Livingstone SHIRE COUNCIL

ORDINARY MEETING

CONFIRMED MINUTES

6 OCTOBER 2026

The resolutions contained within these minutes were confirmed at the Ordinary Council Meeting on the 26 October 2026.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING	1
2	PRESENT	1
3	LEAVE OF ABSENCE / APOLOGIES	2
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	2
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA	3
6	DEPUTATIONS	3
	NIL	3
7	BUSINESS ARISING OR OUTSTANDING FROM PREVIOUS MEETINGS	3
	NIL	3
8	PRESENTATION OF PETITIONS	3
	NIL	3
9	NOTICES OF MOTION	3
	NIL	3
10	QUESTIONS ON NOTICE	3
	NIL	3
11	COMMITTEE REPORTS	3
	NIL	3
12	AUDIT, RISK AND IMPROVEMENT COMMITTEE REPORTS	3
	NIL	3
13	REPORTS	4
13.1	D-215-2026 - RECONFIGURING A LOT (ONE LOT INTO THREE LOTS) AND A MATERIAL CHANGE OF USE FOR TWO DWELLING HOUSES (2 BUILDING LOCATION ENVELOPES)	4
13.2	D-283-2026 - RECONFIGURING A LOT (1 LOT INTO 2 LOTS)	5
13.3	D-21-2026 - RECONFIGURING A LOT (1 LOT INTO 4 LOTS) AND ACCESS & SERVICES EASEMENT	6
13.4	D-166-2026 - RECONFIGURING A LOT (2 LOTS INTO 15 LOTS) AND COMMON PROPERTY	8
13.1	D-215-2026 - RECONFIGURING A LOT (ONE LOT INTO THREE LOTS) AND A MATERIAL CHANGE OF USE FOR TWO DWELLING HOUSES (2 BUILDING LOCATION ENVELOPES)	9

13.5 D-218-2026 - MATERIAL CHANGE OF USE FOR NON-RESIDENT WORKFORCE ACCOMMODATION (30 BEDS) 10
13.6 AMENITY AND AESTHETICS POLICY 11
13.7 MARINE PARADE - INFRASTRUCTURE CHARGES WAIVER 12

14 URGENT BUSINESS\QUESTIONS 13

14.1 NOTICE OF MOTION - RURAL ROADWORKS 13
14.2 DRAINAGE - 6 SERENGETI COURT 13

15 CLOSURE OF MEETING 15

MINUTES OF THE ORDINARY MEETING HELD AT COUNCIL CHAMBERS, 4 LAGOON PLACE, YEPPOON ON TUESDAY, 6 OCTOBER 2026 COMMENCING AT 9:00 AM (DEVELOPMENT & STRATEGIC PLANNING)

1 OPENING

Acknowledgement of Country

"I would like to take this opportunity to respectfully acknowledge the Darumbal People. The traditional custodians and elders past, present and emerging of the land on which this meeting is taking place today."

Opening Prayer

The opening prayer was delivered by *Councillor Lance Warcon.*

2 PRESENT

Members Present:

Mayor, Councillor Adam Belot
Councillor Glenda Mather
Councillor Rhodes Watson
Councillor Wade Rothery
Councillor Lance Warcon
Councillor Andrea Friend

Apology:

Deputy Mayor, Councillor Pat Eastwood

Officers in Attendance:

Thomas Upton – Chief Executive Officer
Michael Kriedemann – General Manager Infrastructure
Katrina Paterson – General Manager Communities and Environment
Kristy Mansfield - Chief People and Performance Officer
Graham Scott – Project Director Blueprint Livingstone
Stacy Hogarth – Acting General Manager Corporate Services
Gretta Cowie – Executive Support Officer
Mina Ghani – Planning Officer
Esther Erhahon – Principal Planning Officer
Shari Rankin – Manager Planning and Development
Sean Fallis – Manager Engineering Services

3 LEAVE OF ABSENCE / APOLOGIES

Deputy Mayor, Councillor Pat Eastwood is an apology as he is attending Land Forces 2026 in Perth as a Council representative.

Motion be put to a vote

COUNCIL RESOLUTION

THAT pursuant to s2.18.1(a) and s2.18.2 of Livingstone Shire Council's Meeting Procedures Policy the motion be put to a vote.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting held on 15 September 2026 be taken as read and adopted as a correct record.

Moved by: **Councillor Mather**
Seconded by: **Councillor Rothery**
MOTION CARRIED UNANIMOUSLY

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Material Personal Interest Declared - Councillor Not Participate

COUNCIL RESOLUTION

Pursuant to Section 150EN of the Local Government Act, Mayor, Councillor Adam Belot declared a Material Personal Interest in Item 13.4 and stated: I, Mayor Adam Belot declare a Material Personal Interest in Item 13.4 as I am an adjoining landowner to the development. I will not participate in the consideration or voting of this matter and will leave the meeting room while this item is being discussed. Mayor, Councillor Adam Belot left the meeting at 10:58AM

6 DEPUTATIONS

Nil

7 BUSINESS ARISING OR OUTSTANDING FROM PREVIOUS MEETINGS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 NOTICES OF MOTION

Nil

10 QUESTIONS ON NOTICE

Nil

11 COMMITTEE REPORTS

Nil

12 AUDIT, RISK AND IMPROVEMENT COMMITTEE REPORTS

Nil

13 REPORTS

13.1 D-215-2026 - RECONFIGURING A LOT (ONE LOT INTO THREE LOTS) AND A MATERIAL CHANGE OF USE FOR TWO DWELLING HOUSES (2 BUILDING LOCATION ENVELOPES)

File No:	**D-215-2026**
Attachments:	**Nil**
Responsible Officer:	**Shari Rankin - Manager Planning and Development** **Katrina Paterson - General Manager Communities and Environment** **Tom Upton - Chief Executive Officer**
Author:	**Mina Ghani - Planning Officer**

SUMMARY

Development Application D-215-2026 seeks a Development Permit for Reconfiguring a Lot (one lot into three lots) and a Material Change of Use for two Dwelling Houses (Building Location Envelopes) at 31 Howes Road, Farnborough, described as Lot 2 on RP616139.

The subject site has an area of approximately 3.38 hectares, is located within the Rural Zone and is identified as Agricultural Land Class A and B. The proposal seeks to create three lots with areas of approximately 1.73 hectares, 0.71 hectares and 0.95 hectares.

The application is impact assessable and the key planning consideration is the proposed lot sizes, which are substantially below the 60 hectare minimum lot size identified by the Planning Scheme for Rural Zone land entirely within Agricultural Land Class A or B.

Matter Lay on Table until later in the Meeting

COUNCIL RESOLUTION

THAT pursuant to s2.18.1(d) and s2.18.11 of Livingstone Shire Council's Meeting Procedures Policy, Item 13.1 lay on the table until later in the meeting pending further information from Council's Infrastructure Department.

Moved by: **Councillor Mather**

Crs A Belot, G Mather and L Warcon voted in the affirmative.

Crs A Friend, W Rothery and R Watson voted in the negative.

MOTION CARRIED

13.2 D-283-2026 - RECONFIGURING A LOT (1 LOT INTO 2 LOTS)

File No: D-283-2026

Attachments:
1. Locality Plan
2. Zone Mapping
3. Planning Scheme Overlays
4. Proposal Plans
5. Code Assessment
6. Statement of Reasons

Responsible Officer: Shari Rankin - Manager Planning and Development
Katrina Paterson - General Manager Communities and Environment
Tom Upton - Chief Executive Officer

Author: Esther Erhahon - Principal Planning Officer

SUMMARY

This report is presented to Council for consideration of Development Application D-283-2026, which seeks a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 2 Lots) and Material Change of Use for a Dwelling house Building Location Envelope, over the property at Lot 48 on LN629, at 44 Sommer Road, Cawarral.

The application is impact assessable because the proposed lots do not meet the minimum lot size requirements of the Rural Zone Code. The application was changed on 2 September 2026 in response to Council's further advice request dated 6 August 2026, which identified the need for a Bushfire Hazard Assessment and Bushfire Management Plan to address bushfire risk for proposed Lot 2.

The report outlines the assessment of the application against the relevant provisions of the Planning Act 2016, Planning Regulation 2017, Development Assessment Rules and the Livingstone Planning Scheme 2018, including consideration of the planning scheme benchmarks, site constraints, and infrastructure charging. The report recommends that Council determine the application in accordance with the officer recommendation

COUNCIL RESOLUTION

THAT Council approve Development Application D-283-2026 for a Development Permit for Reconfiguring a Lot (one lot into two lots) and Material Change of Use for a Dwelling house Building Location Envelope on proposed Lot 2 over Lot 48 on LN629 at 44 Sommer Road, Cawarral, subject to reasonable and relevant conditions.

Moved by: Councillor Warcon
Seconded by: Councillor Mather
MOTION CARRIED UNANIMOUSLY

13.3 D-21-2026 - RECONFIGURING A LOT (1 LOT INTO 4 LOTS) AND ACCESS & SERVICES EASEMENT

File No: D-21-2026

Attachments:
1. Locality Plan
2. Zone Mapping
3. Planning Scheme Overlays
4. Proposal Plans
5. Code Assessment
6. Statement of Reasons

Responsible Officer: Shari Rankin - Manager Planning and Development (Acting)
Katrina Paterson - General Manager Communities and Environment
Tom Upton - Chief Executive Officer

Author: Esther Erhahon - Principal Planning Officer

SUMMARY

This report is presented to Council for consideration of Development Application D-21-2026, which seeks a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 4 Lots) and access & services easement, over the property at Lot 1 on LN1760, at 17 Hughes Street, Yeppoon. The application is impact assessable under the Livingstone Planning Scheme 2018 and has been assessed against the relevant State and local planning benchmarks.

The report outlines the assessment of the application against the relevant provisions of the Planning Act 2016, Planning Regulation 2017, Development Assessment Rules and the Livingstone Planning Scheme 2018, including consideration of the planning scheme benchmarks, site constraints, and infrastructure charging. The report recommends that Council determine the application in accordance with the officer recommendation.

COUNCIL RESOLUTION

THAT Council resolves to approve the Development Application D-21-2026 for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 4 Lots), and access & services easement, over Lot 1 on LN1760 at 17 Hughes Street, Yeppoon, subject to reasonable and relevant conditions.

Moved by: **Councillor Watson**
Seconded by: **Councillor Warcon**

Crs A Belot, A Friend, W Rothery, L Warcon and R Watson voted in the affirmative.

Cr G Mather voted in the negative.

MOTION CARRIED

Meeting Adjourned and Resumed

COUNCIL RESOLUTION

10:34AM
THAT the meeting be adjourned.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

Meeting Adjourned and Resumed

COUNCIL RESOLUTION

11:00AM
THAT the meeting be resumed.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

13.4 D-166-2026 - RECONFIGURING A LOT (2 LOTS INTO 15 LOTS) AND COMMON PROPERTY

File No: D-166-2026

Attachments:
1. Locality Plan
2. Planning Scheme Overlays
3. ROL Proposal Plan
4. MCU Proposal Plan as separate application
5. Code Assessment
6. Statement of Reasons

Responsible Officer: Shari Rankin - Manager Planning and Development (Acting)
Katrina Paterson - General Manager Communities and Environment
Tom Upton - Chief Executive Officer

Author: Esther Erhahon - Principal Planning Officer

SUMMARY

This report is presented to Council for consideration of a development application seeking a Development Permit for Reconfiguring a Lot, being a Community Titles Subdivision of two lots into fifteen lots and common property over Lot 1 on RP604064 and Lot 1 on RP604065 at 34-38 Gregory Street, Cooee Bay. The application is intended to facilitate a standard format community titles arrangement associated with a separate material change of use application for fifteen multiple dwelling units.

The report outlines the assessment of the application against the relevant provisions of the Planning Act 2016, Planning Regulation 2017, Development Assessment Rules and the Livingstone Planning Scheme 2018, including consideration of the Medium Density Residential Zone, Reconfiguring a Lot Code, Development Works Code, Biodiversity Overlay Code and Scenic Amenity Overlay Code. The report recommends that Council determine the application in accordance with the officer recommendation.

10:58AM Mayor, Councillor Belot left the meeting.

COUNCIL RESOLUTION

THAT Council approve Development Application D-166-2026 for a Development Permit for Reconfiguring a Lot for Community Titles Subdivision (2 Lots into 15 Lots) and Common Property) over Lot 1 on RP604064 and Lot 1 on RP604065 at 34-38 Gregory Street, Cooee Bay, subject to reasonable and relevant conditions.

Moved by: **Councillor Watson**
Seconded by: **Councillor Rothery**
MOTION CARRIED UNANIMOUSLY

11:36AM Mayor, Councillor Belot returned to the meeting.

11:37AM Councillor Friend left the meeting.

11:39AM Councillor Friend returned to the meeting.

Matter be Lifted from the Table

COUNCIL RESOLUTION

THAT pursuant to s2.18.1(d) and s2.18.13 of Livingstone Shire Council's Meeting Procedures Policy, Item 13.1 be lifted from the table to be dealt with.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

13.1 D-215-2026 - RECONFIGURING A LOT (ONE LOT INTO THREE LOTS) AND A MATERIAL CHANGE OF USE FOR TWO DWELLING HOUSES (2 BUILDING LOCATION ENVELOPES)

File No:	**D-215-2026**
Attachments:	**Nil**
Responsible Officer:	**Shari Rankin - Manager Planning and Development** **Katrina Paterson - General Manager Communities and Environment** **Tom Upton - Chief Executive Officer**
Author:	**Mina Ghani - Planning Officer**

SUMMARY

Development Application D-215-2026 seeks a Development Permit for Reconfiguring a Lot (one lot into three lots) and a Material Change of Use for two Dwelling Houses (Building Location Envelopes) at 31 Howes Road, Farnborough, described as Lot 2 on RP616139.

The subject site has an area of approximately 3.38 hectares, is located within the Rural Zone and is identified as Agricultural Land Class A and B. The proposal seeks to create three lots with areas of approximately 1.73 hectares, 0.71 hectares and 0.95 hectares.

The application is impact assessable and the key planning consideration is the proposed lot sizes, which are substantially below the 60 hectare minimum lot size identified by the Planning Scheme for Rural Zone land entirely within Agricultural Land Class A or B.

COUNCIL RESOLUTION

THAT Council approve Development Application D-215-2026 for a Development Permit for Reconfiguring a Lot (one lot into three lots) and Material Change of Use for two Dwelling Houses (Building Location Envelopes) at 31 Howes Road, Farnborough, described as Lot 2 on RP616139, subject to the conditions contained in this report

Moved by: **Councillor Friend**
Seconded by: **Councillor Watson**
MOTION CARRIED UNANIMOUSLY

13.5 D-218-2026 - MATERIAL CHANGE OF USE FOR NON-RESIDENT WORKFORCE ACCOMMODATION (30 BEDS)

File No: D-218-2026

Attachments:
1. Locality Plan
2. Zone Mapping
3. Planning Scheme Overlays
4. Proposal Plan
5. Code Assessment
6. Statement of Reasons

Responsible Officer: Shari Rankin - Manager Planning and Development (Acting)
Katrina Paterson - General Manager Communities and Environment
Tom Upton - Chief Executive Officer

Author: Esther Erhahon - Principal Planning Officer

SUMMARY

This report is presented to Council for Development Application D-218-2026, seeking a Development Permit for Material Change of Use of Premises for Non-resident Workforce Accommodation at St Christopher Chapel Road, Nerimbera, formally described as Lot 1 on RP603495.

The proposal involves Non-resident Workforce Accommodation associated with the JBS Rockhampton beef processing plant directly opposite the site. The accommodation comprises 30 rooms across eight building pods, with largely self-contained units, a common laundry, onsite recreation space, internal access, parking, reticulated water and electricity, and onsite effluent disposal.

11:54AM Councillor Watson left the meeting.

11:57PM Councillor Watson returned to the meeting.

COUNCIL RESOLUTION

THAT Council approve Development Application D-218-2026 for a Development Permit for Material Change of Use for Non-resident Workforce Accommodation over Lot 1 on RP603495 at St Christopher Chapel Road, Nerimbera, subject to reasonable and relevant conditions.

Moved by: **Councillor Rothery**
Seconded by: **Councillor Watson**
MOTION CARRIED UNANIMOUSLY

13.6 AMENITY AND AESTHETICS POLICY

File No:	**A2379541**
Attachments:	**1. DRAFT Amenity and Aesthetics Referral Policy**
Responsible Officer:	**Katrina Paterson - General Manager Communities and Environment** **Tom Upton - Chief Executive Officer**
Author:	**Shari Rankin - Manager Planning and Development (Acting)**

SUMMARY

This report aims to bring into force and Amenity and Aesthetics Policy for the shire. This policy would relate to Class 1 and Class 10 building or structures that are considered to have significant adverse impacts on local amenity or character.

COUNCIL RESOLUTION

THAT Council resolve to adopt the Amenity and Aesthetics Policy.

Moved by: **Councillor Friend**
Seconded by: **Councillor Rothery**
MOTION CARRIED UNANIMOUSLY

13.7 MARINE PARADE - INFRASTRUCTURE CHARGES WAIVER

File No:	**qA86747**
Attachments:	**Nil**
Responsible Officer:	**Tom Upton - Chief Executive Officer**
Author:	**Lucy Walker - Coordinator Executive Support**

SUMMARY

This report is for the briefing of Councillors prior to consideration of the matter at a future Council meeting. The landholder at 52 Marine Parade Emu Park has been seeking access to the Council reticulated sewerage network.

COUNCIL RESOLUTION

THAT Council resolve to waive Infrastructure Charges of $5,586.95 for the connection of 52 Marine Parade Emu Park as part of installing a connection to the low-pressure gravity network in Emu Park.

Moved by: **Councillor Mather**
Seconded by: **Councillor Rothery**
MOTION CARRIED UNANIMOUSLY

Meeting Adjourned and Resumed

COUNCIL RESOLUTION

12:27PM
THAT the meeting be adjourned.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

12:48PM Councillor Rothery left the meeting.

Meeting Adjourned and Resumed

COUNCIL RESOLUTION

12:49PM
THAT the meeting be resumed.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

12:50PM Councillor Rothery returned to the meeting.

14 URGENT BUSINESS\QUESTIONS

14.1 NOTICE OF MOTION - RURAL ROADWORKS

File No: **qA86737**

Responsible Officer: **Gretta Cowie - Executive Support Officer**

SUMMARY

Notice of Motion – Rural roadworks

Background:

I am aware that shifting machinery around is costly, but I'm also aware that roads that are in reasonably good condition are being maintained, while other roads receiving resheets are considered to be unnecessary.

Questions are being asked as to our priorities. The answers speak for themselves.

COUNCIL RESOLUTION

THAT due to the rapid deterioration of our rural roads, especially the extreme corrugation on Tanby Post Office Rd, Cobb&Co Rd, and Hoffmans Rd, the Infrastructure Department place priority on addressing these 3 roads in that order as a matter of urgency, including the employment of contractors to alleviate the distress currently caused to rural residents and their vehicles on these roads.

Further, due to the prolonged waiting time to address rural road maintenance due to only 3 grader crews in operation, priority should focus on those roads with the greatest damage until such time improved weather conditions permit otherwise.

Moved by: **Councillor Mather**

Seconded by: **Councillor Friend**

Crs A Belot, A Friend, G Mather and W Rothery voted in the affirmative.

Crs L Warcon and R Watson voted in the negative.

MOTION CARRIED

14.2 DRAINAGE - 6 SERENGETI COURT

File No: **qA86737**

Responsible Officer: **Gretta Cowie - Executive Support Officer**

SUMMARY

Notice of Motion – Drainage 6 Serengeti Court

Background:

The timber plank across the easement at the fenceline has obviously been placed there for one purpose which seems to have been endorsed by our people.

It was clearly intended to divert water off the easement, diverting the overland flow to the downhill neighbour.

This neighbour has already been the subject of flooding due to non-compliance of drainage from other uphill properties, which I believe have since been rectified.

I wish to remove ANY additional threat to this victim due to a senseless diversion, and the opinion “that it’s only a little timber, water can get around it.”

Not good enough. Let’s not cause any further water threats to the victim.

Hard copy photographs will be supplied

Suspension of Standing Orders
COUNCIL RESOLUTION

1:25PM
THAT pursuant to s2.18.1(i) and s2.18.27 of Livingstone Shire Council's Meeting Procedures Policy the provisions of the Meeting Procedures be suspended to allow adequate time for informal discussion on Item 14.2 - prior to entering into formal debate.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

Resumption of Standing Orders
COUNCIL RESOLUTION

1:42PM
THAT pursuant to s2.18.1(i) and s2.18.27 of Livingstone Shire Council's Meeting Procedures Policy the provisions of the Meeting Procedures be resumed.

Moved by: **Mayor, Councillor Belot**
MOTION CARRIED UNANIMOUSLY

COUNCILLOR RECOMMENDATION

THAT the property owner at No 12 Divine St be asked to remove the wooden plank on his common boundary with No 10 Divine St, which obstructs overland flow over the sewer/water easement along the back fenceline of both properties, and
That it be recognized that any obstruction to this flow may contribute to the downhill property which has already been the subject of water inundation.

Moved by: **Councillor Mather**
MOTION LAPSED FOR WANT OF A SECONDER

15 CLOSURE OF MEETING

There being no further business the meeting closed at 1:44pm.