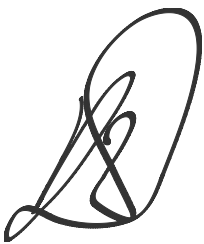


NOTICE OF MEETING

An ORDINARY MEETING of the Flinders Shire Council will be held on 30th September 2026 in the McNamara Boardroom, 34 Gray Street, Hughenden Qld and the attendance of each Councillor is requested.

AGENDA

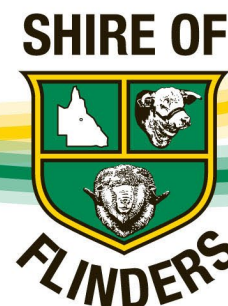


Kylie Davies
Chief Executive Officer

Next Meeting Date: 30th October 2026

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



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AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM

1. OPENING BUSINESS

Council Prayer

Lord,
Please guide and direct us,
In that the decisions to be made,
Will be for the benefit,
Of our whole community
Amen

1.1 PRESENT

Councillors

Mayor Kate Peddle
Nicole Flute
Kelly Carter
Kerry Wells
Peter Fornasier
Shane McCarthy
Kim Middleton

Staff

Kylie Davies – Chief Executive Officer
Misenka Duong - Director of Engineering
Melanie Wicks – Director of Corporate & Financial Services
Barbra Smith – Director of Community Services & Wellbeing
Dennis McLeod – Director of People, Safety & Governance
Jackie Coleman – Executive Support Officer
Neva Law – Media & Communications Officer

1.2 APOLOGIES

1.3 LEAVE OF ABSENCE

Nil

1.4 PETITIONS

Nil

1.5 CONDOLENCES

The family of Patricia Wilson
The family of Sylvia Hussey

1.6 RECOGNITIONS

Nil

1.7 ACKNOWLEDGEMENT OF COUNTRY

The Flinders Shire Council would like to acknowledge our Local First Nations People as well as the Yirendali people as the Traditional Owners and the oldest living culture of the Land on which our Council operates, and pay respect to Elders past, present and emerging.

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McNAMARA BOARDROOM



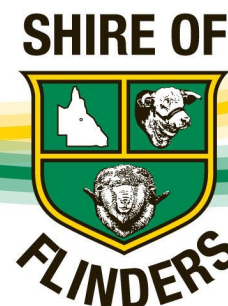
1.8 CONFIRMATION OF MINUTES

OFFICER'S RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held 30th September 2026 be taken as read and signed as correct.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



2. REPORTS

2.01 CHIEF EXECUTIVE OFFICER

2.01.01 DRAFT CODE OF CONDUCT FOR RENEWABLE ENERGY DEVELOPERS – COUNCIL SUBMISSION

Author: Chief Executive Officer
Authorising Officer: Chief Executive Officer
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION

That Council:

1. Endorse the draft Flinders Shire Council Submission on the Draft Code of Conduct for Renewable Energy Developers, as included at Attachment A;
2. Authorise the Chief Executive Officer to make minor administrative, formatting and non-material amendments to the Submission prior to lodgement; and
3. Direct the Chief Executive Officer to submit the endorsed Submission to Queensland Treasury during the public consultation period, on or before 31 October 2026.

Executive Summary

Queensland Treasury has released a consultation draft Code of Conduct for Renewable Energy Developers. The proposed Code is intended to guide the Regulator's consideration of social licence when assessing generation authority applications, transfers and annual reporting for large-scale wind, solar, battery and hybrid generating plants.

The consultation draft contains useful principles relating to genuine community engagement, management of social impacts and delivery of lasting community benefits. However, officers consider that the draft Code should be strengthened to address practical conduct issues experienced by host communities and local governments, including poor negotiating behaviour, confidentiality, incomplete or selective benchmarking, double counting of project-impact mitigation as community benefit, weak complaints mechanisms and limited regulatory consequences.

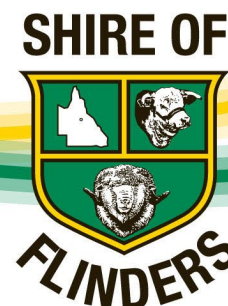
A detailed draft submission has been prepared based on Council's practical experience with renewable energy development and Community Benefit Agreement negotiations to date. The submission includes de-identified case studies and recommended drafting amendments. This report recommends that Council endorse the draft submission and direct the Chief Executive Officer to lodge it during the public consultation period.

Background

The draft Code has been prepared under the Electricity Act 1994 and is intended to support the Regulator's assessment of the statutory social licence criteria applying to large-scale renewable energy and battery developments. The Code applies to generating plants with a nameplate capacity of 30 MW or greater, subject to the transitional provisions in the consultation draft.

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The draft Code focuses on three social licence criteria:

- community and stakeholder engagement;
- mitigating or addressing impacts on the affected community; and
- delivery of benefits to the affected community.

Council has direct and current experience engaging with renewable energy proponents and negotiating project-specific social impact and community benefit outcomes. That experience has highlighted that the quality of developer conduct cannot be measured only by the number of meetings held, correspondence issued or sponsorships provided. Social licence also depends on good faith, accurate and contextual information, confidentiality, clear accountability and an honest distinction between project-impact obligations and additional community benefits.

The draft submission at Attachment A supports the introduction of a statewide Code while recommending targeted amendments to make the framework more practical and effective.

The principal recommendations are:

- introduce an express good faith negotiation standard;
- include confidentiality and responsible information-handling requirements;
- make additionality explicit and prohibit double counting of impact mitigation as community benefit;
- require information to be complete, contextual and not misleading by omission;
- clarify the treatment of sponsorship and promotional expenditure;
- strengthen complaints, dispute escalation and corrective-action mechanisms;
- give affected local governments formal standing to provide evidence to the Regulator;
- make records and annual social licence reporting mandatory;
- recognise the capacity constraints of small, remote and infrastructure-limited communities;
- and
- provide graduated and procedurally fair consequences for serious or persistent non-compliance.

The submission also proposes a mandatory impact-response matrix connecting each material impact identified through a Social Impact Assessment or engagement process with the project response, delivery instrument, timing, monitoring evidence and classification as impact mitigation, ordinary project cost, administration or genuinely additional community benefit.

Statutory/Compliance Matters

The draft Code is proposed under section 180A of the Electricity Act 1994. It is intended to assist the Regulator in considering the social licence criteria referred to in section 180(2)(f) of that Act.

The draft Code complements, and does not replace, the development assessment framework under the Planning Act 2016, including requirements relating to Social Impact Assessments and Community Benefit Agreements.

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The proposed submission is consistent with Council's role as an affected local government and with its broader responsibility to represent the current and future interests of the Flinders Shire community.

Electricity Act 1994

Planning Act 2016

Local Government Act 2009

Local Government Regulation 2012

Financial / Budget Implications

There are no material direct budget implications associated with endorsing and lodging the submission. Preparation and lodgement will be undertaken within existing Council resources.

The policy issues raised in the submission may have longer-term financial significance for Council. Effective impact management, transparent cost recovery and appropriate community benefit arrangements reduce the risk that project-generated costs are transferred to Council, ratepayers or existing local services.

Consultation/engagement

The draft submission has been informed by:

- Council's practical experience engaging with renewable energy proponents;
- current Community Benefit Agreement and social impact discussions;
- feedback and concerns raised by the Mayor and Councillors during Council workshops and briefings;
- review of the Queensland Treasury consultation draft Code;
- review of relevant Queensland planning and community benefit materials; and
- officer and legal/governance consideration of confidentiality, negotiation conduct, additionality and accountability.

The case studies contained in Attachment A have been de-identified and generalised. They illustrate systemic issues without identifying a particular proponent or making findings of legal or regulatory breach.

Risk Implications

Reputational risk – The submission refers to practical examples of poor conduct. This is controlled by de-identifying and generalising the case studies, avoiding findings of wrongdoing and focusing on system improvements.

Relationship risk – A strong submission may be viewed critically by some proponents. The draft is balanced, acknowledges commercial realities and expressly states that good faith does not require a proponent to accept every Council or community request.

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Legal and confidentiality risk – No proponent, project or individual is identified in the case studies. The final submission should be checked before lodgement to ensure current negotiations or confidential information cannot reasonably be identified from unnecessary detail.

Policy risk – If Council does not participate, the final Code may not adequately reflect the experience and capacity constraints of small, remote host communities.

Implementation risk – The Code may remain largely aspirational if it does not include mandatory minimum conduct, records and consequences. The submission addresses this through practical drafting recommendations.

Strategic Impacts

The submission supports Council's strategic interests by:

- advocating for responsible and sustainable economic development;
- protecting the capacity, liveability and resilience of Flinders Shire communities;
- supporting transparent, accountable and evidence-based dealings with major project proponents;
- reducing the risk that project impacts and administrative costs are transferred to Council and ratepayers;
- strengthening regional advocacy and Council's role in shaping State policy; and
- promoting enduring community benefits while maintaining a constructive environment for appropriate investment.

Corporate / Operational Plan Connection:

- Provide strong governance, strategic leadership and advocacy that supports responsible growth, resilient communities, sustainable infrastructure and sound financial management.

Conclusion

The draft Code is a positive step towards establishing clearer behavioural expectations for renewable energy developers. Council's practical experience indicates that the proposed framework would be materially improved by stronger provisions dealing with negotiation conduct, confidentiality, additionality, information quality, local government participation, record keeping and consequences.

The draft submission provides detailed and constructive recommendations supported by de-identified case studies and proposed drafting solutions. Endorsement and lodgement of the submission will ensure the perspective of a small, remote host community is directly represented during the State consultation process.

Attachments

Attachment A – Flinders Shire Council Submission on the Draft Code of Conduct for Renewable Energy Developers – August 2026

FLINDERS SHIRE COUNCIL

Submission on the Draft Code of Conduct for Renewable Energy Developers

Queensland Treasury consultation draft - August 2026

Core submission position

Council supports a statewide Code, but the consultation draft should be strengthened so that social licence is assessed by the quality and integrity of developer conduct, not simply by the number of meetings held or documents produced.

Draft for Council review | 26 August 2026

Executive summary

Flinders Shire Council supports the introduction of a Code of Conduct for Renewable Energy Developers. Large-scale renewable energy projects can deliver substantial regional investment and lasting community benefits. They can also impose concentrated impacts on small host communities with limited housing, health, emergency-service, road, waste, telecommunications and administrative capacity.

Council welcomes the draft Code's focus on genuine engagement, impact management and delivery of benefits. In particular, the separation between clause 8, which addresses project impacts, and clause 9, which addresses community benefits, is important. It reflects the principle that measures required to avoid, mitigate or manage project impacts should not be presented as discretionary community generosity. Community benefits should be additional to impact management, not a substitute for it.

However, Council considers the draft Code is presently too narrow and too discretionary to deal effectively with poor conduct during commercial, landholder and Community Benefit Agreement negotiations. The Code does not expressly address good faith negotiation, confidentiality, selective or incomplete benchmarking, double counting of impact mitigation as community benefit, representatives without decision-making authority, or meaningful consequences for repeated poor conduct.

Council recommends that the final Code be strengthened in eight priority areas:

- an express good faith negotiation standard
- confidentiality and responsible information handling
- additionality and prevention of double counting
- complete, contextual and non-misleading information
- mandatory complaints, dispute and corrective-action processes
- formal standing for affected local governments
- mandatory records, annual reporting and disclosure of material complaints
- clear regulatory consequences for serious or persistent non-compliance

1. About Flinders Shire and the basis of this submission

Flinders Shire is a remote north-west Queensland local government centred on Hughenden. Council has direct experience engaging with proponents of large-scale renewable energy developments and negotiating project-specific social impact and community benefit outcomes.

Council's comments are informed by practical experience of negotiations involving projects of a scale that can be transformative for the region but disproportionately demanding on a small host community. The case studies in this submission are deliberately de-identified. They are included to illustrate systemic issues rather than criticise a particular proponent or prejudice any current negotiation.

Council also recognises the commercial reality for developers. Renewable projects face financing, connection, approval, construction and market risks. A Code should not require a proponent to accept every demand made by a council, landholder or community. It should, however, require an honest process, accurate and contextual information, representatives with an appropriate mandate, respect for confidentiality, clear separation of impact obligations from voluntary benefits, and an actual possibility of negotiated movement.

2. What the draft Code does well

- Clause 2(4) requires regard to project scale, nature, potential impacts and the characteristics of the affected community. This is essential for small and remote communities.
- Clause 4 expressly includes affected local governments within the affected community.
- Clause 5 recognises that contractors, subcontractors, agents and consultants can affect social licence and expects contractual controls, monitoring, issue records and corrective action.
- Clause 7 requires genuine engagement, timely and accurate information, a real opportunity to raise concerns and substantive responses within reasonable timeframes. It also confirms that notice alone is not engagement.
- Clause 8 adopts a sensible impact hierarchy: avoid impacts where practicable, mitigate them to the lowest reasonably practicable level, or use agreed impact-management plans with milestones.
- Clause 9 requires genuine and ongoing benefits proportionate to project scale and duration and capable of leaving a positive legacy.
- Clause 10 carries Code obligations through transfer of a generation authority and permits consideration of a transferee's track record.

3. Principal concern: the Code describes expectations but creates limited accountability

Clause 1(3) states that the Code does not create standalone obligations. Clause 11 uses voluntary language for complaints and facilitation. Clause 12 merely encourages record keeping. Coexistence Queensland's advice is not binding on the Regulator.

This creates a practical risk: responsible developers will comply because they already value good conduct, while poorly behaving developers may treat the Code as a reporting and documentation exercise. Activity can then be presented as evidence of social licence even where conduct has damaged trust.

Council does not suggest every breach should attract a penalty. The final framework should be graduated and procedurally fair. However, the Code should identify mandatory minimum behaviours and a clear pathway from substantiated poor conduct to corrective action, authority conditions, adverse consideration on transfer, or other regulatory consequences.

4. Detailed recommendations

4.1 Introduce an express good faith negotiation standard

The requirement for genuine engagement is valuable but does not adequately regulate negotiations. A developer could attend meetings, provide information and respond to correspondence while maintaining an undisclosed, predetermined position that leaves no genuine prospect of agreement.

The Code should state that good faith does not require agreement or acceptance of another party's position. It requires a process characterised by honesty, genuine consideration, explanation, appropriate authority and a real possibility of movement.

Suggested provision:

Where a relevant person negotiates with an affected community, local government, landholder or other stakeholder, the Regulator considers whether the relevant person has participated genuinely and in good faith. Conduct ordinarily indicating good faith includes attending through appropriately informed representatives with authority proportionate to the issues; genuinely considering proposals; giving clear and substantive reasons where proposals are rejected; accurately identifying the value and source of commitments; complying with agreed procedures and reasonable timeframes; and not participating on the basis of a predetermined and undisclosed position that prevents any meaningful possibility of agreement.

4.2 Add confidentiality and responsible information handling

The draft Code is silent on confidential or commercially sensitive information. This is a major gap. Renewable energy engagement commonly involves draft agreements, landholder terms, commercial offers, without-prejudice discussions, personal information and sensitive project data.

The Code should protect authorised disclosure required for professional advice, financing, regulation and project delivery, while prohibiting disclosure or use of another party's confidential negotiating material without consent.

Suggested minimum requirements:

- observe confidentiality markings, agreements and negotiation protocols
- do not disclose, circulate, summarise or discuss confidential negotiation material without consent, except as required by law or for professional advice
- ensure recipients are bound by equivalent obligations
- do not use information obtained in one negotiation to gain leverage in another
- maintain appropriate access and information-security controls
- promptly notify affected parties of actual or suspected unauthorised disclosure
- take corrective action and record the incident and response

4.3 Make additionality explicit and prohibit double counting

The separation of clauses 8 and 9 is valuable but should be made explicit. Project costs and measures required to address project-generated impacts should not automatically be counted as community benefits merely because money is spent or an incidental benefit arises.

The Code should state that benefits relied upon under clause 9 must be additional to statutory obligations, approval conditions, measures reasonably required by the SIA, ordinary project development and operating costs, private obligations to host landholders, and expenditure already counted elsewhere.

Suggested provision:

Measures required to avoid, manage, mitigate, remedy or compensate for project-related impacts are not, merely because they involve expenditure or provide incidental community value, to be treated as satisfying the delivery-of-benefits criterion. The same expenditure or commitment must not be counted more than once. Where a measure has both mitigation and benefit elements, the relevant person must transparently identify and justify the allocation between those elements.

4.4 Require information to be complete and not misleading by omission

Clause 7 requires timely and accurate information. Accuracy alone is insufficient where information is selectively presented or lacks material context. A technically correct statement may still mislead if it compares only headline rates while omitting different payment triggers, administration costs, separate benefit programs, housing commitments or impact conditions.

The Code should require information to be accurate, current and complete in all material respects, not misleading through omission or selective comparison, and promptly corrected where necessary. Comparative claims should disclose material differences in project scale, technology, duration, timing, host-community capacity and additional obligations.

4.5 Clarify the treatment of sponsorship and promotional expenditure

Sponsorships and donations can support community life and should be recognised where genuine. They should not automatically be credited as proportionate community benefit or as compensation for impacts. Nor should support be linked, expressly or implicitly, to public advocacy, silence or favourable treatment.

The Code should direct the Regulator to consider the purpose, duration, additionality, governance and community value of sponsorship and promotional expenditure and whether it forms part of an enforceable commitment.

4.6 Strengthen complaint, dispute and corrective-action mechanisms

Clause 11 is too weak. A relevant person merely “should” operate a complaints mechanism, and facilitation is voluntary. The final Code should require a documented mechanism meeting minimum standards, including acknowledgement, response and escalation timeframes; complaints by local governments; confidentiality and negotiation-conduct complaints; corrective-action plans; and disclosure of serious or repeated complaints in annual reporting.

Coexistence Queensland should be able to receive information, facilitate where appropriate and provide findings or advice to the Regulator even where one party declines voluntary facilitation, subject to procedural fairness.

4.7 Give affected local governments formal standing

Local governments should have an express right to provide evidence to the Regulator before a generation authority, transfer or annual social licence assessment is determined. This should include evidence about engagement quality, CBA conduct, confidentiality, unresolved impacts, community capacity and compliance with commitments.

The applicant’s Social Licence Suitability Report should not be the only narrative before the Regulator. Affected councils should be notified, invited to respond and informed how material concerns were considered.

4.8 Make records and reporting mandatory

Clause 12 should require, rather than encourage, records sufficient to demonstrate compliance. Minimum records should include meeting and engagement logs, issues and commitments registers, complaints, confidentiality incidents, impact-management milestones, reasons for significant rejected proposals, benefit expenditure and corrective actions.

Annual reports should distinguish clearly between:

- ordinary project or operating expenditure
- statutory compliance and approval conditions
- impact avoidance and mitigation
- private landholder or neighbour agreements
- community benefit commitments
- sponsorship and promotional expenditure
- Council administration or coordination funding

4.9 Establish graduated consequences

The final framework should identify consequences that are proportionate to seriousness, recurrence and remediation. These might include improvement notices or corrective-action plans, additional generation-authority conditions, independent audit, adverse consideration in transfer decisions, publication of compliance outcomes where appropriate, and stronger action for serious or persistent conduct.

A one-off error that is promptly disclosed and remedied should be treated differently from repeated, deliberate or strategic conduct. The key question should be whether the developer's response demonstrates that it can be trusted to maintain social licence over the project life.

5. De-identified Flinders Shire case studies

The following examples are drawn from Council's experience but have been de-identified and generalised. They illustrate conduct risks relevant to the final Code. They should not be read as findings of legal liability or regulatory breach.

Case study 1 - Attendance without meaningful commercial movement

De-identified experience

A proponent attended several meetings, exchanged detailed correspondence and proposed a regular meeting schedule. Council provided a structured term sheet and identified possible concessions. The proponent continued to rely on a predetermined industry benchmark and did not clearly explain whether there was authority or budget to move beyond it.

Why the draft Code may not be enough

Clause 7 may be satisfied at a superficial level because meetings occurred, information was exchanged and responses were provided. The Code does not clearly distinguish engagement activity from genuine negotiation.

Recommended Code response

Add express good faith requirements, decision-maker authority, substantive reasons for rejected proposals, disclosure of negotiation parameters where appropriate, and a requirement that

repeated meetings have defined issues, actions and decision pathways.

Case study 2 - Repackaging existing value as a concession

De-identified experience

A proponent stated that it had agreed to fund a Council coordination position, but only if the cost was deducted from the existing base community contribution. The proposal was presented as an additional concession even though it reduced the net funds available for broader community benefit.

Why the draft Code may not be enough

The draft Code does not require a proponent to distinguish additional commitments from reallocations within an existing envelope. This can make offers difficult to compare and may mislead stakeholders about the true value of movement.

Recommended Code response

Require offers and annual reports to identify gross value, deductions, funding source and net community value. Prohibit double counting and require clear disclosure of whether commitments are additional to or funded from a base amount.

Case study 3 - Project impact presented as community generosity

De-identified experience

A project's own social assessment identified workforce housing and accommodation demand. During negotiations, provision of housing for the project's operational workforce was presented as a community benefit or response to a Council request, rather than principally as management of a project-generated need.

Why the draft Code may not be enough

Clauses 8 and 9 are separate, but the Code does not expressly prevent impact-management expenditure being credited as community benefit.

Recommended Code response

Insert an additionality clause. Require impact-response matrices that identify each impact, the mitigation measure, its timing and instrument, and any genuinely additional legacy component.

Case study 4 - Selective benchmarking

De-identified experience

A proponent relied heavily on a headline dollar-per-megawatt figure used in other Queensland jurisdictions. The comparison did not initially recognise that some referenced frameworks treat the rate as a minimum floor and separately require impact conditions, community benefit programs, administration, housing, roads or different commencement timing.

Why the draft Code may not be enough

The information may be technically accurate but incomplete or misleading by omission. Clause 7 refers to accuracy but not necessary context or fair comparison.

Recommended Code response

Require comparative claims to identify material differences and prohibit selective presentation. The Regulator should consider whether benchmarks were used transparently as a reference point or strategically as an asserted ceiling.

Case study 5 - Confidential commercial material shared outside the negotiation

De-identified experience

Council became concerned that confidential CBA positions or discussion material had been shared with third parties involved in separate project negotiations. Council raised the concern directly and sought to preserve the remaining trust and goodwill necessary for negotiations.

Why the draft Code may not be enough

The draft Code contains no express confidentiality or information-use standard. Unauthorised disclosure can damage Council-proponent trust, affect landholder relationships, inhibit frank discussions and harm community confidence.

Recommended Code response

Add a confidentiality clause, incident notification, equivalent downstream obligations, restrictions on cross-use between negotiations and regulatory consequences for serious or repeated unauthorised disclosure.

Case study 6 - Sponsorship relied upon as evidence of broader social licence

De-identified experience

A proponent referred to substantial sponsorship of local events and programs when responding to concerns about the adequacy of its proposed CBA package. Council valued the sponsorship but did not consider it a substitute for binding, long-term, project-proportionate commitments.

Why the draft Code may not be enough

Clause 9 supports ongoing and proportionate benefits but does not expressly explain how discretionary sponsorship should be treated.

Recommended Code response

Clarify that sponsorship may be relevant but does not, without more, establish proportionate benefit delivery or discharge impact-management responsibilities. Require disclosure of whether funding is contractual, discretionary, promotional or additional.

Case study 7 - Requesting destination details before clarifying impact responsibility

De-identified experience

A proponent asked Council to specify what community funds would be spent on before clearly accepting the project impacts identified through its own assessment or mapping those impacts to proposed mitigation measures.

Why the draft Code may not be enough

Project-specific priorities are important, but the process can become inverted: Council is asked to justify a shopping list while the proponent has not first explained how it will address its identified impacts.

Recommended Code response

Require an impact-response matrix as part of the Social Licence Suitability Report. Benefit priorities and governance should then be developed transparently, informed by the SIA, community needs and Council strategies.

6. Proposed mandatory impact-response matrix

Council recommends that the Industry Guidance include a standard impact-response matrix. The matrix should not be an empty administrative template. It should require the proponent to connect every material

impact identified through the SIA or engagement process with a clear response, delivery instrument, commencement trigger, evidence source and statement of additionality.

The following worked example is illustrative. It shows the minimum level of information Council considers necessary for a regulator, local government and affected community to understand what is being promised and whether the commitment is impact mitigation or an additional community benefit.

Impact / pressure	Proponent position	Required response	Delivery instrument and timing	Evidence / monitoring	Classification
Workforce housing and accommodation pressure	State whether the impact is accepted and identify construction and operational workforce demand.	Accommodation hierarchy; no-displacement controls; new supply where required; legacy arrangements for permanent dwellings.	Workforce Housing and Accommodation Plan and CBA; before mobilisation, with construction and operational triggers.	Beds and dwellings supplied; occupancy; rental and vacancy indicators; complaints; corrective actions.	Impact mitigation. Any enduring housing provided beyond project need must be separately identified and valued as additional benefit.
Traffic, haul routes and road deterioration	Identify routes, vehicle numbers, peak periods and affected Council or State roads.	Baseline surveys; traffic management; maintenance security; make-good and rehabilitation; coordination with road authorities.	Road Use Agreement, approval conditions and relevant CBA commitments; before heavy vehicle movements.	Traffic counts; road-condition surveys; incidents; maintenance expenditure; defects close-out.	Ordinary project and impact-mitigation obligations unless an agreed road upgrade provides a demonstrable additional legacy component.
Waste and landfill pressure	Quantify waste streams, volumes, hazardous materials and likely use of local facilities.	Waste hierarchy; off-site disposal where local capacity is insufficient; additional capacity or cost recovery where project use affects asset life.	Waste Management Plan, service agreement and CBA where a legacy facility or program is proposed; before construction.	Tonnes by stream; disposal destination; contamination events; remaining landfill capacity; audit results.	Impact mitigation and ordinary project cost. Any enduring expansion beyond project demand should be separately identified as additional benefit.
Health, emergency and community-service demand	Identify workforce profile, roster, likely service demand, emergencies and pressure on limited local capacity.	Service interface protocols; emergency planning; worker health arrangements; agreed support where project demand cannot be absorbed.	Health and Community Wellbeing Plan, Emergency Management Plan and CBA commitments; before mobilisation and reviewed during peak construction.	Service demand data; incidents; response times; complaints; agreed capacity indicators and corrective actions.	Impact mitigation. Additional community health initiatives must be separately described, governed and measured.
Council administration, monitoring and reporting burden	Identify the resources required for meetings, compliance review, grant administration, records, audits and community liaison.	Dedicated resourcing or transparent cost recovery that does not erode the community benefit floor unless expressly agreed.	CBA administration schedule; commence on execution or the first substantive reporting obligation.	Hours and costs; reports reviewed; complaints and commitments administered; audit and acquittal records.	Administration and cost recovery, shown separately from both impact mitigation and community benefit expenditure.
Long-term community benefit and regional legacy	Identify the value proposed beyond impact management and ordinary project costs.	Binding, indexed and transparent benefit streams aligned with community priorities and regional goals, with governance and review arrangements.	CBA and implementation plan; commencement trigger stated expressly, including any development, FID, construction or operational stages.	Payments and in-kind value; delivery milestones; beneficiary and geographic distribution; outcomes; carry-forward balances.	Additional community benefit. Must not include expenditure already counted as mitigation, compliance, private landholder obligations or ordinary project cost.

For each commitment, the proponent should also disclose the gross value, funding source, deductions, net community value and whether the commitment is additional to a base contribution, funded from within that contribution, required by law or approval condition, owed under a private agreement, or an ordinary project cost.

The completed matrix should form part of the Social Licence Suitability Report, be updated when a material impact or commitment changes, and be capable of review by the affected local government and the Regulator. Commercial confidentiality may justify redaction of genuinely sensitive detail, but should not prevent disclosure of the existence, classification, timing and accountable value of commitments.

7. Recommended drafting changes by clause

Draft clause	Issue	Recommended change
1(3)	No standalone obligations; limited regulatory force.	Identify mandatory minimum conduct and graduated consequences for serious or persistent non-compliance.
2(4)	Community characteristics are undefined.	Specify remoteness, population, housing, roads, health, emergency services, waste, telecommunications, Council capacity and cumulative impacts.
5	Good contractor controls, but confidentiality is absent.	Require flow-down confidentiality, accurate-information and complaints obligations.
7	Genuine engagement does not expressly cover negotiation conduct.	Add good faith negotiation, authority, substantive reasons, complete information and agreed protocols.
8 and 9	Separation is useful but double counting remains possible.	Insert additionality and no-double-counting requirements.
9	Sponsorship may be over-credited.	Clarify treatment of discretionary sponsorship and promotional expenditure.
10	Transfer addresses obligations but not records and unresolved issues.	Require transfer of records, complaints, confidentiality obligations and CBA/impact commitments.
11	Complaints and facilitation are voluntary.	Mandate a complaints process, timeframes, corrective action

Draft clause	Issue	Recommended change
		and reporting; allow advice to Regulator.
12	Record keeping is only encouraged.	Make records and annual reporting mandatory and auditable.

8. Closing position

Council supports a Code that assists responsible renewable energy development and gives communities confidence that poor conduct will be identified and corrected. The final Code should not dictate commercial outcomes or require agreement at any cost. It should require integrity in the process.

The practical test should be whether a developer has engaged honestly, protected confidential information, provided complete and contextual information, clearly separated impact mitigation from additional community benefit, responded to legitimate concerns, and remedied poor conduct when it occurred.

Council submits that social licence is not demonstrated by attendance alone. It is demonstrated by conduct that earns and maintains trust over the full life of a project.

Appendix A - Summary of Council recommendations

Priority	Recommendation
1	Add express good faith negotiation duties.
2	Add confidentiality and responsible information-handling duties.
3	Make additionality explicit and prohibit double counting.
4	Require complete, contextual and non-misleading information.
5	Clarify treatment of sponsorship and promotional expenditure.
6	Mandate complaints, escalation, corrective action and reporting.
7	Give affected local governments formal standing before the Regulator.

Priority	Recommendation
8	Make record keeping and annual social licence reporting mandatory.
9	Expand community-capacity factors for remote and small communities.
10	Create graduated, procedurally fair regulatory consequences.
11	Require records and unresolved issues to transfer with project ownership.
12	Include a standard impact-response matrix in the Industry Guidance.

Appendix B - Source documents

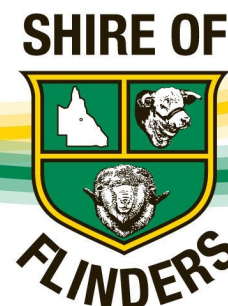
This submission was prepared having regard to:

- Queensland Treasury, Draft Code of Conduct for Renewable Energy Developers, consultation draft, August 2026.
- Queensland Treasury consultation page, Draft Code of Conduct for Renewable Energy Developers, accessed 26 August 2026.
- Queensland planning framework materials concerning Social Impact Assessments and Community Benefit Agreements.
- Flinders Shire Council's de-identified practical experience of renewable energy project engagement and CBA negotiations.

Consultation page: <https://engagement.treasury.qld.gov.au/code-of-conduct-for-renewable-energy-developers>

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



2.01.02 DEVELOPMENT PERMIT FSC111 – PHILLIP MARK PEDDLE

Author: Grayspace Planning
Authorising Officer: Chief Executive Officer
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION:

That the application for Material Change of Use – Transport Depot on land described as 7 Richmond Hill Drive, Hughenden (Lot 12 on RP865806) be approved subject to the Plans contained in Appendix 1 and Conditions contained in Attachments 2 and 3.

Background

FILE: FSC111
RP DESCRIPTION: LOT 12 ON RP865806
PROPERTY LOCATION: 7 RICHMOND HILL DRIVE, HUGHENDEN
PROPOSAL: DEVELOPMENT PERMIT:
MATERIAL CHANGE OF USE - (TRANSPORT DEPOT)
APPLICANT: PHILLIP PEDDLE
C/- BNC PLANNING
OWNERS: PHILLIP PEDDLE
SUBMISSIONS: NIL PROPERLY MADE SUBMISSIONS

EXECUTIVE SUMMARY

The application seeks a Development Permit for a Material Change of Use for a Transport Depot at 7 Richmond Hill Drive, Hughenden, legally described as Lot 12 on RP865806. The proposal is for the operation of a small scale transport depot accommodating a maximum of two B-Triple road trains, extension of a concrete hardstand area of 230m², associated vehicle manoeuvring areas and employment of two staff members. Operating hours are proposed between 6:00am and 6:00pm Monday to Saturday, with an average of four heavy vehicle movements per day.

AGENDA

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McNAMARA BOARDROOM



The subject site comprises a 4.134ha allotment within the Low Impact Industry Zone and contains an existing dwelling house and warehouse building. The surrounding locality contains a mixture of industrial, commercial and residential development, including sensitive residential receptors to the west and south. While portions of the site are affected by biodiversity, flood hazard and major infrastructure overlays, the proposed operational area is located within previously disturbed land, and no significant physical constraints have been identified.

The application is impact assessable and has been assessed against the planning scheme as a whole. The primary planning assessment issues relate to the appropriateness of a Transport Depot within the Low Impact Industry Zone, potential noise and dust impacts, traffic generation, vehicle manoeuvring and compatibility with nearby residential and commercial land uses. Although a Transport Depot is not specifically identified as a preferred low impact industry activity, the planning scheme contemplates impact assessment of the use within the zone.

The application was referred to SARA due to the site's access to Richmond Hill Drive, a State-controlled road. SARA concluded that adequate sight distances, safe access arrangements and suitable manoeuvring areas are available for B-Triple vehicle movements and approved the development, subject to conditions relating to access upgrades.

While some conflict exists with the preferred character of the Low Impact Industry Zone and an acoustic assessment was not provided, these matters are not considered sufficient to warrant refusal. Significant weight is given to the large size of the allotment, the low scale of operations, limited vehicle movements, industrial zoning of the land and the ability to impose conditions restricting operating hours, noise emissions, dust generation and vehicle movement and manoeuvring.

The development represents a low-intensity transport operation on appropriately zoned industrial land and is not expected to result in unacceptable impacts on the surrounding locality. Approval is therefore recommended subject to appropriate conditions.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
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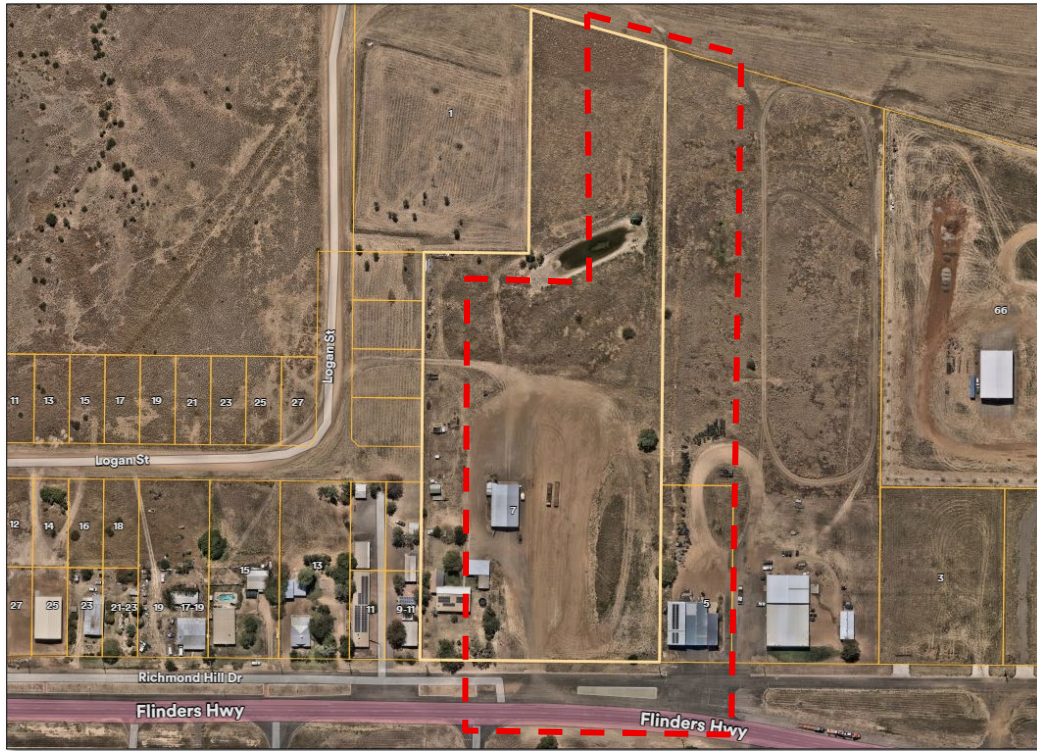


Figure 1: Aerial Image



Figure 2: Planning Scheme Zoning

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Figure 3: Google Street View Image



Figure 4: Proposed Site Plan

AGENDA

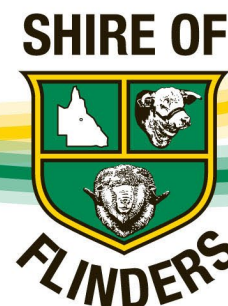
30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Figure 5: Proposed turn around area

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Planning Considerations – MCU – Transport Depot

The application seeks a Development Permit for a Material Change of Use for a Transport Depot at 7 Richmond Hill Drive, Hughenden, involving the operation of two B-Triple road train combinations, expansion of a hardstand area by approximately 230m² and associated vehicle parking and manoeuvring areas. The application is impact assessable and has therefore been assessed against the Planning Scheme as a whole.

The principal planning issues relate to:

- Consistency with the Strategic Framework
- Consistency with the Low Impact Industry Zone Code
- Compliance with the Industry and Infrastructure Activities Code
- Potential impacts on adjoining residential and commercial land uses
- Traffic, access and vehicle manoeuvring
- Matters raised in any properly made submission; and
- Whether any conflict with the Planning Scheme warrants refusal of the application.

Strategic Framework

The Strategic Framework seeks to direct industrial activities to appropriately zoned land while protecting the amenity of sensitive land uses. The site is located within an established industrial precinct fronting Richmond Hill Drive. The proposal supports ongoing transport and freight activities within Hughenden and represents an economic use of industrially zoned land.

Notwithstanding this, the proposal adjoins residentially zoned land and therefore requires consideration of potential amenity impacts. It is submitted that the large size of the allotment, limited vehicle numbers and proposed operational restrictions are sufficient to maintain an acceptable level of amenity.

Low Impact Industry Zone Code

The most significant planning issue associated with the proposal is its consistency with the purpose and overall outcomes of the Low Impact Industry Zone Code. The code anticipates development of low impact industry, service industry and supporting industrial activities. Accordingly, a degree of conflict exists with Overall Outcome 1, which anticipates the development of low impact industrial activities within the zone, which a Transport Depot does not meet this land use definition.

However, it is considered the extent of that conflict to be relatively limited for the following reasons:

- The Planning Scheme expressly contemplates assessment of a Transport Depot within the Low Impact Industry Zone through impact assessment.
- The proposal is limited to two B-Triple road train combinations and a maximum of four heavy vehicle movements per day (two return movements).

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- The site comprises approximately 4.134 hectares, providing substantial separation between operational areas and adjoining sensitive land uses.
- The warehouse hardstand extension occupies only a small proportion of the overall site area.
- A buffer area is proposed to sensitive land uses to the west (Rest Easi Motel).
- Conditions can restrict future intensification of the use beyond that assessed by Council.

In relation to Overall Outcome 6, which requires development to avoid adverse impacts on surrounding land and minimise impacts on nearby non-industrial zoned land, it is acknowledged that the proposal has the potential to generate traffic, noise and dust impacts. However, these impacts are considered capable of being appropriately managed through conditions restricting, operating hours, noise emissions, dust generation, vehicle manoeuvring areas and the number of daily vehicle movements.

On balance, whilst the proposal is not entirely consistent with the intended low impact character of the zone, the identified conflict is not considered significant. The proposal remains generally consistent with the intent of accommodating industrial and employment-generating uses on industrially zoned land.

Industry and Infrastructure Activities Code

Noise

Noise impacts represent the primary assessment issue under the Industry and Infrastructure Activities Code.

Council requested an acoustic assessment to demonstrate compliance with the relevant acoustic outcomes. The applicant elected not to provide an acoustic report and instead relied upon the limited scale of the operation, separation distances and proposed operational controls.

Council acknowledges that the absence of an acoustic assessment means the application does not fully demonstrate compliance with the preferred outcomes relating to acoustic impact. As such, some conflict exists with the code's intent to demonstrate that industrial activities will not adversely affect nearby sensitive land uses.

However, the following matters are considered relevant:

- Only two heavy return vehicles are permitted on a daily basis
- Hours of operation will be limited
- The site provides approximately 40 metres separation between operational areas and nearby residential land
- Existing fencing and landscaping provide additional buffering
- Conditions proposed enforce noise limitations.

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Having regard to the scale of the use, potential impacts can be managed to an acceptable level through the implementation of suitable conditions of approval.

Dust

The proposal does not fully comply with AO11.1, which contemplates sealed manoeuvring and parking areas to minimise dust emissions. The applicant instead relies upon the large size of the site and setbacks to adjoining properties.

Accordingly, a minor conflict exists with the acceptable outcome. However, it is considered that compliance with the corresponding performance outcome can be achieved through conditions requiring dust suppression measures upon Council request.

Amenity

Subject to conditions, the development can achieve the relevant performance outcomes requiring industrial activities to avoid unreasonable impacts on adjoining land uses. The proposed scale of operation is relatively low and significantly less intensive than many transport depot operations contemplated within industrial areas.

Traffic and Access

The application was referred to the State Assessment and Referral Agency due to the site's access to Richmond Hill Drive, a State-controlled road. The applicant subsequently provided an RPEQ-certified Traffic Review demonstrating adequate sight distances, safe vehicle manoeuvring and forward entry and exit movements for B-Triple vehicles.

The development is expected to generate a maximum of four heavy vehicle movements per day and is therefore a relatively low traffic-generating use. It is not considered the proposal will adversely impact the safety or efficiency of the State-controlled or local road network.

The proposal is therefore considered consistent with the relevant traffic and access outcomes of the Planning Scheme.

Submissions

The application was publicly notified in accordance with the Development Assessment Rules. One properly made submission was received during the notification period and subsequently withdrawn. One submission was received outside the public notification period and therefore was not properly made. Accordingly, there are no active public submissions requiring consideration by Council.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
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Notwithstanding, the matters raised in the not properly made submission have been considered. The application does not seek approval for 24-hour operations and is proposed to operate between 6:00am and 6:00pm Monday to Saturday and conditions are recommended to enforce these hours of operations. As a result, depot activities, including heavy vehicle movements, loading and unloading activities, and associated vehicle lighting, will be limited to the approved daytime operating period.

Traffic and access issues have been assessed through the referral process with the State Assessment and Referral Agency (SARA). An RPEQ-certified Traffic Review concluded that adequate sight distances, safe vehicle manoeuvring and forward entry and exit movements can be achieved for B-Triple vehicles. SARA did not object to the development subject to conditions.

Accordingly, the issues raised can be appropriately managed through conditions of approval and do not warrant refusal of the application.

Flood Hazard Overlay

A small part of the site is located within the flood hazard overlay (refer figure 5) overleaf.

As all structures are outside the mapped flood area and no works are proposed within the flood area. The development considered compliant with the code.

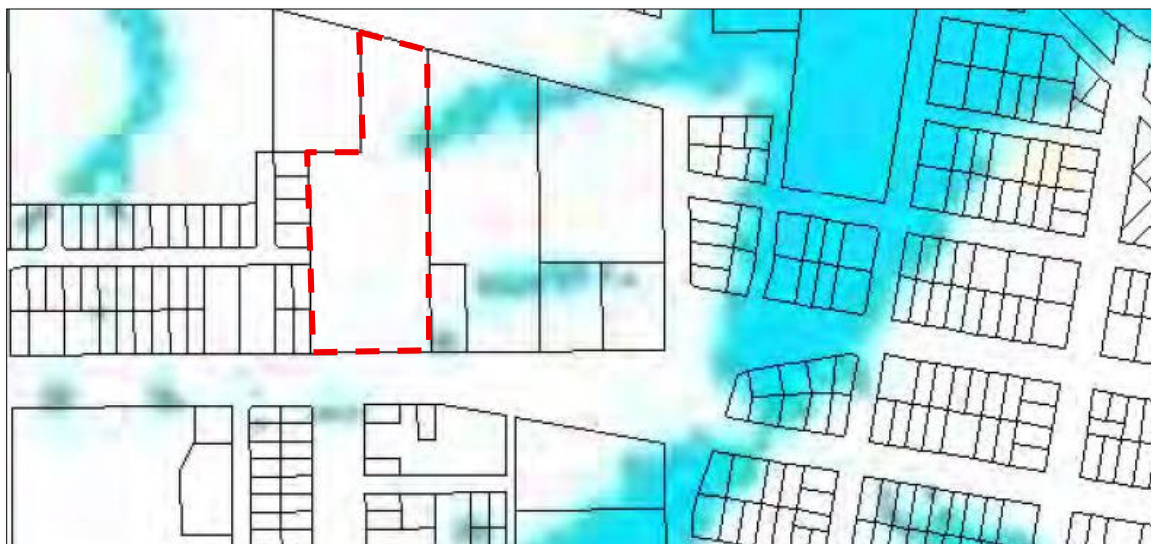


Figure 6: Flood Hazard Overlay

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30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



REFERRAL TO THE STATE ASSESSMENT AND REFEREERAL AGENCY (SARA)

As the site fronted a State Controlled Road (Richmond Hill Drive), the application was referred to SARA based on the following trigger:

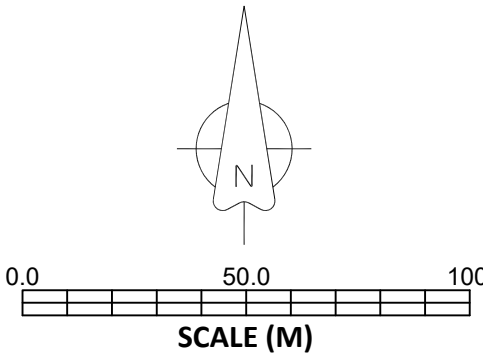
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) - Material change of use within 25m of a state transport corridor (road).

SARA responded with a letter imposing conditions dated 20 July 2026. The conditions of approval required the construction of a new concrete external access in accordance with the relevant TMR standards.

CONCLUSION

The assessment of the proposed development against all relevant planning provisions has determined that the application is generally compliant with the codes and can achieve the objectives of the Shire of Flinders Planning Scheme.

Jackson Gray
Grayspace Planning
September 2026



Appendix: 1

Property Details	
Site Address:	7 Richmond Hill Drive HUGHENDEN QLD 4821
Real Property Description:	Lot 12 on RP865806
Tenure:	Freehold
Site Area:	4.134 ha
Road Frontage:	Richmond Hill Drive
Planning Scheme Zoning:	Industry Zone
Precincts:	NA

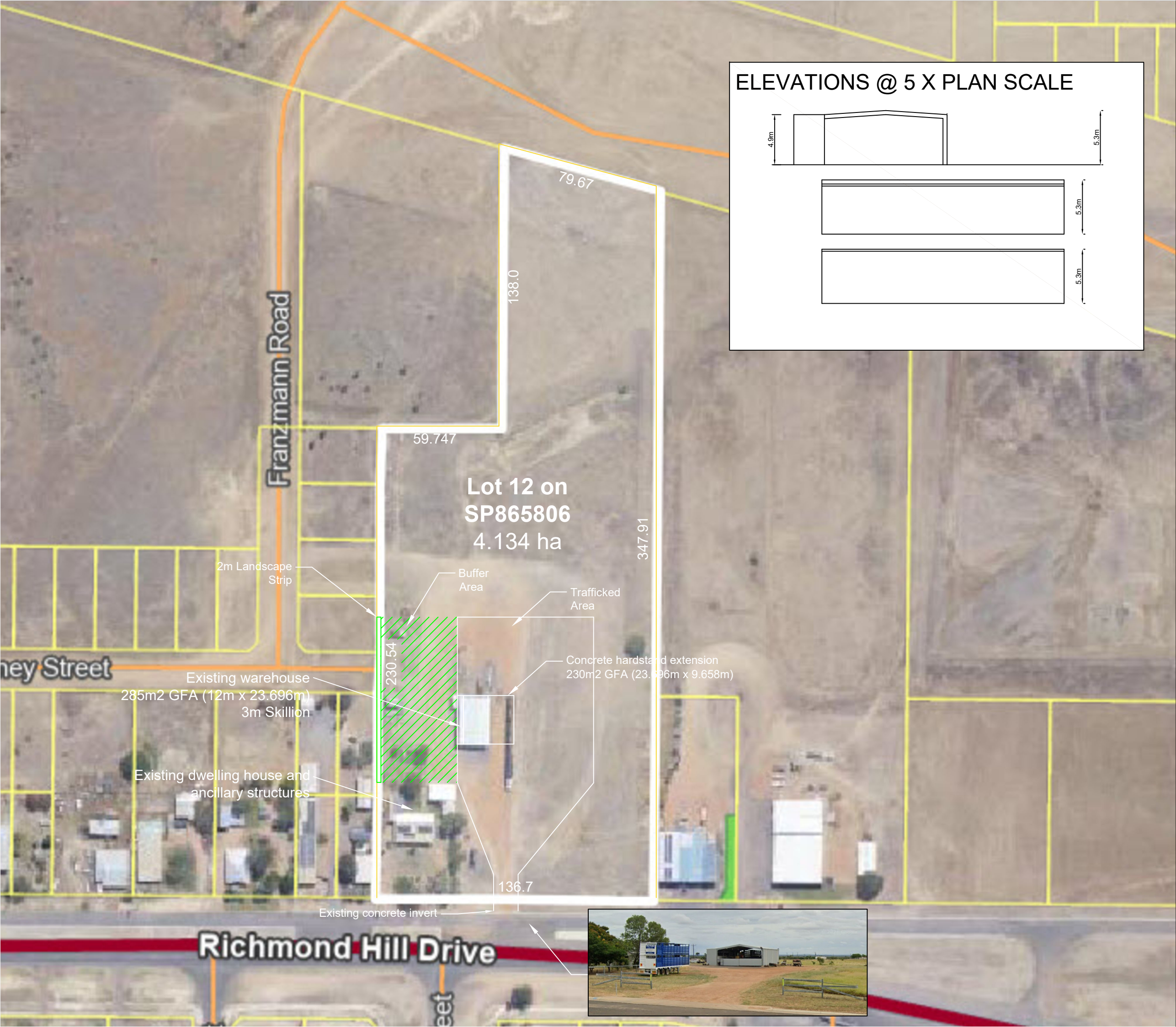
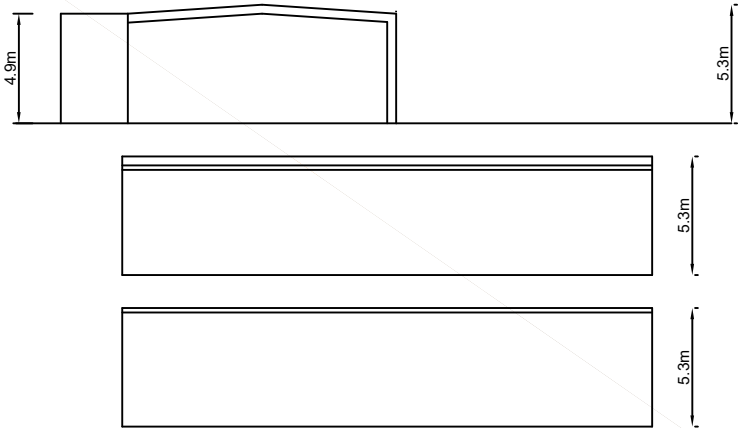
- Notes**
- Plan and detail is not for construction purposes
 - All site dimensions to be confirmed by detailed survey
 - No new road reserves
 - No existing or proposed public open space
 - No new retaining walls or retaining structures
 - No land to be dedicated for community purposes
 - No building envelopes proposed
 - Any existing and/or new easements as shown
 - The site may be subject to 1%AEP DFE flooding

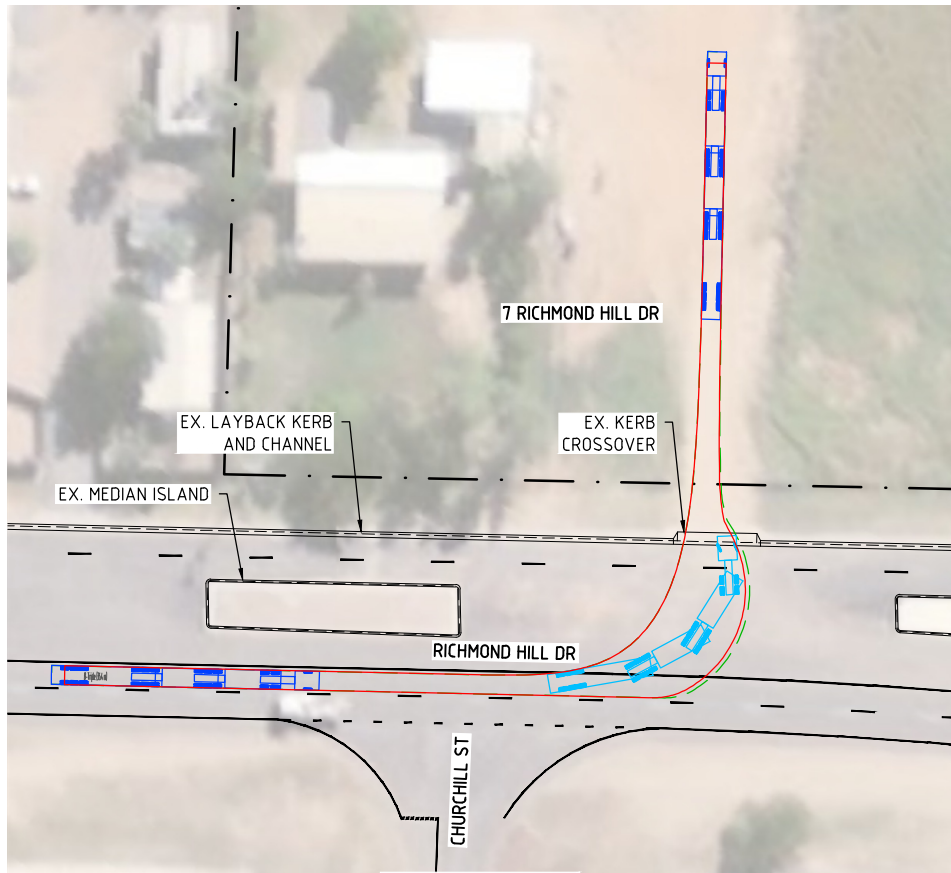
- Data Source**
- DCDB as taken from unconfirmed survey source
 - Queensland Globe

SITE PLAN AND ELEVATIONS
Transport Depot Expansion

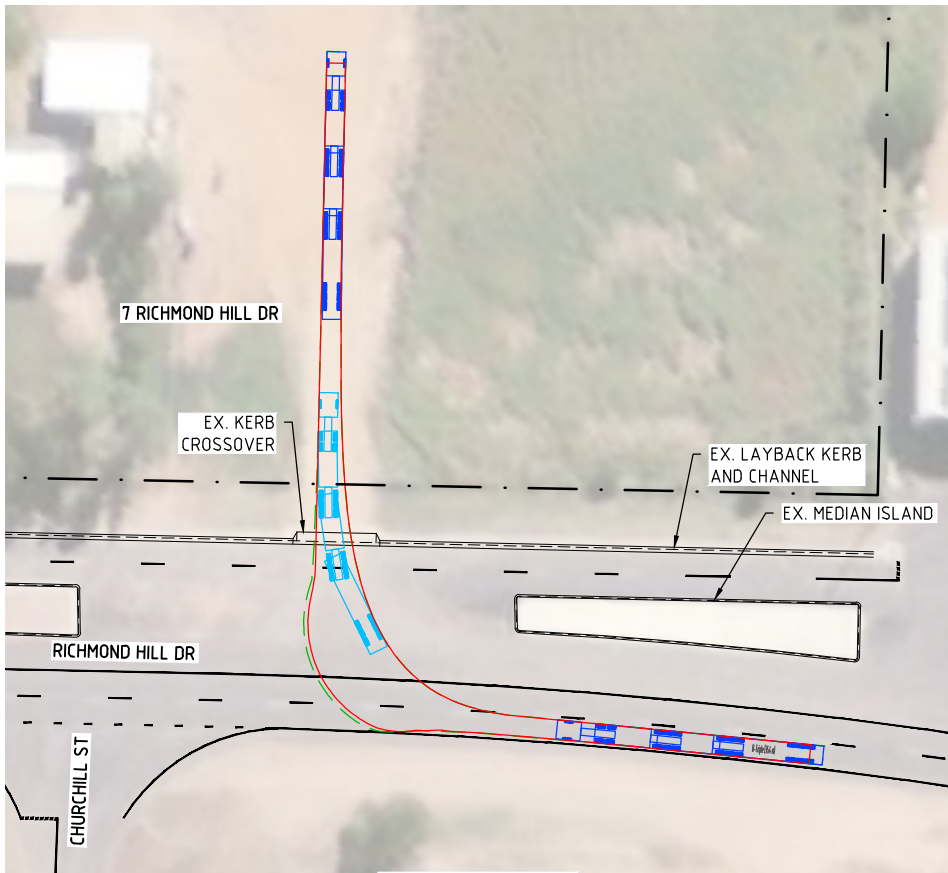
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A	DA ISSUE	BNC	March 2026	July 2026	BNC
B	DA ISSUE	BNC	May 2026	Scale:	Review:
C	DA ISSUE	BNC	July 2026	As shown	BNC
				Job No:	Approved:
				DA001-26	BNC
DRAWING STATUS:				BNC Ref No:	Drawing No:
DA Issue				001-26	S01-01
					Rev:
					C

ELEVATIONS @ 5 X PLAN SCALE

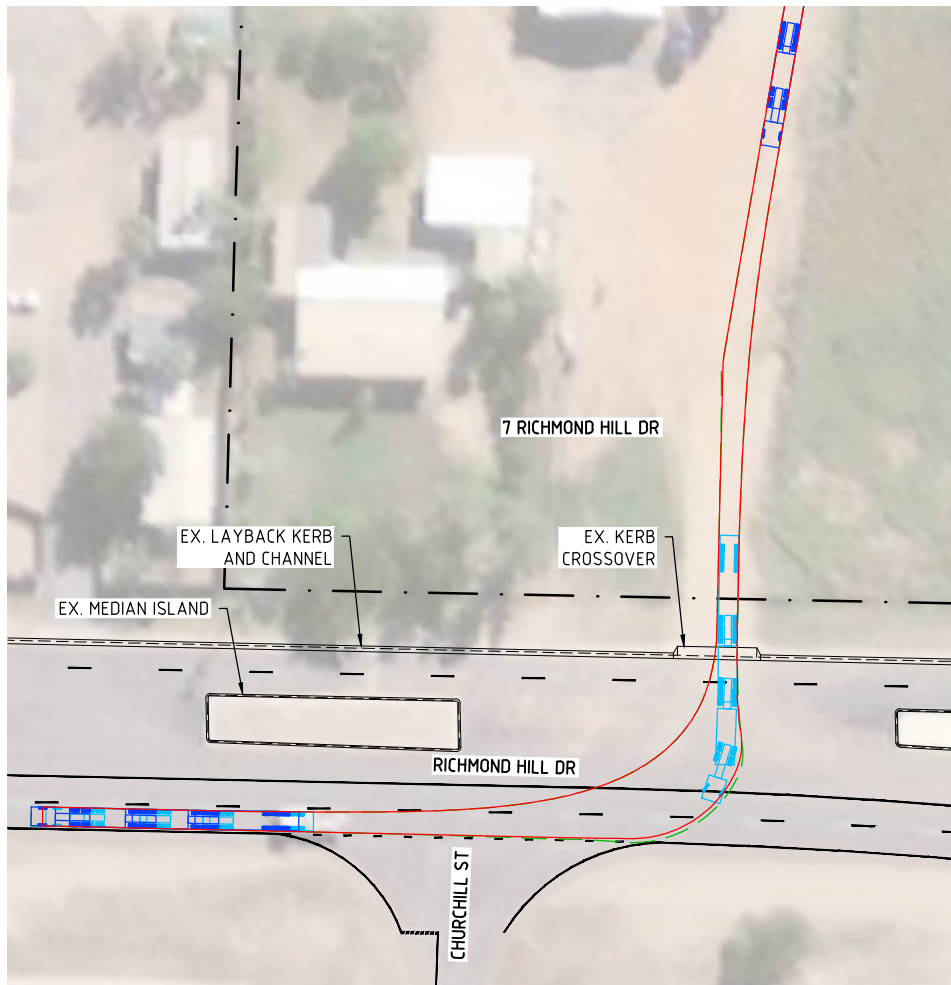




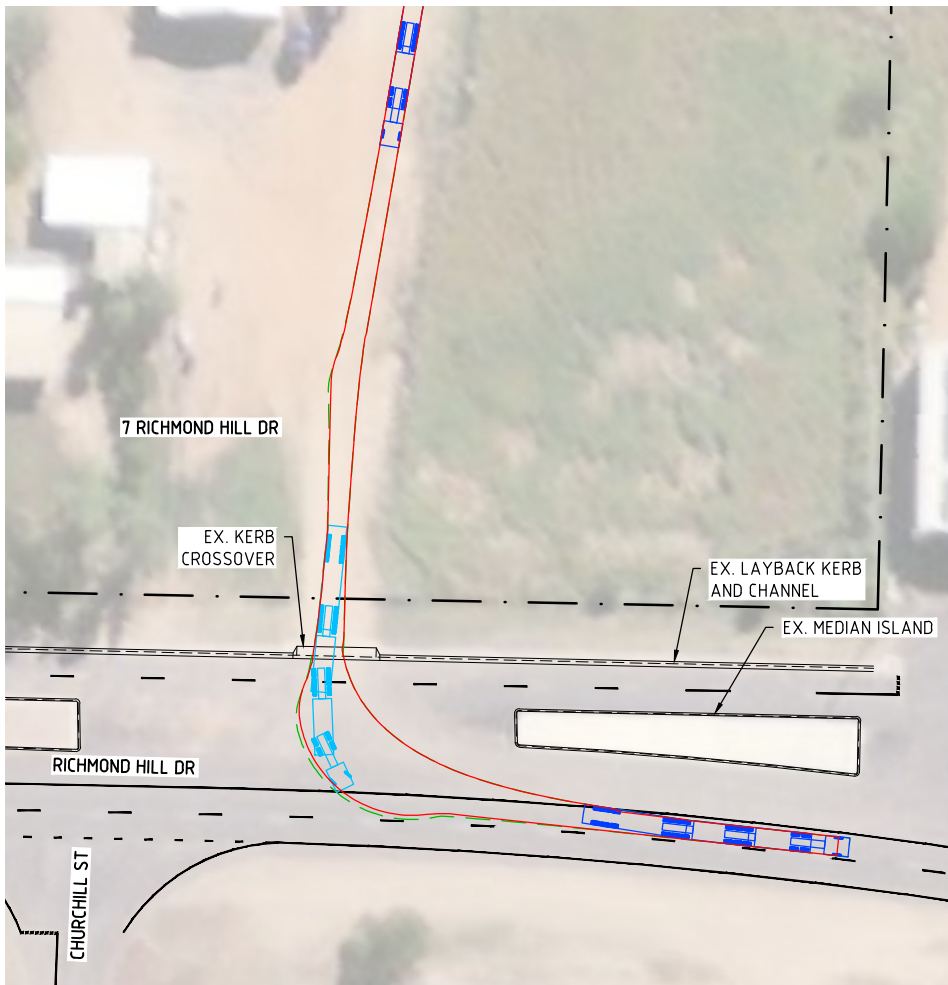
INBOUND TRAFFIC
FROM WEST
SCALE 1:500 AT A1



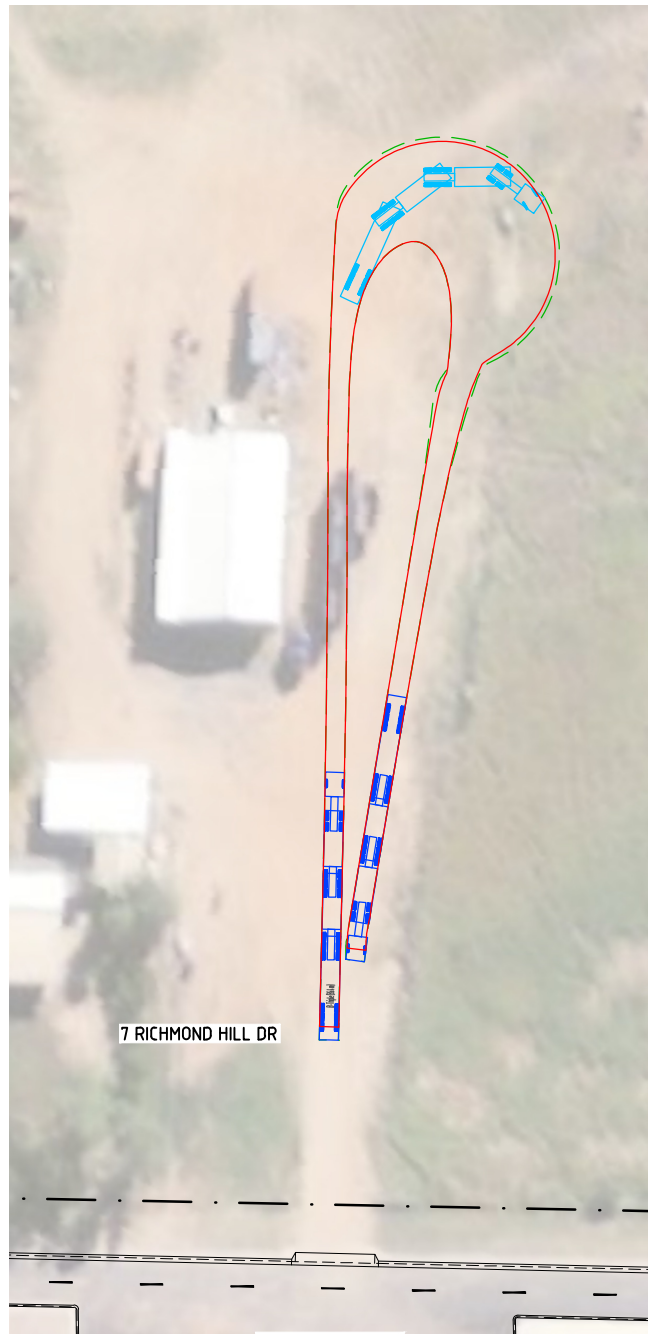
INBOUND TRAFFIC
FROM EAST
SCALE 1:500 AT A1



OUTBOUND TRAFFIC
TO WEST
SCALE 1:500 AT A1



OUTBOUND TRAFFIC
TO EAST
SCALE 1:500 AT A1



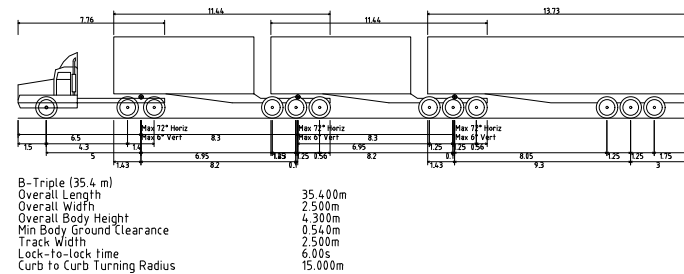
SITE U-TURN
SCALE 1:500 AT A1

U-TURN NOTES:

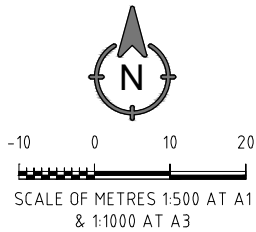
- SHOWN INDICATIVELY ONLY.
- U-TURN MANOEUVRE CAN BE ACHIEVED WITHIN THE SITE WITH CONSIDERABLE SPACE.

GENERAL NOTES:

- SURVEY WAS NOT AVAILABLE AT THE TIME OF THE ASSESSMENT.
- EXISTING FEATURES (LINEMARKING, KERBS, BOUNDARIES) HAVE BEEN DRAFTED USING AERIAL MAP.



VEHICLE PROFILE
35.4m B-TRIPLE
N.T.S.



INFORMATION



Design Consulting

ZSA Design Consulting Pty Ltd
ABN 61 692 375 107
157 Pinnacle Drive, Condon QLD 4815
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PROJECT

TRAFFIC ASSESSMENT

7 RICHMOND HILL DRIVE
HUGHENDEN, QLD 4821

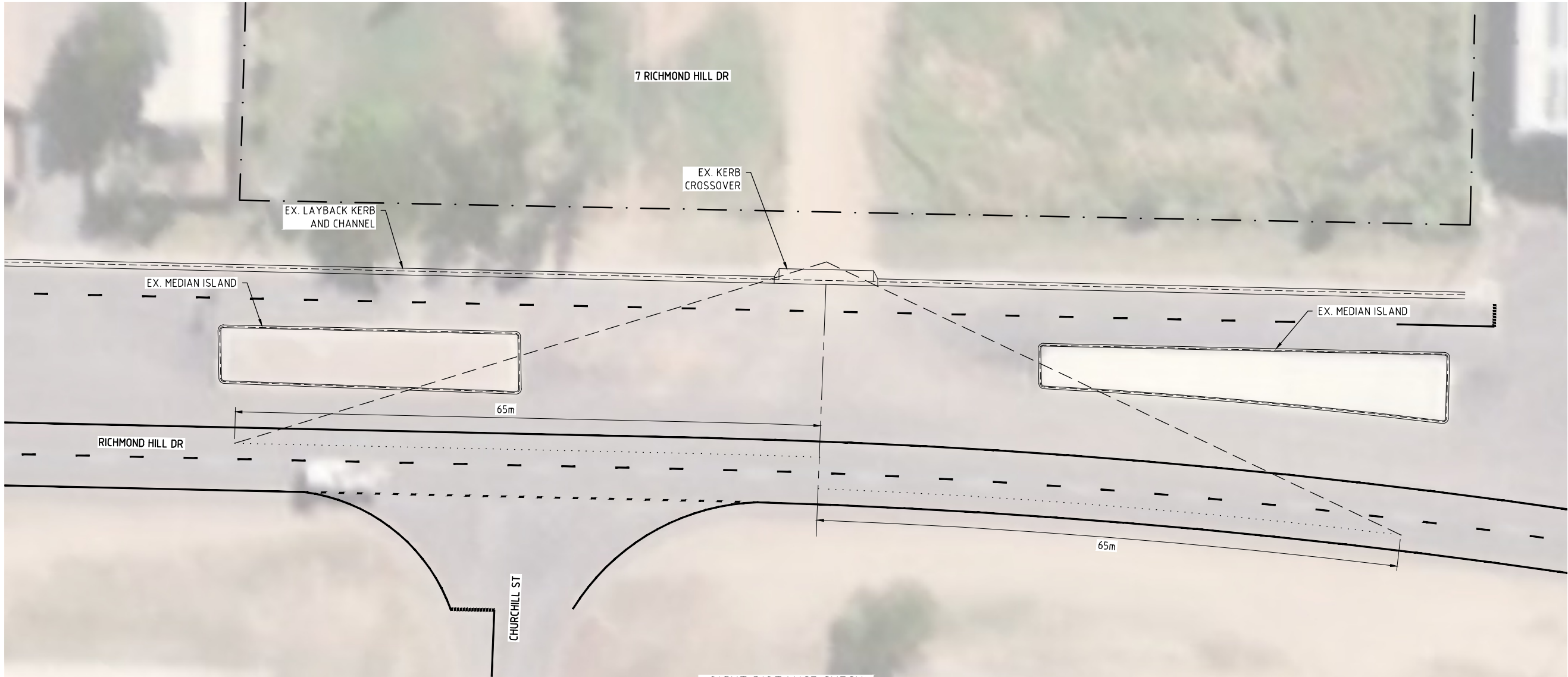
CLIENT

BEEF PEDDLER
C- BNC PLANNING

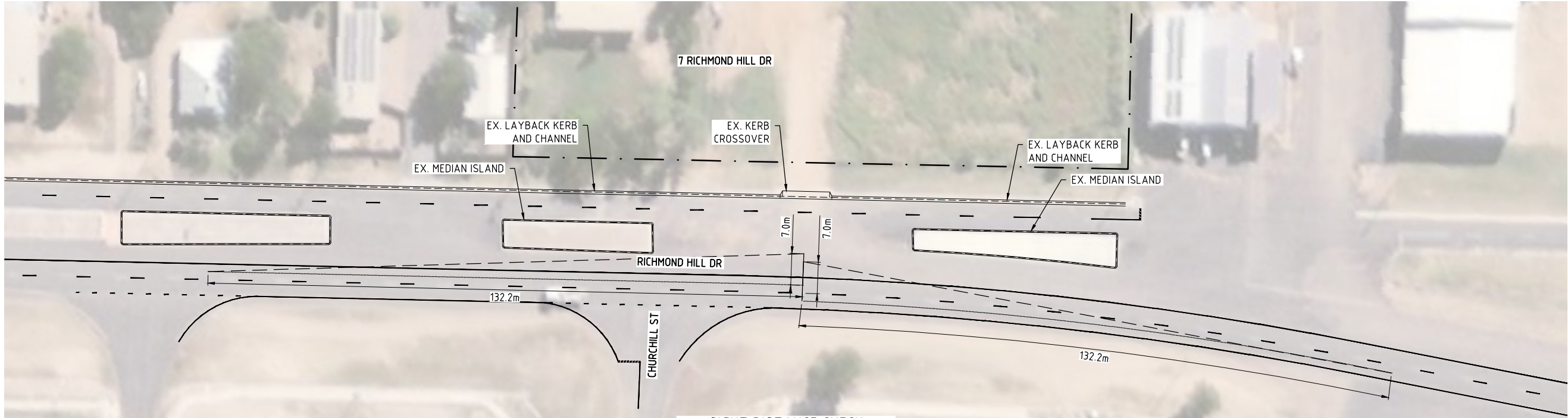
TITLE

VEHICLE TURNPATHS

DRAWN	DESIGNED	CHECKED
AC	AC	AC
APPROVED	RPEQ	DATE
		09/06/26
PROJECT No.	SHEET	REV.
BNC020	SK01	A

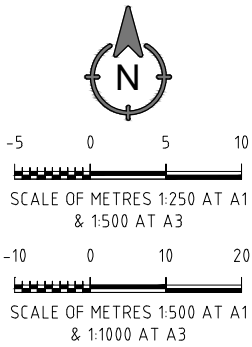


SIGHT DISTANCE CHECK
BASED ON AS2890.1-2004 FIGURE 3.2
SCALE 1:250 AT A1



SIGHT DISTANCE CHECK
BASED ON SID OF AUSTRROAD AGDR PART 4A
($D_T=5s$, $V=60\text{km/h}$, $d=0.29$)
SCALE 1:500 AT A1

- GENERAL NOTES:
- SURVEY WAS NOT AVAILABLE AT THE TIME OF THE ASSESSMENT.
 - EXISTING FEATURES (LINEMARKING, KERBS, BOUNDARIES) HAVE BEEN DRAFTED USING AERIAL MAP.



A	FOR INFORMATION	AC	09/06/26
REVISION	APP'D	DATE	

INFORMATION

ZSA
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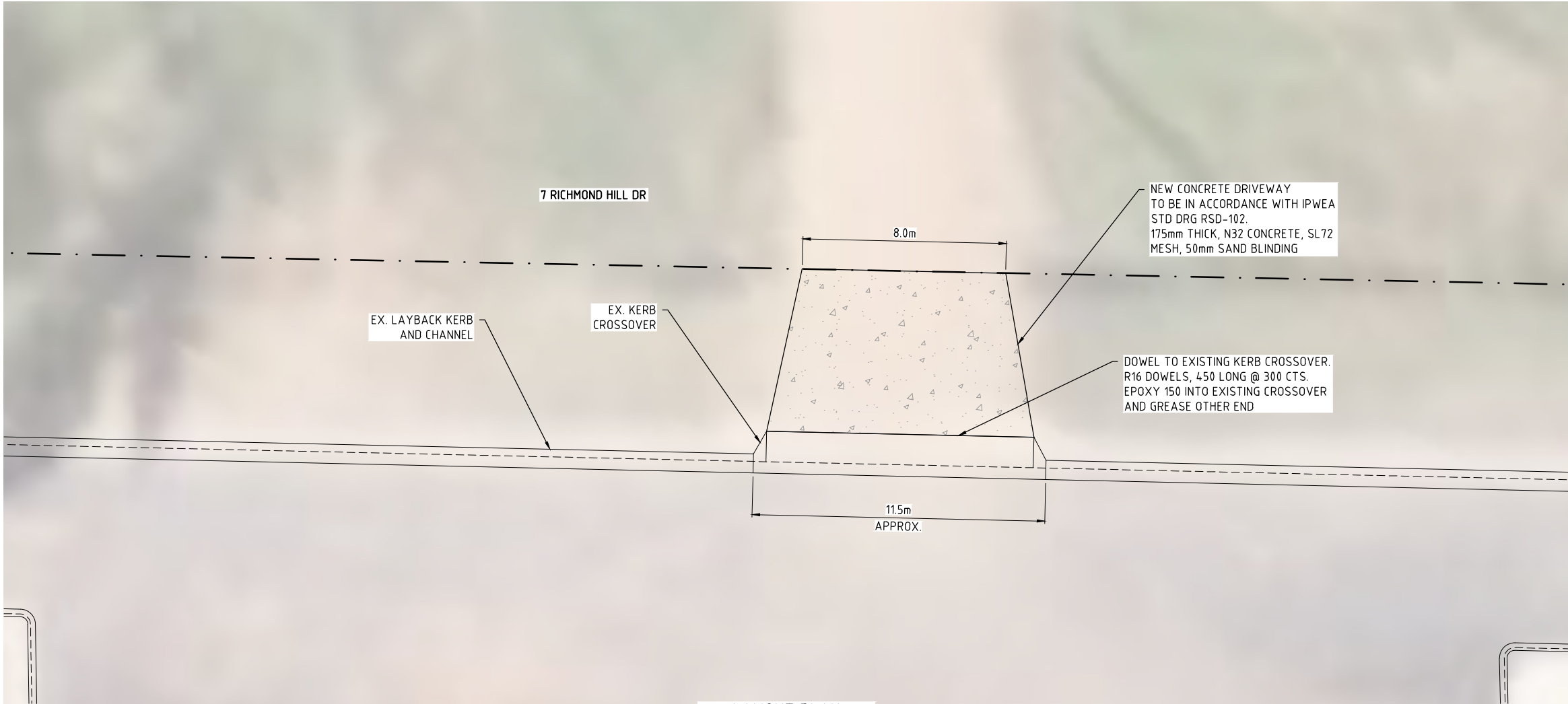
PROJECT
TRAFFIC ASSESSMENT

7 RICHMOND HILL DRIVE
HUGHENDEN, QLD 4821

CLIENT
BEEF PEDDLER
C- BNC PLANNING

TITLE

SIGHT DISTANCE CHECKS		
DRAWN AC	DESIGNED AC	CHECKED AC
APPROVED	RPEQ	DATE 09/06/26
PROJECT NO. BNC020	SHEET SK02	REV. A



LAYOUT PLAN
DRIVEWAY ACCESS
SCALE 1:100 AT A1

- GENERAL NOTES:
- SURVEY WAS NOT AVAILABLE AT THE TIME OF THE ASSESSMENT.
 - EXISTING FEATURES (LINEMARKING, KERBS, BOUNDARIES) HAVE BEEN DRAFTED USING AERIAL MAP.



-2m 0m 2m 4m

SCALE 1:100 AT A1
& 1:200 AT A3

A	FOR INFORMATION	AC	09/06/26
REVISION	APP'D	DATE	

INFORMATION



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PROJECT
TRAFFIC ASSESSMENT

7 RICHMOND HILL DRIVE
HUGHENDEN, QLD 4821

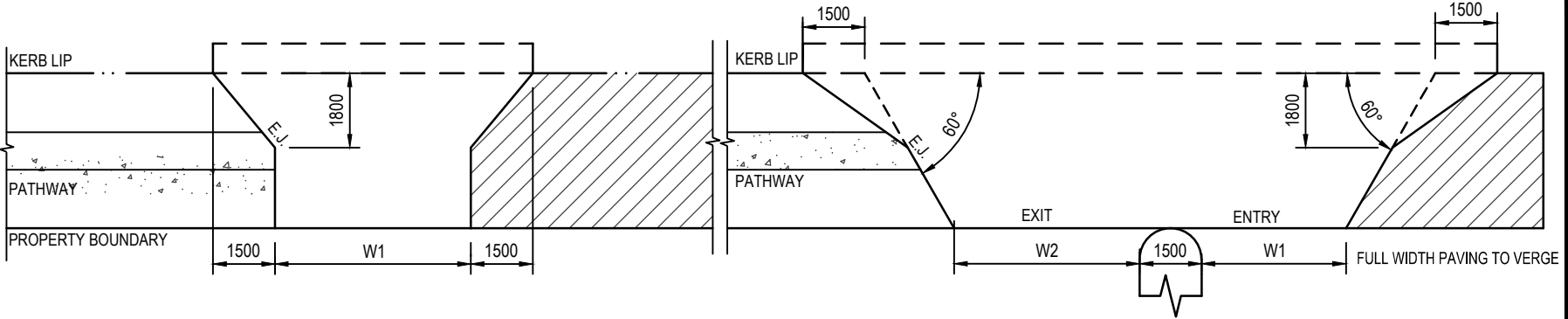
CLIENT
BEEF PEDDLER
C- BNC PLANNING

TITLE
DRIVEWAY ACCESS
UPGRADE

DRAWN AC	DESIGNED AC	CHECKED AC
APPROVED		DATE 09/06/26
PROJECT No. BNC020		SHEET SK03
		REV. ----

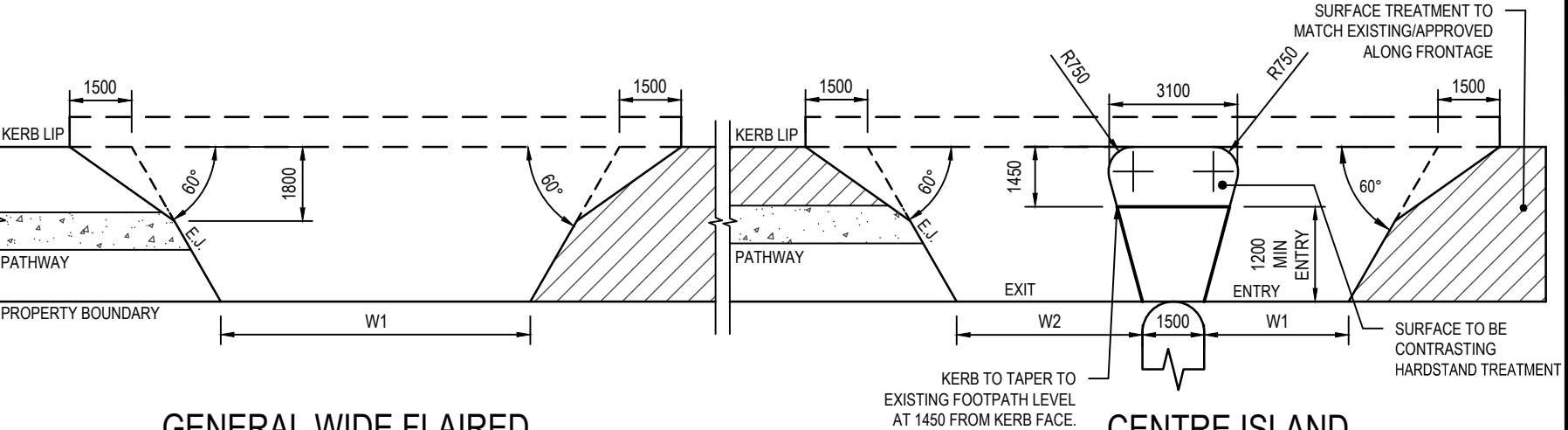
NOTES:

1. THIS DRAWING APPLIES TO INDUSTRIAL, COMMERCIAL AND MULTI UNIT RESIDENTIAL DOMAINS.
2. ENTRANCES AND EXITS FOR OFF STREET PARKING TO BE DESIGNED IN ACCORDANCE WITH AS 2890 AND AUSTRROADS - GUIDE TO TRAFFIC MANAGEMENT PART 11: PARKING. CLAUSE 6.1.
3. DRIVEWAYS FOR HEAVY VEHICLES TO BE DESIGNED IN ACCORDANCE WITH AS 2890 OFF STREET PARKING. PART 2 : COMMERCIAL VEHICLE FACILITIES.
4. ADEQUATE SIGHT DISTANCES TO BE PROVIDED IN ACCORDANCE WITH AS 2890 PART 1: OFF STREET CARPARKING FIGURES 3.2 & 3.3.
5. DRIVEWAYS INSIDE PROPERTY TO BE CONSTRUCTED SQUARE TO THE STREET ALIGNMENT AND WHOLLY CONTAINED WITHIN THE SITE FRONTAGE.
6. FOR WATER SENSITIVE URBAN DESIGN VERGES, THE PROFILE OF THE VEHICULAR CROSSING IS TO FOLLOW THE EXISTING VERGE PROFILE.
7. CROSSINGS TO BE LOCATED CLEAR OF EXISTING GULLY PITS. WHERE THIS CANNOT BE ACHIEVED, THE GULLY PIT AND ANY CONNECTING PIPEWORK SHALL BE RELOCATED AT THE PROPERTY OWNERS EXPENSE TO THE SATISFACTION OF COUNCIL.
8. PROOF ROLL SUBGRADE TO 200 BEYOND CONCRETE EDGE WITH 3 PASSES OF A CC10 ROLLER (OR EQUIVALENT). NO DEFLECTON ON LAST PASS.
9. PLAIN CONCRETE SURFACES TO BE TRANSVERSE HEAVY BROOM FINISHED.
10. DECORATIVE SURFACES, WHERE APPROVED TO HAVE A 5MM MAX. DEPTH VARIATION IN THE FINISHED SURFACE PROFILE.
11. CONTROL JOINTS ARE TO BE SEALED WITH A LOW MODULUS SELF PRIMING SEALANT TO THE MANUFACTURERS SPECIFICATION. CONTROL JOINT SPACING MAXIMUM 3M X 3M.
12. ALL SURFACES SUBJECT TO PEDESTRIAN TRAFFIC (INCLUDING VEHICLE CROSSINGS) ARE TO COMPLY WITH NOTE 30 ON STANDARD DRAWING RSD-101.
13. CROSSINGS TO BE LOCATED CLEAR OF WATER AND SEWER MAIN FITTINGS AND MANHOLES. WHERE A CROSSING DECREASES THE COVER OVER A MAIN THEN THE STANDARD COVER WILL BE REINSTATED. MINIMUM COVER AND TREATMENT TO OTHER SERVICES IS TO BE IN ACCORDANCE WITH THE SERVICE AUTHORITIES REQUIREMENTS.
14. ALL CONCRETE CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF AS 3600. CONCRETE CODE.
15. ALL CONCRETE TO BE GRADE N32 IN ACCORDANCE WITH AS 1379
16. ALL ADJACENT ASPHALT OR CONCRETE SURFACES AND PAVEMENTS TO BE SAW CUT
17. VARIATIONS TO THE DESIGNS SHOWN ARE SUBJECT TO APPROVAL FROM RELEVANT COUNCIL.
18. REFER RSD-100 FOR CROSSING PROHIBITED LOCATIONS.
19. ALL APPROPRIATE PERMITS MUST BE OBTAINED FROM COUNCIL, INCLUDING APPROVAL OF LOCATION AND LEVELS PRIOR TO EXCAVATION.
20. WHERE DIRECTED BY COUNCIL TACTILE GROUND SURFACE INDICATORS ARE TO BE PROVIDED ADJACENT TO THE CROSSING IN ACCORDANCE TO AS 1428.4.
21. VALVES, HYDRANTS LOCATED WITHIN THE CROSSING SHALL HAVE HDPE SURROUND OR EQUIVALENT PLACED BETWEEN THE SERVICE LID AND THE CONCRETE. FOR ANY ALTERATIONS TO LEVELS CONTACT RELEVANT AUTHORITY PRIOR TO CONCRETE POUR.
23. CROSSING MUST ACHIEVE A HIGH POINT OF 250MM ABOVE INVERT OF KERB TO ENSURE STORMWATER IS CONTAINED WITHIN THE ROAD RESERVE AS PER REQUIREMENT OF Q.U.D.M. (QUEENSLAND URBAN DRAINAGE MANUAL). THIS CONSTRAINT MAY BE VARIED UPON THE APPROVAL OF THE RELEVANT COUNCIL.
24. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.



GENERAL WIDE

CENTRE ISLAND

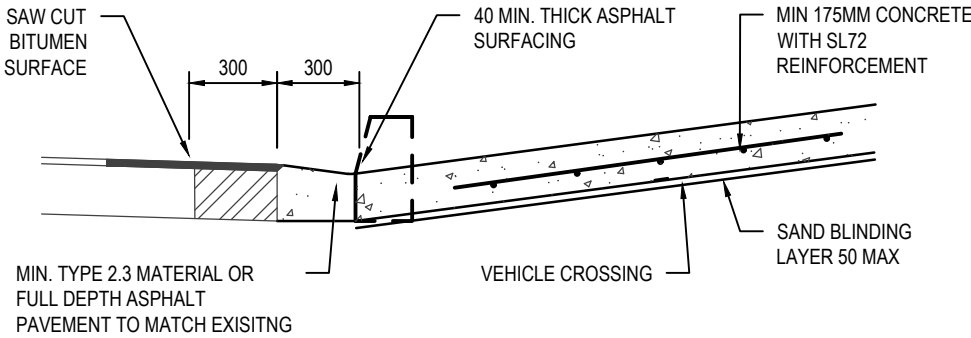


GENERAL WIDE FLAIED

CENTRE ISLAND

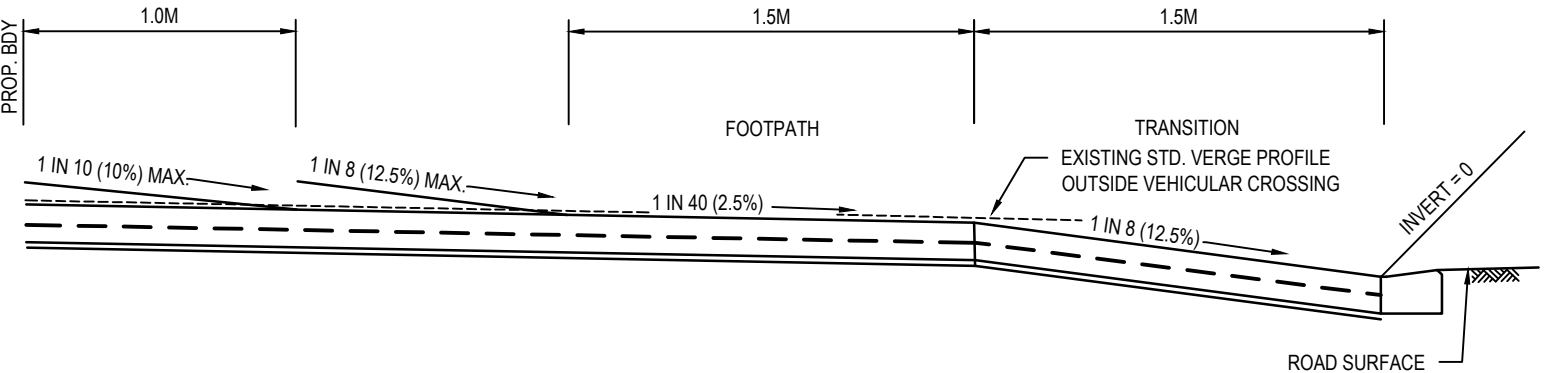
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VEHICLE CROSSING TYPES TO RELEVANT COUNCIL APPROVAL



TYPICAL SECTION - CHANNEL REMOVED

290	250	225	188	0.0	HEIGHT ABOVE INVERT OF CHANNEL (MM)
4.5	3.5	3.0	1.5	0.0	DISTANCE FROM INVERT OF CHANNEL (M)



TYPICAL SECTION - CHANNEL RETAINED

VEHICLE CROSSING DETAILS		
TYPE	W1(M)	W2(M)
A	6.0M	-
B2	6.0M - 9.0M *	-
C1/D1	4.5M	3.5M
C2/D2	5.5M	5.0M
C3/D2	7.5M	6.0M
C4/D4	9.0M	7.5M

* AS REQUIRED BY COUNCIL. DRIVEWAY TYPE TO BE AS PER THE RELEVANT COUNCILS PLANNING SCHEME.

The fitness for purpose of these drawings for a specific project shall be determined and certified by a Registered Professional Engineer of Queensland (RPEQ). The user is responsible for ensuring the relevant council has adopted the drawing prior to its use.

VEHICLE CROSSINGS		QUEENSLAND NORTHERN TERRITORY IPWEA INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA	
HEAVY DUTY	SIZE A3	DRAWING No.	
	NOT TO SCALE	RSD-102	
		REV DATE: 07/23	

Attachment: 2

SCHEDULE OF CONDITIONS OF APPROVAL

APPLICANT: Phillip Peddle
C/- BNC Planning

LAND DESCRIBED AS: Lot 12 on RP865806

LOCATION: 7 Richmond Hill Drive, Hughenden

PROPOSED DEVELOPMENT:

- **Material Change of Use – Transport Depot**

1.0 GENERAL

1.1 The proposed development must generally be in accordance with -

- (a) The approved plans and/or documents for this development approval are listed as follows and included in **Attachment 1**:

No.	Title	Plan No.	Date
1.	Site Plan	001-26-S01-01 Rev C	July 2026
2.	Vehicle Turn Paths	BNC020-SK01/A	9 June 2026
3.	Sight Distance Assessment	BNC020-SK02/A	9 June 2026
4.	Driveway Access Upgrade	BNC020-SK03	9 June 2026

1.2 The proposed development must comply with all Planning Scheme requirements applying at the date of this application, except as otherwise specified by any condition of this approval.

1.3 Where a discrepancy or conflict exists between the written conditions of this approval and the approved plans, the requirements of the written condition(s) will prevail.

1.4 All conditions of approval must be complied with in full to Council's satisfaction, prior to the commencement of the use.

2.0 PUBLIC UTILITIES

2.1 If any existing public utility service including telephone, electricity, water, sewerage needs to be altered or relocated to complete the subdivision the developer must bear the cost of alteration or relocation.

3.0 STORMWATER DRAINAGE

3.1 The approved development and use must not interfere with the natural flow of stormwater the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

4.0 APPROVED SCALE OF DEVELOPMENT

4.1 The approved Transport Depot is limited to a maximum of:

- two (2) B-Triple road train combinations return movements per day.

Attachment: 2

5.0 HOURS OF OPERATION

- 5.1 The Transport Depot shall only operate between:
- 6.00am and 6.00pm Monday to Saturday.
- 5.2 No depot operations are permitted on Sundays or Public Holidays.

6.0 ACCESS, VEHICLE PARKING AND MANOEUVRING

- 6.1 All vehicle loading, unloading, parking and manoeuvring associated with the approved use must occur wholly within the boundaries of the site and in accordance with the approved Vehicle Turn Paths Plan BNB020-SK01/A.
- 6.2 Vehicles associated with the approved use must enter and leave the site in a forward direction.
- 6.3 No vehicle associated with the development is permitted to queue within a public road reserve.
- 6.4 The approved crossover and driveway upgrade identified in the approved Traffic Review must be completed to the department's satisfaction prior to commencement of the approved use.
- 6.5 The crossover and driveway must be maintained in a safe and serviceable condition for the life of the development.

7.0 LANDSCAPE AND BUFFERING AREAS

- 7.1 The landscape strip and buffer area shown on Site Plan 001-26-S01-01/A must be established to Council's satisfaction prior to commencement of the use and maintained thereafter.
- 7.2 The designated buffer area must not be used for:
- a) vehicle parking;
 - b) trailer parking;
 - c) loading or unloading activities;
 - d) storage of materials or equipment.
- 7.3 The existing boundary fencing adjoining residential land must be maintained for the life of the approval.

8.0 AMENITY, NOISE AND DUST

- 8.1 The use must not cause an environmental nuisance or adversely affect the amenity of surrounding premises.
- 8.2 Noise generated by the approved use must not exceed:
- a) 3dB(A) above the background noise level when measured at any sensitive receiver during approved operating hours; and
 - b) no audible noise is produced at or beyond the site boundary at any other time.
- 8.3 Upon written request by Council, the operator must provide an acoustic assessment prepared by a suitably qualified acoustic consultant demonstrating compliance with Condition 8.2.
- 8.4 The use must be conducted in a manner that prevents the emission of dust beyond the boundaries of the site.
- 8.5 The operator must implement additional dust suppression measures where directed by Council to address any substantiated dust complaints received.

9.0 SARA REFERRAL AGENCY CONDITIONS

- 9.1 The developer must comply with the conditions imposed on the development by SARA as outlined in their letter dated 12 May 2026 (Attachment 3).

Attachment: 2

ADVICE

Building Work

A subsequent Development Permit for Building Works must be obtained before any Building Works are carried out as part of the approved use.

Operational Works

All civil infrastructure works associated with this development must be submitted to council for assessment and approval prior to any works commencing on site. Design associated with such an application must be prepared and certified by a RPEQ if applicable.

DEFINITIONS

In these conditions -

- a reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
- terms used have the meaning contained in the Shire of Flinders Planning Scheme V1.1 (2018), the *Planning Act 2016* or the legislation referred to in those conditions, as the case may be.

Attachment: 3

Department of
State Development,
Infrastructure and Planning

SARA reference: 2604-51890 SRA
Council reference: FSC111
Applicant reference: DA001-26

20 July 2026

Chief Executive Officer
Flinders Shire Council
PO Box 274
Hughenden QLD 4821
flinders@flinders.qld.gov.au

Attention: Kylie Davies

Dear Sir/Madam

SARA referral agency response—7 Richmond Hill Drive, Hughenden

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 21 April 2026.

Response

Outcome:	Referral agency response – with conditions	
Date of response:	20 July 2026	
Conditions:	The conditions in Attachment 1 must be attached to any development approval	
Advice:	Advice to the applicant is in Attachment 2	
Reasons:	The reasons for the referral agency response are in Attachment 3	

Development details

Description:	Development permit	Material change of use for Transport Depot for two (2) heavy rigid trucks
SARA role:	Referral agency	

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a State transport corridor or that is a future State transport corridor (Planning Regulation 2017)

SARA reference: 2604-51890 SRA

Assessment manager: Flinders Shire Council

Street address: 7 Richmond Hill Drive, Hughenden

Real property description: Lot 12 on RP865806

Applicant name: Phillip Mark Peddle C/- BNC Planning

Applicant contact details: PO Box 5493 Townsville Q 4810
Townsville QLD 4810
enquire@bncplanning.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR26-049814
- Date: 16 July 2026

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at corridor.northern@tmr.qld.gov.au.

Human Rights Act 2019 considerations: A consideration of the Human Rights Act 2019 sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

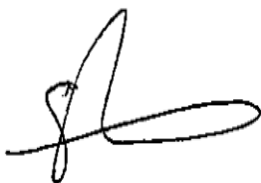
Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Suzette Bell, Senior Planner, on 07 4331 5619 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Carl Porter
A/ Manager Planning

cc Phillip Mark Peddle C/- BNC Planning, enquire@bncplanning.com.au

enc Attachment 1 - Referral agency conditions

Attachment 2 - Advice to the applicant

Attachment 3 - Reasons for referral agency response

Attachment 4 - Representations about a referral agency response provisions

Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises near a State transport corridor or that is a future State transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):	
1.	(a) Road access is located generally in accordance with DRIVEWAY ACCESS UPGRADE, prepared by ZSA Design Consulting, dated 14/07/2026, referenced BNC020 SK03 and revision B. (b) Provide road access works comprising heavy duty vehicle crossing access, (at the road access location referred to in part (a) of this condition) generally in accordance with VEHICLE CROSSINGS HEAVY DUTY prepared by IPWEA, dated 07/23 (revision date), reference RSD – 102 and revision A. (c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with: i. the Department of Transport and Main Roads' Road Planning and Design manual, 2nd Edition; ii. the Department of Transport and Main Roads' Policies and Technical Specifications; iii. the Department of Transport and Main Roads' Standard Drawing Roads; and iv. relevant local government requirements.	(a) At all times (b) and (c): Prior to the commencement of use

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.6). If a word remains undefined it has its ordinary meaning.
2.	This development approval does not include any works located within the road reserve of the State-controlled Road. Further approval from the Department of Transport and Main Roads is required pursuant to the provisions of the <i>Transport Infrastructure Act 1994</i> .
3.	Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out access works and road works (including line marking) on a State-controlled road. Please contact the Department of Transport and Main Roads to make an application for road works approval via email corridor.northern@tmr.qld.gov.au . The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction. This approval must be obtained <u>prior</u> to commencing any works on the state-controlled road reserve.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.6:
 - State code 1: Development in a state-controlled road environment.
- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road.
 - does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure.
 - does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads.
 - does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure.
 - does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure.
 - maintains or improves access to public passenger transport infrastructure or active transport infrastructure.
 - does not adversely impact the state's ability to operate public passenger services on state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.6), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

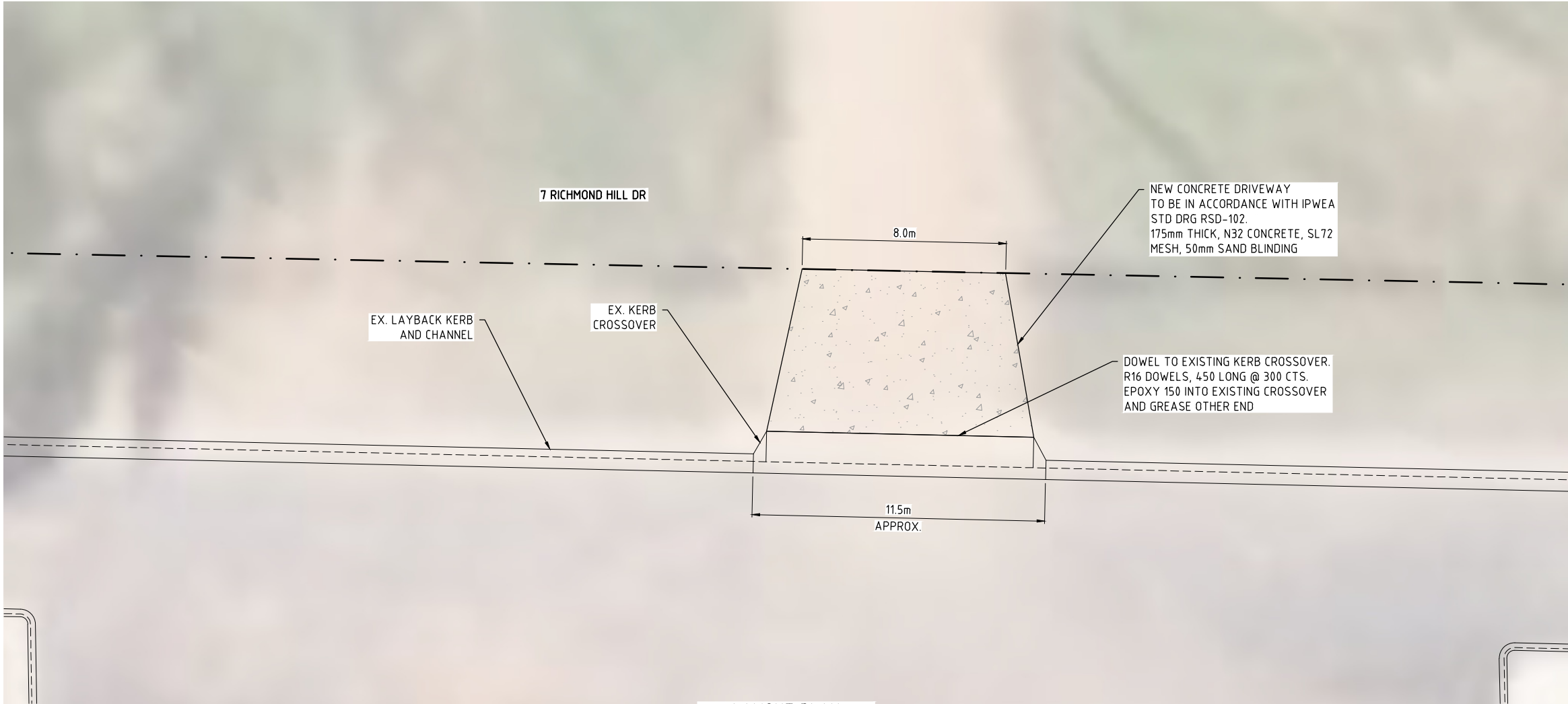
Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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Date: 14/07/2026 11:36 AM File: C:\Users\Arny\OneDrive - zsadesign.com.au\Projects\BNC\BNC020_7RichmondHillDr_Design\Civil\XDES-BNC020



LAYOUT PLAN
DRIVEWAY ACCESS
SCALE 1:100 AT A1

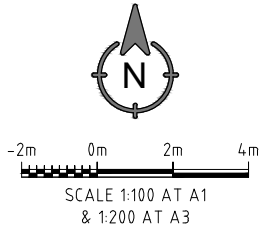
- GENERAL NOTES:**
- SURVEY WAS NOT AVAILABLE AT THE TIME OF THE ASSESSMENT.
 - EXISTING FEATURES (LINEMARKING, KERBS, BOUNDARIES) HAVE BEEN DRAFTED USING AERIAL MAP.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2604-51890 SRA

Date: 20 July 2026



B	FOR INFORMATION	AC 14/07/26
A	FOR INFORMATION	AC 09/06/26
REVISION		APP'D DATE

INFORMATION



Design Consulting

ZSA Design Consulting Pty Ltd
ABN 61 692 375 107
157 Pinnacle Drive, Condon QLD 4815
Tel: 0493 558 938
hello@zsadesign.com.au
www.zsadesign.com.au

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PURPOSE AND THE CORRESPONDING TERMS OF
ENGAGEMENT. ALL UNAUTHORIZED USE IS PROHIBITED.

PROJECT
TRAFFIC ASSESSMENT

7 RICHMOND HILL DRIVE
HUGHENDEN, QLD 4821

CLIENT
BEEF PEDDLER
C- BNC PLANNING

TITLE
DRIVEWAY ACCESS
UPGRADE

DRAWN	DESIGNED	CHECKED
AC	AC	AC
APPROVED	RPEQ	DATE
A. CHARRISMANAQA	34266	09/06/26
PROJECT No.	SHEET	REV.
BNC020	SK03	B

NOTES:

1.

THIS DRAWING APPLIES TO INDUSTRIAL, COMMERCIAL AND MULTI UNIT RESIDENTIAL DOMAINS.
2.

ENTRANCES AND EXITS FOR OFF STREET PARKING TO BE DESIGNED IN ACCORDANCE WITH AS 2890 AND AUSTRROADS - GUIDE TO TRAFFIC MANAGEMENT PART 11: PARKING. CLAUSE 6.1.
3.

DRIVEWAYS FOR HEAVY VEHICLES TO BE DESIGNED IN ACCORDANCE WITH AS 2890 OFF STREET PARKING. PART 2 : COMMERCIAL VEHICLE FACILITIES.
4.

ADEQUATE SIGHT DISTANCES TO BE PROVIDED IN ACCORDANCE WITH AS 2890 PART 1: OFF STREET CARPARKING FIGURES 3.2 & 3.3.
5.

DRIVEWAYS INSIDE PROPERTY TO BE CONSTRUCTED SQUARE TO THE STREET ALIGNMENT AND WHOLLY CONTAINED WITHIN THE SITE FRONTAGE.
6.

FOR WATER SENSITIVE URBAN DESIGN VERGES, THE PROFILE OF THE VEHICULAR CROSSING IS TO FOLLOW THE EXISTING VERGE PROFILE.
7.

CROSSINGS TO BE LOCATED CLEAR OF EXISTING GULLY PITS. WHERE THIS CANNOT BE ACHIEVED, THE GULLY PIT AND ANY CONNECTING PIPEWORK SHALL BE RELOCATED AT THE PROPERTY OWNERS EXPENSE TO THE SATISFACTION OF COUNCIL.
8.

PROOF ROLL SUBGRADE TO 200 BEYOND CONCRETE EDGE WITH 3 PASSES OF A CC10 ROLLER (OR EQUIVALENT). NO DEFLECTON ON LAST PASS.
9.

PLAIN CONCRETE SURFACES TO BE TRANSVERSE HEAVY BROOM FINISHED.
10.

DECORATIVE SURFACES, WHERE APPROVED TO HAVE A 5MM MAX. DEPTH VARIATION IN THE FINISHED SURFACE PROFILE.
11.

CONTROL JOINTS ARE TO BE SEALED WITH A LOW MODULUS SELF PRIMING SEALANT TO THE MANUFACTURERS SPECIFICATION. CONTROL JOINT SPACING MAXIMUM 3M X 3M.
12.

ALL SURFACES SUBJECT TO PEDESTRIAN TRAFFIC (INCLUDING VEHICLE CROSSINGS) ARE TO COMPLY WITH NOTE 30 ON STANDARD DRAWING RSD-101.
13.

CROSSINGS TO BE LOCATED CLEAR OF WATER AND SEWER MAIN FITTINGS AND MANHOLES. WHERE A CROSSING DECREASES THE COVER OVER A MAIN THEN THE STANDARD COVER WILL BE REINSTATED. MINIMUM COVER AND TREATMENT TO OTHER SERVICES IS TO BE IN ACCORDANCE WITH THE SERVICE AUTHORITIES REQUIREMENTS.
14.

ALL CONCRETE CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF AS 3600. CONCRETE CODE.
15.

ALL CONCRETE TO BE GRADE N32 IN ACCORDANCE WITH AS 1379
16.

ALL ADJACENT ASPHALT OR CONCRETE SURFACES AND PAVEMENTS TO BE SAW CUT
17.

VARIATIONS TO THE DESIGNS SHOWN ARE SUBJECT TO APPROVAL FROM RELEVANT COUNCIL.
18.

REFER RSD-100 FOR CROSSING PROHIBITED LOCATIONS.
19.

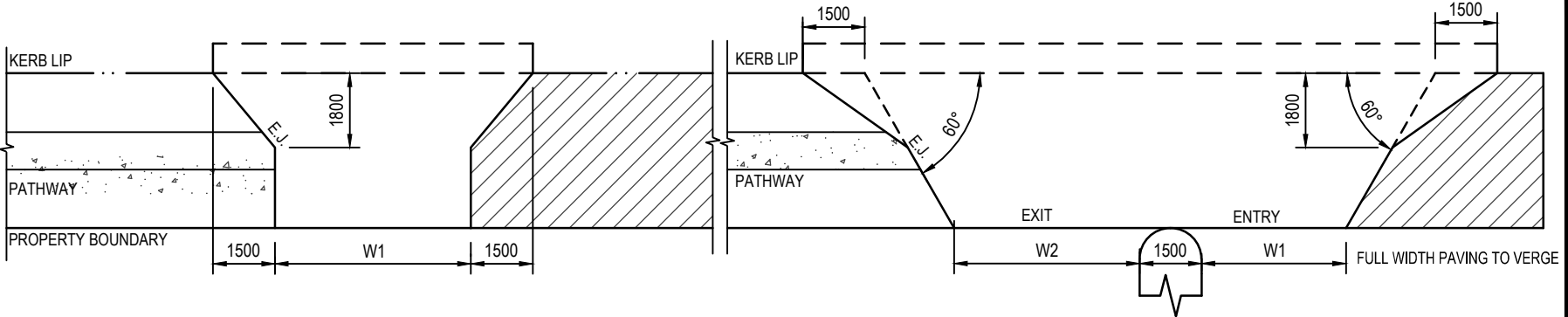
ALL APPROPRIATE PERMITS MUST BE OBTAINED FROM COUNCIL, INCLUDING APPROVAL OF LOCATION AND LEVELS PRIOR TO EXCAVATION.
20.

WHERE DIRECTED BY COUNCIL TACTILE GROUND SURFACE INDICATORS ARE TO BE PROVIDED ADJACENT TO THE CROSSING IN ACCORDANCE TO AS 1428.4.
21.

VALVES, HYDRANTS LOCATED WITHIN THE CROSSING SHALL HAVE HDPE SURROUND OR EQUIVALENT PLACED BETWEEN THE SERVICE LID AND THE CONCRETE. FOR ANY ALTERATIONS TO LEVELS CONTACT RELEVANT AUTHORITY PRIOR TO CONCRETE POUR.
23.

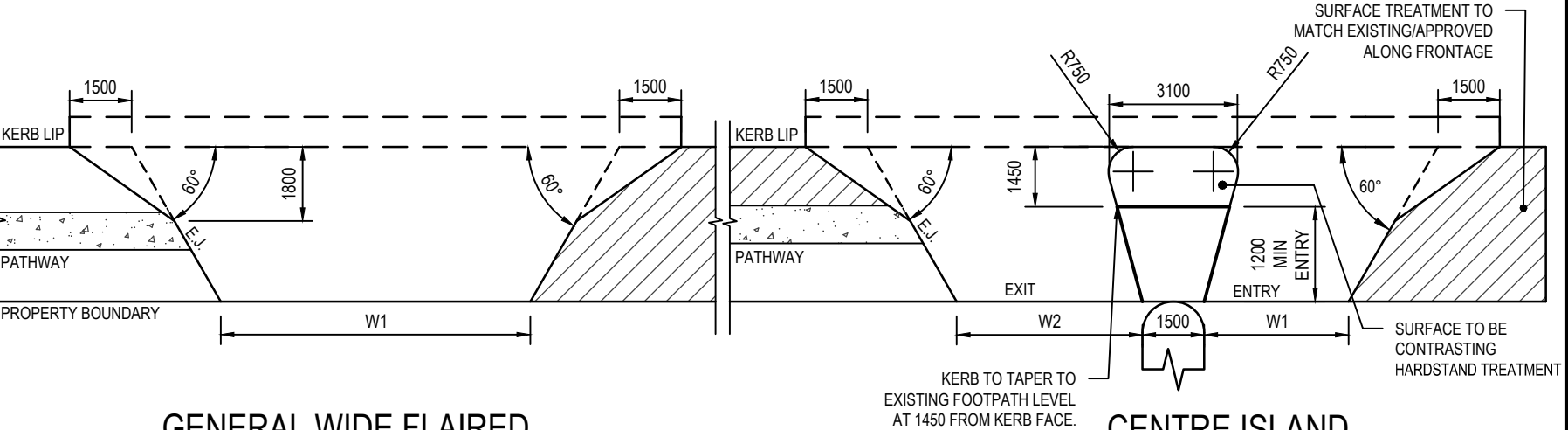
CROSSING MUST ACHIEVE A HIGH POINT OF 250MM ABOVE INVERT OF KERB TO ENSURE STORMWATER IS CONTAINED WITHIN THE ROAD RESERVE AS PER REQUIREMENT OF Q.U.D.M. (QUEENSLAND URBAN DRAINAGE MANUAL). THIS CONSTRAINT MAY BE VARIED UPON THE APPROVAL OF THE RELEVANT COUNCIL.
24.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.



GENERAL WIDE

CENTRE ISLAND



GENERAL WIDE FLAIED

CENTRE ISLAND

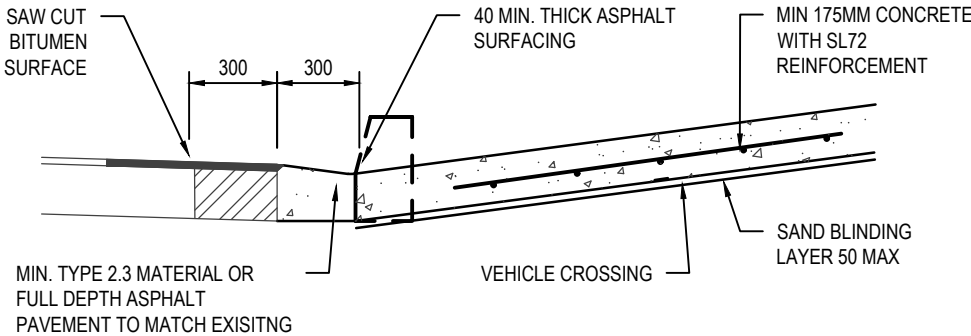
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VEHICLE CROSSING TYPES TO RELEVANT COUNCIL APPROVAL

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

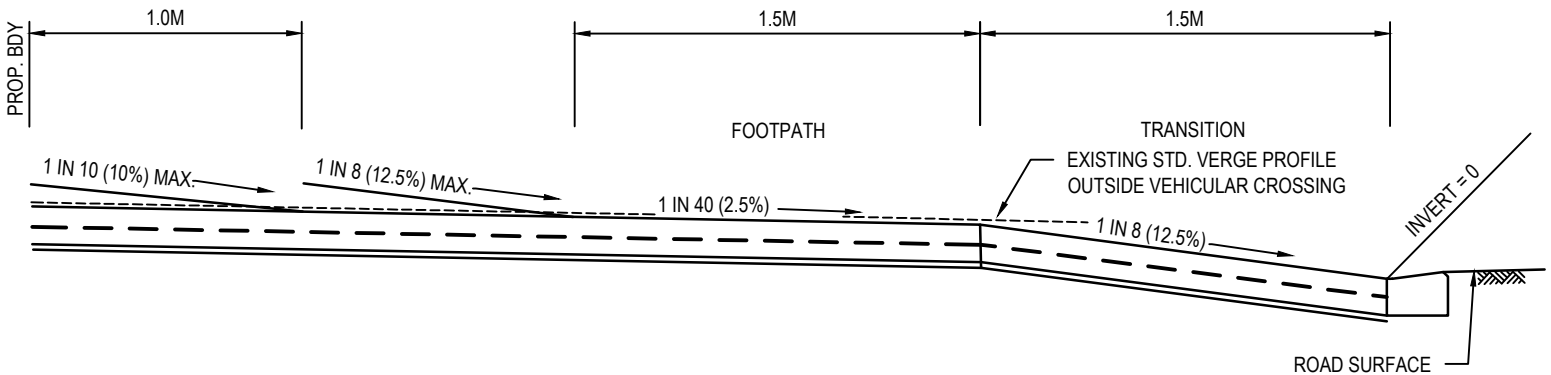
SARA ref: 2604-51890 SRA

Date: 20 July 2026



TYPICAL SECTION - CHANNEL REMOVED

290	250	225	188	0.0	HEIGHT ABOVE INVERT OF CHANNEL (MM)
4.5	3.5	3.0	1.5	0.0	DISTANCE FROM INVERT OF CHANNEL (M)



TYPICAL SECTION - CHANNEL RETAINED

VEHICLE CROSSING DETAILS		
TYPE	W1(M)	W2(M)
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B2	6.0M - 9.0M *	-
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C3/D2	7.5M	6.0M
C4/D4	9.0M	7.5M

* AS REQUIRED BY COUNCIL. DRIVEWAY TYPE TO BE AS PER THE RELEVANT COUNCILS PLANNING SCHEME.

The fitness for purpose of these drawings for a specific project shall be determined and certified by a Registered Professional Engineer of Queensland (RPEQ). The user is responsible for ensuring the relevant council has adopted the drawing prior to its use.

VEHICLE CROSSINGS		QUEENSLAND NORTHERN TERRITORY IPWEA INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA	
HEAVY DUTY	SIZE A3	DRAWING No.	
	NOT TO SCALE	RSD-102	
		REV DATE: 07/23	

Our ref TMR26-049814
Your ref DA001-26
Enquiries Linda Henning



Signature. Date

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number R26/1095, lodged with Flinders Shire Council involves constructing or changing a vehicular access between Lot 12RP865806, the land the subject of the application, and Flinders Highway (State controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address BNC Planning
PO Box 5493
TOWNSVILLE CITY QLD 4810

Application Details

Address of Property 7 Richmond Hill Drive, Hughenden QLD 4812
Real Property Description 12RP865806
Aspect/s of Development Development Permit for Material Change of Use for Material change of use for a Transport Depot for two (2) B-Triple road trains.

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
Road Access Location		
A. General		
1.	(a) The Permitted Road Access Location is to be located in accordance with Site and Elevations Plans, prepared by BNC Planning, dated May 2025, reference S01-01, issue B, as amended in red in Appendix D .	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
	(b) Road access works comprising a heavy duty vehicle crossing access, at the road access location referred to in part (a) of this condition must be provided generally in accordance with Vehicle Crossings prepared by IPWEA, dated 07/23 (revision date), reference RSD – 102 and revision A. (c) The road access works must be designed and constructed in accordance with: i. Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i>; ii. The Department of Transport and Main Roads and ' Policies and Technical Specifications iii. Manual of Uniform Traffic Control Devices (MUTCD); iv. Relevant local government requirements.	
2.	The landowner shall be responsible for maintenance of the driveway between the property boundary and the edge of the bitumen as required to continue safe and efficient access between the permitted road access point and Richmond Hill Drive (part of Flinders Highway).	Prior to the commencement of the use of the Road Access Works and to be maintained at all times.
3.	Direct access is prohibited between Richmond Hill Drive (part of Flinders Highway) at any other location other than the Permitted Road Access Location described in Condition 1.	At all times.
4.	To ensure the safety of pedestrians, bicycle riders and other path users, sight lines at the permitted road access location, must be provided and maintained so that drivers on the driveway are able to see approaching path users before their vehicle encroaches onto the path. The applicant can obtain further guidance on what is required from the Department of Transport and Main Roads' Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways, available at: Cyclists and pedestrians (Department of Transport and Main Roads)	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) To ensure access to the State-controlled Road from the property does not compromise the safety and efficiency of the State-controlled Road network.
- b) To provide safe access for all vehicles associated with the use.
- c) To ensure the safety of users of active transport infrastructure, where proximate to the subject site.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Linda Henning, Town Planner should be contacted by email at corridor.northern@tmr.qld.gov.au or on (07) 4421 8763.

Yours sincerely
edam.letter.signature
Signatory.Name
Signatory.Title

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The subject site is situated at 7 Richmond Hill Drive, Hughenden QLD 4821, more particularly described as Lot 12 on RP865806 (the subject site).
- The subject site has frontage to Richmond Hill Drive, (part of Flinders Highway state-controlled road),
- Vehicular access to the site is currently obtained from Richmond Hill Drive, a State controlled Road (SCR) with Road Id 14C and under the jurisdiction of TMR which forms part of the Flinders Highway.
- The SCR has an Annual Average Daily Traffic (AADT) of 413, of which 201 in the gazettal direction and 212 against gazettal direction.
- The subject site has an area of approximately 4.134ha.
- The site is located within the Low impact industry zone under the Flinders Shire Planning Scheme.
- The subject site currently contains an existing dwelling house; ancillary structures and an industrial shed associated with transport-related activities.
- The surrounding locality comprises a mix of residential and industrial land uses.
- The site is generally flat in nature and largely cleared of vegetation.
- The proposal involves the continued use of the existing dwelling house in conjunction with the proposed transport depot operations.
- The Transport Depot is proposed to accommodate two (2) B-triple road trains with an overall length of 53.4 metres, to be stored on-site within an expanded warehouse facility.
- The proposal includes an extension to the existing warehouse building, resulting in a total gross floor area of approximately 515m² to facilitate vehicle storage and associated depot activities, including covered parking for the heavy rigid vehicles.
- The development will operate with one (1) staff member residing on the premises.
- The applicant advises that the site has historically operated as a transport depot utilising the existing warehouse for a single heavy rigid vehicle, and the current application seeks to formalise the use and expand operations to accommodate 2 B-triple Road Trains
- The application material confirms that the existing access to the site from Richmond Hill Drive is proposed to be retained and will be formalized as per Vehicle Crossing Drawing, IPWE, dated 07/23 Ref RSD-102 Version A. The driveway appears to be suitable and accommodates the swept paths of the largest design vehicle.
- The applicant provided a swept path assessment which demonstrates that heavy vehicles can safely enter and exit the site in forward direction.
- The proposed traffic generation will only marginally increase traffic volumes.
- The provided sight distance review indicated that the B-Triple Road trains can exit and enter the site safely.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Development Application	BNC Planning	March 2026	DA001-26-PR	1.0
Response to Information Request				
Response Letter	BNC Planning	30/06/2026	DA001-26	-
Site Plan and Elevations	BNC Planning	May 2026	S01-01	B
Traffic Assessment - Vehicle Turnpaths - Sight Distance Checks - Driveway Access upgrades - Minimum Gap Sight Distance Check	ZSA Design Consulting	09/06/2026 14/07/2026	BNC020/SK01 BNC020/SK02 BNC020/SK03 BNC020/SK04	B B B A
Vehicle Crossing Drawing	IPWE	07/23	RSD-102	A

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

- (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

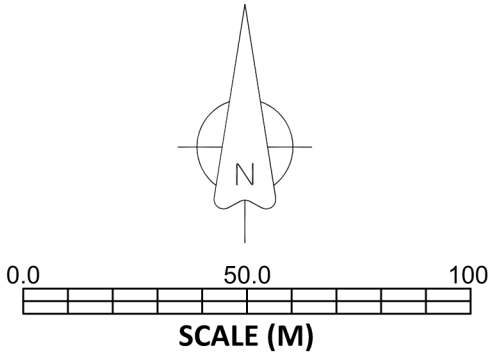
(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

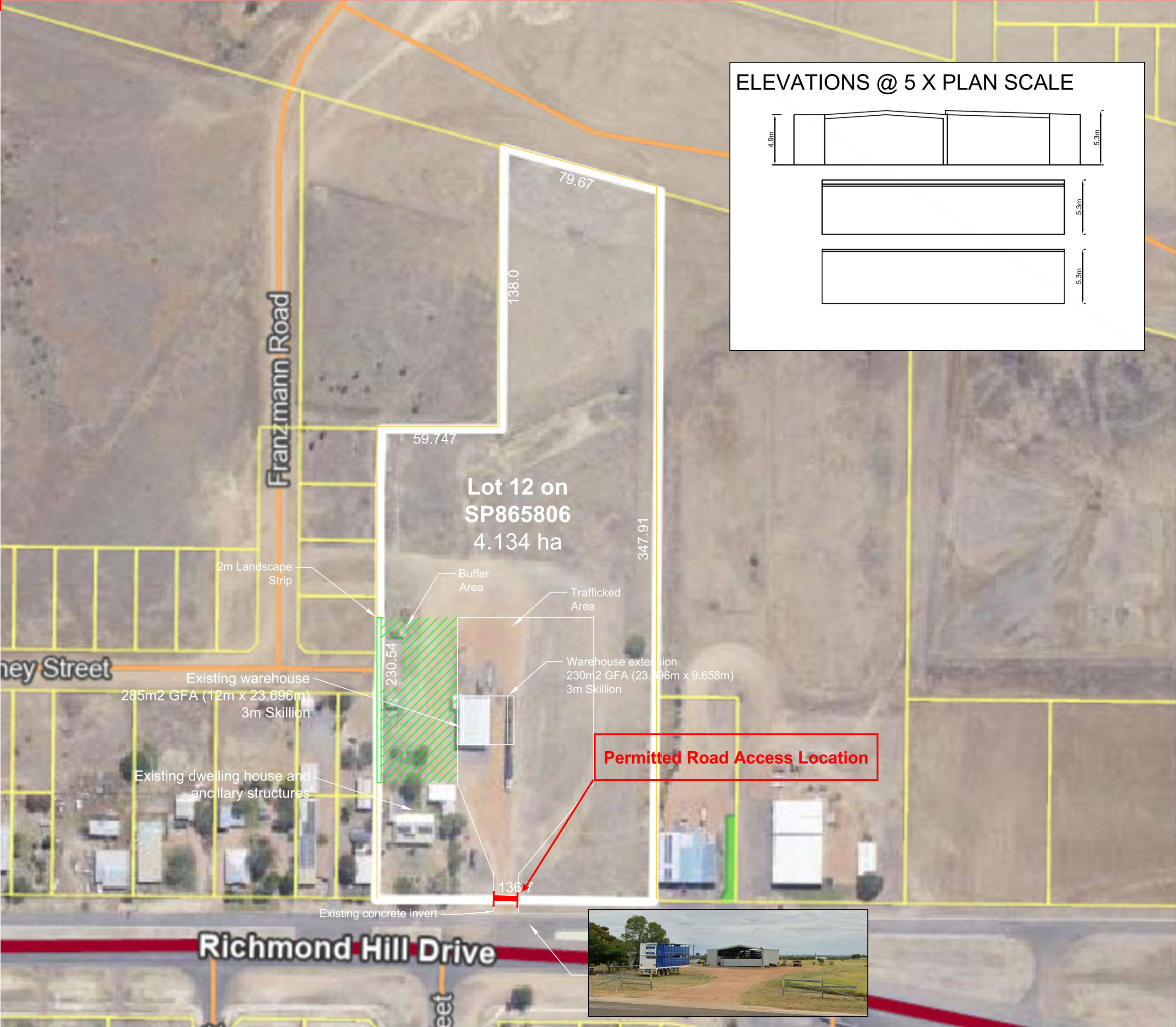
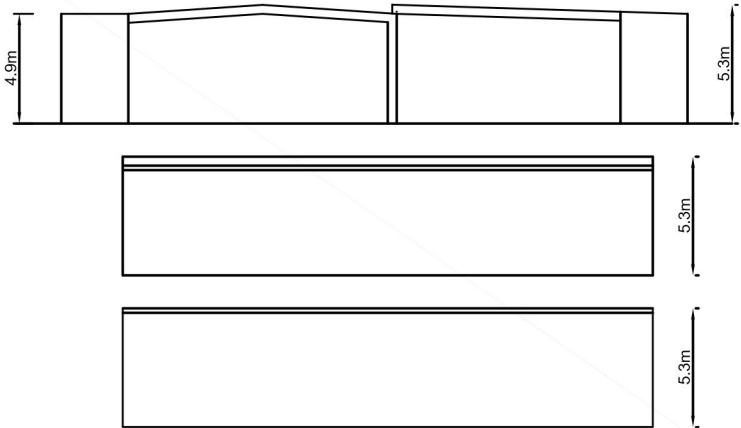
(3) Also, the appeal court may extend the period for appealing.

Attachment D

Permitted Road Access Location Plan



ELEVATIONS @ 5 X PLAN SCALE



Property Details	
Site Address:	7 Richmond Hill Drive HUGHENDEN QLD 4821
Real Property Description:	Lot 12 on RP865806
Tenure:	Freehold
Site Area:	4.134 ha
Road Frontage:	Richmond Hill Drive
Planning Scheme Zoning:	Industry Zone
Precincts:	NA

- Notes**
- Plan and detail is not for construction purposes
 - All site dimensions to be confirmed by detailed survey
 - No new road reserves
 - No existing or proposed public open space
 - No new retaining walls or retaining structures
 - No land to be dedicated for community purposes
 - No building envelopes proposed
 - Any existing and/or new easements as shown
 - The site may be subject to 1%AEP DFE flooding

- Data Source**
- DCDB as taken from unconfirmed survey source
 - Queensland Globe

SITE PLAN AND ELEVATIONS
Transport Depot Expansion

AMT	DESCRIPTION	BY	DATE	Date	Drawn
A	DA ISSUE	BNC	March 2026	May 2026	BNC
B	DA ISSUE	BNC	May 2026	As shown	BNC
				Job No:	Approved:
				DA001-26	BNC
				BNC Ref No:	Drawing No:
				001-26	S01-01
				Rev:	B
DRAWING STATUS:					
DA Issue					

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.

- (3) In this section—

conduct means an act or omission.

representative means—

- (a) of a corporation—an executive officer, employee or agent of the corporation; or
- (b) of an individual—an employee or agent of the individual.

state of mind, of a person, includes the person's—

- (a) knowledge, intention, opinion, belief or purpose; and
- (b) reasons for the intention, opinion, belief or purpose.

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
- (f) 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.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

- (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

- (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the Plumbing and Drainage Act; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal
1. Development applications For a development application other than a development application called in by the Minister, an appeal may be made against— (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than a change application made to the P&E Court or called in by the Minister, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or <i>Examples of errors in applying an adopted charge—</i> - the incorrect application of gross floor area for a non-residential development - applying an incorrect ‘use category’, under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

Table 2 Appeals to the P&E Court only			
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

Table 2 Appeals to the P&E Court only			
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

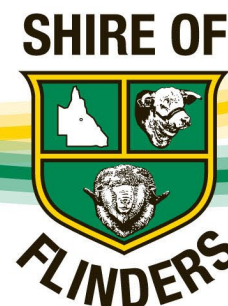
Table 3 Appeals to a tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval

Table 3 Appeals to a tribunal only			
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The person who made the decision	—	—
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



2.02 CORPORATE AND FINANCE SERVICES

2.02.01 MONTHLY FINANCE REPORT – PERIOD ENDED 31 AUGUST 2026

Author: Director of Corporate and Financial Services
Authorising Officer: Chief Executive Officer
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION

That Council:

In accordance with Section 204 of the *Local Government Regulation 2012*, Council receives the financial report, which includes the following statements, for the period ending 31 August 2026.

- i. Statement of financial performance;
- ii. Statement of financial position;
- iii. Statement of cash flows;
- iv. Statement of changes in Equity.

Executive Summary

The Financial Report for the period ended 31 August 2026 presents Council's financial position & operating results for the first two months of the 2026/27 financial year compared against the adopted budget.

As Council is only two months into the 2026/27 financial year, year-to-date results are influenced by the timing of revenue & expenditure recognition. The opening balances brought forward 1 July 2026 remain unaudited & subject to change pending completion of Council's 2025/26 external audit & finalisation of year-end accounting adjustments. Final audit entries may impact opening balances, comparative information & amounts reported in future monthly financial statements.

Council recorded an operating surplus of \$3.78 million for the period ended 31 August 2026. After capital revenue of \$2.23 million, the reported net result is a surplus of \$6.02 million. The result reflects the timing of revenue & expenditure recognition early in the financial year and should not be considered indicative of the expected full-year outcome.

Council's financial position remains sound with:

- Total assets of \$313.5 million;
- Net community assets of \$301.4 million;
- Cash & cash equivalents of \$42.4 million; &
- Unrestricted cash of \$19.9 million available to support operational & strategic obligations.

The August result reflects only two months of activity & remains subject to change as the 2025/26 external audit is finalised and associated audit entries are processed.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Background

Section 204(2) of the *Local Government Regulation 2012* requires the Chief Executive Officer to present a financial report to Council on a monthly basis.

This report provides an overview of Council's financial performance & position as at 31 August 2026, incorporating actual year-to-date income & expenditure compared with the adopted 2026/27 budget.

As this report includes opening balances carried forward from the unaudited 2025/26 financial statements, the reported financial position remains subject to amendment following completion of the annual audit process and processing of final audit entries.

The annual asset indexation & valuation adjustments for the 2025/26 financial year and any other final audit adjustments may result in changes to Council's reported asset values, liabilities & equity position.

AGENDA

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McNAMARA BOARDROOM



The following is a summary of the financial results for the period ended 31 August 2026:

1. Statement of Comprehensive Income	
Total Operating Revenue	10,341,601
Total Recurrent Expenditure	6,557,442
Net Operating Result - Surplus/(Deficit)	3,784,159
Total Capital Income	2,231,226
Total Capital Expense	-
Net Result - Surplus/(Deficit)	6,015,385
2. Statement of Financial Position	
Total Current Assets	52,167,132
Total Non-Current Assets	261,285,203
Total Assets	313,452,334
Total Current Liabilities	3,267,227
Total Non-Current Liabilities	8,748,149
Total Liabilities	12,015,376
Net Community Assets	301,436,958
Asset Revaluation Surplus	105,465,322
Retained Surplus/(Deficiency)	195,971,636
Total Community Equity	301,436,958
3. Cash Flow Statement	
Cash at the beginning of the period	42,812,163
Total Payments Received	10,688,678
Total Payments Made	(11,131,564)
Cash at the end of the period	42,369,277

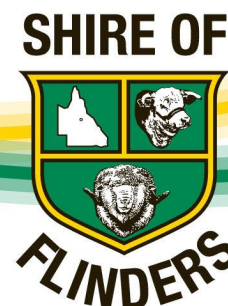
Statutory/Compliance Matters

The report is prepared in accordance with the Local Government Regulation 2012 & relevant Australian Accounting Standards.

There are no statutory or compliance issues identified.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Financial / Budget Implications

Total operating revenue year-to-date is \$10.34 million.

- Total operating expenditure year-to-date is \$6.56 million.
- Council has recorded an operating surplus of \$3.78 million for the period ended 31 August 2026.
- Capital revenue of \$2.23 million brings the reported net result to a surplus of \$6.02 million.
- The year-to-date result reflects the timing of revenue & expenditure recognition during the early months of the financial year.

Statement of Financial Position – 31 August 2026

- Total assets are \$313.5 million.
- Total liabilities are \$12.0 million.
- Net community assets total \$301.4 million.
- Retained surplus is \$196.0 million.
- Asset revaluation surplus is \$105.5 million.

Cash Position

- Cash & cash equivalents total \$42.4 million, compared with \$42.8 million at 30 June 2026.
- The net reduction in cash holdings of approximately \$0.44 million reflects operating, investing & financing cash flows during the period.
- After current liabilities, non-current provisions, unspent grant funding & reserves, unrestricted cash totals \$19.9 million.

Statement of Changes in Equity

- Opening community equity 1 July 2026 was \$295.4 million (unaudited).
- Following the year-to-date net surplus of \$6.02 million, total community equity is \$301.4 million.

Consultation/engagement

Not Applicable.

This report is presented to Council as a statutory financial reporting requirement.

Risk Implications

Low risk. Council continues to maintain a sound balance sheet, significant infrastructure asset base & adequate cash reserves.

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However, Members should note that:

- Opening balances carried forward from 30 June 2026 remain unaudited;
- The 2025/26 external audit process is yet to be completed; &
- Final audit entries may impact reported opening balances, comparative information & future monthly results.

Council officers will continue to monitor cash flow, budget performance, grant funding & operating expenditure as the financial year progresses and will update reported balances following completion of the external audit.

Strategic Impacts

Council's current financial position supports continued delivery of corporate & operational services, capital projects & strategic priorities contained within the Corporate Plan, Operational Plan & Long-Term Financial Forecast.

Attachments

1. Finance Report – Period Ended 31 August 2026

Discovery • Opportunity • Lifestyle

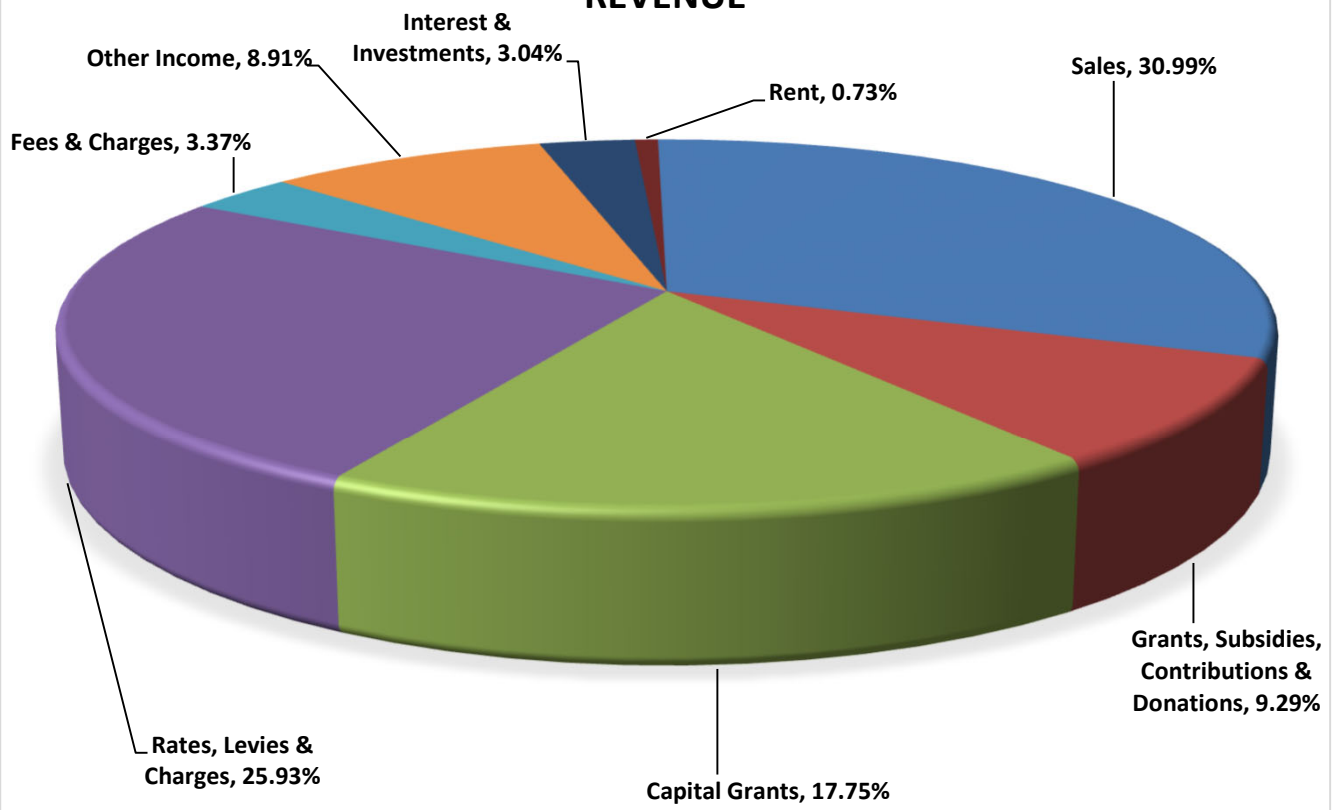


Flinders Shire Council
Financial Report
for the period ended 31 August 2026

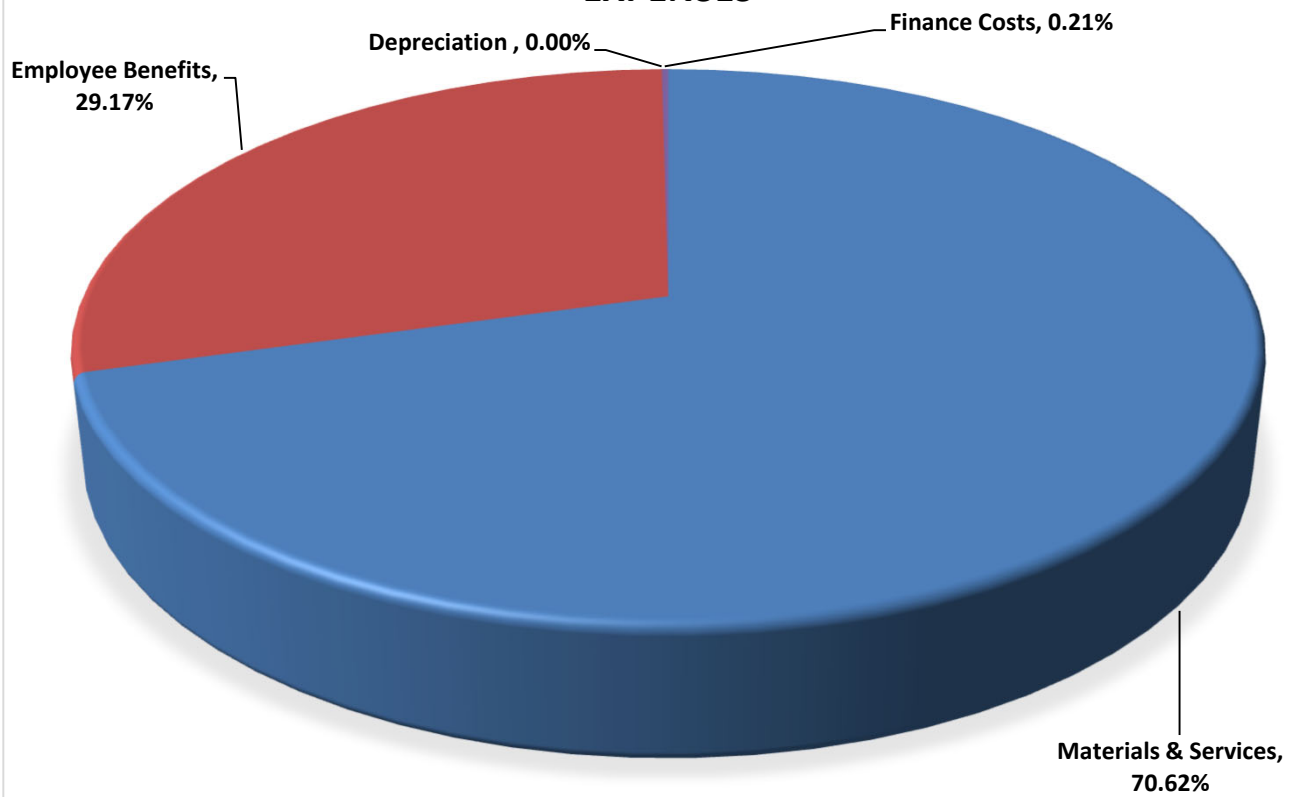
Flinders Shire Council
Statement of Comprehensive Income
for the period ended 31 August 2026

	2027	Budget 26/27	Variance	2026
	\$	\$	%	\$
Income				
Revenue				
Recurrent revenue				
Rates, levies and charges	3,259,565	6,518,827	50%	5,872,914
Fees and charges	424,302	2,138,959	20%	2,077,862
Sales revenue	3,896,169	5,256,905	74%	7,792,182
Grants, subsidies, contributions and donations	1,168,214	19,837,267	6%	18,013,991
Total recurrent revenue	8,748,250	33,751,958		33,756,949
Rental income	91,508	527,267	17%	536,951
Interest received	382,028	1,922,800	20%	1,810,031
Other income	1,119,816	378,457	296%	3,019,500
Total operating revenue	10,341,601	36,580,482		39,123,430
Capital revenue				
Grants, subsidies, contributions and donations	2,231,226	27,999,898	8%	3,063,056
Other capital income	-	-		-
Total capital revenue	2,231,226	27,999,898		3,063,056
Total income	12,572,827	64,580,380		42,186,486
Expenses				
Recurrent expenses				
Employee benefits	1,912,816	15,495,201	12%	12,573,367
Materials and services	4,630,700	19,724,765	23%	24,060,837
Finance costs	13,925	188,585	7%	190,229
Depreciation and amortisation				
Property, plant and equipment	-	7,618,761	0%	7,545,418
Total recurrent expenses	6,557,442	43,027,313		44,369,851
Capital expenses	-	-		-
Total expenses	6,557,442	43,027,313	15%	44,369,851
Net result	6,015,385	21,553,067	28%	(2,183,365)
Other comprehensive income				
Items that will not be reclassified to net result				
Increase / (decrease) in asset revaluation surplus	-	-	-	-
Total other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	6,015,385	21,553,067	28%	(2,183,365)

REVENUE



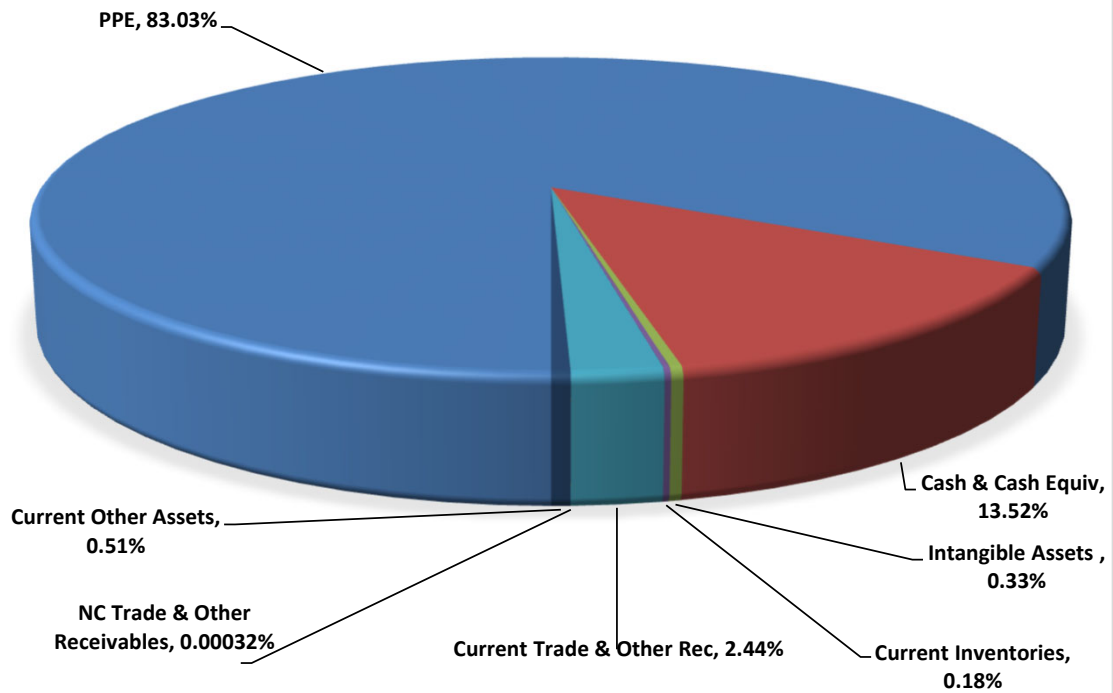
EXPENSES



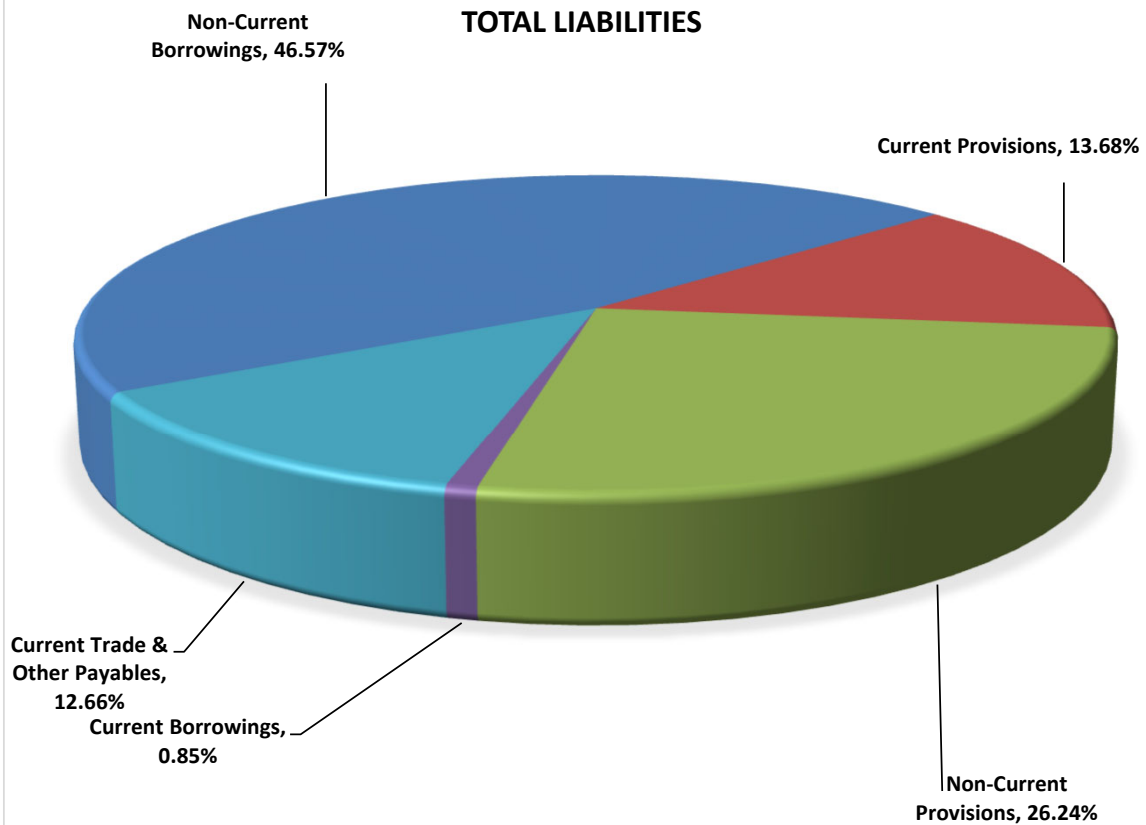
Flinders Shire Council
Statement of Financial Position
for the period ended 31 August 2026

	2027	Budget 26/27	Variance	2026
	\$	\$	%	\$
Current assets				
Cash and cash equivalents	42,369,277	57,121,768	74%	42,812,163
Receivables	7,641,319	4,385,008	174%	5,757,169
Inventories	549,624	625,140	88%	562,229
Contract assets	-	-		-
Other assets	1,606,912	1,298,925	124%	757,548
Total current assets	52,167,132	63,430,841	82%	49,889,110
Non-current assets				
Receivables	1,000	1,400	71%	1,000
Property, plant and equipment	260,261,803	279,987,991	93%	259,775,683
Intangible assets	1,022,400	1,022,400	100%	1,022,400
Total non-current assets	261,285,203	281,011,791	93%	260,799,083
Total assets	313,452,334	344,442,632	91%	310,688,192
Current liabilities				
Payables	1,521,469	4,733,945	32%	4,772,712
Contract liabilities	-	7,966,000	0%	-
Borrowings	102,294	508,719	20%	102,294
Provisions	1,643,464	1,743,510	94%	1,643,464
Total current liabilities	3,267,227	14,952,174	22%	6,518,468
Non-current liabilities				
Borrowings	5,595,589	4,311,161	130%	5,595,589
Provisions	3,152,561	3,344,472	94%	3,152,561
Total non-current liabilities	8,748,149	7,655,633	114%	8,748,149
Total liabilities	12,015,376	22,607,806	53%	15,266,618
Net community assets	301,436,958	321,834,826	94%	295,421,572
Community equity				
Asset revaluation surplus	105,465,322	105,465,325	100%	105,465,322
Retained surplus	195,971,636	216,369,501	91%	189,956,250
Total community equity	301,436,958	321,834,826	94%	295,421,572

TOTAL ASSETS



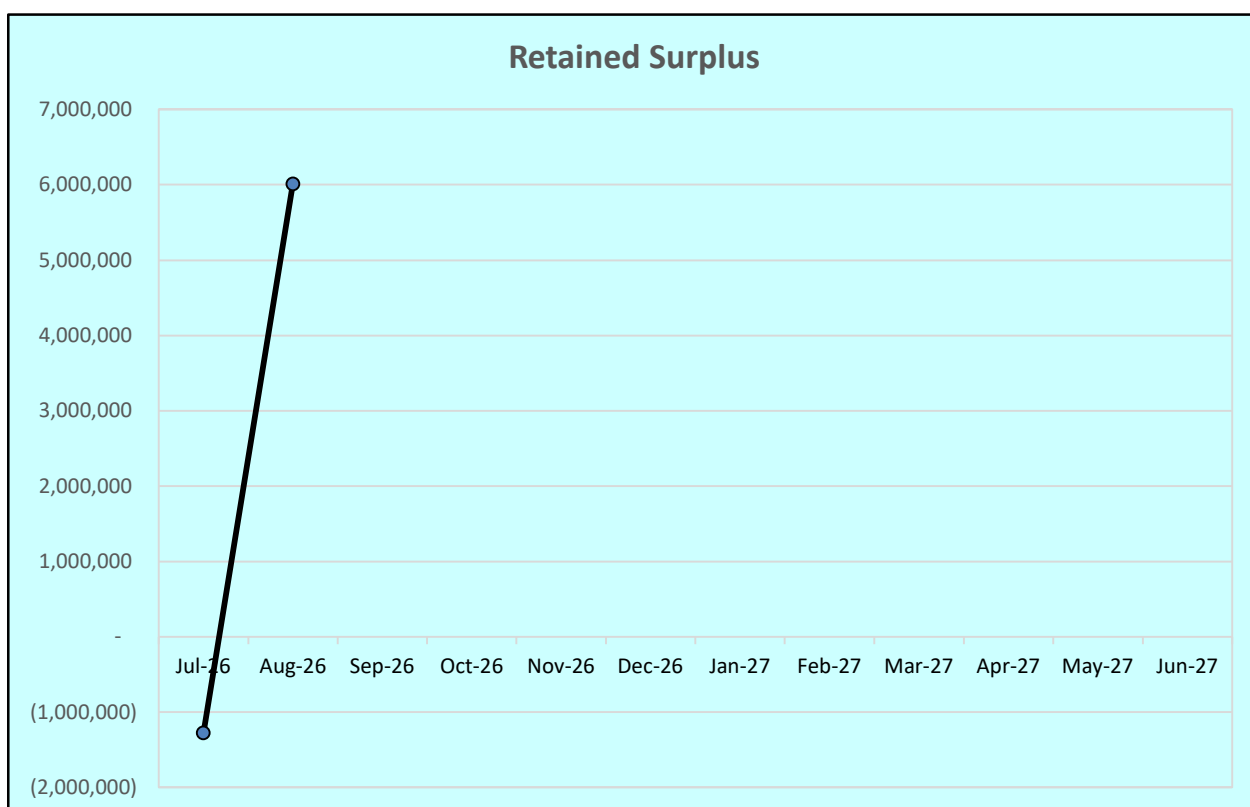
TOTAL LIABILITIES



Flinders Shire Council

Statement of Changes in Equity for the period ended 31 August 2026

	Asset revaluation surplus \$	Retained surplus \$	Total \$
Balance as at 1 July 2026	105,465,322	189,956,250	295,421,572
Net result	-	6,015,385	6,015,385
Other comprehensive income for the year			
Increase / (decrease) in asset revaluation surplus	-	-	-
Total comprehensive income for the year	-	6,015,385	6,015,385
Balance as at 31 August 2026	105,465,322	195,971,636	301,436,958
Balance as at 1 July 2025	105,465,322	192,139,616	297,604,938
	105,465,322	192,139,616	297,604,938
Net result	-	(2,183,365)	(2,183,365)
Other comprehensive income for the year			
Increase / (decrease) in asset revaluation surplus	-	-	-
Total comprehensive income for the year	-	(2,183,365)	(2,183,365)
Balance as at 30 June 2026	105,465,322	189,956,250	295,421,572

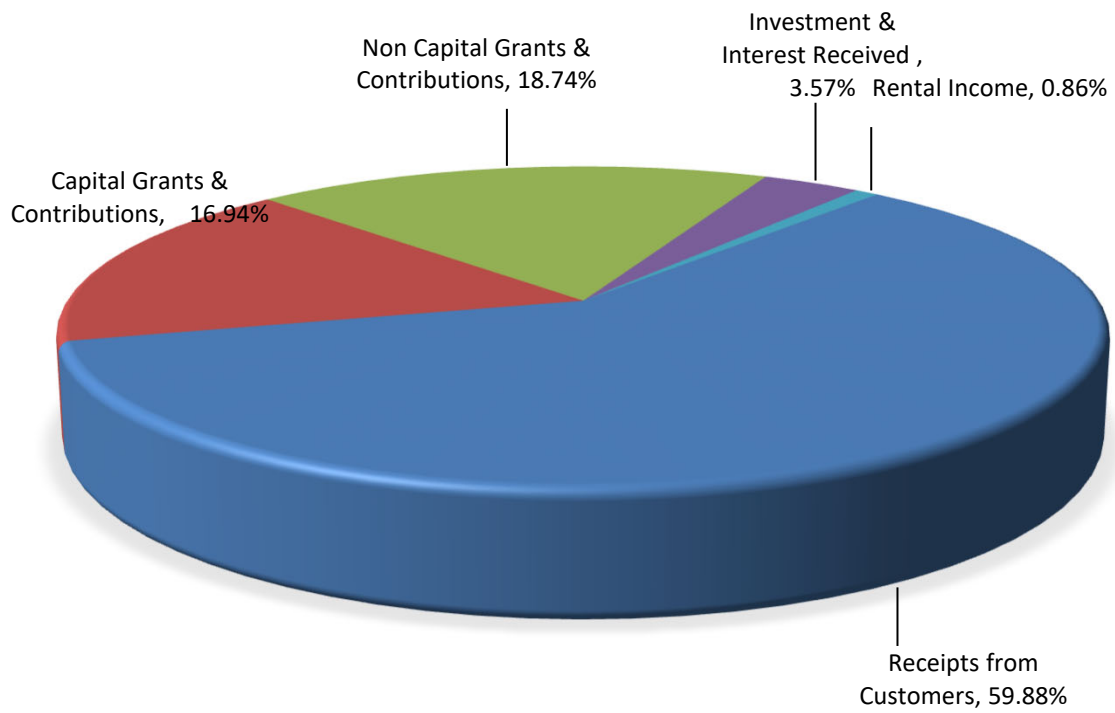


Flinders Shire Council

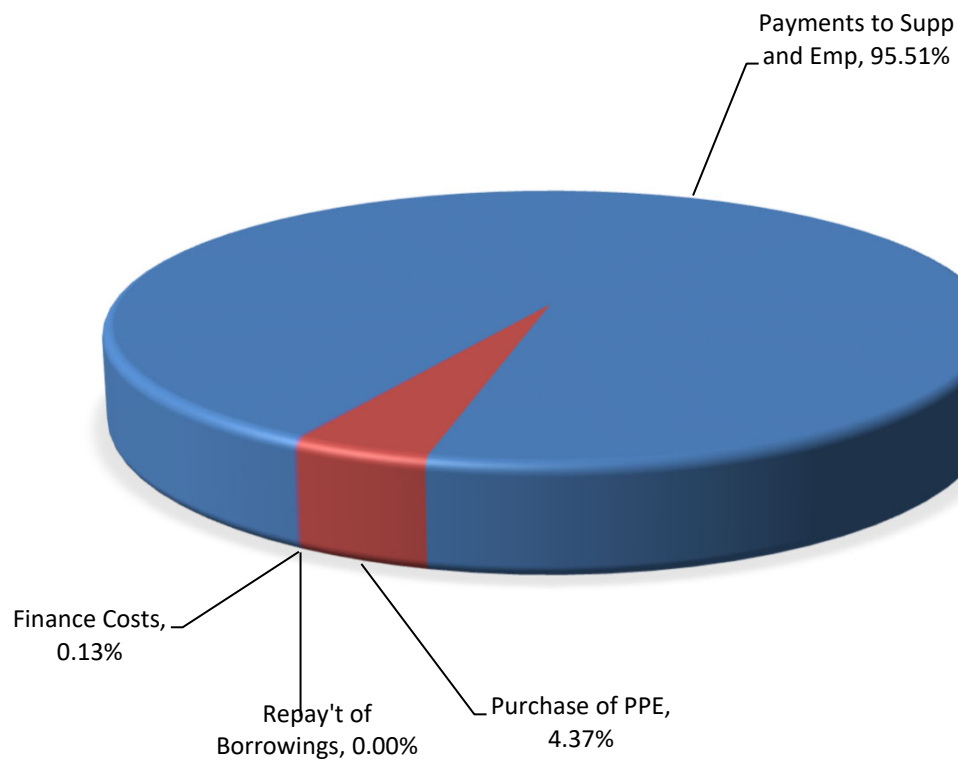
**Statement of Cash Flows
for the period ended 31 August 2026**

	2027	2026
	\$	\$
Cash flows from operating activities		
Receipts from customers	6,400,416	14,229,311
Payments to suppliers and employees	(10,631,519)	(37,392,438)
	(4,231,102)	(23,163,127)
Interest received	382,028	1,810,031
Rental Income	91,508	536,951
Recurrent grants, subsidies, contributions and donations	2,003,564	18,616,731
Borrowing costs	(13,925)	(190,229)
Net cash inflow (outflow) from operating activities	(1,767,928)	(2,389,644)
Cash flows from investing activities		
Payments for property, plant and equipment	(486,120)	(4,985,511)
Grants, subsidies, contributions and donations - Capital	1,811,162	3,169,321
Proceeds from sale of property plant and equipment	-	-
Net cash inflow (outflow) from investing activities	1,325,041	(1,816,190)
Cash flows from financing activities		
Proceeds from borrowings	-	-
Repayment of borrowings	(0)	(707,316)
Net cash inflow (outflow) from financing activities	(0)	(707,316)
Net increase (decrease) in cash and cash equivalent held	(442,886)	(4,913,151)
Cash and cash equivalents at the beginning of the financial year	42,812,163	47,725,314
Cash and cash equivalents at end of the financial year	42,369,277	42,812,163

CASH RECEIPTS



CASH PAYMENTS

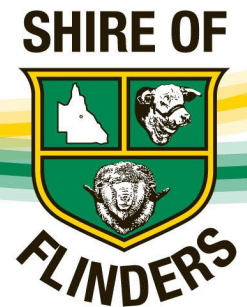


Flinders Shire Council
Unrestricted Cash Reconciliation
for the period ended 31 August 2026

Cash Balance		42,369,277
Less:		
Current Liabilities		3,267,227
Non-Current Provisions		3,152,561
Unspent Grant Funding		4,013,673
Reserves		12,000,000
Roads	4,000,000	
Water	1,500,000	
Sewer	1,500,000	
Buildings & Other Structures	2,500,000	
Plant Replacement	2,000,000	
Cemeteries	500,000	
Total Unrestricted Cash		19,935,816

AGENDA

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McNAMARA BOARDROOM



2.02.02 APPOINTMENT OF AUDIT COMMITTEE CHAIR

Author: Director of Corporate and Financial Services
Authorising Officer: Chief Executive Officer
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

Officer's Recommendation

That Council:

1. Endorse the appointment of Mr Vivek Chopra as Chair of the Flinders Shire Council Audit Committee; and
2. Direct the Chief Executive Officer to finalise all administrative arrangements associated with the appointment.

Executive Summary

Council officers reviewed the Audit Committee's leadership requirements and identified Mr Vivek Chopra as the preferred candidate for Chair.

Mr Chopra brings the governance experience, financial expertise and professional capability needed to lead the Committee and support Council's accountability and oversight responsibilities.

His appointment would strengthen Council's governance framework and help the Committee operate effectively in accordance with Queensland local government legislation and recognised audit and governance principles.

Background

The Audit Committee supports Council's governance responsibilities by providing independent oversight and advice on:

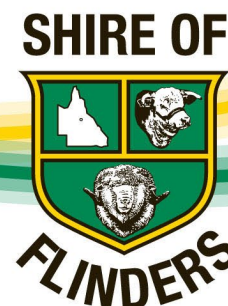
- financial reporting;
- risk management and internal controls;
- compliance obligations;
- internal audit activities; and
- external audit matters.

To maintain effective oversight and meet contemporary governance expectations, Council officers reviewed the Committee's composition and leadership needs. The review considered the qualifications, skills and experience required of the Chair and assessed suitable candidates against those requirements.

Mr Chopra was assessed as the preferred candidate. Officers are satisfied that he can lead the Committee effectively and support oversight of Council's governance, risk management and financial management functions.

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Statutory and Compliance Matters

Legislative Requirements

Section 105 of the *Local Government Act 2009 (Qld)* requires local governments to establish and maintain appropriate systems of financial management and accountability.

Section 210 of the *Local Government Regulation 2012 (Qld)* requires;

1. *The audit committee of a local government must -*
 - a) *consist of at least 3 and no more than 6 members; and*
 - b) *include*
 - I. *2, but no more than 2, councillors appointed by the local government; and*
 - II. *At least 1 member who has significant experience and skills in financial matters.*
- 2 *The chief executive officer can not be a member of the audit committee but can attend meetings of the committee.*
- 3 *The local government must appoint 1 of the members of the audit committee as chairperson.*

Section 211 of the *Local Government Regulation 2012 (Qld)* outlines audit committee responsibilities, including reviewing internal audit plans, financial statements and external audit reports, and making recommendations to Council.

Better-Practice Governance

Queensland Audit Office guidance identifies effective audit committees and strong independent leadership as key elements of good local government governance. It recommends appointing members with appropriate financial, governance and risk management expertise.

The proposed appointment is consistent with these legislative requirements and recognised better-practice governance principles.

Financial and Budget Implications

Any costs associated with appointing the Audit Committee Chair will be met from Council's existing Audit Committee budget. No additional budget allocation is required.

Consultation and Engagement

Internal consultation has been undertaken with:

- Chief Executive Officer;
- Director Corporate & Financial Services; and
- Finance Manager.

The proposed appointment was assessed against Council's governance requirements and the Audit Committee's operational needs.

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Risk Implications

Appointing a suitably qualified Chair will strengthen Council's governance and oversight arrangements and help mitigate:

- governance risk;
- financial management risk;
- compliance risk;
- fraud and corruption control risk; and
- reputational risk arising from ineffective oversight.

The appointment will also support compliance with the *Local Government Act 2009* and *Local Government Regulation 2012* and reinforce Council's internal control and accountability frameworks.

Strategic Impacts

Corporate and Operational Plan Connection

This recommendation supports Council's commitment to:

- strong leadership and governance;
- sound financial management and accountability;
- effective risk management and internal controls; and
- transparent decision-making and responsible stewardship of community resources.

The appointment will help maintain an effective governance framework and support Council's delivery of accountable and sustainable local government services.

Conclusion

The review found that Mr Vivek Chopra has the experience, skills and expertise required to serve effectively as Chair of the Audit Committee.

His appointment will strengthen governance, oversight and accountability while supporting ongoing legislative compliance.

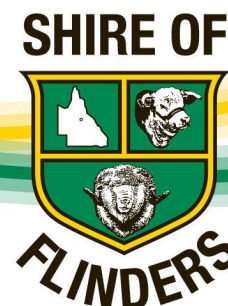
Council endorsement of the appointment is therefore recommended.

Attachments

Nil.

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30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



2.03 ENGINEERING

2.03.01 102.2026.10 REGISTER OF PRE-QUALIFIED SUPPLIERS OF WET HIRE OF PLANT AND EQUIPMENT (RE-FRESHER)

Author: Engineering Administration Officer
Authorising Officer: Director of Engineering
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any Conflicts of interest in relation to this item

OFFICER'S RECOMMENDATION

That Council:

1. Approves the 18 conforming tenderers identified in this report for inclusion in Council's Register of Pre-Qualified Suppliers for the Wet Hire of Plant and Equipment.
2. Notes the Evaluation Panel's decision to assess the three late submissions in accordance with clause 8.4(a) of the Procurement Process Conditions.
3. Authorises the Chief Executive Officer, or appropriately delegated officer, to finalise and enter into the necessary contractual arrangements with the approved suppliers, subject to confirmation of all required insurances, licences, registrations and compliance documentation.

Executive Summary

Council maintains a current Register of Pre-Qualified Suppliers for the Wet Hire of Plant and Equipment. This register enables the Engineering Team to engage suitably qualified contractors on an as-needed basis to support the delivery of operational works, capital projects, maintenance activities, and emergency response requirements.

To supplement the existing register and provide additional opportunities for contractors to be included, Request for Tender 102.2026.10 – Register of Pre-Qualified Suppliers for the Wet Hire of Plant and Equipment (Refresher) was released via the Vendor Panel portal. The tender closed at 8:00am on Monday, 27 July 2026.

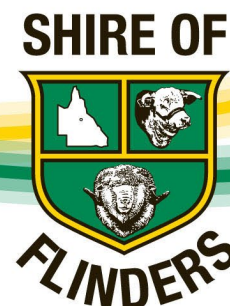
Background

The Evaluation Panel received a total of 22 tender submissions. Of these, 18 submissions were assessed as conforming, while 4 submissions were determined to be non-conforming.

Three submissions were received shortly after the tender closing time. In accordance with Clause 8.4(a) of the Procurement Process Conditions, Council has the discretion, but is not obliged, to reject or exclude a late response from assessment. After consideration of the circumstances, the Evaluation Panel determined that it was in the best interests of the procurement process to assess the three late submissions. The Evaluation Panel considered that accepting the late submissions promoted effective competition and supported the achievement of value for money, while maintaining fairness, transparency, and the integrity of the procurement process. The submissions were received before the commencement of the evaluation process, and their inclusion did not

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provide the tenderers with any unfair advantage or otherwise compromise the procurement process.

The conforming submissions were evaluated against the criteria specified in the tender documentation. Following assessment, the Evaluation Panel determined that the recommended tenderers possess the technical, financial and managerial capability necessary to perform works in accordance with Council's requirements and within agreed timeframes

Accordingly, the Evaluation Panel recommends that the following contractors be approved for inclusion in Council's Register of Pre-Qualified Suppliers for the Wet Hire of Plant and Equipment following the completion of the register refresh process, including existing suppliers updating rates and plant schedules and new suppliers seeking admission to the Register.

- Ausroad Plant Services Pty Ltd
- Ballard Bulk Haulage
- Dehennin Bulk Haulage Pty Ltd
- Done Wright Co Pty Ltd
- Flexihire Pty Ltd
- Halloran & Sons Earth Moving Pty Ltd
- Milray Contracting Pty Ltd
- Road Verge Trimming RVT Pty Ltd
- Robinson Civil Group (RCG)
- Schultz Contracting Pty Ltd
- Sherrin Rentals Pty Ltd
- Stabilcorp Pty Ltd
- Townley Contracting Pty Ltd
- Ve Group Au Pty Ltd
- Viking Civil Contracting
- Civil And Marine
- Oak Dare
- We Construct

The establishment of the register does not guarantee any minimum volume of work to any registered supplier. Contractors will be engaged on an as-needed basis, with work allocated having regard to operational requirements, availability, past performance, suitability of plant and equipment, and value for money considerations.

Statutory/Compliance Matters

N/A

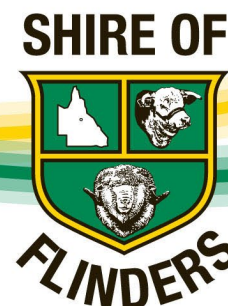
Financial / Budget Implications

The establishment of the Register of Pre-Qualified Suppliers for the Wet Hire of Plant and Equipment does not create any direct financial commitment for Council.

Expenditure will only be incurred when plant hire services are engaged from the register to meet operational, maintenance, capital works, or emergency response requirements. Any such expenditure will be funded from Council's approved operational and capital works budgets and will be undertaken in accordance with Council's Procurement Policy, adopted budget allocations, and delegated authority limits.

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The register provides Council with a flexible procurement mechanism to access suitably qualified contractors as required, while maintaining compliance with procurement requirements and ensuring value for money.

Consultation/engagement

The tender was publicly advertised to ensure a transparent and competitive procurement process.

Notices inviting submissions were published through Council's Facebook page and advertised in the Flinders Post and the Townsville Bulletin. Tender documentation was also made available through the VendorPanel portal enabling interested suppliers to access the tender information and submit responses electronically.

Risk Implications

The register of supplier process reduces procurement and operational risks by ensuring that contractors included on the register:

- Meet Council's insurance requirements;
- Hold and maintain all relevant licences, registrations and certifications;
- Comply with applicable workplace health and safety legislation and obligations;
- Demonstrate the necessary experience, capability and resources to undertake the required works; and
- Maintain the technical, financial and managerial capacity to deliver services in accordance with Council's requirements.

Contractor performance will be monitored throughout the term of the register to ensure ongoing compliance with Council's requirements and satisfactory delivery of services.

Strategic Impacts

The establishment of the Register of Pre-Qualified Suppliers for the Wet Hire of Plant and Equipment supports Council's objectives by:

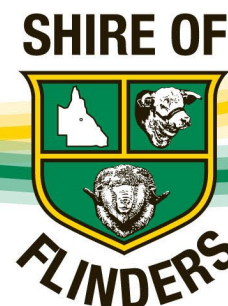
- Ensuring timely delivery of infrastructure projects.
- Supporting efficient service delivery.
- Maintaining procurement compliance and transparency.
- Providing flexibility to respond to operational and emergency requirements.

Conclusion

The register will provide Council with the flexibility to engage suitably qualified contractors as required to support the delivery of operational, maintenance, capital works and emergency response activities. It will also ensure that procurement processes remain compliant, transparent and responsive to Council's service delivery needs.

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McNAMARA BOARDROOM



2.03.02 102.2026.11 REGISTER OF PRE-QUALIFIED SUPPLIERS FOR TRADE SERVICES (RE-FRESHER)

Author: Engineering Administration Officer
Authorising Officer: Director of Engineering
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION

That Council:

1. Approves the 12 conforming tenderers identified in this report for inclusion in Council's Register of Pre-Qualified Suppliers for Trade Services.
2. Authorises the Chief Executive Officer, or appropriately delegated officer, to finalise and enter into the necessary contractual arrangements with the approved suppliers, subject to confirmation of applicable licences, registrations, insurances and compliance documentation.

Executive Summary

Council maintains a current register of pre-qualified suppliers for trade services. This register enables the Engineering Team to engage suitably qualified contractors on an as-needed basis to deliver trade services for ongoing maintenance, minor works, and project-related activities including, but not limited to, electrical, plumbing, building, welding, air conditioning, carpentry, concreting, painting and other specialist trades.

To supplement the existing register and provide additional opportunities for contractors to be included, Request for Tender 102.2026.11 – Register of Pre-Qualified Supplier of Trade Services (Refresher Tender) was released via the Vendor Panel portal. The tender closed at 8:00am on Monday, 27 July 2026.

Background

The Evaluation Panel received a total of 16 tender submissions. Of these, 12 submissions were assessed as conforming, while 4 submissions were determined to be non-conforming.

The conforming submissions were evaluated against the criteria specified in the tender documentation. Following assessment, the Evaluation Panel determined that the recommended tenderers possess the technical, financial and managerial capability necessary to perform works in accordance with Council's requirements and within agreed timeframes.

Accordingly, the Evaluation Panel recommends that the following contractors be appointed to Council's Register of Pre-Qualified Suppliers for Trade Services:

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- C.T Concrete and Civil
- GBA Consulting Engineers
- Gregor Refrigeration Services Pty Ltd
- James Construction Queensland Pty Ltd
- Kamos Pest Control
- Mazlin Diesel Maintenance & Contracting
- Mills Plumbing NQ
- PLD Holdings Pty Ltd
- Townley Contracting Pty Ltd
- Tree ACQ Pty Ltd T/A MPDT
- United Lifts
- VIP Painting and Decorating Services Pty Ltd

The establishment of the register does not guarantee any minimum volume of work to any registered supplier. Contractors will be engaged on an as-needed basis, with work allocated having regard to operational requirements, availability, relevant trade qualifications and licences, demonstrated capability, past performance, response time and value for money. Each supplier will be approved only for the trade category or categories for which the supplier demonstrated the required technical capability, licensing, insurance and compliance.

Statutory/Compliance Matters

N/A

Financial / Budget Implications

The establishment of the register of pre-qualified suppliers for trade services does not create any direct financial commitment for Council.

Expenditure will only be incurred when services are engaged from the register to meet operational, maintenance, capital works or emergency response requirements. Any expenditure will be funded through Council's approved operational and capital works budgets and undertaken in accordance with Council's Procurement Policy and delegated authority limits.

Consultation/engagement

The tender was publicly advertised to ensure a transparent and competitive procurement process.

Notices inviting submissions were published through Council's Facebook page and advertised in the Flinders Post and the Townsville Bulletin. Tender documentation was also made available through the VendorPanel portal enabling interested suppliers to access the tender information and submit responses electronically.

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Risk Implications

The pre-qualification process reduces procurement and operational risks by ensuring that contractors included on the register:

- Meet Council's insurance requirements;
- Hold and maintain all relevant licences, registrations and certifications;
- Comply with applicable workplace health and safety legislation and obligations;
- Demonstrate the necessary experience, capability and resources to undertake the required works; and
- Maintain the technical, financial and managerial capacity to deliver services in accordance with Council's requirements.

Contractor performance will be monitored throughout the term of the register to ensure ongoing compliance with Council's requirements and satisfactory delivery of services.

Strategic Impacts

The establishment of the register of pre-qualified suppliers for trade services supports Council's objectives by:

- Ensuring timely delivery of infrastructure projects.
- Supporting efficient service delivery.
- Maintaining procurement compliance and transparency.
- Providing flexibility to respond to operational and emergency requirements.

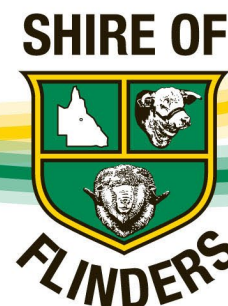
Conclusion

The Evaluation Panel has determined that the recommended suppliers possess the necessary skills, experience, resources and compliance requirements to provide trade services to Council.

The Register will provide Council with the flexibility to engage contractors as required to support the delivery of operational, maintenance, capital works and emergency response activities while ensuring procurement processes remain compliant, transparent and responsive to Council's service delivery needs.

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2.04 COMMUNITY SERVICES AND WELLBEING

2.04.01 COMMUNITY ADVISORY COMMITTEE MEETING NOTES - CAMERON DOWNS, 17 AUGUST 2026

Author: Community Services Manager
Authorising Officer: Director of Community Services and Wellbeing
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION

That Council:

1. Receive the notes from the Community Advisory Committee meeting held at Cameron Downs on Monday, 17 August 2026; and
2. Adopt the recommended actions arising from the meeting for inclusion in the Community Advisory Committee Actions Register.

Executive Summary

The purpose of this report is to present the notes from the Community Advisory Committee meeting held at Cameron Downs on 17 August 2026 for Council's consideration.

The meeting provided an opportunity for Council representatives and community members to share information, discuss current Council initiatives and raise matters affecting the Cameron Downs community and surrounding rural areas.

A range of matters was discussed, including road recovery works, Transport and Main Roads projects, town beautification, renewable energy development, housing, rural lands, road maintenance, communication with rural property owners, fire-season slashing, wild dog management, stock route water and clean-up arrangements following campdraft events. Eight recommended actions arose from the meeting. It is proposed that these actions be adopted by Council, allocated to the relevant Council directorates and included in the Community Advisory Committee Actions Register for monitoring and reporting.

Background

Council's Community Advisory Committee meeting model provides a structured avenue for Council to:

- engage directly with communities throughout the Shire;
- provide updates on Council projects and priorities;
- receive community feedback;
- discuss local issues and service needs; and
- identify actions requiring further investigation or response.

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Community Advisory Committee meetings are minuted and presented to an Ordinary Meeting of Council. Actions adopted by Council are included in the Community Advisory Committee Actions Register and reported at subsequent meetings. A 12-month meeting calendar has also been established to support forward planning and community participation.

The Cameron Downs Community Advisory Committee meeting was held on Monday, 17 August 2026 and was chaired by Mayor Kate Peddle. The meeting included representatives from Council and the local community.

Council and Project Updates

Updates provided at the meeting included:

- the Community Advisory Committee meeting model and Actions Register;
- adoption of Council's updated Gates and Grids Policy;
- the flood damage and roads recovery program;
- Transport and Main Roads projects;
- town beautification projects across the Shire;
- renewable energy projects and Community Benefit Agreement negotiations;
- the Housing Strategy adopted in July 2026; and
- development of the Rural Lands Strategy.

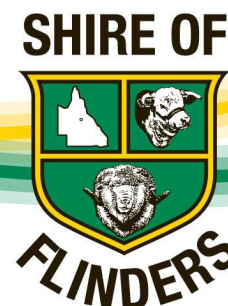
Matters Raised by the Community

Community members raised matters relating to:

- the suitability of resheeting material placed on the Hughenden-Muttaburra Road;
- notification to affected property owners before Council undertakes slashing or grading;
- risk assessment requirements for slashing during the fire season;
- distribution of community news and key contact information with rates notices;
- the appropriate contact pathway for wild dog trapping;
- excess water associated with the Woodsbury bore; and
- clean-up responsibilities following campdraft events at the Showgrounds.

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Recommended Actions

The following actions are recommended for adoption and inclusion in the Community Advisory Committee Actions Register:

No.	Recommended action	Responsible directorate
1	Arrange distribution or mail-out of the 12-month Community Advisory Committee meeting calendar.	Community Services & Wellbeing
2	Investigate the suitability of the re-sheeting material recently placed on the Hughenden-Muttaborra Road.	Engineering
3	Review options for notifying affected property owners when Council slashing or grading works are planned.	Engineering
4	Confirm risk assessment requirements for slashing activities undertaken during the fire season.	Engineering
5	Consider distributing community newsletter and key contact information with rates notices.	Community Services & Wellbeing
6	Confirm and communicate the appropriate contact pathway for wild dog trapping enquiries.	People, Safety and Governance
7	Investigate the excess water issue at Woodsbury bore and assist with identifying an appropriate response.	People, Safety and Governance
8	Clarify clean-up arrangements and responsibilities following campdraft events at the Showgrounds.	Engineering

All eight actions were recorded as new actions in the draft meeting notes.

Statutory / Compliance Matters

The Community Advisory Committee meeting model supports Council's community engagement and transparent decision-making processes.

Presenting the meeting notes and recommended actions to Council provides a formal record of the issues raised and enables Council to determine which actions should proceed through its established operational and governance processes.

Any works, expenditure or service changes arising from the adopted actions will remain subject to relevant legislative requirements, Council policies, budget availability, risk assessment and officer delegations.

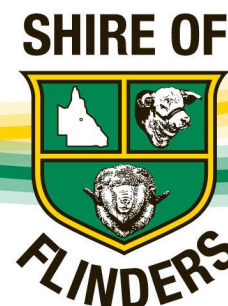
Financial / Budget Implications

Receiving the meeting notes and adopting the recommended actions does not, of itself, commit Council to unbudgeted expenditure.

The actions primarily require investigation, clarification, communication or consideration by the responsible directorates. If an investigation identifies a need for works or expenditure outside an approved operational budget, a further report or budget consideration may be required in accordance with Council's established financial management processes.

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Consultation / Engagement

The meeting was attended by Council representatives and community members and was chaired by Mayor Kate Peddle. The meeting enabled community attendees to receive Council updates, raise local matters and identify issues requiring further investigation or response.

The next scheduled Community Advisory Committee meeting is to be held at Torrens Creek on 14 October 2026. Progress on adopted actions can be reported through the Community Advisory Committee Actions Register and at subsequent meeting

Risk Implications

Risk	Assessment and treatment
Governance risk	Managed by presenting the meeting notes and recommended actions to Council for formal consideration and recording adopted actions in the Actions Register.
Operational risk	Actions will be allocated to the relevant directorates for investigation, response and monitoring through existing operational processes.
Financial risk	Adoption of the actions does not authorise unbudgeted expenditure. Any financial commitment will require consideration against existing budgets, delegations and procurement requirements.
Work health and safety risk	The action relating to slashing during fire season will support clarification of applicable risk assessment requirements.
Reputational risk	Timely consideration and reporting of community-raised issues demonstrates that Council acknowledges community feedback and provides a mechanism for follow-up.
Communication risk	Maintaining the Actions Register and reporting progress at subsequent meetings will reduce the risk of community members being unclear about the status of matters raised.

Strategic Impacts

Receiving the meeting notes and adopting the recommended actions supports Council's strategic objectives relating to:

- transparent and accountable governance;
- meaningful community engagement;
- responsive service delivery;
- effective communication with rural residents and property owners;
- responsible management of Council infrastructure and assets; and
- collaboration between Council and local communities.

The Community Advisory Committee model provides a practical mechanism for community voices to inform Council's planning, service delivery and operational priorities.

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Conclusion

The Community Advisory Committee meeting held at Cameron Downs on 17 August 2026 provided a valuable opportunity for Council and community members to discuss local priorities, receive updates on Council initiatives and identify matters requiring further attention.

Eight recommended actions arose from the meeting. Adoption of the meeting notes and actions will provide clear responsibility for follow-up and enable progress to be monitored through the Community Advisory Committee Actions Register.

Attachments

- Community Advisory Committee Meeting Notes: Cameron Downs, 17 August 2026.



MEETING NOTES

COMMUNITY ADVISORY COMMITTEE MEETING

Date: Monday, 17 August 2026 (Cameron Downs)

Chair: Mayor Kate Peddle

Notes from the meeting of the Community Advisory Committee (CAC) held at Cameron Downs on Monday 17 August 2026.

Attendance

Flinders Shire Council and community attendees: Barb Smith, Dennis McLeod, Misenka Duong, Mayor Kate Peddle, Peter Fornasier, Kelly Carter, Mim Crase, Lisa Davidson, Lindy Hick, Geoff Wearing, Melanie Pensini, Chelsea Smith, Shona Larkin (via online attendance), Ange Nisbet, Shannon (Barragunda) and Jean Smith.

Apologies: Not recorded.

Introduction by Mayor Kate Peddle (Chair)

Discussion items

Update on CAC meeting model

Council provided an update on the CAC meeting model, its purpose and objectives. CAC meetings provide an avenue for Council to engage with the community, share updates on priority projects, receive feedback and discuss key issues. Meetings are minuted and tabled at monthly Council meetings. Adopted actions are added to the CAC Actions Register and reported back at subsequent meetings.

The 12-month calendar for CAC meetings has been set.

A mail-out of meeting dates can be arranged.

Actions from previous meetings

Mayor Kate Peddle provided an update on the CAC Actions Register and matters raised at previous meetings.

Gates and Grids Policy update

Council advised that the updated Gates and Grids Policy had been adopted. The policy provides a consistent approach to the installation, replacement, removal and maintenance of gates and grids on Council-controlled roads.

Approved grids are owned by Council and recorded in the asset register.

Adjoining property owners are responsible for routine maintenance and notifying Council of defects or hazards.

Council undertakes inspections and is responsible for structural repairs and renewal.

The Gates and Grids Subsidy Program provides a Council contribution of \$3,500 per approved grid.

Flood damage and roads recovery program

Misenka Duong provided an update on flood damage and the roads recovery program. The meeting noted completion of the 2025/26 Emergent Works Program, sector submissions lodged with the Queensland Reconstruction Authority, concurrent work fronts and progress on the Flinders River Crossing on Glentor Road.

Transport and Main Roads projects

Misenka Duong provided an update on Transport and Main Roads projects.

Town beautification projects

Mayor Kate Peddle provided an update on town beautification projects in Hughenden, Prairie, Stamford and Torrens Creek.

Renewables and Community Benefit Agreement negotiations

Mayor Kate Peddle advised that Council was progressing Community Benefit Agreement negotiations associated with

renewable energy projects. Council is compiling a list of legacy projects that may be supported through future agreements.

Housing Strategy

Council provided an update on the Housing Strategy, which was adopted in July 2026. The strategy identifies short, medium and long-term actions to address local housing needs.

Rural Lands Strategy

Mayor Kate Peddle advised that a consultant had been engaged to develop the Rural Lands Strategy. Community survey results had been incorporated into the draft and Council was reviewing recommendations and priority actions.

Hughenden-Muttaborra Road resheeting material

Concerns raised about rocks and the suitability of recently placed resheeting material. It was requested that the material be tested to confirm its suitability for road maintenance.

Communication about road works

Property owners requested that Council provide notice when slashing or grading work is planned on local roads.

Slashing during fire season

A request was made for risk assessments to be undertaken for slashing activities during the fire season.

Local contact information

Suggestion that good news and key contacts information could be circulated with the rates notice.

Wild dog trapping

The meeting discussed who should be contacted regarding wild dog trapping. Billy Paine was identified as the contact.

Stock route water and Woodsbury bore

An issue raised regarding stock route water and ongoing issues. New solar panels procured from the department were resulting in excess water at Woodsbury bore. The landowner did not want the water to be wasted and requested assistance to resolve the issue.

Showgrounds clean-up after campdraft events

Query raised regarding clean-up expectations following campdraft events. It was noted that Council had historically assisted with clean-up and that requiring events to cover clean up costs could affect the event's viability. Discussion regarding access to Council's community grants and seeking council in-kind support.

Recommended actions arising from the meeting

No.	Action	Responsible officer	Status
1	Arrange distribution or mail-out of the 12-month CAC meeting calendar.	DCSW	New
2	Investigate the suitability of the resheeting material recently placed on the Hughenden-Muttaborra Road.	DOE	New
3	Review options for notifying affected property owners when Council slashing or grading works are planned.	DOE	New
4	Confirm risk assessment requirements for slashing activities undertaken during fire season.	DOE	New
5	Consider distributing community newsletter and key contact information with rates notices.	DCSW	New
6	Confirm and communicate the appropriate contact pathway for wild dog trapping enquiries.	DPSG	New
7	Investigate the issue at Woodsbury bore and assist with identifying an appropriate response.	DPSG	New
8	Clarify clean-up arrangements and responsibilities following campdraft events at the Showgrounds.	DOE	New

Next meeting

The next scheduled CAC meeting is to be held at Torrens Creek on 14 October 2026.

Actions Register

The following register contains outstanding actions from previous Community Advisory Committee meetings and the new actions arising from the Cameron Downs meeting held on 17 August 2026.

No	Meeting / date raised	Issue raised	Adopted action	Outcome / update	Responsible officer	Status
1	Torrens Creek	Causeway over Eaglehawk Creek on the Hughenden-Muttaborra Road requires repairs.	Continue liaison with the Department of Transport and Main Roads regarding funding for rectification.	TMR has been advised; funding had not been provided at the time of the register update.	DOE	Ongoing
2	Torrens Creek	Extension of the Torrens Creek mowing area to the Aramac Road junction.	Include maintenance of the road verges to the Aramac Road junction in the relevant town maintenance contract.	The existing contracts were due to expire on 30 June 2026. The proposed new Torrens Creek contract scope was to include these verges.	DOE	Status to be confirmed
3	Prairie	Potential restoration and community use of the Torrens Creek Golf Course.	Meet with the Torrens Creek community to discuss potential use and available options.	An initial meeting was held in July 2026, with follow-up required.	DCSW	In Progress
4	Prairie	Drainage and flooding concerns within Prairie.	Complete flood mapping analysis and undertake further consultation on potential mitigation options.	The Hughenden and Prairie flood study was reported as being in its final stages.	DOE	In Progress
5	Prairie	Request for a digital speed sign approaching the township.	Investigate requirements and costs with the relevant authorities.	Council raised the matter with TMR and was consulting with Prairie State School regarding the School Transport Infrastructure Program.	DOE	In Progress
6	Hughenden	Poor sound-system quality for events held in Brodie Street.	Scope and obtain quotations for additional or improved speakers.	Scope of works and quotation completed; grant funding opportunities were being investigated.	DCSW	In Progress

No	Meeting / date raised	Issue raised	Adopted action	Outcome / update	Responsible officer	Status
7	Hughenden	Local businesses raised concerns about access to Council procurement opportunities.	Review internal procurement procedures and consider initiatives such as a supplier register and supplier engagement opportunities.	Internal procurement practices were under review, and promotion of Council requests for quotation was proposed for Council's website and social media.	DCFS	In Progress
8	Hughenden	Need for improved communication during disaster events.	Establish SMS and email alert arrangements for disaster-related communication.	The system was implemented and trialled during the January 2026 weather event.	DCSW	In Progress
9	Hughenden	Signage improvements required.	Audit signage requirements and obtain quotations for signs suitable for local conditions.	New signage for Prehistoric Park ordered; new digital signage installed in small towns. Installation of new signs in Q2	DCSW	In Progress
10	Stamford	Improvements required at the Stamford Sports Club.	Review the agreement with the Stamford Sports Club and prepare a proposed scope and budget for facility maintenance.	No outcome or update was recorded in the source register.	DOE	In progress
11	Stamford	Need to improve driver understanding of road-closure signage.	Consider adding information to the Disaster Dashboard explaining road-closure and local-traffic-only signage.	Updates to disaster dashboard	DCFS	To commence
12	Stamford	Improvements sought for the Hughenden-Stamford Road.	Continue advocacy with TMR for funding for the Hughenden-Stamford Road.	Advocacy for TMR funding	DOE	Ongoing
13	Cameron Downs	Community members require advance notice of CAC meeting dates.	Arrange distribution or mail-out of the 12-month CAC meeting calendar.	New action arising from the Cameron Downs meeting.	DCSW	New
14	Cameron Downs	Concerns about rocks and the suitability of resheeting material recently placed on the Hughenden-Muttaburra Road.	Investigate the suitability of the resheeting material recently placed on the Hughenden-Muttaburra Road.	New action arising from the Cameron Downs meeting.	DOE	New

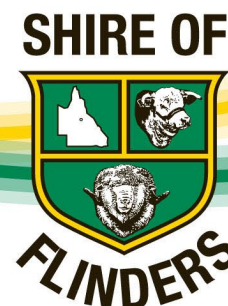
No	Meeting / date raised	Issue raised	Adopted action	Outcome / update	Responsible officer	Status
15	Cameron Downs	Property owners requested advance notice of planned slashing and grading works.	Review options for notifying affected property owners when Council slashing or grading works are planned.	New action arising from the Cameron Downs meeting.	DOE	New
16	Cameron Downs	Concerns about slashing activities during the fire season.	Confirm risk-assessment requirements for slashing activities undertaken during the fire season.	New action arising from the Cameron Downs meeting.	DOE	New
17	Cameron Downs	Opportunity to provide residents with community news and Council contact information.	Consider distributing community newsletter and key contact information with rates notices.	New action arising from the Cameron Downs meeting.	DCSW	New
18	Cameron Downs	Community members requested clarification about the appropriate wild dog trapping contact.	Confirm and communicate the appropriate contact pathway for wild dog trapping enquiries.	The formal contact pathway is to be confirmed and communicated.	DPSG	New
19	Cameron Downs	Water leakage issues identified with new solar equipment at Woodsbury bore.	Investigate the issue at Woodsbury bore and assist with identifying an appropriate response.	New action arising from the Cameron Downs meeting.	DPSG	New
20	Cameron Downs	Clean-up expectations and costs following campdraft events at the Showgrounds.	Clarify clean-up arrangements and responsibilities following campdraft events at the Showgrounds.	Respond to event organisers regarding hire agreement requirements	DCSW	New

Officer's Recommendation

That the notes from the meeting of the Community Advisory Committee held at Cameron Downs on Monday 17 August 2026 be received and that the recommendations contained therein be adopted.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



2.04.02 VOICES OF COMMUNITY CARE MEETING MINUTES: 17 AUGUST 2026

Author: Community Care Manager
Authorising Officer: Director of Community Services and Wellbeing
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION

That Council:

1. Receive the minutes of the Voices of Community Care meeting held on 17 August 2026; and
2. Adopt the recommended actions arising from the meeting.

Executive Summary

This report presents the minutes of the Voices of Community Care meeting held at the Hughenden Centre for the Aged on 17 August 2026.

Voices of Community Care is a consumer advisory forum for people receiving care, their families and carers. It provides an opportunity for participants to share feedback, raise concerns, suggest improvements and contribute to the ongoing development of Council's Community Care services. Membership remains open to clients, carers and family members, with meetings held twice each year.

The meeting included updates on aged care re-registration preparations, staffing and recruitment, the transition to the Support at Home Program, the future of the Commonwealth Home Support Programme and Council's participation in the Senate Inquiry into the Support at Home Program. Community feedback focused on communication about aged care reforms, wet-season preparedness for remote clients, support for carers, transport capacity, volunteering, independent living arrangements, personal alarm systems and accessible pedestrian infrastructure. Four recommended actions were recorded in the meeting's action summary

Background

The Voices of Community Care forum enables Community Care clients, carers and family members to contribute directly to service planning and improvement. The forum supports open communication between Council and people who use or are affected by Community Care services. Feedback gathered through the meetings assists Council to identify practical service improvements, emerging needs and priorities for future consideration.

The meeting was held from 10.30 am to 12.00 pm on 17 August 2026 at the Hughenden Centre for the Aged Recreational Hall and Community members, elected representatives and Council officers attended

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30 SEPTEMBER 2026 – 9:00 AM
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Community Care and Aged Care Reform Updates

The meeting received an update on Community Care operations and preparations for the upcoming aged care re-registration process. Audit preparation activities include reviewing care planning, feedback systems, incident management processes and quality improvement evidence.

Staffing and recruitment updates were also provided. The meeting was advised of current recruitment activity and service priorities relating to audit readiness, care management capacity, administration support and continuity of care.

Council provided information about the transition to the Support at Home Program and discussions concerning the future of the Commonwealth Home Support Programme. The forum also received an update on Council's participation in the Senate Inquiry into the Support at Home Program, including the issues raised through Council's submission and evidence.

Community Feedback

Participants identified the Community Care newsletter as an important channel for communicating aged care information. The Health Expo scheduled for 15 October 2026 was also identified as an opportunity to provide clients and carers with information about future changes

Discussion about wet-season preparedness highlighted opportunities to support remote clients who may experience isolation. Suggestions included developing an essential supplies checklist and providing information about Red Cross Telecross and related support programs through the Community Care newsletter.

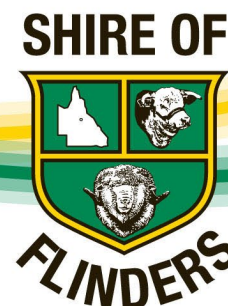
Participants also discussed issues affecting carers and the broader community, including housing shortages, workforce attraction and retention, limited respite care and medical service availability during workforce shortages.

Feedback relating to Community Care services included transport capacity, support-worker availability, opportunities for volunteering, independent living arrangements and personal alarm systems.

Accessibility concerns were also raised about footpath crossings and approaches that may be difficult for mobility scooter users and residents with limited mobility to navigate safely. Ian Horton advised that he would compile a list of locations and submit them through Council's Customer Request Management system.

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30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Recommended Actions

The following actions were recorded in the meeting's Recommended Action Items Summary:

No.	Recommended action	Responsibility
1	Provide information about independent living unit eligibility and accommodation arrangements in the next Community Care newsletter.	Community Care Manager
2	Investigate the participation of personal alarm providers at the Health Expo on 15 October 2026.	Community Care Admin
3	Develop and circulate an essential supplies checklist for remote clients ahead of the wet season.	Community Care Manager
4	Include information about Red Cross Telecross in the next Community Care newsletter.	Community Care Admin
5	Provide feedback for input into the Hughenden Footpath Masterplan for improvements at identified trouble spots	Director Community Services and Wellbeing

Statutory / Compliance Matters

The Voices of Community Care forum supports Council's approach to consumer engagement and continuous improvement in the delivery of aged care and community support services.

Feedback received through the forum will contribute to Council's review of care planning, feedback systems, incident management processes and quality improvement evidence as part of aged care re-registration preparations.

Any personal information collected through the forum or resulting actions must continue to be managed in accordance with Council's privacy, records-management and confidentiality requirements.

Financial / Budget Implications

Receiving the meeting minutes and adopting the recommended actions does not commit Council to material or unbudgeted expenditure.

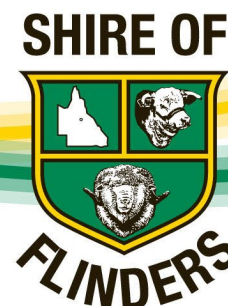
The actions primarily relate to:

- preparing and distributing information;
- including material in the Community Care newsletter;
- developing an essential supplies checklist; and
- investigating participation by personal alarm providers at the Health Expo.

These activities are expected to be undertaken through existing Community Care operations. Any proposal resulting in additional expenditure will be considered against the approved budget and Council's established financial and procurement requirements.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Consultation / Engagement

The meeting directly engaged Community Care clients, carers, community representatives, elected representatives and Council officers.

Participants were invited to provide feedback on aged care communication, wet-season preparedness, support for carers and opportunities to improve Community Care services. Ongoing feedback was welcomed, and participants were thanked for contributing to the development of services across Flinders Shire

The next Voices of Community Care meeting is scheduled for Tuesday, 16 February 2027, from 10.30 am to 12.00 pm.

Risk Implications

Risk	Assessment and mitigation
Governance risk	Managed by formally presenting the forum minutes and recommended actions to Council for consideration.
Compliance risk	Consumer feedback will help inform service improvements and Council's aged care re-registration preparations.
Service-delivery risk	Adoption and monitoring of the recommended actions will support timely responses to issues raised by clients and carers.
Wet-season preparedness risk	Development of an essential supplies checklist and promotion of support services will provide additional information for remote clients.
Communication risk	Use of the Community Care newsletter and Health Expo will assist in communicating information to clients, carers and families.
Reputational risk	Demonstrating that feedback is documented, considered and actioned supports community confidence in Council's Community Care services.

Strategic Impacts

Receiving the minutes and adopting the recommended actions supports Council's strategic objectives relating to:

- inclusive and responsive community services;
- meaningful engagement with clients, carers and families;
- access to information and support;
- continuous service improvement;
- preparedness for aged care reforms and re-registration; and
- the health, safety and wellbeing of older and vulnerable residents.

The forum provides a practical mechanism for the voices of clients, carers and families to inform the planning and delivery of Community Care services.

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



Conclusion

The Voices of Community Care meeting held on 17 August 2026 provided an important opportunity for clients, carers, community members, elected representatives and Council officers to discuss service delivery, aged care reforms and local priorities.

The meeting generated four recommended actions relating to independent living information, personal alarm providers, wet-season preparedness and promotion of Red Cross Telecross. Adoption of the meeting minutes and recommended actions will provide a clear basis for follow-up and reporting at the next forum.

Attachments

- Voices of Community Care Meeting Notes – 17 August 2026.

VOICES OF COMMUNITY CARE MEETING

Date: 17 August 2026

Time: 10:30 am – 12:00 pm

Location: Hughenden Centre for the Aged, Recreational Hall

Chair: Barbra Smith

Attendees

Thomas (George) Armstrong, Beverly Beeton, Dot Wilson, Peter Riordan, Ian Horton, Veronica McDonald, Cherril Morris, Alisa Morton, Mayor Kate Peddle, Cr. Kelly Carter, Dianne Sainty, Cr. Kerry Wells

1. Welcome & Presentation

A PowerPoint presentation was delivered by Barbra Smith and Dianne Sainty. The purpose of the Voices of Community Care forum was reiterated as a consumer advisory forum for people receiving care, their families and carers. The forum provides an opportunity for clients and community members to share feedback, raise concerns, suggest improvements and help shape Community Care services to meet local needs and expectations. Membership remains open to clients, carers and family members of clients, with meetings held bi-annually.

2. Community Care Program Update

Dianne Sainty provided an update on Community Care operations and preparations for the upcoming aged care re-registration process.

Key points included:

- Preparation is underway for re-registration, with an audit anticipated from October 2026.
- Policies, procedures and documentation continue to be reviewed and updated to align with strengthened aged care requirements.
- Audit preparation activities include review of care planning, feedback systems, incident management processes and quality improvement evidence.
- Feedback received through Voices of Community Care meetings will assist in identifying practical service improvements and priorities for the future.

3. Staffing and Resourcing Update

Barbra Smith provided an update on staffing changes and recruitment activities.

The forum was advised that:

- Misty McIntosh has returned to the service as a Support Worker.
- Recruitment continues for additional full-time and casual support worker positions.

- Kate Hassett will be leaving the Community Care team following appointment to another role within Council.
- Recruitment is underway for a Care Management Officer and a Temporary Administration Officer.
- The temporary administration role will provide support for audit preparation and service documentation requirements.

Focus areas over the coming months will include audit readiness, strengthening care management capacity, increasing administration support and maintaining continuity of care for clients.

4. Support at Home and CHSP Transition

Barbra Smith provided an update on the transition to the Support at Home Program and ongoing discussions regarding the future of the Commonwealth Home Support Programme (CHSP).

Key points included:

- CHSP transition arrangements continue to be reviewed by the Australian Government, with ongoing funding arrangements currently under consideration.
- Flinders Shire Council supports an approach that maintains affordability and continuity of services for local CHSP clients.
- Client contribution requirements under Support at Home remain a significant concern and may impact access to services for some community members.
- Recent advice indicates that approved personal care services will be fully government funded from 1 October 2026, subject to funding availability and individual client support plans.

5. Representation at the Senate Inquiry

The group was advised that Flinders Shire Council had been invited to participate in the Senate Inquiry into the Support at Home Program to provide a local government and remote service delivery perspective.

Topics raised through Council's submission and evidence included:

- Affordability of aged care services.
- Service delivery challenges in thin markets.
- Administrative and compliance burden.
- Workforce attraction and retention.
- Continued support for CHSP funding.

Council has subsequently provided additional information to the Inquiry, including examples of compliance requirements and client budget comparisons. Community members were advised that the hearing recording is available online.

6. Forum Discussion Questions

1. Communication of Future Aged Care Reforms

Members were asked how they would prefer to receive information regarding future aged care changes.

Feedback included:

- The Community Care newsletter remains one of the most widely read communication channels.
- The upcoming Health Expo on 15 October 2026 may provide a useful opportunity to share information and updates with clients and carers

2. Wet Season Preparedness and Remote Clients

Discussion focused on supporting clients who may become isolated during the wet season.

Suggestions included:

- Continued collaboration between Council and the Local Disaster Management Group to monitor vulnerable residents and ensure adequate supplies of medications and essential items.
- Development of an essential supplies checklist for clients living remotely.
- Recognition that many rural residents routinely prepare for extended isolation during the wet season.
- Promotion of Red Cross Telecross and related support programs through future newsletters.
- Concerns were raised that some residents did not receive recent emergency alert text messages.

3. Support for Carers

Participants identified a number of issues affecting carers and the broader community, including:

- Housing shortages.
- Workforce attraction and retention challenges.
- The limited availability of respite care services in Hughenden.
- Concerns regarding limited medical service availability during periods of workforce shortage.

Cr Kerry Wells advised that recruitment of an additional Senior Medical Officer is currently underway. Mayor Kate Peddle noted that projected population growth associated with the CopperString project may strengthen future advocacy efforts regarding health infrastructure and services.

7. Community Care Services Feedback

Community Care Transport

Members raised concerns regarding transport service capacity and the impact on support worker availability.

Barbra Smith advised that current arrangements reflect the availability of the existing Transport Officer and noted that recruitment for an additional position had been unsuccessful due to a lack of applications.

Meals on Wheels and Visiting Services

Questions were raised regarding whether volunteer support could assist with Meals on Wheels and visiting services.

Dianne Sainty advised that volunteers may assist; however, a sufficient volunteer workforce is required, and previous calls for volunteers had received limited response. Any volunteers must meet relevant credentialing requirements, including Blue Card, Yellow Card and police check requirements.

Independent Living Units

The forum was advised that four independent living units are currently available at the Hughenden Centre for the Aged.

Peter Riordan asked whether people could retain ownership of their existing home while residing in an independent living unit.

Dianne Sainty confirmed that this is possible; however, eligibility for rental assistance through Services Australia may be affected. Additional information will be included in the next Community Care newsletter.

Recommended Action: Dianne Sainty to provide further information regarding independent living unit eligibility and accommodation arrangements in the next newsletter.

Personal Alarm Systems

Members discussed personal alarm systems for vulnerable residents and those living alone.

It was agreed that Community Care will investigate opportunities to invite personal alarm providers to participate in the Health Expo on 15 October 2026 and provide information to community members.

Recommended Action: Community Care to investigate personal alarm provider participation at the upcoming Health Expo.

General Community Accessibility Concerns

Ian Horton raised concerns regarding a number of footpath crossings throughout Hughenden that are difficult for mobility scooter users to navigate safely. It was noted that some approaches to road crossings are too steep, creating accessibility challenges for residents with limited mobility and those using mobility aids.

Discussion acknowledged the importance of maintaining accessible pedestrian infrastructure to support ageing residents and people living with disability to move safely around the community.

Ian advised he is willing to compile a list of locations of concern and submit these through Council's Customer Request Management (CRM) system to assist Council in assessing and prioritising any required improvements.

Action: Ian Horton to provide a list of footpath crossings and approaches of concern through Council's CRM process for investigation and consideration.

8. General Feedback and Opportunities for Improvement

The forum welcomed ongoing feedback and discussion regarding service delivery, client needs and opportunities for improvement. No additional questions were raised following the presentation. Participants were thanked for their continued contribution to shaping Community Care services across Flinders Shire.

9. Next Meeting

The next Voices of Community Care meeting will be held on Tuesday, 16 February 2027, from 10:30 am to 12:00 pm. Agenda items can be submitted to Dianne Sainty or Barbra Smith prior to the meeting.

Meeting closed: 11:55 am.

Recommended Action Items Summary:

Action	Responsibility
Provide information on independent living unit eligibility and accommodation arrangements in the next newsletter	Dianne Sainty
Investigate attendance of personal alarm providers at the Health Expo on 15 October 2026	Community Care Team
Develop and circulate an essential supplies checklist for remote clients ahead of the wet season	Community Care Team
Include Red Cross Telecross information in the next Community Care newsletter	Community Care Team

AGENDA

30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



2.04.03 FLINDERS DISCOVERY CENTRE: ADJUSTMENT TO WEEKDAY OPENING HOURS

Author: Community Services Manager
Authorising Officer: Director of Community Services and Wellbeing
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION

That Council:

Approve the adjustment of the Flinders Discovery Centre's weekday opening hours from 9.00 am to 5.00 pm to 9.00 am to 4.30 pm, effective from 1 October 2026.

Executive Summary

This report recommends amending the weekday operating hours of the Flinders Discovery Centre to close at 4.30 pm rather than 5.00 pm.

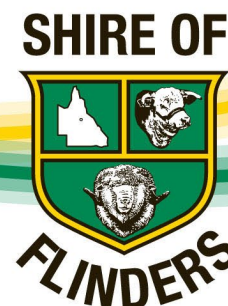
The proposed adjustment will provide staff with sufficient time within their existing rostered hours to complete essential end-of-day administrative and operational duties, including banking and reconciliation, data entry, visitor reporting, museum preparation and closing procedures.

The change will reduce weekday public opening hours by 30 minutes while maintaining current staffing levels and rostered hours. Benchmarking against comparable visitor information centres along the Overlanders Way indicates that a 4.30 pm closing time is consistent with regional operating practices.

The Centre will continue to seek its annual exemption from the standard Visitor Information Centre accreditation operating-hour requirements. This is supported by the availability of after-hours visitor information, including external maps and brochures, regional tourism information, signage and online information.

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Background

The Flinders Discovery Centre currently operates under seasonal opening arrangements.

Current and Proposed Operating Hours

Season	Current hours	Proposed hours	Weekly public opening hours
On-season: April to September	Monday to Friday: 9.00 am to 5.00 pm Saturday and Sunday: 9.00 am to 3.00 pm	Monday to Friday: 9.00 am to 4.30 pm Saturday and Sunday: 9.00 am to 3.00 pm	Current: 52 hours Proposed: 49.5 hours
Off-season: October to March	Monday to Friday: 9.00 am to 5.00 pm Saturday: 9.00 am to 1.00 pm Sunday: Closed	Monday to Friday: 9.00 am to 4.30 pm Saturday: 9.00 am to 1.00 pm Sunday: Closed	Current: 44 hours Proposed: 41.5 hours

The proposed 4.30 pm weekday closing time would commence on 1 October 2026, aligning with the beginning of the off-season period.

Under the current arrangements, staff are required to undertake several end-of-day functions after the Centre closes to the public. These include:

- completing daily banking and reconciliation;
- finalising visitor statistics and data entry;
- completing daily reports and records;
- preparing museum and visitor information areas for the following day;
- securing displays, facilities and equipment; and
- completing general closing procedures.

The proposed adjustment will enable these duties to be completed within existing rostered hours, supporting appropriate internal controls, administrative accuracy and sustainable workload management.

Visitor Information Centre Accreditation

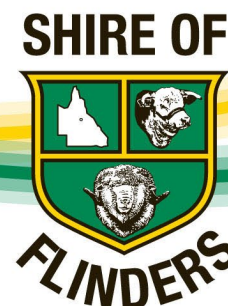
Visitor Information Centre accreditation ordinarily requires centres to provide 42 hours of visitor servicing each week across seven days.

Due to the Centre's seasonal visitation patterns and staffing constraints, Council applies annually for an exemption from these requirements. This exemption has historically been supported by the Centre's alternative visitor-servicing arrangements, including:

- external maps and visitor brochures;
- accessible and current regional tourism information;
- clear after-hours signage;
- information about local attractions, services and accommodation; and
- a regularly updated website.

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The proposed change will not alter these after-hours arrangements. Council will continue to manage accreditation requirements through the annual exemption process.

Regional Benchmarking

Benchmarking has been undertaken against visitor information centres and tourism facilities along the Overlanders Way.

Centre	Weekday closing time	Seasonal and weekend arrangements
Charters Towers Visitor Information Centre	4.00 pm	Open year-round; weekends 9.00 am to 12.00 pm
Kronosaurus Korner, Richmond	4.00 pm	Off-season Saturday opening and Sunday closure; open both weekend days during the on-season
At the Creek, Julia Creek	5.00 pm	Weekend mornings during April to September; closed on weekends from October to March
Cloncurry Visitor Information Centre	4.30 pm	Seasonal weekend and public holiday hours
Outback at Isa, Mount Isa	4.30 pm	Weekend opening from 7.30 am to 2.00 pm, with identified holiday closures

The benchmarking demonstrates that closing times and seasonal operating arrangements vary across the region. The proposed 4.30 pm weekday closing time is consistent with the operating practices of comparable regional visitor information centres.

Statutory / Compliance Matters

The proposed adjustment supports the local government principles established under the **Local Government Act 2009**, particularly transparent and effective processes, sustainable service delivery and the efficient use of Council resources.

The change will also support compliance with Council's internal financial control and administrative requirements by allowing sufficient time for daily banking, reconciliation, recordkeeping and reporting to be completed accurately within rostered hours.

Visitor Information Centre accreditation requirements will continue to be managed through the annual exemption process and the maintenance of appropriate alternative visitor-servicing measures.

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Financial / Budget Implications

There is no additional budget implications associated with the proposed change.

- Existing staffing levels will remain unchanged
- Existing rostered hours will remain unchanged
- No additional expenditure is required
- Staff will use the final 30 minutes of their rostered day to complete required administrative and operational duties
- Improved capacity to undertake banking and reconciliation may reduce the likelihood of administrative errors or financial discrepancies

The proposal is therefore expected to be cost-neutral.

Consultation / Engagement

Consultation has occurred with the Community Services Manager, Director Community Services & Wellbeing and Flinders Discovery Centre staff.

Staff support the proposed adjustment due to the challenges associated with completing banking, reconciliation, reporting, data entry, museum preparation and closing procedures within the current operating arrangements.

As the proposed adjustment is limited to a 30-minute reduction in weekday public opening hours and after-hours visitor information will remain available, broader community consultation is not considered necessary.

The revised operating hours will be communicated through Council's established communication channels before implementation, including updates to relevant signage and online information.

Risk Implications

- Financial risk is reduced through improved accuracy in banking and reconciliation
- Operational risk is reduced through improved capacity to complete museum preparation and reporting tasks
- Workforce wellbeing is supported through reduced fatigue and improved workload management. VIC accreditation risk is mitigated through the annual exemption process and strong after-hours visitor-servicing measures
- Reputational risk is minimal due to continued access to after-hours information

Strategic Impacts

The proposed adjustment supports Council's objectives relating to organisational performance, customer service, productivity, efficiency and responsible resource management.

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In particular, the change will:

- improve the accuracy and timeliness of administrative processes;
- strengthen internal financial controls;
- support staff wellbeing and sustainable workload management;
- maintain an appropriate level of visitor servicing;
- align the Centre's weekday closing time with comparable regional facilities; and
- support ongoing accreditation arrangements through alternative visitor information services.

Conclusion

Adjusting the Flinders Discovery Centre's weekday closing time from 5.00 pm to 4.30 pm, effective from 1 October 2026, will provide staff with sufficient time to complete essential administrative, financial and operational duties within existing rostered hours.

The change will reduce public opening hours by 2.5 hours per week but will not reduce staff rostered hours or require additional expenditure. It is expected to improve administrative accuracy, strengthen internal controls and support staff wellbeing without materially affecting visitor access to information.

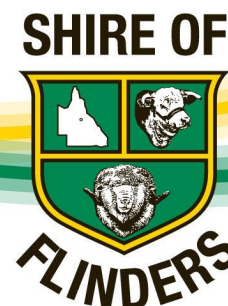
Regional benchmarking demonstrates that the proposed weekday closing time is consistent with comparable visitor information centres. Accreditation risk will continue to be managed through Council's annual exemption process and the provision of accessible after-hours visitor information.

Attachments

Nil.

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30 SEPTEMBER 2026 – 9:00 AM
McNAMARA BOARDROOM



2.04.04 COMMUNITY GRANT PROGRAM – TIER 2 APPLICATION

Author: Community Development Officer
Authorising Officer: Director of Community Services and Wellbeing
Disclosure of Interest: The Author and Authorising Officer declare that they do not have any conflicts of interest in relation to this item.

OFFICER'S RECOMMENDATION

That Council:

Approve the Tier 2 Community Grant application for \$20,000 from Spirit of Flinders Organisation Inc. to support the delivery of Mix n Mingle 2026.

Executive Summary

Council has received a Tier 2 Community Grant application from Spirit of Flinders Organisation Inc. seeking \$20,000 towards the delivery of Mix n Mingle 2026 to be held on 31 October 2026.

Mix n Mingle is a community cocktail evening intended to strengthen social connection and community participation across Flinders Shire. Entering its third year, the 2026 event is expected to attract approximately 300 attendees and provide an inclusive opportunity for residents to come together in a relaxed social setting.

The event was previously delivered as a fundraiser through St Francis School FACE. In 2026, responsibility for the event will transition to Spirit of Flinders Organisation Inc., a newly established organisation intending to reinvest event proceeds more broadly to support individuals, families, students and community groups across the Flinders district.

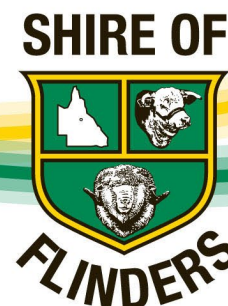
Funding of \$20,000 is sought towards event delivery costs, including live entertainment, catering, lighting and decorations. The total project cost is \$54,665.90, with Council's proposed contribution representing approximately 36.6 per cent of the total project cost. The balance is proposed to be met through ticket sales, sponsorship, donations and in-kind contributions.

The application has been assessed under the Tier 2 stream and has received a positive assessment outcome. The assessment identified community and economic benefit, strategic alignment and value for money as strengths. It also identified risks associated with the organisation's limited operating history, financial capacity and governance experience.

Subject to completion and verification of the assessment documentation, the application is recommended for approval.

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Background

Mix n Mingle was established in 2024 in response to an identified desire for more diverse opportunities for social and community participation within Flinders Shire.

While the region has an established calendar of sporting, racing and agricultural events, Mix n Mingle provides a different type of social occasion intended to bring together community members from a range of backgrounds, ages and interests.

The first two events were delivered as fundraisers for St Francis School Hughenden, with proceeds supporting the school. Council provided \$10,000 towards the event in each of the 2024–25 and 2025–26 financial years through the former applicant, St Francis FACE. The funding towards these events have been successfully acquitted with no issues.

Responsibility for the 2026 event has transferred to Spirit of Flinders Organisation Inc. The organisation proposes that future proceeds from Mix n Mingle be reinvested more broadly into local individuals, families, students and community groups.

The application requests the maximum Tier 2 grant amount of \$20,000.

As a newly established organisation, Spirit of Flinders Organisation Inc. has limited financial reserves and is reliant on Council funding to meet upfront event costs. The organisers have, however, gained experience through the previous delivery of Mix n Mingle.

Assessment Summary

The application was assessed against the Community Grants Program Policy, Guidelines and Tier 2 assessment criteria.

The assessment noted that:

- the project will provide a direct community benefit within Flinders Shire;
- the requested expenditure is supported by quotations;
- the applicant provides the required minimum co-contribution;
- the organisation is newly established and has limited retained funds;
- the organisers have experience delivering the event;
- additional community involvement in decisions about reinvestment of proceeds would be beneficial; and
- broader promotion of the organisation may assist with attracting volunteers and supporting future event

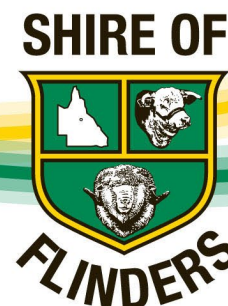
Statutory / Compliance Matters

The application is subject to Council's:

- Community Grants Program Policy;
- Community Grants Program Guidelines;
- adopted budget;
- procurement and financial management requirements; and
- standard grant funding agreement and acquittal requirements.

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The assessment form records that the applicant is an eligible entity, the activity benefits Flinders Shire, the application was submitted through SmartyGrants at least eight weeks before the activity and the required supporting documents were provided

Financial / Budget Implications

Description	Amount
Total Community Grants Program budget	\$150,000
Funds committed to date	\$ 37,000
Available budget before this application	\$113,000
Recommended grant allocation	\$ 20,000
Remaining budget following approval	\$ 93,000

The applicant proposes to meet the remaining project cost through ticket sales, sponsorship, donations and in-kind contributions.

The assessment form indicates that the event is projected to retain approximately \$9,690. The applicant has advised that retained funds would be reinvested into the community and future events.

Consultation / Engagement

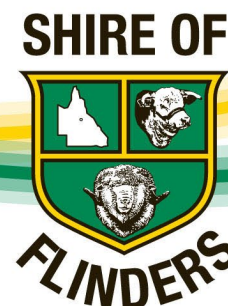
The Community Grants Program is publicly promoted through Council's website and communication channels and remains open for applications until the annual funding allocation is exhausted.

Council officers provide guidance to prospective applicants throughout the application process. The application has been reviewed by Community Services officers against the Community Grants Program Policy, Guidelines and Tier 2 criteria.

The assessment identified that the newly established organisation has undertaken limited promotion and that broader community input into the proposed reinvestment of event proceeds would strengthen transparency, collaboration and community confidence.

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Risk Implications

Risk	Assessment and mitigation
Financial and Governance	The organisation is newly established and has limited reserves. Risk will be managed through a formal funding agreement, approved project budget and acquittal requirements.
Project delivery	The organisation has a limited independent operating history. This is moderated by the organisers' experience delivering Mix n Mingle in the previous two years.
Community benefit	There is a risk that the intended wider community benefit may not be demonstrated if the process for reinvesting proceeds is unclear. The acquittal should report on funds raised and their proposed community use.
Reputational risk	Council may face reputational risk if the event is not delivered as proposed or grant expenditure cannot be adequately demonstrated. Standard monitoring, acknowledgement and acquittal conditions will mitigate this risk.

Strategic Impacts

Mix n Mingle supports Council's strategic priorities relating to community connection, wellbeing, local events, community participation and economic activity.

The event provides an opportunity for residents to socialise, strengthen relationships and participate in an inclusive community occasion. It may also support local economic activity through the engagement of businesses and suppliers for catering, entertainment and event services.

The transition to Spirit of Flinders Organisation Inc. has the potential to broaden the event's community benefit by enabling proceeds to support local individuals, families, students and community organisations. To demonstrate this strategic benefit, the organisation should report through its acquittal on:

- attendance and community participation;
- engagement of local suppliers;
- funds raised;
- the amount retained after event expenditure; and
- how proceeds will be allocated or reinvested for community benefit

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Conclusion

Mix n Mingle is an established community event that provides opportunities for social connection, participation and community wellbeing across Flinders Shire.

Spirit of Flinders Organisation Inc. has requested \$20,000 through the Tier 2 Community Grants Program. The application has received a positive assessment outcome, particularly in relation to community benefit, strategic alignment and value for money.

Attachments

Nil.

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2.05 PEOPLE, SAFETY AND GOVERNANCE

- Nil Resolutions Required

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3. CLOSED BUSINESS

S254J Local Government Regulation 2012 - Closed Meetings

- (1) A local government may resolve that all or part of a meeting of the local government 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:
 - rating concessions
 - tender recommendations

3.01.01 PROCEDURAL MOTION

That Council close the meeting to members of the public as prescribed in S254J (d) *Local Regulation 2012* – Closed Meetings to discuss:

- 3.01.03 – Request for Review of Water Utility Charges
- 3.01.04 – Supply and Delivery of Subtype 2.1 Unbound Pavement Material
- 3.01.05 – 102.2026.09 Design of the New Hughenden Water Treatment Plant
- 3.01.06 – Supply of Bitumen Sealing Services

3.01.02 PROCEDURAL MOTION

That Council reopen the meeting to members of the public as prescribed in S254J (d) *Local Regulation 2012* – Closed Meetings.

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The meeting closed at

Kate Peddle
Mayor
Flinders Shire Council