

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 19 March 2026.

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 19 March 2026.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. S. J. Condon

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on Thursday, 19 March 2026, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED



Ordinary Meeting of Council Minutes

Date: 19 March 2026
Time: 9:30am
Location: Miles Leichardt Centre and Dalby Corporate Office

Councillors: 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
B. Bacon, General Manager (Corporate Services)
G. K. Cook, General Manager (Infrastructure Services)
D. Fletcher, General Manager (Community & Liveability)
B. Donald, Senior Executive Officer
S. Edgar, Executive Officer (Corporate Services)

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.27AM on 19 March 2026.

PROCEDURAL MOTION - ADJOURN MEETING

Moved By Cr. A. N. Smith

Mayor Smith moved that the meeting be adjourned until 1pm on Monday 23 March 2026 , at the Dalby Corporate Office.

The **PROCEDURAL MOTION** was **PUT** and **CARRIED**

The meeting resumed at 1pm on Monday 23rd March

2. OPENING PRAYER AND MINUTE SILENCE

Councillor K. A. Bourne delivered the opening prayer on behalf of Noreen Bourne and Anne Keam from the Miles Holy Cross Catholic Church. This was followed by the observance of a minute silence.

3. APOLOGIES

There were no apologies.

4. CONGRATULATIONS

Councillor P.T. Saxelby

Congratulations to be extended to Angus McLaren, a year nine student attending Chinchilla Christian College and playing squash at the Chinchilla Squash Courts. He is currently ranked number one, in the under fifteen's Australian category.

Angus has been selected in the Australian team to take on New Zealand in the *2026 Trans-Tasman Test Match* from 10 to 11 April 2026 in Melbourne. Australia is chasing a third straight series win following last year's breakthrough victory in New Zealand, the squad will feature Australian Junior Champions, finalists and six debutants. Following this test match, Angus will then play in Melbourne, as an individual at the *Australian Junior Open* and then the *Oceania Junior Open*.

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 19 February 2026.

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 19 February 2026.

COUNCIL RESOLUTION

Moved By Cr. G. O. Moore

Seconded By Cr. S. J. Condon

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on 19 February 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

Cr O. G. Moore

- (1) Raised item from 19 February 2026 meeting *10.1.1 ES Confidential Report - Consider Lease to World Fuel Services Australia - Chinchilla Aerodrome*, report states 236(1)(c)(iii) on page five and in the resolution recommendation. Legal services confirm this is incorrect. The report will be brought back to an ordinary meeting of council.
- (2) Seeking update on legal opinion advice regarding the budget policy.

Cr S. J. Condon

- (3) Seeking update on the cattle tick information session, session is scheduled for 14 April 2026.

7. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

8. PRESENTATION OF PETITIONS BY COUNCILLORS

8.1 Petition to install an accessible toilet facility at the Wandoan Cemetery

Submitted via deputation at the 19 February 2026 OMC at Wandoan.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. P. T. Saxelby

That the petition be received and a report be brought back to Council.

CARRIED

9. MAYORAL UPDATE

9.1 Executive Services Mayoral Report February 2026

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

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. S. J. Condon

That this Report be received and noted.

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. P. T. Saxelby

Seconded By Cr. M. J. James

That Council resolve to close the Meeting in accordance with Section 254J(1)(a) of the *Local Government Regulation 2012* at 1:16pm to discuss the following Confidential Reports:

1. Executive Services Confidential Report Chief Executive Officer Recruitment 2026

CARRIED

COUNCIL RESOLUTION - REOPEN MEETING

Moved By Cr. G. M. Olm

Seconded By Cr. S. Bougoure

That Council resolve to reopen the Meeting at 1:25pm.

10.1 EXECUTIVE SERVICES

10.1.1 Executive Services Confidential Report Chief Executive Officer Recruitment 2026

The purpose of this Report is to advise Council of the decision of the Chief Executive Officer (CEO), Jodie Taylor not to renew her Contract of Employment and to seek Council's direction regarding the process of recruitment for the position of Chief Executive Officer.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. O. G. Moore

That this Report be received and that:

- a. Council acknowledges the decision of the current Chief Executive Officer, Mrs Jodie Taylor not to seek a renewal of her Contract of Employment which expires on 13 December, 2026, with her last working day at Western Downs Regional Council being 26 November, 2026;
- b. A recruitment panel comprising the Mayor, Deputy Mayor and one external independent member be appointed to undertake and oversee the recruitment and recommendation process for the Chief Executive Officer position;
- c. The Mayor be delegated authority to engage a suitably qualified Executive Recruitment Agency to assist and support the recruitment process; and
- d. The Recruitment Panel report to Council on a minimum of three preferred applicants for formal interview by the Council.

CARRIED

10.2 CORPORATE SERVICES

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

11. DEPUTATION

There were no deputations.

12. PLANNING

12.1 (030.2025.533.001) Community and Liveability Report Development Application Material Change of Use for Medium Impact Industry and Caretaker's Accommodation at Lot 8 on RP203808 at Laycock Road Miles Clare C/- Swep Consulting

The purpose of the Report is for Council to decide the proposed development for a Material Change of Use to establish a Medium Impact Industry and Caretaker's Accommodation on land described as Lot 8 on RP203808 at Laycock Road, Miles.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. S. J. Condon

That this Report be received and that:

1. The application for a Material Change of Use to establish a Medium Impact Industry and Caretaker's Accommodation on land described at Lot 8 on RP203808 at Laycock Road Miles, 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:

APPROVED DEVELOPMENT

2. The approved development is a Material Change of Use for a Medium Impact Industry and Caretaker's Accommodation as shown on the Approved Plans.

3. Obtain the following further Permits prior to commencement of any work associated with the process:

3.1 Development Permit for Building Works;

3.2 Compliance Permit for Plumbing Works; and

3.3 Road Corridor Permit (Vehicle Crossover).

3.4 Operational Works Permit

COMPLIANCE, TIMING AND COSTS

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

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

FEES AND CHARGES

6. 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

7. 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.

8. The site shall be maintained in a clean and orderly state at all times, to Council's satisfaction.

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.

NOISE EMISSIONS

10. Noise emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Noise) Policy 2019*.

AIR EMISSIONS

11. Air emissions (odour and dust) from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2019*.

WASTE MANAGEMENT

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

13. 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*.

VISUAL AND GENERAL AMENITY

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

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

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

VISUAL PRIVACY TO BEDROOM WINDOWS

17. Durable, fixed and permanent external screening devices (eg shutters or lattice screens) having a maximum transparency of 25% shall be erected on windows or directly in front of windows facing the hardstand areas and vehicle parking and manoeuvring areas, prior to occupation of the development.

Timing: Prior to commencement of the use and maintained at all times thereafter.

CLOTHES DRYING AREAS

18. Clothes drying areas shall be fully screened from the Industrial Use areas on the site and adjoining properties by a solid screen of suitable height and width.

REFUSE STORAGE AREAS

19. 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.

OUTDOOR LIGHTING IMPACT MITIGATION

20. Outdoor lighting associated with the use must be designed, sited, installed and tested to comply with Tables 2.1 and 2.2 of Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting Using a Control Level of 1.

LANDSCAPING

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

22. The Landscaping Plan must detail:

22.1 a landscaping strip with a minimum width of 3 metres of dense planting along the southern boundary of the site shared with Lot 7 on RP203808;

22.2 a landscaping strip with minimum width of 2 metres along the frontage of the property to Laycock Road excluding areas used for access to the site;

22.3 all landscaping areas shown on the Approved Plans;

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

22.5 the number and size of plants; and

22.6 the typical planting details including preparation, backfill, staking and mulching.

23. 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.

ENGINEERING WORKS

24. 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.

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

26. 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.

27. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

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

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

29. Repair all damages 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 damages immediately upon completion of works associated with the development

STORMWATER MANAGEMENT

30. The Stormwater Management Plan prepared by McMurtrie Consulting Engineers, Revision A, dated 10/12/2025 and submitted as part of the application is not accepted. Submit to Council, a final detailed Stormwater Management Plan and Report for approval prior to submission of any application for Operational Work and the Stormwater Management Plan must include, but not be limited to the following:

30.1 amending the Fraction Impervious for the hardstand area to be in the range of 0.7 to 0.9;

30.2 the report provides the pre and post development peak discharges, but does not provide details for mitigation (detention basin) based on the outlet conditions of a detention basin, and does not demonstrate that the peak discharge from the development is not greater than pre-development flows; and

30.3 detention basin design, capacities and operation.

Comment: It is recommended that the runoff routing model be used for the detention basin design, to demonstrate that the post development peak discharges are equal to or less than the predevelopment peak discharges.

WATER SUPPLY

31. Provide a potable water supply for the development independent of the Council's water reticulation system for staff and visitors.

ON-SITE WASTEWATER DISPOSAL

32. Connect the development to an on-site wastewater disposal system, in accordance with AS1547 *On-site domestic wastewater management*, and the Queensland Plumbing and Waste Water Code.

33. Obtain a Development Permit for Plumbing Works for the on-site sewerage treatment system.

PARKING AND ACCESS - GENERAL

34. Provide a minimum of four (4) car parking spaces.

35. 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.

36. Maintain dust suppression treatment to all internal roadways, and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.

PARKING AND ACCESS - SERVICING

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

VEHICLE ACCESS

38. Construct a commercial crossover between the property boundary and the edge of the Laycock Road road pavement, generally in accordance with Council's Standard Drawing No. R-006, Revision A. Ensure that crossover splay is designed to accommodate turning movements of largest expected vehicle. The exit manoeuvre shall not cross the Laycock Rd centreline.

ROADWORKS - ROAD WIDENING

39. Laycock Road shall be upgraded for the full frontage of the proposed development.

40. The upgrade shall include construction of the half-road on the western side of Laycock Road centerline to Western Downs Regional Council Standard for an Industrial Street (WDRC Standard Dwg. R003). This will provide a 6 metre sealed width from the road centerline, upright kerb and channel and a profiled verge to the development boundary.

41. The upgrade shall also include widening of the half-road on the eastern side of Laycock Road of the existing pavement to Western Downs Regional Council Standard for a Rural Access (WDRC Standard Dwg. R002) to a sealed width of 4 metres. The total width of the upgraded road is 10 metres.

Timing: Prior to commencement of use.

Comment: The road upgrade shall match the design for the Operational Work permit issued for 100 Laycock Rd, Miles for external roadworks – Council Ref 040.2025.556.001.

B-DOUBLE ROUTE

42. The section of Council's road network between the Warrego Highway and the site entrance to the property is not currently an approved B-Double Route. If B-Double's or other multi

combination vehicles are proposed to access the development, obtain an approval for the route to be used by multi-combination vehicles from the National Heavy Vehicle Regulator prior to allowing access to Multi-Combination vehicles via above road section. Please refer to the following link for more information: <https://www.nhvr.gov.au/road-access/access-management/applications-and-forms>

ELECTRICITY AND TELECOMMUNICATION

43. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

44. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

Comment: Earthworks will require an Operational Work permit.

EROSION AND SEDIMENT CONTROL - GENERAL

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

46. 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

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

47.1. do 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;

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

47.3 do not carry out works 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.

48. 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:

48.1 uncontaminated overland stormwater flow; and

48.2 uncontaminated 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.

ADVISORY NOTES

NOTE 1 - Flood Hazard

The property is identified as being located in Low and Medium Flood Hazard Areas on the Flood Hazard Overlay Map in the Western Downs Planning Scheme 2017 incorporating Amendment 2. Where the floor level is not elevated above the defined flood level, the proposed building works may be subject to inundation during a flood event.

NOTE 2 - Relevant Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a)for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

(ii)if no period is stated—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 works, 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 to the approval.

APPEAL RIGHTS

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1)Schedule 1 states -

(a)matters that may be appealed to -

(i)either a tribunal or the P&E Court; or

(ii)only a tribunal; or

(iii)only the P&E Court; and

(b)the person -

(i)who may appeal a matter (the **appellant**); and

(ii)who is a respondent in an appeal of the matter; and

(iii)who is a co-respondent in an appeal of the matter; and

(iv)who may elect to be a co-respondent in an appeal of the matter.

(2)An appellant may start an appeal within the appeal period.

(3)The **appeal period** is -

(a)for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b)for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c)for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d)for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e)for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or...

...(g)for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note -See the P&E Court Act for the Court's power to extend the appeal period."

CARRIED

12.2 (035.2025.545.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 Lot into 3 Lots) and Access Easements on Lot 3 on SP239369 at 26770 Warrego Highway, Baking Board Beasley C/- Swep Consulting

The purpose of this Report is for Council to decide the proposed development application for Reconfiguring a Lot (1 Lot into 3 Lots) and Access Easements on land described as Lot 3 on SP239369 including Easement B on AP7120 and situated at 26770 Warrego Highway, Baking Board.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. S. Bougoure

That this Report be received and that:

1. The development application for Reconfiguring a Lot (1 Lot into 3 Lots) and Access Easements on land described as Lot 3 on SP239369 and located at 26770 Warrego Highway, Baking Board, 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.

APPROVED DEVELOPMENT

3. The approved development is Reconfiguring a Lot (Subdivision 1 Lot into 3 Lots and Access Easements to a Formed Road) as shown on the Approved Plans.

COMPLIANCE, TIMING AND COSTS

4. All conditions of the approval shall be complied with before Council's endorsement of the Plan of Survey (Form 18B) and while the use continues, unless otherwise noted within these conditions.

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

6. The Plan of Survey (Form 18B) shall not be executed until a letter of compliance is received demonstrating the development's compliance with all conditions of this approval.

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.

LANDSCAPING

9. 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 the development works and any ensuing defects liability period.

10. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

INFRASTRUCTURE CHARGES

11. 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.

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

12. 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.

13. 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 work associated with the development.

LOT NUMBERING

14. The numbering of all approved Lots shall remain as indicated on the Approved Plans (unless otherwise amended/approved by Council).

15. The developer is to make a request to Council for street numbering.

ENGINEERING WORKS

16. 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 Council's endorsement of the Survey Plan unless stated otherwise.

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

18. Be responsible for any alteration 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

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

20. Repair all damages 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 damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

21. 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.

22. 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).

23. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

24. Provide a suitable onsite water supply to meet the requirements of each Lot.

ON-SITE WASTEWATER DISPOSAL

25. Future buildings on the proposed Lots must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Waste Water Code.

VEHICLE ACCESS

26. Access arrangements shall be in accordance with the State Assessment and Referral Agency (SARA) Decision Notice dated 8 January 2026, SARA reference 2508-47938 SRA.

TELECOMMUNICATION

27. Design and provide telecommunications to all proposed Lots within the development in accordance with the Australian Government Telecommunications in New Developments Policy.

ELECTRICITY

28. Submit to Council, written confirmation from an electricity provider that a supply of electricity is available to all proposed Lots, prior to Council's endorsement of the Survey Plan (Form 18B).

SERVICES - EXISTING CONNECTIONS

29. Ensure that all services provided to any existing Dwellings are wholly located within the Lot(s) it serves.

ENVIRONMENTAL HEALTH

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

30.1 do 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;

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

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

31. 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:

31.1 uncontaminated overland stormwater flow; and

31.2 uncontaminated 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.

EASEMENTS

32. Lodge for registration at the Office of Queensland Titles, access easements as shown on DSQ Land Surveyors drawing 15806-PRO-01 Rev D Sheet 3 of 3 dated 28/11/25.

ADVISORY NOTES

NOTE 1- Flood Hazard

The proposed development is located on land subject to Low, Medium, High and Extreme Flood Hazards. Any building work not raised above the Defined Flood Level may be subject to inundation.

NOTE 2- Currency Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

*(a) for any part of the development approval relating to **Reconfiguring a Lot**—if a plan for the reconfiguration, that under the Land Title Act, is required to be given to a Local Government for approval is not given to the Local Government within —*

(i) the period stated for that part of the approval; or

*(ii) if no period is stated— **4 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.

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 works, 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.

CARRIED

13. EXECUTIVE SERVICES

13.1 Executive Services Chief Executive Officer Report February 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 February 2026.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. G. M. Olm

That this Report be received.

CARRIED

13.2 Executive Services Report Permanent Road Closure Application Road Reserve that Bisects Lot 3 RP173611 and Lot 45 LY314 Kingaroy-Jandowae Road Jandowae

To determine an application for the permanent closure of a road reserve that is an unformed road that bisects Lot 3 RP173611 & Lot 45 LY314 Kingaroy-Jandowae Road

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. S. Bougoure

That this Report be received and that:

- 1) Council advises the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD) and the applicant that it does not support the permanent closure of the request portion of the unformed reserve due to the below reasoning.
 - a) Whilst the segment requested is small it provides connection to the state-controlled road network (Kingaroy-Jandowae Road) for a larger undeveloped road reserve network. Council has concerns that the permanent closure could have negative impacts by creating the potential for Lot 103 LT356 and Lot 166 FTY1138 to be significantly impacted.

CARRIED (8 to 1)

13.3 Executive Services Report Outstanding Actions March 2026

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

COUNCIL RESOLUTION

Moved By Cr. S. Bougoure

Seconded By Cr. K. A. Maguire

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

CARRIED

14. CORPORATE SERVICES

14.1 Corporate Services Report Annual Review of Council to Chief Executive Officer Delegations 2026

The purpose of this Report is to conduct an annual review of delegations by Council to the Chief Executive Officer pursuant to section 257(5) of the *Local Government Act 2009*.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. M. J. James

That Council resolves to:

1. note that an annual review of delegations to the Chief Executive Officer has been conducted in accordance with section 257(5) of the *Local Government Act 2009*; and
2. pursuant to section 257(1) of the *Local Government Act 2009*:
 - a. revoke the delegations as detailed in the attached *Annual Review of Register of Delegations Council to Chief Executive Officer 2026*; and
 - b. delegate the new and amended powers as detailed in the attached *'Annual Review of Delegations Council to Chief Executive Officer 2026* to the Chief Executive Officer.

CARRIED

14.2 Corporate Services Request for Fee Waiver for the hire of the Dalby Events Centre on behalf of Queensland Police Service April 29, 2026

The purpose of this report is consider a fee waiver request by the Queensland Police Service for the hire of the Dalby Events Centre for 29 April 2026 for a bravery awards ceremony in recognition of those involved in the 2022 Wieambilla incident.

COUNCIL RESOLUTION

Moved By Cr. M. J. James

Seconded By Cr. P. T. Saxelby

That Council resolves to waive the Dalby Events Centre fees of \$1,252.02 for the Queensland Police Service's bravery awards ceremony on 29 April 2026, in recognition of those involved in the 2022 Wieambilla incident.

FORESHADOWED MOTION

Cr Bougoure foreshadowed that if the Motion on the floor failed, she would move:

That council resolves that the Queensland Police Service be required to pay all fees and charges associated with the hire of the Dalby Events Centre, in accordance with council's adopted policies, fees and charges schedule, to ensure consistency, equity, and transparency in the application of facility hire arrangements across the region.

The ORIGINAL MOTION was PUT and CARRIED (7 to 2)

14.3 Corporate Services Report Audit and Risk Committee Meeting 24 February 2026

The purpose of this report is to provide Council with the report of the Western Downs *Regional Council Audit and Risk Committee Meeting* held on 24 February 2026.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. S. J. Condon

That Council resolves to receive the *Unconfirmed Minutes of the Western Downs Regional Council Audit and Risk Committee Meeting* held on 24 February 2026.

CARRIED

14.4 Corporate Services Financial Report February 2026

This Report provides Council with the Financial Report for the period ending 28 February 2026.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore

Seconded By Cr. K. A. Maguire

That Council resolves to receive the February 2026 Financial Report and notes the amendments to the 2025-26 capital works programme as listed in section three (3) of this report, with additional expenditure of \$892,650 (exclusive of goods and services tax) and additional revenue of \$1,024,262 (exclusive of goods and services tax) added to the programme.

CARRIED

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services Report February 2026 Capital Works Progress Update

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2025/26 Capital Works Program for the month of February 2026.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm

Seconded By Cr. S. J. Condon

That this report be received and that;

1.Council removes the project - The Gums school Footpath Upgrade (drop off area at school located opposite Surat Development Rd) (101144) from the approved 2025/26 Capital Budget

CARRIED

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Council Report Thomas Jack Park Playground Increase Capital Budget Allocation

The purpose of this Report is to seek Council approval for a capital budget increase of \$500,000 (ex. GST) for the Thomas Jack Park Playground redevelopment, to be incorporated into the 2026-27 financial year.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That Council receive this report and resolve to approve additional budget allocation of \$500,000 (ex. GST) to the Thomas Jack Park capital project, bringing the project total to \$8,625,025 (ex. GST) with the additional funding to be incorporated into the 2026-27 financial year.

CARRIED (7 to 2)

The Chairperson adjourned the meeting at 2:27 pm, for ten minutes.

The meeting resumed at 2:39 pm.

16.2 Community and Liveability Report 2025 Annual Report on Partnership between Western Downs Regional Council and Toowoomba Surat Basin Enterprise

The purpose of this Report is to provide Council with the annual report outlining outcomes on the 2025 partnership between Western Downs Regional Council and Toowoomba Surat Basin Enterprise.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne

Seconded By Cr. K. A. Maguire

That this Report be received and noted.

CARRIED

16.3 Community Liveability Report Flinton Soldier's Memorial Hall Trusteeship and Land Use

This report submits for Council's consideration to formally request a revision of the Queensland Titles Registry, specifically altering the designated purpose of land use pertaining to the Flinton Soldier's Memorial Hall; and to have Council relinquish its role as Trustees of the property.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby

Seconded By Cr. S. Bougoure

That this report be received and that Council endorses:

1. The registration of an adjustment notice to change the current Queensland Titles Registry listed purpose of the land of Lot 1SP227663 known as the Flinton Soldier's Memorial Hall from *Soldier's Memorial Hall* to *Community Facility*; and
2. The surrender of Western Downs Regional Council as Trustees of Lot 1 SP227663 known as the Flinton Soldier's Memorial Hall with the recommendation that Flinton Race Club Inc. take on the Trusteeship.
3. The disposal of the Flinton Diggers Memorial Hall building asset, located on the subject lot, from Council's financial asset register.

CARRIED

16.4 Community and Liveability Report Save Thomas Jack Park Petition, January 2026

Pursuant to the resolution by Council at its ordinary meeting held on Thursday, 19 February 2026, this report is submitted to address the matters raised in the petition concerning Thomas Jack Park. This report fulfils the Council's resolution requiring a response to the petitioners' concerns.

COUNCIL RESOLUTION

Moved By Cr. S. Bougoure

Seconded By Cr. S. J. Condon

That this Report is received, and Council notes the content, and the analysis of the "Save Thomas Jack Park" Petition dated January 2026 for the record.

CARRIED

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

There were no notices of motion/business for consideration.

18. URGENT GENERAL BUSINESS

There was no urgent general business.

19. MEETING CLOSURE

The Meeting concluded at 3:04pm.