



SUSTAINABLY DEVELOPING THE OUTBACK

AGENDA

Late Items

Ordinary Council Meeting Monday, 15 December 2025

Date: Monday, 15 December 2025

Time: 9:00 am

Location: Bedourie Administration Centre

**Julianne Meier
Chief Executive Officer**

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12 OFFICER REPORTS

12.4 Executive Office

12.4.2 Planning Update

REPORT TYPE: OCM Information Report
DIRECTORATE: Executive Office
PRESENTED BY: Tim O'Leary - Reel Planning
AUTHOR(S): Julianne Meier, Chief Executive Officer
AUTHORISER: Julianne Meier, Chief Executive Officer
ATTACHMENTS: Nil

RECOMMENDATION

That Council receives and notes the Planning Update report.

OPERATIONAL UPDATE

This information report provides a monthly update on the planning services that Council provides to support planning and development activity across the local government area.

MONTHLY REPORT (November 2025)

1. DEVELOPMENT ASSESSMENT

No new development applications were received last month. There are no applications under assessment.

2. BUILDING

No new building applications have been received since the last monthly report.

3. GENERAL PLANNING SERVICES, ENQUIRIES AND ADVICE

3.1 CUSTOMER REQUESTS

No customer requests have been received and responded to since the last monthly report.

PLANNING ENQUIRIES			
Date received	Customer Details	Details of Enquiry	Status
07/11/25	Landowner	<u>Request</u> Council received an enquiry about building a kit home. <u>Advice</u> • A kit home is defined as a Dwelling house	Closed

PLANNING ENQUIRIES			
Date received	Customer Details	Details of Enquiry	Status
		<ul style="list-style-type: none"> • The site is in the Township zone • A Dwelling house is accepted development where outside the flood hazard area • Accepted development means a planning approval is not required • A building approval will still be required. 	
10/11/25	Business Operator	<p><u>Request</u></p> <p>Council received an enquiry about building accommodation units.</p> <p><u>Advice</u></p> <ul style="list-style-type: none"> • The site is in the Township zone • The site contains an existing business which is defined as a Hotel • The Hotel definition allows for ancillary Short-term accommodation • A Hotel is included in the Commercial activities definition • The proposal results in an intensification of the use which is a Material change of use • A Material change of use for Commercial activities (Hotel) is Code assessable • Code assessment requires the lodgement of development to Council • The use is a supportable use in the Township zone 	Closed
10/11/25	Consultant	<p><u>Request</u></p> <p>Council received a request for spatial data for the Diamantina local government area.</p> <p><u>Advice</u></p> <ul style="list-style-type: none"> • Council does not hold any spatial data, and the customer was given the contact details of the relevant State government department to request the data. 	Closed
03/12/25	Potential Purchaser	<p><u>Request</u></p> <p>Council received a request about buying land and establishing a business. No details of the proposed use were provided.</p> <p><u>Advice</u></p>	Closed

PLANNING ENQUIRIES			
Date received	Customer Details	Details of Enquiry	Status
		<ul style="list-style-type: none"> • The site is in the Industrial precinct of the Township zone • The site is outside the mapped flood hazard • The Industrial precinct enables the establishment of a wide range of industrial activities in a manner compatible with the scale and character of the area • The following general provisions apply: <ul style="list-style-type: none"> o Site cover – 40% o Building height – less than 15m o Parking - 1 space per 50m² of gross floor area for the first 1,000m² and 1 additional space per 100m² of gross floor area exceeding 1,000m² • The type of planning application is dependent on the type of use; however, the following uses are subject to Code assessment and generally expected in the Industrial precinct: <ul style="list-style-type: none"> o Agricultural supplies store o Garden centre o Hardware and trade supplies o Indoor sport and recreation o Low impact industry o Outdoor sales o Service industry o Service station o Transport depot o Warehouse • If a planning approval is granted the applicant has six years to commence the use. 	
PLANNING AND DEVELOPMENT CERTIFICATES			
Date received	Customer details	Type	Status
Nil			
SURVEY PLAN APPROVALS			
Nil			
EXEMPTION CERTIFICATES			

PLANNING ENQUIRIES			
Date received	Customer Details	Details of Enquiry	Status
Nil			

14 CONFIDENTIAL REPORTS

RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275 of the Local Government Act 2012:

14.2 Human Resources Report Update - Industrial Relations Matter

This matter is considered to be confidential under Section 254J(3) - b of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees.