



Ordinary Meeting of Council Minutes

Date: Thursday, 16 July 2026
Time: 9:30 am
Location: Dalby Corporate Office, Western Downs Regional Council

Voting Members:

- Cr. A. N. Smith
- Cr. K. A. Bourne
- Cr. O. G. Moore
- Cr. S. J. Condon
- Cr. P. T. Saxelby
- Cr. K. A. Maguire
- Cr. G. M. Olm
- Cr. M. J. James
- Cr. S. Bougoure

Officers:

- J. Taylor, Chief Executive Officer
- T. Skillington, Acting General Manager (Corporate Services)
- G. K. Cook, General Manager (Infrastructure Services)
- D. Bradley, Principal Planner
- E. Tierney, Facilities Manager
- B. Donald, Senior Executive Officer
- S. Edgar, Executive Officer (Corporate Services)

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.30 AM.

2. OPENING PRAYER AND MINUTE SILENCE

Sam Heard from the Chinchilla Presbyterian Church delivered the opening prayer. This was followed by the observance of a minute silence.

3. APOLOGIES

There were no apologies.

4. CONGRATULATIONS

Cr. M. J. James

Congratulations are extended to Dalby's Isabel Johnston, currently in year twelve at Fairholme College, who was selected to represent Queensland Country Orchids under eighteen girls competing in the annual City versus Country series at the Australian Schools and Junior Rugby Union (ASJRU) Championships from 7-10 July on the Sunshine Coast. Issy was also selected to captain the Queensland White Rugby sevens under seventeen-eighteen team at the Championships. Great to see this talented young woman earn the opportunity to represent Queensland on the national stage.

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 18 June 2026

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 18 June 2026

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. K. A. Bourne

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on Thursday, 18 June 2026, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED

5.2 Adopt Special Meeting of Council Minutes 18 June 2026

The Purpose of this Report is for Council to adopt the Minutes of the Special Meeting of Council held on Thursday, 18 June 2026

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. S. J. Condon

That this Report be received and that:

1. The Unconfirmed Minutes of the Special Meeting of Council held on Thursday, 18 June 2026, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

No business arising from the minutes of the previous meetings.

7. DECLARATIONS OF CONFLICTS OF INTEREST

16.4 Community & Liveability Report New Lease Dalby Leagues Club Inc Lot 230 ON SP294213

Chief Executive Officer J. K. Taylor

In accordance with Chapter 5B of the Local Government Act 2009, Chief Executive Officer Jodie Taylor informed the meeting of a declarable conflict of interest in respect to this matter as her son is an employee of the Dalby Leagues Club. It was agreed they will leave the room whilst the matter is discussed and voted upon.

8. PRESENTATION OF PETITIONS BY COUNCILLORS

There were no petitions presented.

9. MAYORAL UPDATE

9.1 Executive Services Mayoral Report June 2026

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of June 2026.

COUNCIL RESOLUTION

Moved By Cr. M. J. James

Seconded By Cr. G. M. Olm

That this Report be received.

CARRIED

10. CONFIDENTIAL ITEMS

Section 254J of the Local Government Regulation 2012 in relation to Closed meetings provides:

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(a) the appointment, discipline or dismissal of the chief executive officer;

(b) industrial matters affecting employees;

(c) the local government's budget;

(d) rating concessions;

(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;

(f) matters that may directly affect the health and safety of an individual or a group of individuals;

(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967;

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

(j) an investigation report given to the local government under chapter 5A, part 3, division 5 of the Act.

(4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section 150ER(2), 150ES(3) or 150EU(2) of the Act will be considered, discussed, voted on or made be closed.

(5) A resolution that a local government meeting be closed must—

(a) state the matter mentioned in subsection (3) that is to be discussed; and

(b) include an overview of what is to be discussed while the meeting is closed.

(6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

COUNCIL RESOLUTION - CLOSE MEETING

Moved By Cr. S. J. Condon

Seconded By Cr. K. A. Maguire

That Council resolve to close the Meeting in accordance with Section 254J (3) (e) of the *Local Government Regulation 2012* at 9:57am to discuss the following Confidential Reports:

1. Corporate Services Confidential Summary Report Quarterly Liability Update as at 30 June 2026

CARRIED

COUNCIL RESOLUTION - REOPEN MEETING

Moved By Cr. K. A. Bourne

Seconded By Cr. S. J. Condon

That Council resolve to reopen the Meeting at 9:59 am.

CARRIED

10.1 EXECUTIVE SERVICES

10.2 CORPORATE SERVICES

10.2.1 Corporate Services Confidential Summary Report Quarterly Liability Update as at 30 June 2026

The purpose of this Report is to provide Council with a quarterly update on liability matters as at 30 June 2026.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. S. J. Condon

That Council resolves to receive the *Corporate Services Confidential Summary Report Quarterly Liability Update, as at 30 June 2026*.

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

11. DEPUTATION

Don Davis - 10.30am

Don David raised the matter of increase in Chinchilla insurance rates due to flood impacts following the recent Chinchilla flood event. Mr Davis provided a proposal outlining flood mitigation measures aimed at reducing flood risk and improving the insurability of Chinchilla residential properties.

Geoffrey Kuhl and Ray Hicks - 10.35 am

Mr Ray Hicks, Treasurer of the Chinchilla RSL, addressed Council regarding the need for additional car parking to support RSL activities. Mr Hicks proposed that the vacant lot opposite the Chinchilla RSL either be leased to the RSL for use as a car park or developed by Council as a

public car park, with the RSL leasing the space whilst maintaining access for community parking. Mr Geoffrey Kuhl attended in support of the deputation.

Meeting was adjourned at 10:40 am.

Meeting resumed at 11:00 am.

12. PLANNING

12.1 (030.2026.54.001) Community and Liveability Report Material Change of Use for Indoor and Outdoor Sport and Recreation and Health Care Service 35-41 Villiers Street Chinchilla Western Downs Regional Council C/- Plan A Town Planning Pty Ltd

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish an Indoor Sport and Recreation, Outdoor Sport and Recreation and Health Care Service on land described as Lot 168 on SP172881 and situated at 35-41 Villiers Street, Chinchilla.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. P. T. Saxelby

That this Report be received and that:

1.The application for a Material Change of Use to establish an Indoor Sport and Recreation, Outdoor Sport and Recreation and Health Care Service be approved, subject to the following conditions:

APPROVED PLANS

1.The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

2.Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.

3.The following further Development Permits must be obtained prior to commencement of any work associated with the process:

3.1Building Works;

3.2Operational Work; and

3.3 Plumbing and Drainage Permit.

APPROVED DEVELOPMENT

4.The approved development is a Material Change of Use for Indoor Sport and Recreation, Outdoor Sport and Recreation and Health Care Service.

COMPLIANCE, TIMING AND COSTS

5.All conditions of approval shall be complied with before the change occurs (prior to commencement of the use) and whilst the use continues, unless otherwise noted within these conditions.

6.All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

7.All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

8.The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

INFRASTRUCTURE CHARGES

9.All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached.

LANDSCAPING - GENERAL

10. The developer must submit to Council's Planning and Environment Manager for endorsement, a Landscape Plan for all landscaping associated with the development. The Plan must be prepared by a suitably qualified and experienced Landscape Architect, Horticulturalist, or other person experienced in landscape design and construction.

11.The Landscape Plan must detail:

11.1all landscaping to be provided to the site's Villiers Street and Wambo Street frontages;

11.2all landscaping areas as shown on the Approved Plans;

11.3 the typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on-site;

11.4the number and size of plants; and

11.5 the typical planting detail including preparation, backfill, staking and mulching.

Note: Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 2 for guidance on the type of trees or shrubs recommended for Chinchilla.

12. The developer must prepare and landscape the site in accordance with the Approved Landscape Plan, or as otherwise approved in writing by Council's authorised delegate. Any amendments approved by Council's authorised delegate are taken to be a part of the Approved Landscape Plan.

13. All approved landscaping treatments for the development are to be maintained on the property at all times.

LANDSCAPING – MISCELLANEOUS

14.All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period.

FENCING

15. Fencing material shall be compatible with that used within the locality.

16. Boundary fences are not to be erected in a parallel arrangement with existing fences erected along the same boundary. That is, any existing fence shall be completely removed.

VISUAL AND GENERAL AMENITY

17. Any graffiti on buildings or structures associated with the development must be immediately removed.

18. All plant, air-conditioning equipment and the like must be visually screened from the street.

19. The buildings and the site must be maintained in a clean and tidy manner at all times.

OPERATING HOURS

20. Unless otherwise approved in writing by Council, the approved use must only operate between the following hours:

20.1 Operating Hours:

7 days per week: 5:00am to 7:00pm

20.2 Loading and unloading are to occur between the hours:

Monday to Friday: 5:00am to 7:00pm

Saturday: 6:00am to 12:00pm (noon)

Sunday and Public Holidays: No loading or unloading is to occur

LIGHTING

21. Outdoor lighting of the development shall mitigate adverse lighting and illumination impacts, including unnecessary glare or overspill by:

21.1 being designed, installed and regulated in accordance with the parameters outlined in *Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting*; and

21.2 installation of outdoor lighting that:

21.2.1 provides graduated intensity lighting with lower-level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land;

21.2.2 is directed onto the subject land and away from neighbouring properties; and

21.2.3 uses shrouding devices to preclude light overspill onto surrounding properties where necessary.

22. Lighting must be provided to the following areas of the site:

22.1 the entries and exits of the approved buildings;

22.2 the pathways between the parking areas and the entrances/exits of the building/s; and

22.3 to car parking areas.

ACOUSTIC AMENITY - NOISE LIMITS

23.Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

24.Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

REFUSE STORAGE AREAS

25.Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas shall be screened with a minimum 1.5-metre-high solid screen fence or wall.

26. The size and capacity of the refuse storage areas must be sufficient to accommodate the level of waste likely to be generated from the development having regard to the frequency of refuse collection.

27. Refuse bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver or any other person having to relocate them.

WASTE MANAGEMENT

28.All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

29.All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

ENGINEERING WORKS

30.Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

31.Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings and relevant Australian Standards.

32.Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

33.Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

34.Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

35.The existing Council stormwater infrastructure traversing the site must be replaced with a new underground stormwater system designed by a Registered Professional Engineer of Queensland (RPEQ) (Civil) and approved under an Operational Work Permit. The new system must maintain or improve hydraulic performance, provide lawful discharge in accordance with the *Queensland Urban Drainage Manual* (QUDM), and be completed prior to commencement of the use.

36.Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

37.Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

38.Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* (QUDM).

WATER SUPPLY

39.Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

40.Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.

41.Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

42.Any building work in the vicinity of any existing or future sewer main shall be designed to meet the requirements of the *QDC MP1.4 Building Over or Near Relevant Infrastructure*. Do not build works within 1.5 metres of the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).

43.Maintain a minimum of a 3-metre-wide corridor over any sewer to be maintained for maintenance/upgrade purposes.

44.Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.

45.The above minimum clearances from Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS - GENERAL

46.Provide on-streetcar parking generally in accordance with the Approved Site Plan No. A0101, prepared by Facility Design Group Pty Limited, dated 23 June 2025. The design and detailed vehicle layout are subject to Council approval.

47.Due to peak parking demand generated by the development, install additional line marking and parking control treatments along Wambo Street and Villiers Street to ensure vehicles do not park within, across, or in a manner that obstructs any private access, driveway, crossover, or service entry in the vicinity of the site. The parking control treatments must include:

47.1No Stopping line marking (yellow edge line) in accordance with MUTCD Part 11;

47.2supplementary “No Stopping” signage where required to reinforce restrictions;

47.3clear delineation of legal parking bays to prevent informal parking across driveways;
and

47.4any additional measures necessary to maintain safe access to adjoining properties.

48.Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with *Australian Standard 2890.1 - Parking Facilities - Off-streetcar Parking*.

49.Design and construct all sealed areas with concrete, asphalt or a two-coat bitumen seal.

50.Line mark or otherwise delineate the car park aisles and driveways within the development with directional arrows on the pavement to enable all vehicles to enter and leave the site in a forward gear.

51.Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

52.Provide longitudinal gradient and crossfall for all driveways to comply with the requirements of AS2890.1.

PARKING AND ACCESS - SERVICING

53.Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

54.Construct a commercial crossover between the property boundary and the edge of the Villiers Street road pavement, generally in accordance with Council's Standard Drawing No. R-006, Revision A.

55.Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (e.g. power pole, telecommunications pit) or road infrastructure (e.g. street sign, street tree, etc).

56.Remove all redundant crossovers along the Villiers Street and Wambo Street frontages and reinstate the verge and road edge to Council's standard.

Reinstatement works must include:

56.1reconstruction of kerb and channel;

56.2reinstatement of road pavement, verge, footpath (where applicable), and turfing;

56.3reinstatement or protection of any existing services; and

56.4ensuring finished levels match the immediately adjacent infrastructure.

All reinstatement works must be completed prior to commencement of the use.

ELECTRICITY AND TELECOMMUNICATIONS

57.Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

58.Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

59.Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ENVIRONMENTAL HEALTH

60.Undertake operations and construction work associated with this development to the requirements of Council, including the following:

60.1do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

60.2remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

60.3do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

61.Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

61.1uncontaminated overland stormwater flow; and

61.2uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

62.Submit a Construction and Nuisance Management Plan addressing air quality, noise, vibration, stormwater, erosion and sediment control, vegetation, waste, complaints, community awareness, worker parking and traffic control.

Timing: Prior to commencement of works.

63.Implement the Approved Construction Management Plan at all times during construction of the development.

64.Ensure a legible copy of the Approved Construction Management Plan is available on-site at all times during construction and earthworks.

ROADWORKS AND PEDESTRIAN SAFETY

65.Install signage for all works on or near roadways in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.

66.Submit to Council, an application for any footpath, road or lane closures and ensure all conditions of that approval are complied with during construction of the works.

67.Maintain safe pedestrian access along Council's footpaths at all times.

68.Construct a 2 metre wide concrete pedestrian footpath along the Villiers Street and Wambo Street frontages of the site.

The footpath must:

68.1be designed and constructed in accordance with Council's Standard Drawings, including compliant kerb ramps and pram crossings;

68.2tie in smoothly to all existing verge levels and infrastructure;

68.3include all necessary adjustments to services, verge profiles, drainage and grades to achieve compliance; and

68.4be completed prior to commencement of the use.

ADVISORY NOTES

NOTE 1 -Overflow Car Parking

The area to the north of the development site on Wambo Street, adjacent to the Botanic Parkland, is suitable for overflow parking at peak demand times without impacting residential parking as identified in the Traffic Impact Assessment prepared by HIG. Council plans to undertake the works to bitumen seal and line mark to formalise this parking area.

NOTE 2 -Currency Period

A part of a development approval lapses at the end of the Currency Period. The standard Currency Period, as stated in Section 85 of the *Planning Act 2016*, applies to this approval as outlined below:

- "Material Change of Use (**6 years** after the approval starts to have effect)."

NOTE 3 -Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au

NOTE 4 -General Environmental Duty

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

NOTE 5 -General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction work, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 6 -Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken **twelve (12) months** after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 7 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 8 -Infrastructure Charges Notice

An Infrastructure Charges Notice is attached.

CARRIED

**12.2 (050.2026.69.001) Community and Liveability Report Development
Application for Other Change to Existing Material Change of Use Approval
to Extend Existing Caravan Park at Myall Park Road Glenmorgan Myall Park
Botanic Garden Ltd C/- BKM Planning**

The purpose of this Report is for Council to decide the proposed development for an Other Change to an existing Material Change of Use approval to Extend an Existing Caravan Park (4 Cabins, Caretaker's Quarters and Extend Gallery) on land described as Lot 20 on SP172531 and situated at Myall Park Road, Glenmorgan.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. S. Bougoure

That this Report be received and that:

1. The Other Change Application seeking to change the existing approval for a Material Change of Use to Extend an Existing Caravan Park (4 Cabins, Caretaker's Quarters and Extend Gallery) on land described as Lot 20 on SP172531, located at Myall Park Road, Glenmorgan, be approved, subject to the following amendments to the conditions of approval:

(a) Condition 1 is amended as follows:

1.0 APPROVED AND AMENDED PLANS

1.1 The development must be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the requirements listed below, and by other conditions of this approval:

Plan No: Project No. 1710

Description: Site Development Plan, Sheet No. A02 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Amendment: Amended by Council in red on 15/09/11

Plan No: Project No. 1710

Description: Site Location Plan, Sheet No. A01 of 15, Revision B, prepared by Trevor Bacon Designs, dated 16/10/25

Plan No: Project No. 1710

Description: Site Development Plan and Camping Area - Eastern Boundary, Sheet No. A02 of 15, Revision B, prepared by Trevor Bacon Designs, dated 16/10/25

Plan No: Project No. 1710

Description: Site Plan - Accommodation Area and Camping Area - Eastern Boundary, Sheet No. A03 of 15, Revision B, prepared by Trevor Bacon Designs, dated 16/10/25

Drawing No: 2026-004-001, Revision A

Description: Aerial Plan of Whole Subject Site - Proposed New Camping Areas, prepared by BKM Planning, dated 26/03/2026

Drawing No: 2026-004-002, Revision A

Description: Aerial Plan (Inset) - Proposed New Camping Areas, prepared by BKM Planning, dated 26/03/2026

Plan No:

Project No. 1710

Description:

Site Plan - Accommodation Area, Sheet No. A03 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

~~Description: Site Plan - Accommodation Area, Sheet No. A03 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10~~

Plan No: Project No. 1710

Description: Fire Management Zone - Vegetation, Sheet No. A04 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Cabin Site, Sheet No. A05 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Caravan Sites Layout, Sheet No. A06 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Cabin A Plan, Sheet No. A07 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Cabin A North Elevation and Cabin A West Elevation, Sheet No. A08 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Cabin B Plan, Sheet No. A09 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Cabin B North Elevation and Cabin B East Elevation, Sheet No. A10 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Gardener's/ Volunteer Quarters, Sheet No. A11 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Gardener's Quarters South Elevation, Gardener's Quarters East Elevation, Gardener's Quarters North Elevation, Gardener's Quarters West Elevation, Sheet No. A12 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Existing Gallery Floor Plan and Proposed Gallery Extension, Sheet No. A13 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Gallery Extension South Elevation and Gallery Extension East Elevation, Sheet No. A14 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

Plan No: Project No. 1710

Description: Gallery Extension North Elevation and Gallery Extension West Elevation, Sheet No. A15 of 15, Revision A, prepared by Trevor Bacon Designs, dated 20/07/10

(b) Condition 2 is amended as follows:

2.0 APPROVED DEVELOPMENT

2.1 The approved development is for the purpose of a Caravan Park (**Extension of Existing Caravan Park - 4 Cabins, Caretaker's Quarters and Extend Gallery**) and an **additional 4 unpowered camping sites and 1 eco-tent** as shown on the Approved Plans.

(c) Condition 13 is amended as follows:

13.0 FIRE FIGHTING EQUIPMENT AND INFRASTRUCTURE AND MANAGEMENT

13.1 Fire-fighting equipment and infrastructure and management for the development are to be undertaken in accordance with the Bushfire Management Plan for the proposed development at Myall Park Botanic Garden, Glenmorgan, Qld, Revision B, prepared by Site & Civil Consulting and dated 25 July 2010.

Timing: Prior to commencement of the use and following development.

13.2 The Bushfire Management Plan must be updated to reflect the increased number of people on-site and demonstrate that the risk to people, property and the natural environment from bushfire hazard continues to be minimised. The updated Bushfire Management Plan is to be prepared and signed by a suitably qualified person and be submitted to Council's Planning and Environment Manager or authorised delegate for review and endorsement.

(d) Condition 24 is amended as follows:

24.0 TRAFFIC WITHIN SITE - CAR PARKING AND SERVICE VEHICLE REQUIREMENTS

24.1 The premises must be provided with a total of a minimum of eighteen (18) on-site car parking spaces (**for the original approval - Extension of Existing Caravan Park - 4 Cabins, Caretaker's Quarters and Extend Gallery**), together with standing and manoeuvring for a minimum of a car and caravan, **plus one car parking space per additional 4 unpowered camping sites and 1 eco-tent.**

24.2 The car parking and associated manoeuvring areas are to meet the following requirements:

24.2.1 be provided with a minimum of an unsealed standard and be delineated to the minimum dimensions detailed in the relevant Planning Scheme and AS2890 - Parking Facilities;

24.2.2 unsealed areas of the site are to be of a basalt quarry gravel surface (or as otherwise approved by Council) that provides for minimal dust disturbance and sediment tracked onto the road reserve when trafficked, and sediment laden stormwater being released from the site;

24.2.3 achieve, where used for parking, a longitudinal gradient and crossfall of all driveways that comply with the requirements of AS2890.1;

24.2.4 be provided with signage that indicates the location of parking areas and the proposed flow of traffic through the site;

24.2.5 be designed to enable all vehicles to enter and leave the site in a forward gear (unless approved otherwise by Council);

24.2.6 be kept and used exclusively for vehicle parking and manoeuvring; and

24.2.7 be accessible and available to the general public and staff during approved hours of operation.

24.3 Details demonstrating compliance with Conditions 24.1 and 24.2 shall be submitted to and endorsed by Council's Planning Manager prior to commencement of the use.

24.4 The design and construction of the works must be certified by a Registered Professional Engineer Queensland – Civil.

24.4.1a Design Certificate shall be submitted upon submission of the details requiring approval in accordance with Condition 24.3; and

24.4.2a Construction Supervision Certificate shall be submitted at completion of the approved works.

24.5 The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their "general environmental duty" to minimise risk of causing environmental harm on adjoining premises.

In the event that dust levels are recorded within adjoining premises on an ongoing basis at levels which exceed those considered reasonable by the *Environmental Protection Act 1994*, Council reserves the right for the areas to be sealed with a minimum of a 2-coat bitumen seal. In this regard, Council will give the landowner written notice that they have 60 days to satisfactorily undertake the sealing works.

Timing: Prior to commencement of the use (unless otherwise stated) and to be maintained for the period of the use of the development site.

(e) Condition 26 of the approval is amended as follows:

26.0 SITEWORKS/EARTHWORKS

26.1 In the event that earthworks for the development involve cut/fill greater than ~~1m in height and/or a quantity of greater than 100m²~~ **500m³** is to be imported to or removed from the site, it is required that a Development Application for a Development Permit for

Operational Work for bulk earthworks be submitted to and approved by Council. Any site proposed to source fill for or receive fill from the development also requires a Development Application for a Development Permit for Operational Work for bulk earthworks to be submitted to and approved by Council.

(f) The following additional conditions are included in the Schedule of Conditions:

30.0 FLOOD RISK MANAGEMENT PLAN

30.1 Prior to commencement of the use, submit a Flood Risk Management Plan (relevant to the proposed new camping area located within the Potential Flood Hazard Area) having regard to the latest version of *Floodplain Management in Australia: Best Practice Principles and Guidelines*, for review and endorsement by Council's Planning and Environment Manager or authorised delegated. The Flood Risk Management Plan is to be prepared and signed by a suitably qualified person (such as a Registered Professional Engineer of Queensland) and must include, but not be limited to the following matters:

30.1.1 flood free emergency access to the development site;

30.1.2 flood warning triggers;

30.1.3 evacuation and safety procedures;

30.1.4 emergency services' contact numbers;

30.1.5 property protection; and

30.1.6 signage.

30.2 Once endorsed by Council, the Flood Risk Management Plan will be an Approved Document. Any amendment approved by Council's authorised delegate is taken to be part of the Approved Flood Risk Management Plan.

30.3 Ensure a copy of the Council Approved Flood Risk Management Plan is available on-site to customers, staff and Council at all times.

30.4 Implement recommendations from the Approved Flood Risk Management Plan for the period of which the use is operated on the land.

31.0 INFRASTRUCTURE CHARGES

31.1 All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate Infrastructure Charges Notice is attached.

(g) An Infrastructure Charges Notice be issued to the applicant.

(h) All other conditions remain unchanged.

CARRIED

13. EXECUTIVE SERVICES

13.1 Executive Services Chief Executive Officer Report June 2026

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer during the month of June 2026.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. G. M. Olm

That this Report be received.

CARRIED

13.2 Executive Services Report Outstanding Actions July 2026

The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

Cr Saxelby, Jandowae Dam Recreational Use

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. K. A. Bourne

That Council resolves to receive the Outstanding Actions Report for July 2026.

CARRIED

14. CORPORATE SERVICES

14.1 Corporate Services Report Meetings Procedure Amendments

The purpose of this report is to present proposed amendments to the *Western Downs Regional Council Meetings Procedure* for adoption as a result of the *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026*.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon
Seconded By Cr. M. J. James

That Council resolve to adopt the *Western Downs Regional Council Meetings Procedure* (Attachment One).

CARRIED

14.2 Corporate Services Dalby Corporate Office BMS Air Con Unit removal from 2025/2026 program

The purpose of this report is to request the project removal for the Dalby Corporate Office Building Management System from the 25/26 capital program.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. S. Bougoure

That Council resolves to remove the Dalby Corporate Office BMS Air Con Unit project, estimated at \$140,016 (exclusive of goods and services tax), from the 2025-2026 capital works programme, noting that a new building management system will be considered in future years, after work has been completed on the main switchboard and sub-switchboards.

CARRIED

14.3 Corporate Services Dalby Regional Saleyards Lighting Infrastructure

This report considers the tendered costs and the additional budget required to enable urgent work to be undertaken at the Dalby Regional Saleyards associated with the replacement of six lighting poles.

T. Skillington to confirm lighting lux levels. Question taken on notice.

COUNCIL RESOLUTION

Moved By Cr. M. J. James

Seconded By Cr. O. G. Moore

That Council resolves to approve an increase of \$61,810 (excluding goods and services tax) to the 2026-2027 capital budget allocation for the Dalby Saleyards Floodlight Renewal Project for a project total of \$111,235 (excluding goods and services tax), to be funded from cash.

CARRIED

14.4 Corporate Services Report Rescind Councillor Investigations Policy

The purpose of this report is to rescind the *Councillor Investigations Policy* which is no longer required by legislation following the assent and proclamation of the *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026*.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That Council resolve to rescind the *Councillor Investigation Policy* (Attachment One).

CARRIED

14.5 Corporate Services Reduction in Gas Charges, 6 Falcon Street, Dalby

This report considers a request for a reduction in gas charges arising from the prolonged use of estimated reads, resulting in a final account significantly higher than previous bills.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That with regards to a request for a reduction in gas charges for 6 Falcon Street, Dalby, Council resolves to:

1. grant a reduction of \$2,010.43, based on average gas consumption charges for the property, with the customer to pay nine (9) months of charges in accordance with Clause 12.1(b) of Council's *Standard Gas Sale Contract*; and
2. provide the customer with twelve (12) months to pay the outstanding balance of \$1,459.32.

CARRIED

14.6 Corporate Services Report Review Audit and Risk Committee Terms of Reference

The purpose of this Report is to seek Council's approval of the updated *Western Downs Regional Council Audit and Risk Committee Terms of Reference*.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. G. M. Olm

That Council resolve to adopt the *Western Downs Regional Council Audit and Risk Committee Terms of Reference* (Attachment One).

CARRIED

14.7 Corporate Services Financial Report June 2026 Interim

The purpose of this report is to present Council with the Interim Financial Report for the period ending 30 June 2026. A final Financial Report will be submitted to the October 2026 Council meeting, following the completion of the audit and issuance of an opinion by the Queensland Audit Office (QAO).

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. O. G. Moore

That Council resolves to receive the June 2026 Interim Financial Report.

CARRIED

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services Report Transport Infrastructure Capital Project Budget Variances 2026-27

The purpose of this report is to inform Council of potential budget variances in the Works 2026/27 capital programme and seek Council approval for over and under expenditure on individual transport asset projects on the basis that the program of projects is delivered within the total Transport Infrastructure Capital Works budget allocation.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. G. M. Olm

That this report be received.

CARRIED

15.2 Infrastructure Services Report June 2026 Capital Works Progress Update and 2025/26 Capital Project Budget Variances

The purpose of this report is to provide Council with an update on the 2025/26 Capital Works Program for June 2026; and to inform Council of budget variances in the Works 2025/26 capital programme.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm
Seconded By Cr. P. T. Saxelby

That this report be received.

CARRIED

15.3 Infrastructure Services TMR DDD 25-82 Detailed Design Roma Condamine Road Widen and Rehab 63.1km - 69.3km Tender

The purpose of this report is to seek Council authorisation for operational expenditure required to compile the tender response; and if successful, a new operational project and subsequent expenditure and revenue associated with Detailed Design for the Roma-Condamine Road Widen and Rehab 63.1km - 69.3km Tender (DDD 25-82) offered as sole invitee to Council by the Department of Transport and Main Roads (DTMR).

Cr Moore requests Council to send correspondence to previous petitioner on the matter.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon

Seconded By Cr. O. G. Moore

That this report be received and that Council:

1. Approve the operational expenditure to compile a tender response for the Detailed Design of the Roma-Condamine Road Widen and Rehabilitation 63.1km - 69.3km (Tender DDD 25-82).
2. If successful, approves the inclusion of the operational revenue for the design project in the 2026/27 Operational Budget; and
3. Delegate the authorisation of the commercial works tender for Detailed Design for the Roma-Condamine Road Widen and Rehab 63.1km - 69.3km Tender (DDD 25-82) Project to the Chief Executive Officer.

CARRIED

General Manager G. Cook left the meeting at 11:29am.

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Report - Motions Local Government Association Queensland (LGAQ) Annual Conference

The purpose of this Report is to seek Council endorsement of motions proposed to be submitted to the Local Government Association Queensland (LGAQ) for consideration at the 2026 Annual Conference.

COUNCIL RESOLUTION

Moved By Cr. M. J. James

Seconded By Cr. P. T. Saxelby

That this Report be received and Council

1. Endorse the following motions for the Local Government Association Queensland 2026 Annual Conference
 - 1.1 That the LGAQ Calls on the State Government to undertake further LIDAR Assessments in addition to other areas previously assessed to allow improved flood modelling.
 - 1.2 That the LGAQ calls on the State Government to strengthen cattle tick biosecurity management through:
 - (a) Reforming the accredited certifier system to ensure clear separation between the assessor, selling agent, and producer, with no overlap or shared commercial interest in certification processes;
 - (b) increasing auditing and compliance activities for cattle tick assessments, including clear and enforceable penalties for non-compliance;
 - (c) increasing the number, visibility, and on-ground presence of Biosecurity Officers across cattle producing regions and at major saleyards to deter and prevent the movement of infected livestock; and
 - (d) reviewing and amending privacy provisions to enable the identification and notification of properties where cattle ticks are detected, to support timely risk management and protection of neighbouring properties and supply chains.
2. Appoints the Mayor and Deputy Mayor of Western Downs Regional Council as Council's delegates for the 2026 LGAQ Annual Conference to participate in voting of motions;
3. Delegates authority to the Chief Executive Officer in accordance with *the Local Government Act 2009* to make amendments.
4. Delegates authority to the Chief Executive Officer negotiate support of the Quilpie Shire Council's proposed motion *Annual Reporting of State Royalties and Revenues Generated Within Each Local Government Area*.

CARRIED

16.2 Community and Liveability Report New Lease Dalby and District Cricket Club Association Inc Lot 230 ON SP294213

The purpose of this Report is to seek Council's endorsement for the proposed new lease over the building and two fields known as the Dalby Cricket Club fields and building.

COUNCIL RESOLUTION

Moved By Cr. S. Bougoure

Seconded By Cr. S. J. Condon

That Council resolves to:

1. Apply the exception contained in section 236(1)(b)(ii) of the *Local Government Regulation 2012* to the proposed draft lease.
2. Offer the Dalby & District Cricket Club Association Inc. a thirty (30) year lease from 16 July 2026 over part of land described as Lot 230 on SP294213 being Orpen Street.
3. Delegate to the Chief Executive Officer the power to finalise, execute and amend the new proposed lease and ancillary documents associated with the surrender of the previous lease.

CARRIED

16.3 Community & Liveability Report New Lease Dalby & District Rugby Football Club Inc Lot 230 ON SP294213

The purpose of this Report is to seek Council's endorsement for the proposed new lease over the building and field known as the Dalby Rugby Union Club as well as surrendering the old lease.

Changed to Dalby Rugby Union Club

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By M. J. James

That Council resolves to:

1. Apply the exception contained in section 236(1)(b)(ii) of the *Local Government Regulation 2012* to the proposed draft lease.
2. Offer the Dalby & District Rugby Football Club Inc. a thirty (30) year lease from 16 July 2026 over part of land described as Lot 230 on SP294213 being Orpen Street.
3. Delegate to the Chief Executive Officer the power to finalise, execute and amend the new proposed lease and ancillary documents associated with the surrender of the previous lease.

CARRIED

CEO J. K. Taylor left the room at 11:32am.

CEO J. K. Taylor returned to the room at 11:37am.

16.4 Community & Liveability Report New Lease Dalby Leagues Club Inc Lot 230 ON SP294213

The purpose of this Report is to seek Council's endorsement for the proposed new lease over the building and two fields known as the Dalby Leagues Club as well as surrendering the old lease.

COUNCIL RESOLUTION

Moved By Cr. M. J. James

Seconded By Cr. O. G. Moore

That Council resolves to:

1. Apply the exception contained in section 236(1)(b)(ii) of the *Local Government Regulation 2012* to the proposed draft lease.
2. Offer the Dalby Leagues Club Inc. a thirty (30) year lease from 16 July 2026 over part of land described as Lot 230 on SP294213 being Orpen Street as per option a.
3. Delegate to the Chief Executive Officer the power to finalise, execute and amend the new proposed lease and ancillary documents associated with the surrender of the previous lease.

CARRIED

16.5 Community & Liveability Report Nomination Special Holidays 2027

The purpose of this report is to seek Council's endorsement of the proposed nominated Show Holidays for 2027 in line with *The Holidays Act 1983*.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire

Seconded By Cr. M. J. James

That this Report be received and that:

1. In accordance with the Holidays Act 1983, Council submits the following dates to be appointed as 2027 gazetted Show Holidays:
 - (a) Chinchilla: 21 May 2027
 - (b) Dalby: 9 April 2027
 - (c) Miles: 12 March 2027
 - (d) Tara: 9 August 2027
 - (e) Wandoan: 2 April 2027
2. Council authorises the Chief Executive Officer to determine and endorse proposed dates for future special holiday requests, and to submit in accordance with applicable legislative and procedural requirements.

CARRIED

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

There were no notices of motion/business for consideration.

17.2 RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

No reception of notions.

18. URGENT GENERAL BUSINESS

Cr. Moore raised the item of wild dog fence funding. Question taken on notice by Chief Executive Officer.

19. MEETING CLOSURE

The Meeting concluded at 11:42 AM.

UNCONFIRMED