QUILPIE
Shire

Ordinary Meeting of Council

MINUTES

Tuesday 15 September 2026

Quilpie Shire Council Boardroom

50 Brolga Street, Quilpie

MINUTES OF QUILPIE SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE QUILPIE SHIRE COUNCIL BOARDROOM, 50 BROLGA STREET, QUILPIE
ON TUESDAY, 15 SEPTEMBER 2026 AT 9:30 AM

1 OPENING OF MEETING

The Mayor declared the meeting open at 8.43am

2 ATTENDANCE

Mayor Ben Hall, Deputy Mayor Roger Volz, Cr Lyn Barnes, Cr Tony Lander, Cr Milan Milosevic

In Attendance: Mr Eng Lim (Chief Executive Officer, Acting), Ms Lisa Hamlyn (Director Community and Business Development), Ms Sharon Frank (Director Corporate Services) (via Teams), Mr Brian Weeks (Deputy Director Infrastructure Services), and Kathryn Muller (Secretariat).

3 APOLOGIES

Nil

4 CONDOLENCES

Formal condolences from Council were forwarded to the families of Robyn Cherry, Lenny Morris, Jill Pegler and Kerrod Gorringe, Anne Kidd, Michael (Mick) Gibson, William Wharton, Dwayn Wharton, Nola Bodkin.

5 DECLARATIONS OF INTEREST

Chapter 5B of the *Local Government Act 2009* (the Act) requires Councillors to declare a Prescribed or Declarable Conflict of Interest. The Declaration is to be made in writing to the Chief Executive Officer, before the Ordinary Meeting of Council.

Information required	Legislation	Declaration
Agenda item number	s254C *Local Government Regulation 2012*	16.1
Agenda item description	—	Purchase of farewell gift for outgoing Chief Executive Officer
Declaring councillor	s150EI (MPI) and s150EJ (COI) *Local Government Act 2009*	Councillor Lyn Barnes
Exemption check	s150ED (general exemptions) and s150EF(2) (COI-specific exemptions) *Local Government Act 2009*	No. No general exemption under s150ED applies, as this is a direct personal financial benefit, not an interest common to residents or ratepayers generally. This is a material personal interest, not a conflict of interest, so the s150EF(2) exemptions are not relevant.

Information required	Legislation	Declaration
Type of interest	s150EE (MPI) and s150EF(1) (COI) *Local Government Act 2009*	Material personal interest (real). Councillor Barnes stands to receive a direct financial benefit of $2,700 (excluding GST) depending on the outcome of Council's decision.
Person with the interest	s150EE(1) (MPI) and s150EF(1), (3) (COI) *Local Government Act 2009*	Councillor Barnes herself, as the person who will receive payment for the artwork.
Associate (MPI)	s150EG *Local Government Act 2009*	Not applicable. The interest is held directly by Councillor Barnes, not by an associate.
Related party (COI)	s150EH *Local Government Act 2009*	Not applicable. This is a material personal interest, not a conflict of interest.
Particulars for the minutes	s150EI(7) (MPI) and s150EJ(6) (COI) *Local Government Act 2009*	Councillor Lyn Barnes declared a material personal interest in the item concerning the purchase of a farewell gift for the outgoing Chief Executive Officer, being the $2,700 (excluding GST) financial benefit she stands to receive as the supplier of the artwork. Councillor Barnes left the meeting, including any area set aside for the public, before the item was discussed, and did not return until after the vote.
Action	s150EI(2), (4)–(6) (MPI) and s150EJ(2)–(3), (5), (7) (COI) *Local Government Act 2009*	Councillor Barnes left the meeting at 12:54pm, and did not participate in the discussion or vote on this item. She returned to the meeting at 12:56pm.

6 RECEIVING AND CONFIRMATION OF MINUTES

6.1 ORDINARY MEETING OF QUILPIE SHIRE COUNCIL HELD ON TUESDAY 18 AUGUST 2026

MOTION

Moved: Cr Lyn Barnes
Seconded: Cr Tony Lander

That the Minutes of the Council Meeting held on 18 August 2026 be received and the recommendations therein be adopted.

6.2 SPECIAL MEETING OF QUILPIE SHIRE COUNCIL HELD ON TUESDAY 1 SEPTEMBER 2026

RESOLUTION NO: (QSC201-09-26)

Moved: Deputy Mayor Roger Volz
Seconded: Cr Lyn Barnes

Unconfirmed

That the Minutes of the Special Council Meeting held on 1 September 2026 be received and the recommendations therein be adopted.

5/0

6.3 SPECIAL MEETING OF QUILPIE SHIRE COUNCIL HELD ON WEDNESDAY 9 SEPTEMBER 2026

RESOLUTION NO: (QSC202-09-26)

Moved: Cr Milan Milosevic
Seconded: Deputy Mayor Roger Volz

That the Minutes of the Special Council Meeting held on 9 September 2026 be received and the recommendations therein be adopted.

5/0

7 ITEMS ARISING FROM PREVIOUS MEETINGS

Nil

8 MAYORAL REPORT

SEPTEMBER 2026 — MEETINGS AND OFFICIAL ATTENDANCES

Enter 1 to record attendance. Ordinary Meeting of Council and Special Meeting of Council rows are highlighted automatically.

Details / Meeting	Date	Location	Hall	Volz	Barnes	Lander	Milosevic
Ordinary Meeting of Council	18.08.26	Boardroom	1	1	1	1	1
SWHHS CEO meeting	19.08.26	Boardroom	1	1			
State Goverment deputations	24.08.26	Brisbane	1	1	1		
OQTA meeting	25.08.26	Brisbane	1	1	1		
WQAC conference	25-27.08.26	Brisbane	1	1	1		
Special Meeting of Council	01.09.26	Boardroom	1	1	1	1	1
Swimming pool community welcome BBQ	03.09.26	Quilpie		1			
Councillor Workshop	04.09.26	Boardroom	1	1	1	1	1
Water Plan meeting	04.09.26	Boardroom	1	1	1	1	1
Special Meeting of Council	09.09.26	Boardroom	1	1	1	1	1
LBIF Review Panel	09.09.26	Boardroom	1	1	1		
R U OK Day Morning Tea	10.09.26	Quilpie		1			
QSC - Information Stand Quilpie Show	11-12.09.26	Quilpie		1	1		
Quilpie Show Opening	12.09.26	Quilpie	1				

9 COUNCILLOR PORTFOLIO REPORTS

Nil

At 8:59 am, Deputy Mayor Roger Volz left the meeting.

At 9.00am, Corey Richards joined the meeting.

At 9:13 am, Deputy Mayor Roger Volz returned to the meeting.

10 OPERATIONAL STATUS REPORTS

10.1 INFRASTRUCTURE SERVICES STATUS REPORTS

10.1.1 INFRASTRUCTURE SERVICES STATUS REPORT

EXECUTIVE SUMMARY

This report outlines the key activities and achievements of the Infrastructure Services Directorate for August 2026. It summarises the progress of major infrastructure projects, routine maintenance across the Shire, and the continuing delivery of flood-damage restoration works from the March 2025 rain event. Council operations have largely returned to business-as-usual, noting some delays of works impacted by the more recent February and June/July 2026 rain events.

RESOLUTION NO: (QSC203-09-26)

Moved: Cr Lyn Barnes
Seconded: Cr Tony Lander

5/0

During discussion, Council raised the type of gravel used on Cooma Road. Refer details under General Business.

At 9.27am, Mwewa Chisenga joined the meeting.

10.2 COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORTS

10.2.1 DEPUTY DIRECTOR COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORT

EXECUTIVE SUMMARY

For the month of August, business development activities continued to focus on strengthening investment attraction, economic development and community partnerships through the Quilpie Travel and Transport Precinct EOI, attendance at the TSBE Surat Basin Energy Summit, and progression of the Destination Management and Economic Development Plan. The Local Business Innovation Fund closed its first round with eleven applications received from local businesses. Health and wellbeing initiatives also progressed through community engagement, Census promotion, planned service opportunities, local events and health promotion programs that support a connected and healthy Quilpie Shire.

RESOLUTION NO: (QSC204-09-26)

Moved: Cr Lyn Barnes
Seconded: Cr Tony Lander

5/0

At 9.42am, Corey Richards left the meeting.

Unconfirmed

10.2.2 COMMUNITY AND BUSINESS DEVELOPMENT STATUS REPORT

EXECUTIVE SUMMARY

The reporting period saw continued progress across community development, recovery and operational programs. The Exclusion Fence Restitution Program remains active, with ongoing support being provided to applicants and 156.8 km of fencing repaired to date. Community health advocacy continues through the Community Advisory Network, particularly in relation to dental services and allied health access. The Quilpie and Eromanga swimming pool seasons are underway, with operators engaging proactively with local communities and user groups. Council has also progressed disaster management planning, executed a new lease with the Quilpie QCWA, and continued supporting residents impacted by the March 2025 flood event through recovery initiatives and community engagement activities.

RESOLUTION NO: (QSC205-09-26)

Moved: Cr Milan Milosevic
Seconded: Cr Tony Lander

5/0

10.3 CORPORATE SERVICES STATUS REPORTS

10.3.1 CORPORATE SERVICES STATUS REPORT - AUGUST 2026

EXECUTIVE SUMMARY

Corporate Services activities in August 2026 spanned procurement of goods and services, rates and charges, information technology, stores and compliance administration, applications for grants and subsidies, finance operations, preparations for the 2025/26 financial statements, governance matters, and meetings attended by Corporate Services staff.

This report is provided for Council's information. No decision or resolution is required.

RESOLUTION NO: (QSC206-09-26)

Moved: Cr Milan Milosevic
Seconded: Deputy Mayor Roger Volz

5/0

At 10.23am, Mwewa Chisenga left the meeting.
At 10.27am, Brian Weeks left the meeting.

10.4 OFFICE OF THE CEO STATUS REPORTS

10.4.1 CHIEF EXECUTIVE OFFICER - MONTHLY STATUS REPORT

Unconfirmed

EXECUTIVE SUMMARY

This report updates Council on key activities within the Chief Executive Officer's portfolio for the month of August 2026.

RESOLUTION NO: (QSC207-09-26)

Moved: Cr Lyn Barnes
Seconded: Cr Milan Milosevic

5/0

At 10.27am, Lisa Hamlyn left the meeting.
At 10.29am, Lisa Hamlyn returned to the meeting.
At 10.36am, Brian Weeks returned to the meeting.

11 INFRASTRUCTURE SERVICES

11.1 ASSET MANAGEMENT PLAN (AMP) - BUILDINGS AND OTHER STRUCTURES (2026)

EXECUTIVE SUMMARY

In accordance with the *Local Government Act 2009* and Council Resolution QSC293-12-24 in late 2024, Council has undertaken a review of the Asset Management Plan (AMP) for Buildings and Other Structures following the completion of the 2025 asset revaluation. The review leverages the comprehensive building valuation and condition assessment undertaken in 2025, providing an updated asset inventory, condition data, replacement costs and useful life information.

The updated AMP establishes an evidence-based framework for managing, maintaining and renewing Council's building assets over the long term and ensures alignment with Council's Long-Term Financial Plan, and serves as a critical strategic tool to support informed decision-making, financial sustainability and advocacy for external funding where required.

The report recommends adoption of the revised Buildings and Other Structures Asset Management Plan as part of Council's ongoing commitment to sustainable asset management and compliance with legislative requirements.

RESOLUTION NO: (QSC208-09-26)

Moved: Cr Lyn Barnes
Seconded: Deputy Mayor Roger Volz

1. That Council adopts the Asset Management Plan – Buildings and Other Structures (2026)

5/0

Unconfirmed

Unconfirmed

11.2 ASSET MANAGEMENT PLAN (AMP) - OPEN SPACE AND RECREATION (2026)

EXECUTIVE SUMMARY

In accordance with the *Local Government Act 2009* and Council Resolution QSC293-12-24 in late 2024, Council has undertaken a review of the current (2024) Asset Management Plan (AMP) for Buildings and Other Structures following the completion of the 2025 asset revaluation. The review leverages the comprehensive building valuation and condition assessment undertaken in 2025, providing an updated asset inventory, condition data, replacement costs and useful life information.

As part of the review of the asset information for Buildings and Other Structures, it was identified that certain assets would be more appropriately classified under a proposed new asset class, Open Space and Recreation.

The new AMP Open Space and Recreation is developed as an evidence-based framework for managing, maintaining and renewing Council's open space and recreation assets over the long term and ensures alignment with Council's Long-Term Financial Plan, and serves as a critical strategic tool to support informed decision-making, financial sustainability and advocacy for external funding where required.

The report recommends adoption of the Open Space and Recreation Asset Management Plan as part of Council's ongoing commitment to sustainable asset management and compliance with legislative requirements.

RESOLUTION NO: (QSC209-09-26)

Moved: Cr Milan Milosevic
Seconded: Cr Tony Lander

1. That Council adopts the Asset Management Plan – Open Space and Recreation (2026).

5/0

At 10.40am, Corey Richards attended the meeting.
At 10:44 am, Cr Lyn Barnes left the meeting.

11.3 RFQL04 26-27 SCREENING OF MATERIAL FOR 2025 FLOOD DAMAGE WORKS

EXECUTIVE SUMMARY

This report recommends awarding RFQL 04 26-27 –Screening of Material for 2025 Flood Damage Works to APV Contracting. The screening package involves material preparation at multiple pit locations on Coonaberry Creek Road and Mt Howitt Road, to support the reconstruction of flood-damaged road networks.

One conforming submission was received from a prequalified supplier. Following evaluation, APV Contracting Pty Ltd achieved the highest weighted score and submitted an advantageous offer to Council, demonstrating value for money and proven capability.

RESOLUTION NO: (QSC210-09-26)

Moved: Cr Milan Milosevic
Seconded: Deputy Mayor Roger Volz

That Council:

1. Award RFQL 04 26-27 Screening of Material for 2025 Flood Damage Works to APV Contracting Pty Ltd for an amount of $461,005.66 including GST ($409,196.05 excluding GST); and
2. Delegate authority to the Chief Executive Officer, pursuant to s. 257 of the *Local Government Act 2009* (Qld), to negotiate, finalise, and execute all matters related to this contract, including any options or variations, in accordance with Council's procurement policy.

4/0

At 10:49 am, Cr Lyn Barnes returned to the meeting.

At 10:52 am, Deputy Mayor Roger Volz left the meeting.

At 10:53 am, Deputy Mayor Roger Volz returned to the meeting.

12 COMMUNITY AND BUSINESS DEVELOPMENT

12.1 THE BRICK HOTEL SPONSORSHIP REQUEST FOR 100 YEAR CELEBRATION

EXECUTIVE SUMMARY

Council has received a request from The Brick Hotel for support through Sponsorship and raffle prize donations, to assist them in delivering The Brick Hotel 100 Year Celebration to be held from Friday 02 October to Sunday 04 October 2026. Funds raised throughout the celebration will be reinvested into our local community through sponsorship and support of local charities and community organisations, as well as supporting the vital work of the Royal Flying Doctor Service.

RESOLUTION NO: (QSC211-09-26)

Moved: Mayor Ben Hall
Seconded: Cr Lyn Barnes

1. That Council:
   (a) acknowledges the Community Assistance Grant Sponsorship request received from The Brick Hotel; and
   (b) notes that the request does not conform with the Quilpie Shire Council - C.01 Community Assistance Grant Policy; and
   (c) not support the commercial sponsorship prospectus.

5/0

Unconfirmed

12.2 2027 AUSTRALIA DAY CELEBRATIONS

EXECUTIVE SUMMARY

This report seeks Council's endorsement for the proposed 2027 Quilpie Australia Day Awards Program, categories and celebration events.

The proposal is subject to the success of a grant application submitted to the National Australia Day Council. Key recommendations within this report include maintaining categories set in 2026 - Citizen of the Year, Young Citizen of the Year, Community Group of the Year, Certificate of Appreciation and Quilpie Shire Business Award. The event schedule features a community celebration at Bulloo Park on Friday, 22 January 2027 to accommodate families, and family-friendly pool parties being held in Quilpie and Eromanga on Australia Day.

RESOLUTION NO: (QSC212-09-26)

Moved: Cr Tony Lander
Seconded: Cr Milan Milosevic

That Council:

1. Endorse the following categories for the 2027 Quilpie Australia Day Awards:
   (a) Citizen of the Year
   (b) Young Citizen of the Year
   (c) Community Group of the Year
   (d) Certificate of Appreciation
   (e) Quilpie Shire Business Award
2. Endorse the following dates and times for 2027 Quilpie Australia Day Celebrations:
   (a) Friday, 22 January 2027**:** Australia Day Connect & Celebrate Community Event at Bulloo Park, from 5:00 pm.
   (b) Tuesday, 26 January 2027**:** Great Aussie Pool Party at the Quilpie Swimming Pool, from 11:00 am to 4:00 pm.
   (c) Tuesday 26 January 2027**:** Great Aussie Pool Party at the Eromanga Swimming Pool, from 11:00 am to 4:00 pm.

5/0

12.3 QUILPIE LOCAL DISASTER MANAGEMENT PLAN REVIEW AND UPDATE

EXECUTIVE SUMMARY

This report seeks Council approval to accept a quotation from Disaster Management and Resilience Consultancy for $50,000.00 ex GST to undertake a comprehensive review and update of the Quilpie Local Disaster Management Plan and associated sub-plans. The project will ensure Council's disaster management framework remains current, compliant and fit for purpose, and is fully funded through the QRRP Stream 3 Human and Social Recovery Planning Fund (HSRPF) 2025-2026, with no direct financial impact on Council.

RESOLUTION NO: (QSC213-09-26)

Unconfirmed

Moved: Deputy Mayor Roger Volz
Seconded: Cr Lyn Barnes

That Council:

1 Engage Disaster Management and Resilience Consultancy to undertake a comprehensive review and update the Quilpie Local Disaster Management Plan for the amount of $55,000.00 including GST ($50,000.00 excluding GST) in accordance with *section 235 (b) of the Local Government Regulation 2012*, noting the specialised nature of the services being sought and the impracticality for Council to invite quotes or tenders; and

2 Delegate power to the Chief Executive Officer, pursuant to *section 257 of the Local Government Act 2009* to negotiate, finalise and execute any and all matters associated with or in relation to this contract including without limitation any options and / or variations.

5/0

At 11.07am, Corey Richards left the meeting.
At 11.09am, Mwewa Chisenga joined the meeting.

13 CORPORATE SERVICES

13.1 T01 26-27 REGISTER OF PREQUALIFIED SUPPLIERS OF MOBILE PLANT AND EQUIPMENT FOR WET AND DRY HIRE 2026-2028

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with a recommendation to accept pre-qualified suppliers with the technical, financial and managerial capability necessary to provide the services of mobile plant and equipment for wet and dry hire.

RESOLUTION NO: (QSC214-09-26)

Moved: Cr Milan Milosevic
Seconded: Deputy Mayor Roger Volz

That Council:

1. Approve the selection of the suppliers listed in Table 1 as 'pre-qualified suppliers' for the T01 26-27 Register of Pre-qualified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire.
2. Approve the issuance of Notices of Successful Tender to the suppliers listed in Table 1 in respect of T01 26-27 Register of Prequalified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire.
3. Delegate power to the Chief Executive Officer, pursuant to section 257 of the *Local Government Act 2009* to negotiate, finalise and execute any and all matters associated with or in relation to contracts with the suppliers listed in Table 1 pursuant to T01 26-27 Register of Prequalified Suppliers of Mobile Plant and Equipment for Wet and Dry Hire, including without limitation, any options and/or variations as per Council's procurement policy.

Table 1 – Approved Suppliers of Mobile Plant and Equipment for Wet and Dry Hire

No	Legal Entity	Business/Trading Name	ABN
1	Australian Construction Equipment Rental Pty Ltd	ACE Rental Pty Ltd	87 104 968 925

Unconfirmed

2	APV Contracting Pty Ltd	APV Contracting Pty Ltd	29 169 579 104
3	BHL & DA Hall	BHL & DA Hall Transport	40 846 702 293
4	Brooks Hire Service Pty Ltd	Brooks Hire Service Pty Ltd	20 008 975 988
5	Ellis Profiling QLD Pty Ltd	Ellis Profiling QLD Pty Ltd	52 090 899 095
6	Commercial Fleet Rental Investments Pty Ltd	FleetCrew	55 151 696 445
7	Quilpie Towing	Gilby Tonkin Mechanical	17 645 629 447
8	Half Hitch Contracting Pty Ltd	Half Hitch Contracting Pty Ltd	93 692 638 501
9	Hunt Earthmoving Contractors Pty Ltd	Hunt Earthmoving Contractors Pty Ltd	50 650 113 205
10	Jason Bell Contracting Pty Ltd	Jason Bell Contracting Pty Ltd	42 687 678 744
11	Sc and KG Bowen Earthmoving	Sc and KG Bowen Earthmoving	43 846 443 873
12	Kev Richardson Welding	Kev Richardson Welding	60 072 120 793
13	Long Plain Trading Pty Ltd	Long Plain Trading Pty Ltd	47 677 229 739
14	Kemshead Pty Ltd ATF The Kemshead Family Trading	Monster Hire	51 709 608 654
15	Rollers Queensland	Rollers Queensland	50 087 309 091
16	Stabilcorp Pty Ltd	Stabilcorp Pty Ltd	25 162 342 001
17	The Stabilising Pty Ltd	The Stabilising Pty Ltd	34 633 525 229
18	The Trustee for Cross Country Fusion Trust	Cross Country Fusion	18 668 005 583
19	The Trustee for The Mascott Earthmoving Trust	Mascott Earthmoving Pty Ltd	91 759 395 478
20	Tolbra Earthmovers and Haulage	Tolbra Earthmovers and Haulage	96 606 706 898
21	United Rentals Australia Pty Ltd	United Rentals Australia Pty Ltd	38 069 244 417
22	Western Solutions Group Pty Ltd	Western Solutions Group Pty Ltd	17 692 131 909

5/0

13.2 FINANCIAL SERVICES REPORT MONTH ENDED 31 AUGUST 2026.

EXECUTIVE SUMMARY

The purpose of this report is to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 (Qld) for the period ended 31 August 2026.

RESOLUTION NO: (QSC215-09-26)

Moved: Cr Lyn Barnes
Seconded: Cr Milan Milosevic

1. That Council:

    (a) receive and note the Monthly Finance Report for the period ending 31 August 2026.

5/0

At 11.23am, Dominique Wells joined the meeting.

Unconfirmed

13.3 DEVELOPMENT APPLICATION - DA10 25-26 CHANGE APPLICATION - RECONFIGURING A LOT - INDUSTRIAL ESTATE, ANZAC DRIVE QUILPIE

EXECUTIVE SUMMARY

Council is asked to consider and decide a change application (other change) an existing approval for Reconfiguring a Lot at 1, 10, 15, 18, 23, 28, 31, 36, 41, 43, 44, 52 and 54 Anzac Drive, Quilpie, described as Lots 2-4 & 15 in SP313216 & Lots 5-14 on SP273738. The applicant is Quilpie Shire Council, owner of the affected premises.

The existing approval for the establishment of the Quilpie Industrial Estate was to subdivide one (1) lot into 21 lots. Stage 1 of the approval has been completed. Council has submitted a change application to vary Stage 2 of the development, reducing the overall scale of the development to sixteen (16) lots.

In accordance with Section 82 of the Planning Act 2016, assessing and deciding change applications for other changes, the relevant provisions apply as if the change were a new development application. Therefore, the development is subject to Code assessment and must be assessed against the assessment benchmarks specified in Section 45 of the *Planning Act 2016*, to the extent relevant, and any matter prescribed by regulation. The Development Assessment Rules set out the procedural requirements that Council must follow in the development assessment process. Pursuant to s.83 of the *Planning Act 2016* (Qld), Council must decide whether or not to approve the change.

The application has been assessed against the applicable assessment benchmarks, being the relevant provisions of the Quilpie Shire Planning Scheme. The proposal is generally consistent with the relevant assessment benchmarks.

Approval is recommended subject to conditions addressing compliance with relevant servicing and engineering standards and amenity protection. The decision is compatible with the *Human Rights Act 2019* (Qld). No unmanaged legal risks arise from this report.

RESOLUTION NO: (QSC216-09-26)

Moved: Cr Lyn Barnes
Seconded: Cr Tony Lander

That Council:

1. Receive this report; and

2. Pursuant to section 83 of the *Planning Act 2016* (Qld), the change application (Other) for the existing Reconfiguring a Lot Approval for One (1) lot into **sixteen (16)** lot industrial subdivision, new road and easements on land situated at Lot at 1, 10, 15, 18, 23, 28, 31, 36, 41, 43, 44, 52 and 54 Anzac Drive, Quilpie, described as Lots 2-4 & 15 in SP313216 & Lots 5-14 on SP273738, subject to the listed conditions and general advice.

Conditions

Table 1 Approved conditions

No.	Condition
1	Approval is granted for the purpose of Reconfiguring a Lot (1 into **sixteen (16)** Lot Industrial Subdivision, New Road and Easements).

Unconfirmed

<table>
<tr><td>2</td><td>The approved development is to be carried out in accordance with following approved plans and subject to the approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

<table>
<tr><th>Plan/Document Number</th><th>Plan/Document Name</th><th>Date</th></tr>
<tr><td>PRJ-0860-06-SK01</td><td>Stage 02 – Layout & Staging Plan</td><td>29 May 2026</td></tr>
<tr><td>250238-1/03</td><td>Working Plan</td><td>17/06/2026</td></tr>
</table>
</td></tr>
<tr><td>3</td><td>The new road shall have a minimum reservation width generally in accordance with the approved plans.</td></tr>
<tr><td>4</td><td>The new road shall be sealed, designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.</td></tr>
<tr><td>5</td><td>The new road shall be appropriately named.</td></tr>
<tr><td>6</td><td>Each proposed lot shall be given an appropriate street number in accordance with Australian Standard AS4819.</td></tr>
<tr><td>7</td><td>Street lighting shall be provided in the new road in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.</td></tr>
<tr><td>8</td><td>Each proposed lot shall have vehicle access from a formed road in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.3 (1) and (2) of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.</td></tr>
<tr><td>9</td><td>The existing water supply main shall be extended to the subject site within the road reserves, and of sufficient length to facilitate direct connection from each proposed lot to the water supply main, with capacity sufficient for the development, including adequate pressure for fire fighting purposes, in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1(1) of the Quilpie Shire Planning Scheme or to or to other accepted and endorsed engineering standards.</td></tr>
<tr><td>10</td><td>Each proposed lot shall be connected to Council's reticulated water supply system, in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.</td></tr>
<tr><td>11</td><td>Fire hydrants shall be provided in the new road reserve in accordance with the accepted and endorsed engineering standards.</td></tr>
<tr><td>12</td><td>Prior to the submission to Council of the Plan of Survey required by Condition 26, reporting demonstrating that each lot can be adequately provided with an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for On-Site Sewerage, Section 4.2 or to other accepted and endorsed engineering standards, shall be prepared by a Registered Professional Engineer Queensland (RPEQ)-Civil or other suitably qualified person and shall be submitted to and for the endorsement of Council.</td></tr>
<tr><td>13</td><td>Each proposed lot shall have stormwater collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.</td></tr>
<tr><td>14</td><td>Each proposed lot~~,~~ shall be connected to the reticulated electricity supply system in accordance with relevant standards required by the service provider.</td></tr>
<tr><td>15</td><td>A statutory covenant, pursuant to section 97A of the Land Title Act 1994, shall be registered over Easements A to G as shown on the approved plans, for the purpose of retaining vegetation for screening and visual amenity along and for the entire length of the subject site where it has frontage to Diamantina Developmental Road~~.~~</td></tr>
</table>

16	Easements A to G, generally as shown on the approved plans, shall be provided in favour of Council to facilitate access by Council to the covenant areas required by Condition 15 for the purpose of vegetation amenity and maintenance.
17	All utility services shall be located within the road reserve where possible in accordance with accepted and endorsed engineering standards.
18	Any filling or excavation necessitated to meet the conditions of this approval shall be undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards.
19	Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Quilpie Shire Planning Scheme or to other accepted and endorsed engineering standards and shall remain in place for the duration of construction.
20	No construction shall take place until the appropriate erosion control and silt collection measures are in place as required by Condition 20 (above). Such erosion control and silt collection measures shall remain on-site throughout the construction period.
21	Prior to undertaking any works required by the conditions of approval for the road (including street lighting), vehicle crossovers, water supply main extension (including fire hydrants), water supply connections and stormwater drainage, engineering plans and specifications shall be prepared by a Registered Professional Engineer Queensland (RPEQ)-Civil in accordance with the relevant standards required by the conditions of approval and shall be submitted to and for the endorsement of Council.
22	On completion of the works, "as constructed" plans shall be submitted to Council, with certification by a Registered Professional Engineer Queensland (RPEQ)-Civil that the works have been completed in accordance with the endorsed plans and any approved modifications.
23	The cost of carrying out works and providing services to each proposed lot, as required by conditions of approval, shall be at the expense of the applicant.
24	Council may identify lot/s for sale. In respect of those identified lot/s and prior to their release for sale by Council, all works necessitated by the conditions of approval for roods (including street lighting), vehicle crossovers, water supply main extensions (including fire hydrants), water supply connections, stormwater drainage, earthworks and reticulation of electricity shall be completed.
25	The applicant shall submit a detailed Plan of Survey, including the statutory covenant and easement documentation required by Conditions 15 and 16, prepared by a licensed surveyor, for the approval of Council.

Table 2 General Advice

No.	Category	Condition
(a)	Relevant Planning Scheme	The relevant planning scheme for this development is the Quilpie Shire Planning Scheme. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this planning scheme.
(b)	Future Permits	A development permit for a Material Change of Use will be required for any activity or development on the approved lot(s) that does not comply with the accepted development criteria in the Quilpie Shire Planning Scheme.
(c)	Duty of Care	This approval in no way removes the duty of care responsibility of the applicant under the *Aboriginal Cultural Heritage Act 2003*. Pursuant to Section 23(1) 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").

(f)	Environmental harm	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 works are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
(g)	Necessary Permits	It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans to the relevant authorities for the approved use.
(h)	Future changes	In completing an assessment of the proposed development, council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. it is recommended that the applicant contact council for advice in the event of any potential change in circumstances.

5/0

At 11.38am, Dominique Wells and Mwewa Chisenga left the meeting

14 OFFICE OF THE CEO

Nil

15 CONFIDENTIAL ITEMS

RESOLUTION NO: (QSC217-09-26)

Moved: Cr Milan Milosevic
Seconded: Deputy Mayor Roger Volz

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, that Council resolve to close the meeting to the public to discuss a confidential item that its Councillors consider is necessary to close the meeting.

In accordance with Section 254J(3) of the *Local Government Regulation 2012*, the following table provides:

(a) the matter that is to be discussed; and

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

Agenda Item	**Reasons Matters to be discussed (to close the meeting under the *Local Government Regulation 2012*)**	**Overview**
15.1 Consultation - Application for Conversion of Term Lease to Freehold - L20 on SP118806	((i)) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State;	The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the 'Department') has sought Council's views on an

		application for conversion of a lease (industrial purposes) to freehold over Lot 20 on Plan SP118806. Council is asked to advise the Department for any views and/or requirements. If Council has an objection to the application, a full explanation stating the reason for such an objection must be provided.
15.2 T02 26-27 Quilpie Rural Residential and Industrial Subdivision Civil Works	(c) the local government's budget; (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;	T02 26-27 Quilpie Rural Residential and Industrial Subdivision Civil Works involves the delivery of civil infrastructure required to support the development of both rural residential and industrial subdivisions, including roadworks, associated civil works and water reticulation works as well as the installation of NBN pits and pipes.

5/0

MOVE INTO CLOSED SESSION

RESOLUTION NO: (QSC218-09-26)

Moved: Deputy Mayor Roger Volz
Seconded: Cr Lyn Barnes

That Council moves into closed session at 11.39am.

5/0

MOVE OUT OF CLOSED SESSION

RESOLUTION NO: (QSC219-09-26)

Moved: Cr Milan Milosevic
Seconded: Cr Tony Lander

That Council moves out of closed session and resumes the Ordinary Meeting at 12.02pm.

5/0

Unconfirmed

15.1 CONSULTATION - APPLICATION FOR CONVERSION OF TERM LEASE TO FREEHOLD - L20 ON SP118806

EXECUTIVE SUMMARY

The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the 'Department') has sought Council's views on an application for conversion of a lease (industrial purposes) to freehold over Lot 20 on Plan SP118806.

Council is asked to advise the Department for any views and/or requirements. If Council has an objection to the application, a full explanation stating the reason for such an objection must be provided.

RESOLUTION NO: (QSC220-09-26)

Moved: Cr Milan Milosevic
Seconded: Deputy Mayor Roger Volz

That Council advise the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development that it has no objection to the application for conversion to freehold over Lot 20 on Plan SP118806.

5/0

15.2 T02 26-27 QUILPIE RURAL RESIDENTIAL AND INDUSTRIAL SUBDIVISION CIVIL WORKS

EXECUTIVE SUMMARY

T02 26-27 Quilpie Rural Residential and Industrial Subdivision Civil Works involves the delivery of civil infrastructure required to support the development of both rural residential and industrial subdivisions, including roadworks, associated civil works and water reticulation works as well as the installation of NBN pits and pipes.

The procurement was conducted through VendorPanel, via open Public Tender where MCC Group Pty Ltd achieved highest weighted score of 80.8/100. However, this offer exceeds the project allocated budget (revised scope) of $3,085,405 by $144,246. The only respondent within the project budget ranking 4th out of 8 at 71.5/100 was North Queensland Estimating and Civil Services.

RESOLUTION NO: (QSC221-09-26)

Moved: Cr Lyn Barnes
Seconded: Cr Tony Lander

That Council:

1. Award T02 26-27 Quilpie Rural Residential Civil Works (including Diamantina Intersection Civil Works) and Industrial Subdivision NBN Works (pits and pipes installation) to NQ Estimating and Civil Services Pty Ltd for an amount of $3,136,034.00 including GST ($2,850,940.00 excluding GST); and
2. Pursuant to section 257 of the *Local Government Act 2009* (Qld), delegate to the Chief Executive Officer the authority to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations as per Council's procurement policy.

Reasons for the decision - value for money (sound contracting principles)

5/0

Unconfirmed

At 12.10pm, adjourned for lunch.
At 12.54pm, reconvened from lunch.
At 12:54 pm, Cr Lyn Barnes left the meeting as she had declared a material personal interest in Item 16.1 below.

16 LATE ITEMS

16.1 PURCHASE OF FAREWELL GIFT FOR OUTGOING CHIEF EXECUTIVE OFFICER

EXECUTIVE SUMMARY

Informal discussion has occurred in relation to a farewell gift from Quilpie Shire Council for Council's outgoing Chief Executive Officer. It is timely to consider and arrange the gift while the Chief Executive Officer is on pre-arranged leave.

A suggestion put forward is that Council adopt a similar approach to the previous Chief Executive Officer; that being an original painting. The gift is intended to be a memento of Mr Hancock's time in Western Queensland and in appreciation of his contribution to:

- Council well beyond the expectations of the role; and
- the Quilpie Shire Council team during his time with Council.

The Mayor has identified a painting at Lyn Barnes Gallery which he feels would make for an ideal farewell gift, as it features local landscape.

The proposed gift is tabled for other Councillors' consideration noting that:

- the Chief Executive Officer worked closely with all Councillors and the report provides for endorsement of the Mayor's suggestion.
- Lyn Barnes is a sitting Councillor, and the matter relates to her business.
- a new legislative framework came into effect from 1 July 2026 (Chapter 5B of the *Local Government Act 2009*) which outlines the transparent process to be taken for this type of decision.

The tabled information complies with Council's adopted Procurement Policy which states that at least one written quote must be obtained, and it will be attached to the invoice should Council proceed.

RESOLUTION NO: (QSC222-09-26)

Moved: Deputy Mayor Roger Volz
Seconded: Cr Milan Milosevic

1. That Council:
   (a) approve the purchase of the artwork identified by the Mayor, from Councillor Lyn Barnes to the value of $2,700 (excluding GST), as a farewell gift for the outgoing Chief Executive Officer; and
   (b) delegate authority to the Mayor, under section 257 (1) (a) of the *Local Government Act 2009* (Qld), to finalise the purchase and arrange presentation of the gift.

4/0

At 12:56 pm, Cr Lyn Barnes returned to the meeting.

At 2:02 pm, Cr Milan Milosevic left the meeting.

At 2:13 pm, Cr Milan Milosevic returned to the meeting.

Unconfirmed

17 GENERAL BUSINESS

Councillors were invited to raise any matters they wished to discuss. Matters raised included:

- Cr Barnes raised community concerns during the Infrastructure Services Status Report regarding the quality and construction standards of gravel roads across the Shire. To support these concerns, Cr Barnes tabled a sample of gravel from Cooma Road provided by a resident for consideration. In response, the Director Infrastructure Services and Deputy Director Infrastructure Services outlined Council’s current gravel sourcing, selection and quality management practices. It was noted that, unlike sealed road construction projects where formal laboratory testing and specification compliance are routinely undertaken, unsealed road networks rely on naturally occurring gravel materials whose properties can vary between individual pits and across extraction areas within the same pit. The officers further advised that these variations are managed through operational experience, field assessment and ongoing monitoring of road performance. Given the scale of Council’s gravel resheeting program, which utilises approximately 480,000 cubic metres of gravel annually, sourcing a consistent and sustainable supply of suitable materials remains a key consideration in the maintenance of the Shire’s extensive unsealed road network.
- Cr Barnes highlighted opportunities presented by the upcoming 2028 solar eclipse. Staff briefed Council on Quilpie's near-total coverage, projected visitor numbers based on the 2023 Shark Bay eclipse, current accommodation bookings, potential Tourism and Events Queensland (TEQ) funding, and Eromanga's "most inland town" positioning. Councillors discussed target demographics to guide future entertainment and accommodation strategies.
- Cr Barnes raised concerns from airport users regarding the administration of landing fees, questioning whether an annual subscription option had been considered as an alternative to per-landing charges. Director Corporate Services Sharon Frank advised a subscription model is being investigated, noting the difficulty of pricing it fairly across infrequent and frequent users, and agreed to follow up with Avdata regarding a pre-paid account option.
- Cr Barnes raised the benefit of a permanently placed, regionally based disaster recovery officer, noting the delay in resourcing recovery support following the last disaster event. Councillors discussed resourcing options, including the possibility of multiple officers based across different towns within the region. The Mayor advised he would raise the matter through the South West Queensland Regional Organisation of Councils (SWQROC) for consideration.
- Cr Barnes raised the condition of the staff toilets, describing them as uncomfortable for staff and presenting poorly to visitors, and requested consideration of remedial works through a budget amendment. Staff discussed several options, including relocating and consolidating public and staff toilet facilities. It was agreed the matter would be brought back to a Council briefing in November for further consideration.
- Cr Barnes raised the status of the pool shade structure, noting she had been asked about it several times by the community. Staff advised the existing structure is damaged beyond economical repair, with a like-for-like replacement estimated at approximately $200,000, and recommended Council go to market for a retractable shade solution. Council's preference on style and coverage was sought to finalise the tender scope, and staff will proceed with scoping documents.
- Cr Barnes raised the need to secure a meeting with the Premier of Queensland, the Hon David Crisafulli, regarding Lake Eyre Basin, noting a prior meeting request had not been successful. Staff advised that legal advice has been sought on a possible agreement pathway, and that a follow-up letter would be issued reiterating Council's openness to a meeting at a future date. Cr Barnes advised that recent discussions with industry representatives confirmed the relevant framework change can be made administratively, by regulation, rather than requiring legislative change.
- Cr Volz was pleased with the presentation of Bulloo Park, noting the facility is well used when made available outside race season, although he raised concern regarding the appearance of standard wheelie bins during events, suggesting mobile bin enclosures as an improvement.

Unconfirmed

- Cr Volz raised the recent water pressure test and flow rate results for the town supply, which did not meet standard, and queried whether current supply and pressure would be sufficient once the Travel and Transport Precinct and Rural Residential development come online. Staff advised that firefighting-fitting requirements are likely to apply to rural residential building applications, that pressure on the airport side of the network is currently adequate, and that a proposed 100 mm water main upgrade near the cemetery would improve capacity on the town side.

18 MEETING DATES

The next Ordinary Meeting of Quilpie Shire Council will take place on Thursday 29 October 2026 in the Quilpie Shire Council Boardroom, 50 Brolga Street, Quilpie commencing at 9:30 AM.

There will be a Special Council Meeting scheduled for Tuesday 22 September at 8.30 am.

There being no further business the Mayor declared the meeting closed at 2.21pm.

These Minutes are to be confirmed at the next Ordinary Meeting. In Accordance with the public notice of meetings published by Council, the next Ordinary Meeting will be held on Thursday 29 October 2026 in the Quilpie Shire Council Boardroom, 50 Brolga Street, Quilpie commencing at 9:30 AM.

Unconfirmed