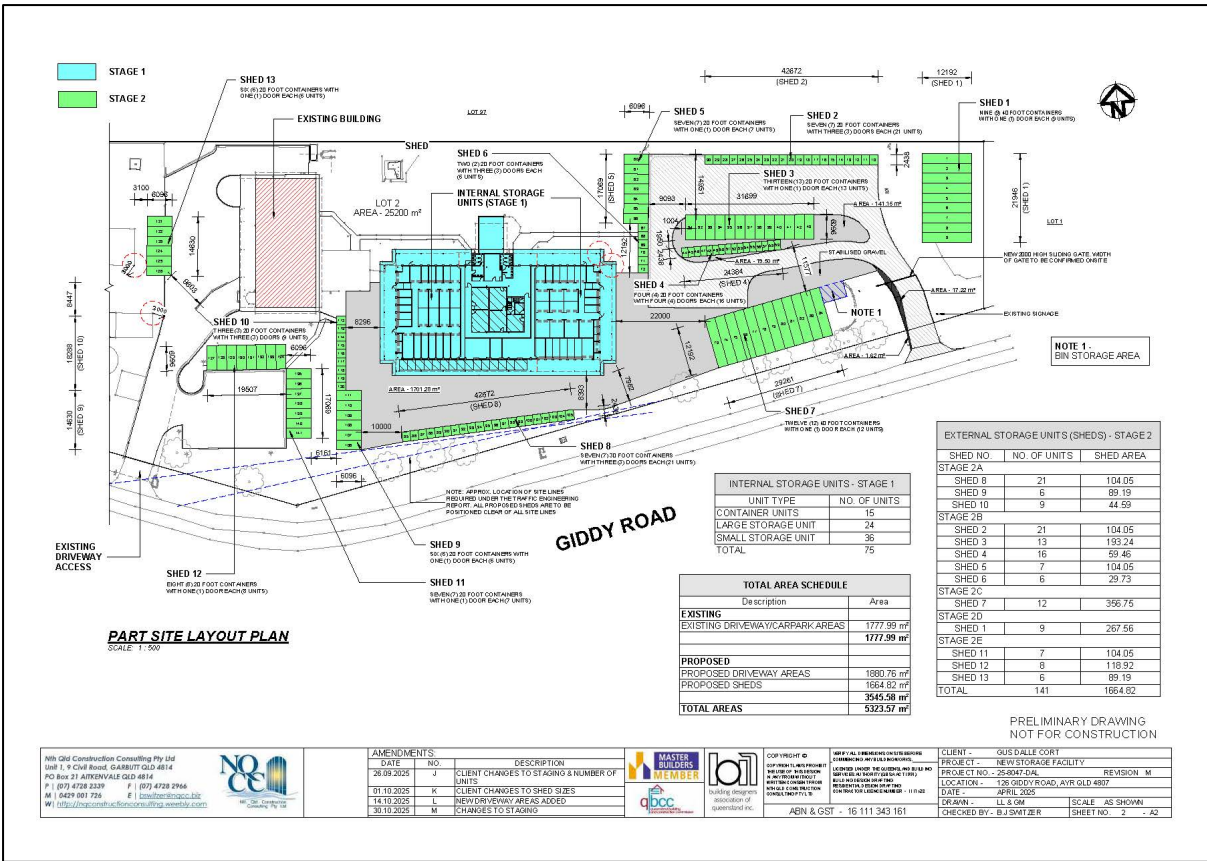


Image 3 – Proposed plan of development

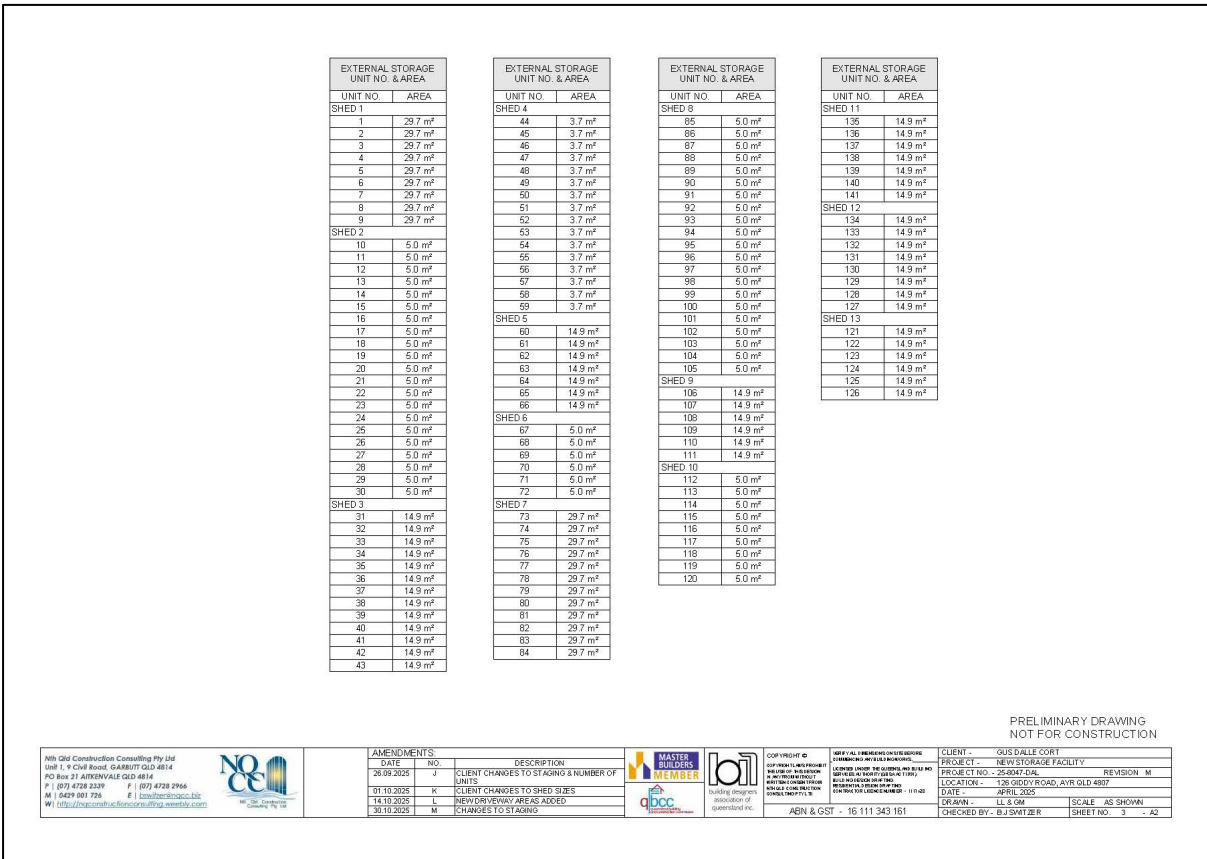


Image 4 – Proposed plan of development

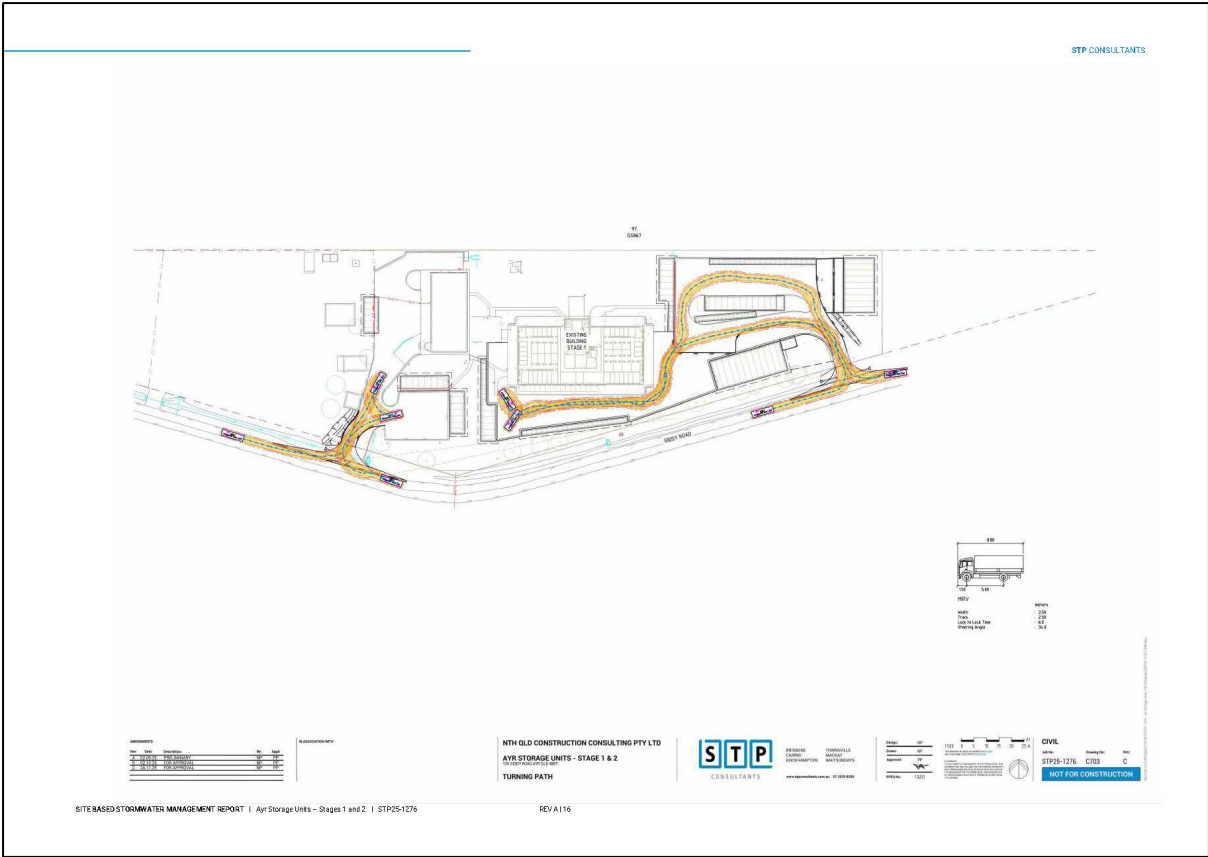


Image 5 – Proposed plan of development

Attachment C – Detailed Assessment

Assessment Summary

Based on the assessment of the development application, Council officers have determined that the proposed development can comply or can be conditioned to comply with the assessment benchmarks relevant to the assessment.

Detailed Assessment

The timeframes for assessing and deciding applications is set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 and 61(3)). A day referred to in the timeframe below means a business day as defined by the *Planning Act 2016*.

The assessment timeframes applicable to this application are as follows:

ASSESSMENT TIMEFRAMES			
Application Process		Timeframe	Date
1.0	Application lodged with Council (properly made)	-	20 February 2026
1.1	Action Notice issued	5 days (from 1.0)	N/A
1.2	Confirmation Notice issued	10 days (from 1.0)	24 February 2026
2.0	Application referred (properly referred)	10 days (from 1.2)	N/A
2.1	Referral agency response	25 days (from 2.0)	N/A
3.0	Council Information Request	10 days (from 1.2)	N/A
3.1	Response to Information Request	3 months (from 3.0)	N/A
4.0	Public Notification starts	20 days (from 3.1)	5 March 2026
4.1	Public Notification ends	Min. 15 business days	26 March 2026
4.2	Consider submissions	10 days (from 4.1)	N/A
	Further Advice Request	-	N/A
	Response to Further Advice Request	-	N/A
5.0	Decision making period starts	1 day (after last applicable)	30 March 2026
5.1	Request to extend the decision making period	-	N/A
	Council Meeting		28 April 2026
5.2	Decision making period ends	35 days (minus up to 10 days from 3.0)	29 April 2026
5.3	Issue Decision Notice	5 days (after decision is made)	5 May 2026

Level of Assessment

The development proposal is assessable under the *Burdekin Shire Planning Scheme December 2022* (the planning scheme) in accordance with the Development Assessment Rules and Section 82 of the *Planning Act 2016*. The Assessment Manager is the Burdekin Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. In accordance with the planning scheme, the change application (other change) was subject to impact assessment as the approved development required impact assessment.

Council, as the Assessment Manager, has undertaken assessment of the application against the planning scheme making the decision pursuant to s.82 of the *Planning Act 2016*.

Assessment against the relevant provisions of the planning scheme has been undertaken:

Development	Zone	Overlays	Assessment Benchmarks
Material Change of Use for Warehouse (self-storage units) and Caretaker’s Accommodation	Rural	<ul style="list-style-type: none"> • Acid Sulfate Soils overlay (No assessable trigger) • Priority Agricultural Area (No assessable trigger) • Bushfire hazard overlay – Medium Potential Bushfire Intensity and Potential Impact Buffer (Trigger) 	The following assessment benchmarks are applicable in the assessment of the development application: The whole of the planning scheme. Specifically, <ul style="list-style-type: none"> • Strategic Framework • Rural Zone code, • Development Works code, • Bushfire hazard overlay code

ASSESSMENT
APPLICABLE ASSESSMENT BENCHMARKS
Part 2 Strategic framework
<p>2.1 Preliminary</p> <p>(1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.</p> <p>(2) Mapping for the strategic framework is included in part 2 and schedule 4.</p> <p>(3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:</p> <ul style="list-style-type: none"> (a) the strategic intent (b) the following four themes that collectively represent the policy intent of the scheme: <ul style="list-style-type: none"> (i) Liveable communities and infrastructure (ii) Economic growth (iii) Safe and resilient communities (iv) Natural resources, the environment and heritage (c) the strategic outcomes proposed for development in the planning scheme area for each theme. <p>(4) The strategic framework in its entirety represents the policy intent for the planning scheme.</p> <p><u>Officers Comment</u></p> <p>Proposal considered to generally comply with the intent of the strategic outcomes sought by the Planning Scheme, in particular Part 2.4 Economic Growth. The proposed Self Storage Units is considered to provide a commercial service to the region that makes appropriate use of existing non rural infrastructure that was previously used by the State (Sunwater). The subject site is an irregular shaped lot that is constrained by a cane rail line, Giddy Road and was never used for rural purposes. The proposed development is of a scale that should operate with limited impacts to the existing character and amenity of the surrounding area. Any approval can be appropriately conditioned to ensure adverse impacts are avoided where at all possible and/or managed appropriately.</p>

4.2.9 Rural Zone Code

4.2.9.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.9.2 Purpose and overall outcomes

- (1) The purpose of the rural zone is to—
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.
Editor's note—The rural zone includes the village precinct.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) rural land will be used sustainably to ensure the viability of the primary production base;
 - (b) other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, residential and accommodation uses in the rural zone include:
 - (i) dwelling houses generally limited to a single dwelling house on a lot;
 - (ii) caretaker's accommodation, small scale rural workers' accommodation and non-resident workforce accommodation where they directly support primary production activities in the locality; and
 - (iii) small scale tourist accommodation in the form of bed and breakfasts, farm stay, cabins and camping;
 - (c) in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, development is limited to a dwelling house on an existing lot; Editor's note—Additional requirements may exist for the establishment of dwelling houses in some villages that are affected by natural hazards (refer to part 5 Overlays).
 - (d) land in the rural zone is not used or subdivided for urban residential or rural residential purposes;
 - (e) other than as provided for under (f), reconfiguration does not result in the creation of:
 - (i) any new lots in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts; or
 - (ii) lots less than 30ha in priority agricultural areas or agricultural land classification class A and B areas shown on overlay map OM2; or
 - (iii) lots less than 100ha elsewhere;
 - (f) reconfiguration to create a smaller lot than the minimum set out in (e)(ii) and (iii) may occur where:
 - (i) consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme; or

- (ii) rearranging lot boundaries in a way that demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots;

Editor's note—Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.

- (g) agricultural land classification class A and B and priority agricultural areas shown on overlay map OM2 are protected from encroachment of uses that may impact on the opportunity to enable increased agricultural production;
- (h) other than for public infrastructure, non-agricultural development within priority agricultural areas does not result in a net loss in agricultural production;

Editor's note—A net loss is one that results in widespread or irreversible impacts to existing or future agricultural activities, such as a significant reduction in the supply of raw product or altering resources necessary to maintain the function of the land.

- (i) intensive animal industries and aquaculture occur in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) where they are sufficiently separated from existing sensitive land uses to ensure significant impacts are avoided;
- (j) industries which may establish in the rural zone (other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts) include only:
 - (i) rural industries;
 - (ii) industries processing agricultural products which require a rural location: A. for proximity to the produce being processed; or B. to ensure a clean environment separate from general industrial activities; or C. to secure a lot size larger than lots available within industrial zoned land;
 - (iii) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain, or their biproducts; (iv) extractive industries and other industries that require separation from urban or rural residential areas; and
 - (v) renewable energy facilities;
- (k) other than within the KRA shown on overlay map OM6, any expansion of an existing extractive industry is limited to development that will not increase impacts to the priority agricultural area or nearby sensitive land uses, the visual amenity of the locality or matters of environmental significance;
- (l) development for small scale tourism and recreational activities, such as nature-based tourism, outdoor sport and recreation, environment facilities or similar cultural attractions occur where they have a limited building footprint and do not involve significant modification of the natural landform;
- (m) home based businesses occur at a scale consistent with the amenity and character of the surrounding area;
- (n) development does not prejudice or detract from existing and intended rural activities in the surrounding area, or on the functionality of the stock route network shown on overlay map OM2;

Editor's note—The stock route network within Burdekin Shire Council exists as pasturage rights through pasturage leases. Stock routes exist as pasturage rights 800m either side of an unsurveyed road (section 432 of the Land Act 1994).

- (o) development does not significantly impact on:
 - (i) water and soil quality;
 - (ii) the amenity of nearby sensitive land uses;
 - (iii) the landscape and natural values of the locality; and
 - (iv) the capacity of the road network on which it relies;
- (p) development minimises impacts on the natural environment and maintains habitat areas and corridors;

- (q) development is sited, designed and managed to avoid or reduce any risk of landslide to an acceptable or tolerable level;
- (r) sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property.

Editor's note—The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.

Officers Comment

While the proposed self-storage units are to be located on rural zoned land, it is a site that has been historically operated for commercial purposes only by Sunwater (Qld Government entity) for over 20 years, rather than utilised for rural purposes. The proposal is considered to align with the outcomes sought by the Rural Zone Code where relevant, given that the proposed new sheds and manoeuvrability areas added to the layout of the subject site will not further fragment rural land and are reflective of its historical use.

With the subject site bounded by Giddy Road to the south and the cane rail line on the southern boundary of the adjoining property, it is considered that suitable separation distance is provided from the existing dwellings (sensitive receptors) which will reduce the possible impact of nuisance.

Specific assessment against the relevant provisions of the Rural Zone Code is provided below:

4.2.9.3 Specific Benchmarks for assessment

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Site layout		
<p>PO1 Any non-residential buildings, structures and open use areas are setback from site boundaries to ensure that the amenity of adjoining land and the rural character of the locality are maintained.</p>	<p>AO1 Non-residential buildings, structures and open use areas are setback not less than: (a) 20m from any road frontage of the site; (b) 10m from all other site boundaries; and (c) 100m from any existing dwelling on an adjacent property.</p>	<p>Does not comply in full with PO1. However, in this location the existing buildings and proposed new buildings will be inside the acceptable solution of 20m from any road frontage and have minimal setbacks between 3m-5m to the front boundary. There is approximately another 7m to the sealed section of Giddy Road. The sheds located at the rear of the site are also proposing to have between 3m-5m setback. This is considered acceptable as there is a cane tram line on the adjoining property.</p>
Lighting		
<p>PO2 Lighting does not cause undue disturbance.</p>	<p>AO2 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</p>	<p>Can be conditioned to comply. Any approval given can be conditioned appropriately to ensure no lighting nuisance is caused.</p>

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
	boundary of the property at any level from ground level up.	
Infrastructure		
PO3 Premises have a level of infrastructure that allows for the efficient functioning of the use while not impacting on nearby land uses or the environment.	AO3.1 Premises are connected to a reliable supply of potable water. AO3.2 Premises are provided with an on-site sewerage treatment and disposal system. PO3.3 Premises have a legal access to a constructed road.	Considered to comply. All infrastructure services present on the subject site are existing. No changes are proposed as a result of this application as it is understood the self-storage units do not require additional servicing. While compliant with AO3.3, upgrades to the access locations will be required in accordance with the Traffic Impact Assessment from McMurtrie Consulting Engineers, this upgrade work will be assessed as part of an operational works application.
Separation		
PO4 Sensitive land uses are sufficiently separated from approved or existing lawful activities likely to generate impacts to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.	AO4 Minimum separation distances to animal keeping (being kennels or catteries), intensive animal industries and extractive industries are in accordance with table 4.2.9.3(c).	Not Applicable. Proposed use is for self-storage units and a caretaker's residence only.
Home based business – bed and breakfast and other		
PO5-PO11	AO5.1 – AO11.2	Not Applicable. Proposed use is for self-storage units and a caretaker's residence only.
Roadside stalls		
PO12	AO12.1 Any structure used for the sale of goods or produce is limited to 20m ² gross floor area.	Not Applicable. Proposed use is for self-storage units and a caretaker's residence only. No sale of goods or produce proposed.

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
<p>Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of the locality and the safety and efficiency of roads.</p> <p>Editor's note—A roadside stall on a state controlled road requires approval from the Department of Transport and Main Roads.</p>	<p>AO12.2 Access to the structure is via the existing primary property access point.</p> <p>AO12.3 Produce or goods sold is grown, made or produced on the land on which the roadside stall is erected.</p>	
Stock route network		
<p>PO13 Development does not interfere with the use of stock routes or diminish their landscape, recreational or heritage values.</p> <p>Editor's note—Stock routes are shown on overlay map OM2.</p>	<p>AO13 Development is not located within the stock route network.</p>	<p>Not Applicable. Proposed use is for self-storage units and a caretaker's residence only.</p>
Hazardous activities		
<p>PO14 Where development is in proximity to an abandoned mine, geotechnical investigations and adequate protections are applied.</p> <p>Editor's note—The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.</p>	<p>AO14 Abandoned mines are avoided.</p>	<p>Not Applicable. Proposed use is for self-storage units and a caretaker's residence only, no abandoned mines are located on site.</p>
Landslip hazard		
<p>PO15 Development does not occur on land that is vulnerable to landslip and erosion and ensures the safety of people and property.</p>	<p>AO15 Where involving building work, development is not located on slopes greater than 15%.</p>	<p>Not Applicable. The subject site is relatively flat.</p>

Table 4.2.9.3(b)–Benchmarks for assessable development only

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
Protecting rural production		
<p>PO16 Other than for public infrastructure, non-agricultural development within priority agricultural areas does not result in a net loss to agricultural production. Editor’s note–A net loss is one that results in widespread or irreversible impacts to existing or future agricultural activities, such as a significant reduction in the supply of raw product or altering resources necessary to maintain the function of the land.</p>	No acceptable outcome is nominated	<p>Considered to comply. As the proposed self-storage units are to be located on rural zoned land that has been historically operated for commercial purposes only by Sunwater (Qld Government entity) for over 20 years. This site has never been utilised for rural purposes. Therefore, no net loss to agricultural production overall in the Shire is anticipated as a result of this proposal being approved, or during its operation.</p>
<p>PO17 Development occurs on the least productive part of the site.</p>	No acceptable outcome is nominated	<p>Considered to comply. The area of the subject site to be utilised for the self-storage units is currently located within existing cleared open space, previously used as a storage area for Sunwater.</p>
<p>PO18 Development does not prejudice the ongoing operation, intensification or expansion of nearby farming activities.</p>	No acceptable outcome is nominated	<p>Considered to comply. The proposed use is considered to be appropriately buffered from nearby farming activities and will not interfere with their operation and/or expansion.</p>
<p>PO19 Development is buffered so nuisance from normal farming practices such as spray drift, odour, noise and the like are avoided.</p>	No acceptable outcome is nominated	<p>Considered to comply. The proposed use is considered to be appropriately buffered from nearby farming activities. The nearest dwelling is located over 40.0m from the proposed self-storage facility and will only have periodic movement of vehicles entering and leaving the site. Neither of the accesses to the site are adjacent to the surrounding residential dwellings.</p>
<p>PO20</p>	No acceptable outcome is nominated	<p>Considered to comply.</p>

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
<p>Development does not interfere with the use of cane tram lines. Editor's note—Cane tram lines are shown on the road hierarchy map in Figure 6.2.1.3.</p>		<p>There are no accesses to the site over the existing cane tram line. The proposed use is not anticipated to interfere with the existing use of the cane tram line system that runs adjacent to the rear of the subject site in on state land occupied by the Department of Agriculture and Fisheries as Trustee.</p>
<p>PO21 Development does not interfere with the use of stock routes or diminish their landscape, recreational or heritage values. Editor's note—Stock routes are shown on overlay map OM2.</p>	No acceptable outcome is nominated	<p>Not applicable. The subject site is not located near any existing stock routes.</p>
Reconfiguration		
PO22 – PO24	No acceptable outcome is nominated	<p>Not applicable. No reconfiguration is proposed.</p>
Industrial activities		
<p>PO25 Other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, industries in the rural zone include only: (a) rural industries; (b) industries processing agricultural products which require a rural location: (i) for proximity to the produce being processed; or (ii) to ensure a clean environment separate from general industrial activities; or (iii) to secure a lot size larger than lots available within the industrial zoned land;</p>	No acceptable outcome is nominated	<p>Not applicable. No industrial activity is proposed.</p>

Assessable Development		
Performance outcomes	Acceptable outcomes	Comment
(c) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain; (d) extractive industries and other industries that require separation from urban or rural residential areas; and (e) renewable energy facilities.		
Aquaculture, intensive animal industries, animal keeping and extractive industry		
PO26 Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are separated from existing sensitive land uses so that significant impact from noise, odour or other emissions are unlikely to be experienced at the sensitive receptor.	No acceptable outcome is nominated Editor's note—Applicants seeking approval for intensive animal industries should refer to the 'National Guidelines for Beef Cattle Feedlots in Australia, National Beef Cattle Feedlot Environmental Code of Practice', 'Queensland Dairy Farming Environmental Code of Practice', 'National Environmental Guidelines for Piggeries' and 'Queensland Guidelines Meat Chicken Farms and that applicants consult with the relevant State government department prior to the lodgement of a development application. For other uses council may require a study that, amongst other matters, identifies how the development meets Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.	Not applicable. None of the identified activities in PO26 are proposed.
Rural workers' accommodation, non-resident workforce accommodation, caretaker's Accommodation		
PO27 Accommodation directly supports primary production on the site or in the immediate locality.	No acceptable outcome is nominated	Not applicable. No accommodation is proposed.
PO28 Rural workers' accommodation and non-resident workforce accommodation is small scale.	AO28 The accommodation facility houses 10 workers or fewer.	
Development for tourism and recreation purposes		
PO29	No acceptable outcome is nominated	Not applicable.

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<p>Tourist accommodation is small scale and in the form of bed and breakfasts, farm stay and eco-tourism cabins and camping.</p>		<p>No tourist or recreation uses are proposed.</p>
<p>PO30 Tourist and recreation related development has a limited footprint and involves only minor earthworks or clearing.</p>	<p>No acceptable outcome is nominated</p>	
<p>Renewable energy facilities</p>		
<p>PO31 Commercial-scale solar and wind farms are located within renewable energy investigation areas. Where commercial-scale solar and wind farms cannot locate in these areas, they are within corridors close to the electricity transmission grid along with other renewable energy facilities. Editor's note–Renewable energy investigation areas are shown on overlay map OM9.</p>	<p>No acceptable outcome is nominated</p>	<p>Not applicable. Renewable energy facility is not proposed.</p>
<p>PO32 Land used for a renewable energy facility is remediated and restored to its pre-development condition upon decommissioning.</p>	<p>No acceptable outcome is nominated</p>	
<p>Extractive industries</p>		
<p>PO33 The siting and extent of extractive industry operations provides for a buffer of a width that effectively screens the operation from external view and minimises the impacts of the operation on the surrounding locality.</p>	<p>No acceptable outcome is nominated</p>	<p>Not applicable. Extractive industry is not proposed.</p>
<p>PO34 Operations are undertaken over hours that minimise disturbance to the surrounding locality.</p>	<p>AO34.1 Other operations limited to within the hours of 6am to 6pm Monday to Saturday.</p>	

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	<p>AO34.2 No operations are conducted on Sundays or public holidays.</p>	
<p>PO35 Unauthorised or accidental public entry does not occur.</p>	<p>AO35.1 People-proof fencing having a minimum height of 1.8m erected and maintained at a safe distance around excavated areas and ponded water having a depth of 1m or more.</p>	
	<p>AO35.2 The site has signs to warn the public of operations and safety hazards.</p>	
<p>PO36 On-site drainage is designed, constructed and maintained to prevent ponding in excavated areas.</p>	No acceptable outcome is nominated.	
<p>PO37 Haulage routes are sealed and do not traverse urban or rural residential areas other than where using state controlled roads.</p>	No acceptable outcome is nominated.	
<p>PO38 Disturbed areas are progressively rehabilitated to achieve a stable landform and be acceptable for future use utilising native plant species in rehabilitation. Editor's note—A bond for the performance of rehabilitation works is provided to the council, with bonded monies progressively returned as staged works are completed.</p>	No acceptable outcome is nominated.	
<p>Rural amenity and character</p>		
<p>PO39 Development maintains the visual amenity and landscape character of the locality.</p>	No acceptable outcome is nominated.	<p>Can be conditioned to comply. The proposal includes new buildings and will also be conditioned to include (fencing and suitable screening) to protect the visual amenity of nearby residential dwellings.</p>

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<p>PO40 Development minimises the loss of existing vegetation and earthworks on the site.</p>	<p>Development is conducted within an existing cleared area.</p>	<p>Considered to comply. There is no removal of vegetation where possible and any earthworks are expected to be minimal to provide footings for the proposed new sheds.</p>
<p>PO41 Development minimises impacts on the natural environment and maintains habitat areas and corridors.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable. Activities on-site are expected to have minimal impact on the natural environment and habitat areas that exist in the greater locality.</p>
<p>PO42 Landscaping is provided to screen views from surrounding roads and neighbouring sites.</p>	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply. As above.</p>
<p>PO43 Non-residential buildings or structures are screened by a landscaped buffer when adjoining land used for rural residential or residential development</p>	<p>Buildings or other structures are screened by a landscaped buffer of 5m when adjoining residential or rural residential development.</p>	<p>Can be conditioned to comply. The site will be conditioned to install fencing along Giddy Road and leave trees where possible.</p>
<p>PO44 Development does not create significant impacts as a result of noise, odour, dust, volume of traffic generated or other cause.</p>	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply.</p>
<p>PO45 Development does not impact on public health or safety.</p>	<p>No acceptable outcome is nominated.</p>	<p>Considered to comply. Some roadworks will be required at the accesses to Giddy Road. To improve traffic impact and safety.</p>
<p>PO46 Sensitive land uses and other forms of inappropriate development do not occur in proximity to former mining activities and related hazards (e.g. abandoned mines, tunnels and shafts), which may cause risk to people and property. Editor's note–The location of mining claims, mineral development licences and mining leases is available online via GeoResGlobe.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable. Proposed development is not a sensitive land use in the proximity of any former mining activities or related matters.</p>

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Table 4.2.9.3(c)–Separation Distances

Column 1	Column 2	Column 3	
		Minimum separation distances (metres)	
Use	Number of animals	Land in an urban zone or rural residential zone	Other sensitive land use
Poultry	100-200	100	60
	200-500	200	60
	501+	300	150
Animal keeping (being kennels or cattery)	n/a	400	150
Intensive animal industry	n/a	1000	400
Extractive industry (being an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM6)	n/a	(i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.	

ASSESSMENT
APPLICABLE ASSESSMENT BENCHMARKS
6.2.1 Development works code
<p>6.2.1.1 Application</p> <p>(1) This code applies to development identified as requiring assessment against the Development works code by the tables of assessment in part 3.</p> <p>(2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.</p> <p>6.2.1.2 Purpose and overall outcomes</p> <p>(1) The purpose of the code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) the location and design of infrastructure or works minimise impacts on amenity and landscape character; (b) development minimises site disturbance and impacts on the natural environment; (c) adequate infrastructure is provided to meet the demand likely to be generated by the development; (d) the safe, efficient and cost-effective provision and operation of infrastructure networks occurs by ensuring: <ul style="list-style-type: none"> (i) development is of a scale commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network; (ii) development maintains high standards of water quality and the environmental health of waterways; (iii) public health and safety are protected. (e) excavation and/or filling in the rural zone does not adversely impact on Council controlled land including road reserves and infrastructure, overland flow paths, drainage paths, waterways, wetlands, or road and drainage infrastructure. <p><u>Officers Comment</u></p> <p>Where relevant, the proposed development is considered to generally comply overall with the intent of the relevant outcomes sought by the Development Works Code. The proposed development will include additional buildings being located on the subject site and using the existing access points. As identified in the Traffic Impact Assessment included with the application, modifications to the existing accesses into the site will be required to upgrade them up to current design standards and reflective of the proposed commercial use. An RPEQ engineer will be required to certify these works as part of a further operational works application.</p>

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6.2.1.3 Specific benchmarks for assessment

Specific assessment against the relevant provisions of the Development Works Code is provided below:

Earthworks		
<p>PO1 Excavation and filling on land maintains the amenity and utility of adjoining land.</p>	<p>AO1 Excavation and filling is not carried out within 1.5m of any site boundary.</p>	<p>Will be conditioned to comply in this regard where relevant. While no earthworks are proposed as part of this application, the upgraded entry and egress points to the subject site will be conditioned to comply with the Traffic Impact Assessment which will include the construction of “Basic Left-Turn and Basic Right-Turn”. These works will be assessed under a future application for operational works.</p>
<p>PO2 The carrying out of any excavation or filling does not contaminate any land.</p>	<p>AO2 No contaminated material or potential acid sulfate soil is used as fill.</p>	
<p>PO3 The carrying out of any excavation does not create any land instability or public safety risk.</p>	<p>AO3 Earthworks and retaining structures are carried out in accordance with: (a) Australian Standard 3798:1996- Guidelines on earthworks for commercial and residential development; and (b) Section 3 of Australian Standard 4678:2002- Earth retaining structures.</p>	
<p>PO4 Earthworks do not: (a) result in ponding on the site or on nearby land; (b) adversely affect the flow of water through an overland flow path; and (c) result in the loss of safety to users or uses of any other land.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO5 Earthworks do not result in structures or changes to ground level within a pipeline easement without the consent of the pipeline licence holder. Editor’s note–Refer to sections 807-808 of the <i>Petroleum and Gas (Production and Safety) Act 2004</i>.</p>	<p>No acceptable outcome is nominated.</p>	

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PO6 Earthworks maintain the visual amenity of surrounding land and do not compromise the privacy of adjoining property.	No acceptable outcome is nominated.	
PO7 The risk of erosion and sedimentation is minimised by: <ul style="list-style-type: none"> (a) progressive rehabilitation of disturbed areas within the site; (b) avoiding long term stockpiling of soil; (c) diverting drainage paths around disturbed areas; and (d) preventing sediments from leaving the site. 	No acceptable outcome is nominated.	
Excavation and/or filling in the rural zone		
PO8 Excavation and/or filling do not: <ul style="list-style-type: none"> (a) result in ponding on Council controlled land, including road reserves and infrastructure; (b) impede the flow of water through an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and (c) alter the location and/or flow rate of water discharge points from the premises adversely impacting on Council road and drainage infrastructure. 	No acceptable outcome nominated.	Will be conditioned to comply, while no earthworks proposed as part of this application the upgraded entry and egress points will be conditioned and assessed under the application for Operational Works. Council will also require an easement in its favour to be created over the existing stormwater drainage pipe that traverses the subject site from south to north, carrying stormwater from Giddy Road. A revised proposal plan will be required to accommodate the easement required for the stormwater pipe. Therefore, this plan will have to be amended to reflect the position of the buildings on-site.
PO9 Excavation and/or filling do not result in an increase to the volume or concentration of water: <ul style="list-style-type: none"> (a) in an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and (b) waterways and wetlands. 	No acceptable outcome nominated.	
PO10	AO10	

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Excavation and/or filling do not adversely impact on waterways and wetlands.	Excavation and/or filling do not occur within 15m of the: (a) outer bank of a waterway; or (b) outer landward boundary of a wetland.	
<p>PO11</p> <p>Excavation and/or filling do not adversely impact on Council road and drainage infrastructure.</p>	<p>AO11</p> <p>Excavation and/or filling do not:</p> <p>(a) occur within 15m of Council road and drainage infrastructure; and (b) alter the flow rate or velocity of water at discharge points from the premises to Council road and drainage infrastructure.</p>	
Infrastructure		
<p>PO12</p> <p>Development in an urban zone (other than the township zone) or within the priority infrastructure area is connected to reticulated water, sewerage and stormwater.</p> <p>Note–Urban zone is defined in the Planning Regulation 2017. The priority infrastructure area is identified in the Local Government Infrastructure Plan in schedule 6.</p>	No acceptable outcome is nominated.	Not Applicable. Development is not in an urban zone.
<p>PO13</p> <p>Development sites are provided with services in a way that is:</p> <p>(a) safe and efficient; (b) maintains the integrity of the external network; (c) does not impose a load on external networks that exceed their capacity; and (d) can be safely, conveniently and cost effectively maintained.</p>	<p>AO13</p> <p>All infrastructure required to service the development is provided in accordance with Planning scheme policy – S.C5.2 – Development works.</p>	<p>Will be conditioned to comply.</p> <p>The entry and egress locations will require “Basic left turn and Basic right turn” to be constructed and possible widened of these entries may be required, pending further investigation that needs to be carried out by the applicant. All upgrades required will be assessed and conditioned under an application for operational works.</p>
PO14	No acceptable outcome is nominated.	Will be conditioned to comply.

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<p>Where reticulated water supply is not available, development is provided with a reliable water supply that is sufficient for the demands generated on site.</p>		<p>The self-storage units will be supplied with water from an existing bore. This existing facility is proposed to be utilised for firefighting purposes if required.</p> <p>Evidence that this water storage and fire hydrant system is adequate for this purpose of new storage units and caretakers' residence development will be required.</p>
<p>PO15</p> <p>Where a reticulated sewerage service is not available, an on-site system of treatment and disposal is established that is sufficient for the level of waste water generated on the site.</p>	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply.</p> <p>The subject site has an existing on-site sewage treatment plant that will be required to be compliant with the relevant current legislation. A plumbing application will be required for the installation of the proposed caretaker's residence.</p>
<p>PO16</p> <p>Where provided on-site, water, waste water and stormwater infrastructure are established in a way that ensures public and environmental health, safety, water quality and amenity are maintained.</p>	<p>AO16.1</p> <p>In the rural residential zone, premises are provided with an on-site sewerage treatment and disposal system.</p>	<p>Will be conditioned to comply.</p>
	<p>AO16.2</p> <p>Elsewhere, no acceptable outcome is nominated</p>	
<p>PO17</p> <p>Premises are connected to an electricity supply approved by the relevant authority.</p>	<p>AO17</p> <p>The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.</p>	<p>Considered to comply. Site is already serviced by electricity.</p>
<p>Water management</p> <p>Editor's note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.</p>		
<p>PO18</p> <p>Development is located, designed, constructed and operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water storages arising from:</p> <p>(a) altered stormwater quality and hydrology;</p> <p>(b) waste water;</p>	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply with the requirements of PO18.</p> <p>Existing stormwater infrastructure is in place for the original Sunwater operational development.</p> <p>Council will condition the existing stormwater pipe to have an easement made over it in favour of council to protect</p>

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<p>(c) the creation or expansion of non-tidal artificial waterways; or</p> <p>(d) the release and mobilisation of nutrients and sediments.</p>		<p>the pipe and ensure access to the pipe by Council if repair is required.</p> <p>A statement from an RPEQ will be required to be provided to Council confirming compliance with respect to stormwater and drainage matters associated with the proposed development.</p>
<p>PO19</p> <p>Development achieves the stormwater management design objectives outlined in tables 6.2.1.3(c) and 6.2.1.3(d).</p> <p>Editor's note—Urban purpose is defined in the <i>Planning Regulation 2017</i>.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO20</p> <p>Wherever practical, development:</p> <p>(a) minimises clearing and earthworks;</p> <p>(b) utilises natural flow paths; and</p> <p>(c) minimises impervious surfaces and maximises opportunities for infiltration, capture and reuse.</p>	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply in this regard for future construction works required, post development Permit for building works being given.</p>
<p>PO21</p> <p>Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that:</p> <p>(a) minimises risk to public safety and property;</p> <p>(b) provides a lawful point of discharge from each lot;</p> <p>(c) minimises ponding;</p> <p>(d) allows for risk associated with potential failures within the system; and</p> <p>(e) allows for practical access for maintenance.</p>	<p>No acceptable outcome is nominated.</p>	<p>As per comments at PO18.</p>
<p>Acid sulfate soils</p>		
<p>PO22</p> <p>Within the areas identified as potential acid sulfate soils on overlay map OM1, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:</p>	<p>AO22.1</p> <p>Development does not:</p> <p>(a) Involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or</p>	<p>Will be conditioned to comply.</p> <p>The site has been identified as being between the 5m-20m AHD contour.</p> <p>As there is no excavation or removal of soil proposed in this application, no further assessment is required at this</p>

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<p>(a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or</p> <p>(b) where disturbance of acid sulfate soils cannot be avoided, development:</p> <p>(i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and</p> <p>(ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p> <p>Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.</p>	<p>(b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or</p> <p>(c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in:</p> <p>(i) actual acid sulfate soils being moved below the water table; or</p> <p>(ii) previously saturated acid sulfate soils being aerated.</p> <p>OR</p> <p>AO22.2</p> <p>Development manages waters so that:</p> <p>(a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals;</p> <p>(b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background);</p> <p>(c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;</p> <p>(d) there are no visible iron stains, flocs or sums in discharge water;</p> <p>(e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and</p> <p>(f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.</p>	<p>stage. Should future excavation or removal of soil be required, it can be addressed as part of the assessment of the future operational works application.</p>
Traffic and access		
PO23	No acceptable outcome is nominated.	Will be conditioned to comply.

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<p>The development is located on roads appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy. Note–The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.</p>		<p>The Traffic Impact Assessment lodged with the application recommends that work be carried out on the left and right turn into the property. The proposal will be conditioned to meet these requirements. The applicant will also be required to provide additional details on turning movements into the property and site distances through the relevant sections of Giddy Road.</p>
<p>PO24 Development maintains a safe environment for pedestrians, cyclists and vehicles on the site and external to the site. No acceptable outcome is nominated.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO25 Development has vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.</p>	<p>AO21 Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>	
<p>PO26 Development (other than dwelling houses and dual occupancies) are designed to enable vehicles to enter and leave the site in a forward direction</p>	<p>AO22 Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>	
<p>PO27 Development provides sufficient parking onsite to accommodate the anticipated demand safely and efficiently.</p>	<p>AO23 Vehicle parking is provided in accordance with table 6.2.1.3(e)–Vehicle parking rates and standards. Where the use is not nominated in table 6.2.1.3(e), no acceptable outcome is nominated.</p>	
<p>PO28 On-site parking is clearly defined, safe and easily accessible.</p>	<p>AO24 Parking areas comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>	
<p>PO29 Open parking spaces are designed and constructed to facilitate stormwater infiltration on-site.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO30</p>	<p>No acceptable outcome is nominated.</p>	

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<p>Transport noise impacts are managed by the siting and design of development so that the need for acoustic screening is minimised.</p>		
<p>PO31 Where they are used, acoustic walls are designed to mitigate visual impacts.</p>	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply. Any approval given will be conditioned to ensure it is operated in a manner to ensure it 'Avoids Nuisance'.</p>
<p>PO32 Lighting is provided to ensure pedestrian and vehicle safety.</p>	<p>No acceptable outcome is nominated.</p>	
<p>Landscaping</p>		
<p>PO33 Landscaping is designed, established and maintained to:</p> <ul style="list-style-type: none"> (a) incorporate existing vegetation, where appropriate; (b) reinforce existing streetscape character; (c) provide effective shade and screening; (d) be sustainable without undue reliance on irrigation; (e) be suitable to the tropical climate. <p>Editor's note—A landscaping plan may be required which should incorporate:</p> <ul style="list-style-type: none"> • a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation; • the location and depth of all existing services; • natural drainage lines; • existing levels and finished levels; • a full schedule of plantings and materials including growing characteristics, quantities of each plant and other materials; and • a drainage and irrigation plan. 	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply. Existing landscaping provision are proposed to remain, except where modified as a result of condition compliance, which will include a boundary fence along the Giddy Road frontage.</p>
<p>PO34 Landscaping:</p>	<p>No acceptable outcome is nominated.</p>	

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<p>(a) is established using semi-advanced plants in conjunction with shrubs and ground covers;</p> <p>(b) uses native and endemic species where possible; and</p> <p>(c) does not utilise species which are noxious or poisonous or have drop limbs.</p>		
Waste and pollutant management		
<p>PO35 Development provides on-site facilities for the storage and collection of solid wastes that are secure and avoid potential for nuisance.</p>	<p>No acceptable outcome is nominated.</p>	<p>Will be conditioned to comply.</p>
<p>PO36 Liquid wastes produced by development are managed and disposed of so no risk of nuisance or environmental harm is created.</p>	<p>No acceptable outcome is nominated.</p>	
<p>PO37 Development involving the handling of potential pollutants is designed and operated to ensure spills and on-site surface water are captured and treated prior to release to the environment.</p>	<p>No acceptable outcome is nominated.</p>	
Fire hydrants in urban areas for buildings accessed by common private title		
<p>Editor's note—This section will not apply where other legislation applies which mandates requirements for fire hydrants.</p>		
<p>PO38 Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable for this development application.</p>
<p>PO39 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and</p>	<p>No acceptable outcome is nominated.</p>	

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near water supplies whether or not on-street parking spaces are occupied.		
PO40 Fire hydrants are suitably identified so fire services can locate them at all hours.	No acceptable outcome is nominated.	

ASSESSMENT

APPLICABLE ASSESSMENT BENCHMARKS

5.2.1 Bushfire hazard overlay code

5.2.1.1 Application

(1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Bushfire overlay code.

(2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

Editor's note—The bushfire prone area shown on the bushfire hazard overlay map is the 'designated' bushfire prone area for the purposes of section 7 of the *Building Regulation 2021*. The bushfire prone area includes land covered by the very high, high and medium potential bushfire intensity areas as well as the potential impact buffer area on the overlay map.

5.2.1.2 Purpose and overall outcomes

(1) The overall outcomes are the purpose of the bushfire overlay code.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development in areas at risk from bushfire is designed to reduce exposure and service disruption and ensure the safety of people;

(b) unless necessary to meet a significant community need:

(i) new critical or vulnerable uses are not established in a bushfire prone area; and

(ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;

Editor's note—Critical or vulnerable uses are defined in schedule 1.

(c) in the rural residential zone, reconfiguration does not result in additional lots within the medium, high or very high potential bushfire intensity areas or the potential impact buffer area;

(d) development does not result in a material increase in the extent or severity of bushfire hazard;

(e) bushfire risk mitigation treatments avoid or minimise impacts on the natural environment;

(f) the cost to the public of measures to mitigate the risks of bushfire is minimised;

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- (g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a bushfire hazard event;
- (h) development contributes to effective and efficient disaster management response and recovery capabilities.

Editor's note—A site based assessment may ground truth the extent of hazardous vegetation and extent and nature of the bushfire prone area. In addition, a bushfire management plan prepared by a suitably qualified person may be required to demonstrate compliance with this code. Advice should be sought from the Queensland Fire and Emergency Services, as appropriate.

Officers Comment

A small area to the north of the subject site is mapped as being Medium Potential Bushfire Intensity. More than half of the site is mapped in the Potential Impact Buffer area. The Medium Potential Bushfire Intensity appears to mainly include trees planted on the Ayr Research Station site at the northern boundary of the subject site. The north of the site is also buffered and separated from any hazardous vegetation by the existing cane tram line which is located on the adjoining property. Any approval for this development can be conditioned to comply with the requirements of the bushfire hazard overlay code to ensure that risk from bushfire is reduced and safety of persons is ensured.

5.2.1.3 Specific benchmarks for assessment

Table 5.2.1.3—Benchmarks for assessable development

Specific assessment against the relevant provisions of the Bushfire Hazard overlay code is provided below:

Compatible development		
PO1 Development does not increase the number of lots within the medium, high or very high potential bushfire intensity areas.	AO1 No new lots are created.	Not applicable. Proposed use is for Self-Storage Units only. No lots are being created.
PO2 Development involving critical or vulnerable uses is not located on land subject to bushfire hazard, unless it involves a minor extension to or redevelopment of an existing use and does not substantially increase the number of people accommodated or requiring evacuation from the site.	AO2 No acceptable outcome is nominated.	
PO3 Critical uses are able to function effectively during and immediately after a bushfire hazard event.	AO3 No acceptable outcome is nominated.	

<p>PO4 Development either: (a) does not involve the manufacture or storage of hazardous materials within a bushfire prone area; or (b) is designed to prevent the ignition of hazardous materials during a bushfire hazard event.</p>	<p>AO4 No acceptable outcome is nominated.</p>	
<p>Development design and separation from bushfire hazard – material change of use</p>		
<p>PO5 Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point: (a) 10kW/m² where the use involves the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (b) 29kW/m² otherwise. Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2018.</p>	<p>AO5 Buildings or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively, of 10kW/m² for a use mentioned in the performance outcome, or 29kW/m² otherwise. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance must be achieved in a way that ensures compliance with other provisions within the planning scheme seeking protection of certain ecological, slope, visual or character features or functions.</p>	<p>Will be conditioned to comply. A statement from a qualified and experienced bushfire expert certifying that the proposed development can achieve compliance with Councils (and all other statutory) requirements for undertaking development in a Bushfire hazard area, is to be submitted to Council for review and approval prior to the commencement of the use.</p>
<p>PO6 A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p>	<p>AO6 Development is separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p>	

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<p>However, a fire trail will not be required where it would not serve a practical fire management purpose. Editor's note—Fire trails are unlikely to be required where a development site is less than 2.5ha.</p>	<ul style="list-style-type: none"> (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); (f) a maximum gradient of 12.5%; (g) a crossfall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards in Planning scheme policy – SC5.2 –Development works; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 200m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services. <p>Editor's note—Refer to exemptions for clearing vegetation to establish or maintain a necessary firebreak or fire management line under the <i>Planning Regulation 2017</i>.</p>	
<p>PO7 Effective safety and evacuation procedures and measures are established and maintained.</p>	<p>AO7 No acceptable outcome is nominated. Editor's note—A bushfire management plan prepared by a suitably qualified professional may be required to demonstrate compliance with the performance outcome.</p>	

Development design and separation from bushfire hazard—reconfiguration of lots		
<p>PO8 Where reconfiguration creates lots of 2,000m² or less, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s). Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2018.</p>	<p>AO8.1 No new lots are created within the bushfire prone area. OR AO8.2 Lots are separated from hazardous vegetation by a distance that achieves radiant heat flux level of 29kW/m² at all boundaries. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme seek the protection of certain ecological, slope, visual or character features or functions.</p>	<p>Not applicable. Proposed use is for Self-Storage Units. No lots are being created.</p>
<p>PO9 Where reconfiguration creates lots of more than 2,000m², a building envelope of reasonable dimensions is provided on each lot which is separated from hazardous vegetation such that it achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO9 No acceptable outcome is nominated.</p>	
<p>PO10 Where reconfiguration is undertaken in an urban zone, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO10.1 Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m;</p>	

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<p>Editor's note—Applicants should also have regard to the relevant standards set out in the reconfiguring a lot and development works codes in this planning scheme.</p>	<p>(d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition);</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p> <p>AO10.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005.</p>	
<p>PO11 Outside an urban zone, either a constructed perimeter road or a formed, all weather fire trail is established between the lots or building envelopes and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO11 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a crossfall of no greater than 10 degrees;</p>	

	<p>(h) drainage and erosion control devices in accordance with the standards in Planning scheme policy – SC5.2 –Development works;</p> <p>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.</p> <p>Editor's note—Refer to exemptions for clearing vegetation to establish or maintain a necessary firebreak or fire management line under the <i>Planning Regulation 2017</i>.</p>	
<p>PO12</p> <p>The lot layout:</p> <p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>(b) avoids the creation of potential bottleneck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p>	<p>AO12</p> <p>No acceptable outcome is nominated.</p> <p>Editor's note—In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.</p>	
<p>PO13</p>	<p>AO13</p>	

<p>Critical or potentially hazardous infrastructure is sited, designed and managed to reduce risk of its ignition.</p>	<p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are located underground.</p>	
<p>PO14 All premises are provided with vehicular access the enables safe evacuation for occupants and easy access by firefighting appliances.</p>	<p>AO14 Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for firefighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition); and (f) serve no more than 3 dwellings or buildings.</p>	
<p>PO15 Development outside reticulated water supply areas, includes a dedicated static supply available solely for firefighting purposes and can be accessed by firefighting appliances.</p>	<p>AO15 A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or is constructed or screened by noncombustible materials; Editor's note—Non-combustible is defined in AS3959:2018 and means: "not deemed combustible as determined by AS 1530.1 or not deemed combustible in accordance with the BCA." (b) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000 litres for residential buildings; (ii) 45,000 litres for industrial buildings; and (iii) 20,000 litres for other buildings;</p>	

	<p>(c) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>(d) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(e) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO16 Landscaping uses species that are not likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>AO16 No acceptable outcome is nominated.</p>	
<p>PO17 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.</p>	<p>AO17 No acceptable outcome is nominated.</p>	

State Interest Considerations

The State Planning Policy (SPP) is a key component of Queensland’s planning system. The SPP (July 2017) expresses the State’s interests in land use planning and development. The SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments under the Act.

The Burdekin Shire Council Planning Scheme 2022 integrates the relevant State Planning Policies (SPP). As such, it is not necessary to undertake a separate assessment against the SPP in assessing the proposed development.

North Queensland Regional Plan

The North Queensland Regional Plan (NQRP) establishes strategic planning framework intended to guide the region’s development and grow the local economy.

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The vision of the Regional Plan will be realised through a series of goals and the proposed development is considered to align with the four regional goals, in particular Goal 3: Liveable, sustainable and resilient communities that promote living in the tropics.

The Burdekin Shire Council Planning Scheme 2022 integrates the North Queensland Regional Plan. As such, no separate assessment of the development against the North Queensland Regional Plan is required for the purpose of this development application.

Public Submissions

The development proposal was placed on public notification from 5 March 2026 to 26 March 2026. No properly made submissions were received during the public notification period.