



MINUTES

**Ordinary Council Meeting
Wednesday, 20 May 2026**

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 20 MAY 2026 AT 9:00 AM**

PRESENT:

Councillors:

Mayor Kathy Duff, Cr Linda Little, Cr Deb Dennien, Cr Heath Sander, Cr Ros Heit

Council Officers:

Mark Pitt (Chief Executive Officer), Aaron Meehan (General Manager Infrastructure), Rebecca Bayntun (Manager Customer Solutions), Kerri Anderson (General Manager Finance & Liveability), Sam Dunstan (Coordinator Development Services), Kimberley Donohue (Acting Manager Planning and Development), Brad Perrett (Acting Manager Water and Wastewater), Malcolm Ehrlich (Principal Project Manager), Danielle Gribble (Executive Assistant).

1 OPENING

Mayor Kathy Duff opened the meeting at 9.00am.

2 LEAVE OF ABSENCE / APOLOGIES

MOTION

RESOLUTION 2026/464

Moved: Mayor Kathy Duff

Seconded: Cr Heath Sander

That Cr Danita Potter and Cr Jane Erkens be granted leave of absence from the meeting.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

3 PRAYERS

A representative of Murgon Church of Christ, Tony Lister, offered prayers for Council and for the conduct of the Council meeting.

Attendance:

At 9.07am Lynelle Paterson entered the meeting.

At 9.08am Lynelle Paterson left the meeting.

4 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Councillor Ros Heit acknowledged the traditional custodians of the land on which the meeting took place.

5 DECLARATION OF INTEREST

Nil

6 DEPUTATIONS/PETITIONS

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**7.1 MINUTES OF THE COUNCIL MEETING HELD ON 15 APRIL 2026**

RESOLUTION 2026/465

Moved: Cr Deb Dennien

Seconded: Cr Linda Little

That the Minutes of the Council Meeting held on 15 April 2026 be received and the recommendations therein be adopted.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

8 MAYORAL MINUTE

Nil

9 NOTICES OF MOTION

Nil

10 COUNCILLOR DIVISIONAL UPDATES

The Mayor and Councillors provided an update on their division.

Attendance

At 9.29am Rebecca Bayntun joined the meeting.

11 BUSINESS OUTSTANDING

11.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

RESOLUTION 2026/466

Moved: Cr Linda Little

Seconded: Cr Ros Heit

That the Business Outstanding table for the Ordinary Council Meeting be received for information.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

12 EXECUTIVE SERVICES

12.1 ADOPTION OF THE CORPORATE CREDIT CARD POLICY - STATUTORY031

RESOLUTION 2026/467

Moved: Cr Deb Dennien

Seconded: Cr Linda Little

That the South Burnett Regional Council Corporate Credit Card Policy – Statutory031 be adopted as presented.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

12.2 ADOPTION OF THE MUSEUM AND ART COLLECTION POLICY - STRATEGIC003

RESOLUTION 2026/468

Moved: Cr Heath Sander

Seconded: Cr Linda Little

That the South Burnett Regional Council Museum and Art Collection Policy – Strategic003 be adopted as presented.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

12.3 ADOPTION OF THE CHILD SAFETY AND WELLBEING POLICY - STATUTORY076

RESOLUTION 2026/469

Moved: Cr Deb Dennien

Seconded: Cr Heath Sander

That the South Burnett Regional Council Child Safety and Wellbeing Policy – Statutory076 be adopted as presented.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

12.4 ADOPTION OF THE DATA BREACH RESPONSE POLICY - STATUTORY077

RESOLUTION 2026/470

Moved: Cr Heath Sander

Seconded: Cr Ros Heit

That the South Burnett Regional Council Data Breach Response Policy – Statutory077 be adopted as amended.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

12.5 NOTICE TO REPEAL SOUTH BURNETT REGIONAL COUNCIL - RINGSFIELD HOUSE ADVISORY COMMITTEE TERMS OF REFERENCE - STRATEGIC023

RESOLUTION 2026/471

Moved: Cr Heath Sander

Seconded: Cr Deb Dennien

That the South Burnett Regional Council Ringsfield House Advisory Committee Terms of Reference – Strategic023 be repealed.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

12.6 NOTICE TO REPEAL SOUTH BURNETT REGIONAL COUNCIL - REGIONAL ARTS DEVELOPMENT FUND GUIDELINES - STRATEGIC004

RESOLUTION 2026/472

Moved: Cr Ros Heit

Seconded: Cr Heath Sander

That the South Burnett Regional Council Regional Arts Development Fund Guidelines – Strategic004 be repealed.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0**13 FINANCE & LIVEABILITY****13.1 MONTHLY FINANCIAL INFORMATION - APRIL 2026**

RESOLUTION 2026/473

Moved: Cr Deb Dennien

Seconded: Cr Ros Heit

That the monthly Financial Report including capital works program as at 30th April 2026 be received and noted.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0**13.1.1 QUESTION ON NOTICE - BREAKDOWN OF EXPENSES**

Cr Heath Sander requested a breakdown of the water and wastewater borrowings and the infrastructure borrowings.

Attendance:

At 9.55am Kimberley Donohue joined the meeting.

At 9.55am Sam Dunstan joined the meeting.

13.2 2025/2026 THIRD QUARTER REVIEW

RESOLUTION 2026/474

Moved: Cr Linda Little

Seconded: Cr Deb Dennien

1. That in accordance with *Section 170(3)* of the *Local Government Regulation 2012* the revised 2025/2026 operational budget be adopted.
2. That in accordance with *Section 170(3)* of the *Local Government Regulation 2012* the revised 2025/2026 capital budget be adopted.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

13.2.1 CAPITAL WORKS TO BE CARRIED OVER.

MOTION

Moved: Mayor Kathy Duff

Seconded: Cr Linda Little

That capital works approved in the 2025/2026 budget be carried over to the 2026/2027 budget to be completed.

In Favour: Crs Kathy Duff and Linda LittleAgainst: Crs Deb Dennien, Heath Sander and Ros Heit**LOST 2/3**

ADJOURN MORNING TEA

RESOLUTION 2026/475

Moved: Cr Heath Sander

Seconded: Cr Ros Heit

That the meeting adjourn for morning tea at 10.20am. All Councillors attended a morning tea at the Animal Management Centre to thank all our volunteers.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

RESUME MEETING

RESOLUTION 2026/476

Moved: Cr Heath Sander

Seconded: Cr Linda Little

That the meeting resume at 11.17am.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0****Attendance:**

At 11.17am Kimberley Donohue entered the meeting.

At 11.25am Rebecca Bayntun entered the meeting.

13.3 2025/2026 REVIEW OF ANNUAL OPERATIONAL PLAN 2025/26 - THIRD QUARTER

RESOLUTION 2026/477

Moved: Cr Linda Little

Seconded: Cr Heath Sander

That South Burnett Regional Council, in accordance with s.174(3) of the *Local Government Regulation 2012*, receive the assessment of the progress towards implementing the South Burnett Regional Council Operational Plan 2025/2026.In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

13.4 LICENCE TO OCCUPY - HIVESVILLE PROGRESS ASSOCIATION

RESOLUTION 2026/478

Moved: Cr Heath Sander

Seconded: Cr Linda Little

That That South Burnett Regional Council:

1. In accordance with s.236(1)(b)(ii) of the *Local Government Regulation 2012*, dispose of a valuable non-current asset by way of entering a Deed of Licence to Occupy for Lot 112 on SP116355 to the Hivesville Progress Association Inc. for a term of 3 years.
2. Pursuant to s.257(1)(b) of the *Local Government Act 2009*, delegates to the Chief Executive Officer the power to negotiate, finalise and execute a Deed of Licence to Occupy with the Hivesville Progress Association.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil

CARRIED 5/0

13.5 LEASE OF PART OF LOT 16 ON SP131876

RESOLUTION 2026/479

Moved: Cr Ros Heit

Seconded: Cr Deb Dennien

That the South Burnett Regional Council:

1. In accordance with sections 236(1)(b)(ii) and 236(1)(c)(iii) of the *Local Government Regulation 2012*, disposes of a valuable non-current asset other than by way of tender or auction, to a community organisation and for the purpose of renewing the lease of the woodworker's building (being part of Lot 16 on SP131876) to the existing tenant, Wondai Woodworkers Association Inc., for a term of ten (10) years with no options to renew the lease, with initial rent and annual rent reviews in accordance with Councils Fees and Charges.
2. In accordance with section 257(1)(b) of the *Local Government Act 2009*, delegates to the Chief Executive Officer the power to negotiate, finalise and execute a lease with the Wondai Woodworkers Association Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

13.6 LEASE OF BUILDING AT 14064 BUNYA HIGHWAY WONDAL (AREA F WITHIN LOT 156 ON CP FY809991)

RESOLUTION 2026/480

Moved: Cr Ros Heit

Seconded: Cr Heath Sander

That the South Burnett Regional Council:

1. In accordance with sections 236(1)(b)(ii) and 236(1)(c)(iii) of the *Local Government Regulation 2012*, disposes of a valuable non-current asset other than by way of tender or auction, to a community organisation and for the purpose of renewing the lease of the building located at 14064 Bunya Highway, Wondai (being Area F within Lot 156 on CP FY809991) to the existing tenant, Wondai Lions Club Inc., for a term of ten (10) years with no options to renew the lease, with initial rent and annual rent reviews in accordance with Councils Fees and Charges.
2. In accordance with section 257(1)(b) of the *Local Government Act 2009*, delegates to the Chief Executive Officer the power to negotiate, finalise and execute a lease with the Wondai Lions Club Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

13.7 PERMIT TO OCCUPY AT 729 RECREATION DRIVE WOOROOLIN QLD 4608 (DESCRIBED AS LOT 352 ON CP FY2534)

RESOLUTION 2026/481

Moved: Cr Ros Heit

Seconded: Cr Deb Dennien

That the South Burnett Regional Council:

1. In accordance with section 236(1)(b)(ii) of the *Local Government Regulation 2012*, approve and enter into a new Trustee Permit to Occupy for the activities of the Permittee and associated community purposes on Lot 352 on FY2534 with the South Burnett Mountain Bike Club Inc for a term of (3) three years.
2. In accordance with section 257(1)(b) of the *Local Government Act 2009*, delegates to the Chief Executive Officer the power to negotiate, finalise and execute a Trustee Permit to Occupy with the South Burnett Mountain Bike Club Inc. on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

Attendance

At 11.40am Rebecca Bayntun left the meeting.

13.8 DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR HIGH IMPACT INDUSTRY (INCREASE SAWMILL THROUGHPUT) AND ENVIRONMENTALLY RELEVANT ACTIVITY ERA 47(C) AND ERA 33 AT 256-258 OLD ESK ROAD TAROME0 (AND DESCRIBED AS LOTS 228 & 229 ON SP136942). THE APPLICANT IS LONGWAIT PTY LTD A.C.N 621 283 449 TRUSTEE UNDER INSTRUMENT 708809050 C/- INFINITUM PARTNERS.

RESOLUTION 2026/482

Moved: Cr Linda Little

Seconded: Cr Deb Dennien

The development application for a Development Permit for Material Change of Use for High Impact Industry (Increase Sawmill Throughput) and Environmentally Relevant Activity (ERA) ERA 47(c) and ERA 33 at 256-258 Old Esk Road, Taromeo (and described as Lots 228 and 229 on SP136942) be approved subject to the following conditions.

ASSESSMENT MANAGER CONDITIONS

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Ref No.	Rev.	Date
As Constructed Site Plan	RMA Engineers	24E-0202 A001.01	D	11.09.25

Timing: At all times.

DOCUMENTS REFERRED TO IN THIS APPROVAL

Document Title	Prepared by	Ref No.	Rev.	Date
Environmental Assessment	Range Environmental	J001911	V2	11/09/2025
Site Based Management Plan	Range Environmental	J001911	V2	26/08/2025
Air Quality Impact Assessment	ViridAU	V25-020	V3	12/05/2025
Noise Impact Assessment	ViridAU	V25-147	V2	26/08/2025

Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

- GEN2. The approved development is High Impact Industry comprising the existing sawmill operation with increased throughput. This approval does not authorise any other use on the site.
- GEN3. The approved development must not exceed a maximum throughput of 60,000 tonnes of timber per annum and approximately 5,000 tonnes of bark screening per annum unless otherwise approved by Council and any relevant administering authority.
- GEN4. The approved development does not authorise expansion of the existing approved operational footprint or the erection of additional buildings or structures unless otherwise approved by Council.

COMMENCEMENT OF USE

- GEN5. Submit to Council a Notice of Intention to Commence the Approved Use at least ten (10) business days prior to commencement of the increased throughput operations. The notice must:
- Nominate the day the approved use is intended to commence.
 - Include evidence demonstrating that all relevant conditions of this approval have been complied with.

Timing: Prior to commencement of the increased throughput use.

COMPLIANCE, TIMING, AND COSTS

- GEN6. All conditions of the approval shall be complied with before the change occurs and while the use continues, unless otherwise noted within these conditions.
- GEN7. The development shall be maintained in accordance with the Approved Plans, subject to and modified by the conditions of this approval.
- GEN8. Maintain the site in a clean and orderly state at all times.
- GEN9. All works, including the repair or relocation of services, are to be completed at no cost to Council.

OPERATIONAL REQUIREMENTS

- GEN10. The use must operate only within the hours identified in the application material, being:
- Heavy vehicle and light vehicle access from 6:00am to 7:00am Monday to Friday.
 - Full operations from 7:00am to 4:00pm Monday to Friday.

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- c. Maintenance activities on Saturdays between 7:00am and 4:00pm only.
 - d. No operations on Sundays or public holidays.

- GEN11. The site must operate in accordance with the approved Site Based Management Plan and Environmental Assessment, except where varied by these conditions or any applicable environmental authority.
- GEN12. All plant and equipment must be maintained in effective working order and operated in a manner that minimises emissions of noise, dust and vibration.
- GEN13. Engines associated with loading, unloading and vehicle movements must not be unnecessarily revved or left idling for extended periods.
- GEN14. Loading and unloading activities must be undertaken in a manner that minimises noise impacts, including minimising drop heights where practicable.

BUSHFIRE MANAGEMENT

- GEN15. Existing access to Old Esk Road must be maintained at all times for emergency egress and operational access.
- GEN16. Existing on-site water supplies available for firefighting purposes must be kept accessible to emergency services.
- GEN17. Open areas surrounding the established operational footprint are to be maintained in a condition that does not materially increase bushfire fuel loads adjacent to the premises.

ENGINEERING WORKS

- ENG1. 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.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.
- ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

- ENG4. 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.
- ENG5. 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

- ENG6. Provide stormwater management generally in accordance with Stormwater Management Plan prepared by RMA Engineers, Revision 0, dated 26/05/2025, subject to detailed design and except as altered by conditions of this development approval.

- ENG7. 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.
- ENG8. 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).
- ENG9. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG10. Provide a potable water supply for the development independent of the Council's water reticulation system. Monitor water quality continuously to ensure compliance with Australian Drinking Water Guidelines - current edition 2011 and enHealth Guidance of use of Rainwater standards for potable water.

ON-SITE WASTEWATER DISPOSAL

- ENG11. Connect the development to an on-site wastewater disposal system, in accordance with the AS1547:2012 *On-site domestic wastewater management* and the Queensland Plumbing and Wastewater Code - 2019.
- ENG12. Obtain a Development Permit for Plumbing Works for the on-site wastewater disposal system.

PARKING AND ACCESS - GENERAL

- ENG13. Provide adequate car parking spaces to accommodate all staff and visitors.
- ENG14. 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.

VEHICLE ACCESS – TURNOUT

- ENG15. Design and Construct vehicle turnout for the sawmill site generally in accordance with Council's Standard Drawing No. 00049 and sized to accommodate the largest expected vehicle.

ROAD UPGRADES

- ENG16. Design and construct Old Esk Road from the intersection of D'Aguilar Highway to the development boundary in accordance with SBRC Planning Scheme Policy SC6.2 PSP1 – Design and Construction Standards Table SC6.2.2-Rural Zone, relevant Austroads' Standards, and more specifically, include:
- a) pavement strengthening and widening of the existing bitumen to a 6.5m wide gravel pavement and a two-coat bitumen seal;
 - b) tapers to existing road pavement;
 - c) provision for stormwater drainage; and
 - d) road signage and line marking.

Comment: In lieu of carrying out the above upgrades, Council is open to entering into an Infrastructure Agreement to reflect the fair uses of the development on Council' road network.

Advisory Note: Roadworks undertaken in accordance with the development conditions that are within the Somerset Regional Council local government area will require an approval for works within the road reserve under SRC's local laws prior to the commencement of works.

ELECTRICITY AND TELECOMMUNICATION

ENG17. Connect the development to electricity and telecommunication services

EROSION AND SEDIMENT CONTROL - GENERAL

ENG18. 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.

ENG19. 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.

STANDARD ADVICE

ADV1. Section 85(1)(b) of the *Planning Act 2016* provides that if this approval is not acted upon within a period of six (6) years the approval will lapse.

ADV1. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

ADV2. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

ADV3. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2027. Eligible development under this scheme is required to be completed by 31 December 2027. For further information or application form please refer to the rules and procedures available on Council's website.

ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

13.9 DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR AN UNDEFINED USE (BATTERY ENERGY STORAGE SYSTEM) AND RECONFIGURING A LOT - LEASE EXCEEDING 10 YEARS AT 397 KINGAROY BARKERS CREEK ROAD, KINGAROY (AND DESCRIBED AS LOT 5 ON SP219361). THE APPLICANT IS M RENEWABLES AUSTRALIA DEVELOPMENTS PTY LTD C/- RPS AAP CONSULTING PTY LTD

RESOLUTION 2026/483

Moved: Cr Heath Sander

Seconded: Cr Ros Heit

That the matter be lifted from the table.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

RESOLUTION 2026/484

Moved: Cr Heath Sander

Seconded: Cr Deb Dennien

That Council refuse the Development Permit for Material Change of Use for an Undefined Use (Battery Energy Storage System) and Reconfiguring a Lot – Lease Exceeding 10 Years at 397 Kingaroy Barkers Creek Road, Kingaroy (and described as Lot 5 on SP219361), subject to the following reasons.

Reasons for Refusal:

- Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity;
- On balance, the application is refused as the development does not comply with aspects of the assessment benchmarks.

Assessment Benchmarks:

- Strategic Framework;
- Rural Zone Code;
- Services and Works Code; and
- Local Government Infrastructure Charges Resolution.

Compliance with assessment Benchmarks:

The development was assessed against all of the assessment benchmarks listed above and complies with all of these with exceptions listed below:

Strategic Framework

- (a) The proposed development does not comply with the following aspects of the Strategic Framework of the South Burnett Regional Council Planning Scheme 2017:
-

- (a) The proposal does not comply with the following aspects of the Rural futures theme:
 - (i) Strategic outcomes 3.3.1 (1), (2) and (3) and Specific outcomes 3.3.1.1 (2) and (3), as the site is identified as an important agricultural area and the proposed development is for a non-rural use that is incompatible with the Rural zone and will not allow for the use of the site for rural activities.
 - (b) The proposal does not comply with the following aspects of the Strong economy theme:
 - (i) Specific outcomes 3.4.1.1 (1), as the proposal will not allow the site to be preserved for future rural uses.
 - (c) The proposal does not comply with the following aspects of the Strong communities theme:
 - (i) Strategic outcomes 3.6.1 (1), as the proposal results in a non-rural use that is of a form and scale that does not contribute to the country look and feel of the locality.
 - (b) The proposed development does not comply with the following aspects of the Rural zone code of the South Burnett Regional Council Planning Scheme 2017:
 - (a) The proposal does not comply with the following aspects of the Purpose of the Rural zone code:
 - (i) Purpose statement 6.2.13.2 (1(a)), (b(i)) and (b (ii)), as the proposal does not involve a rural use or activity and does not allow for the use of the land for future rural uses.
 - (b) The proposal does not comply with the following aspects of the Overall outcomes of the Rural zone code:
 - (i) Overall outcome 2(a), as the proposal will not allow for Agricultural Land Classification Class A or Class B to be conserved.
 - (ii) Overall outcome 2(b) and (f), as the proposal results in an inconsistent land use that and does not allow for the use of the land for future rural uses.
 - (iii) Overall outcome 2(f), as the proposal results in a land use that is inconsistent with rural pursuits.
 - (iv) Overall outcome 2(h), as the proposal results in a development that is not consistent with the rural amenity and landscape of the area.
 - (iv) Overall outcome 2(m), as the proposal results in a development that is not directly associated with a rural use and results in a development that will compromise the rural use of the land.
 - (iv) Overall outcome 2(q), as the proposal results in a development that will compromise rural land and is a form and scale that is not consistent with the rural character and amenity of the area.
 - (c) The proposal does not comply with the following Performance outcomes of the Rural zone code:
 - (i) Performance outcome PO2, as the proposal results in a development that will jeopardise the rural production capacity of the Rural zone.
 - (ii) Performance outcome PO24, as the proposal results in a development that will compromise the value of productive rural land.
 - (iii) Performance outcome PO25 (c), as the proposal results in a development which will be of a significant bulk and scale that and will operate 24 hours a day and therefore has the potential to cause significant offsite impacts, particularly in terms of noise and visual amenity.
-

- (c) The proposal does not comply with the following Performance outcomes of the Reconfiguring a lot code of the South Burnett Regional Council Planning Scheme 2017:
- (i) Performance outcome PO16, as the proposal results in a development that will not maintain the productive capacity and utility of agricultural land for rural activities.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

13.10 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT

RESOLUTION 2026/485

Moved: Cr Ros Heit

Seconded: Cr Deb Dennien

That the List of Correspondence pending completion of Assessment Report as at 13 May 2026 be received and noted.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

13.11 DELEGATED AUTHORITY REPORTS (1 APRIL 2026 TO 30 APRIL 2026)

RESOLUTION 2026/486

Moved: Cr Heath Sander

Seconded: Cr Linda Little

That South Burnett Regional Council note and receive the Delegated Authority Report, for the month of April 2026.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

Attendance

At 11.45am Leanne Petersen entered the meeting.

14 INFRASTRUCTURE

14.1 JOINT APPLICATION WITH GOLDEN WEST APPRENTICESHIPS FOR FUNDING TO IMPLEMENT A WORK SKILLS TRAINEESHIP PROJECT

RESOLUTION 2026/487

Moved: Cr Deb Dennien

Seconded: Cr Linda Little

That South Burnett Regional Council acknowledges the application has been submitted under the Work Skills Traineeship Program and considers a contribution of \$25,000 to the project in the 26/27 operational budget.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

15 QUESTIONS ON NOTICE

15.1 QUESTION ON NOTICE - STATE WASTE LEVY COST FOR 2024/2025

RESOLUTION 2026/488

Moved: Cr Linda Little

Seconded: Cr Deb Dennien

That the response to the question regarding State Waste Levy Cost for 2024/2025 raised by Councillor Jane Erkens be received and noted.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

16 INFORMATION SECTION

Nil

Attendance

At 12.08pm Rebecca Bayntun entered the meeting.

At 12.12pm Brad Perrett joined the meeting.

At 12.15pm Malcolm Ehrlich joined the meeting.

At 12.16pm Aaron Meehan left the meeting.

At 12.18pm Aaron Meehan entered the meeting.

At 12.27pm Kimberley Donohue left the meeting.

At 12.30pm Kimberley Donohue entered the meeting.

17 CONFIDENTIAL SECTION

RESOLUTION 2026/489

Moved: Cr Linda Little

Seconded: Cr Ros Heit

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

17.1 Organisational Development Plan

This matter is considered to be confidential under Section 254J - b of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees.

17.2 Lease of Area 17, Kingaroy Aerodrome (being part of Lot 3 on SP249643)

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

17.3 Lease of Area 16, Kingaroy Aerodrome (being part of Lot 3 on SP249643)

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

17.4 Lease of 66-68 Lamb Street, Murgon (being part of Lot 1 on CP M55124)

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

17.5 Mt Wooroolin Reservoir #3 Tender Evaluation

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

17.6 Trunk Sewer Construction River Road to First Avenue, Kingaroy - Tender Evaluation

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with 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.

17.7 Request to Waive Fee for Relocatable House

This matter is considered to be confidential under Section 254J - c of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the local government's budget.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

RESOLUTION 2026/490

Moved: Cr Ros Heit

Seconded: Cr Heath Sander

That Council moves out of Closed Council into Open Council.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

17.1 ORGANISATIONAL DEVELOPMENT PLAN

RESOLUTION 2026/491

Moved: Cr Deb Dennien

Seconded: Cr Linda Little

That South Burnett Regional Council receive the 3rd quarter report for the Organisational Development Plan Version dated 16 July 2025.In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

17.2 LEASE OF AREA 17, KINGAROY AERODROME (BEING PART OF LOT 3 ON SP249643)

RESOLUTION 2026/492

Moved: Cr Deb Dennien

Seconded: Cr Linda Little

That South Burnett Regional Council:

1. In accordance with *Local Government Regulation 2012* section 236(1)(c)(iii), disposes of a valuable non-current asset other than by way of tender or auction for the purpose of renewing the lease of Area 17 of the Kingaroy Aerodrome (being part of Lot 3 on SP249643) to the existing tenants of the land, Dr Thomas Potter and Annette Potter, for a term of ten (10) years, with no options to renew and at current market rental.
2. In accordance with section 257(1)(b) of the *Local Government Act 2009*, delegates to the Chief Executive Officer the power to negotiate, finalise and execute a lease with Dr Thomas Potter and Annette Potter on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

17.3 LEASE OF AREA 16, KINGAROY AERODROME (BEING PART OF LOT 3 ON SP249643)

RESOLUTION 2026/493

Moved: Cr Heath Sander

Seconded: Cr Linda Little

That the South Burnett Regional Council:

1. In accordance with section 236(1)(c)(iii), disposes of a valuable non-current asset other than by way of tender or auction for the purpose of renewing the lease of Area 16 at the Kingaroy Aerodrome (being part of Lot 3 on SP249643) to the existing tenants, Paul and Karen Garner, for a term of ten (10) years, with no options to renew and at current market rental.
2. In accordance with section 257(1)(b) of the *Local Government Act 2009*, delegates to the Chief Executive Officer the power to negotiate, finalise and execute a lease with Paul and Karen Garner on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

17.4 LEASE OF 66-68 LAMB STREET, MURGON (BEING PART OF LOT 1 ON CP M55124)

RESOLUTION 2026/494

Moved: Cr Heath Sander

Seconded: Cr Deb Dennien

That the South Burnett Regional Council:

1. In accordance with section 236(1)(c)(iii), disposes of a valuable non-current asset other than by way of tender or auction for the purpose of renewing the lease of 66-68 Lamb Street, Murgon (being part of Lot 1 on M55124) to the existing tenants, Serendipity (WA) Pty Ltd t/as Advanced Personnel Management (APM), for a term of one (1) year, with no options to renew and at current market rental.
2. In accordance with section 257(1)(b) of the *Local Government Act 2009*, delegates to the Chief Executive Officer the power to negotiate, finalise and execute a lease to Serendipity (WA) Pty Ltd t/as Advanced Personnel Management (APM) on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros HeitAgainst: Nil**CARRIED 5/0**

17.5 MT WOOROOLIN RESERVOIR #3 TENDER EVALUATION

RESOLUTION 2026/495

Moved: Cr Heath Sander

Seconded: Cr Deb Dennien

That South Burnett Regional Council award the Design and Construction of Mount Wooroolin Reservoir Number 3 to Waters Marine Pty Ltd for the tendered price, and delegate to the Chief Executive Officer to negotiate the contract.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

17.6 TRUNK SEWER CONSTRUCTION RIVER ROAD TO FIRST AVENUE, KINGAROY - TENDER EVALUATION

RESOLUTION 2026/496

Moved: Cr Deb Dennien

Seconded: Cr Heath Sander

That South Burnett Regional Council:

1. Accept the Tender of Gulf Civil Pty Ltd to undertake the Construction of Kingaroy Trunk Sewer Upgrade River Road to First Avenue for the tendered price, and delegate to the Chief Executive Officer to negotiate the contract, and;
2. Increase the available budget by allocating funds from the Kingaroy WWTP repair works to this project during the quarterly review.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien, Heath Sander and Ros Heit

Against: Nil

CARRIED 5/0

17.7 REQUEST TO WAIVE FEE FOR RELOCATABLE HOUSE

RESOLUTION 2026/497

Moved: Mayor Kathy Duff

Seconded: Cr Linda Little

That South Burnett Regional Council waive the \$40,000 relocatable house bond pending all applicable approvals are submitted and ongoing monitoring to ensure approvals are submitted and met.

In Favour: Crs Kathy Duff, Linda Little, Deb Dennien and Heath Sander

Against: Cr Ros Heit

CARRIED 4/1

AMENDMENT

Moved: Cr Ros Heit

That South Burnett Regional Council reduce the \$40,000 relocatable house bond by 50% to \$20,000 pending all applicable approvals are submitted and ongoing monitoring to ensure approvals are submitted and met.

Lapsed for want of a seconder.

18 CLOSURE OF MEETING

The Meeting closed at 12.57pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 17 June 2026.

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CHAIRPERSON