



**I hereby give notice that an Ordinary Meeting of Council will be held on:**

**Date:** Wednesday, 20 September 2023  
**Time:** 9:00AM  
**Location:** Council Chamber  
Mission Road  
Gununa

# **BUSINESS PAPER**

**Ordinary Council Meeting**

**20 September 2023**

**Gary Uhlmann**  
**Chief Executive Officer**

To empower our Community – Our people  
To feel solid and strong like the rock in Mundalbe  
To taste and hear the breaking waves of change  
To establish clean, safe, healthy lifestyles togetherness  
Pride and respect for each other in our culture, achievements and successes.  
To see and smell the compassion and peacefulness of our community

## Order Of Business

<b>1</b>	<b>Opening of Meeting</b> .....	<b>4</b>
<b>2</b>	<b>Acknowledgement Of Country</b> .....	<b>4</b>
<b>3</b>	<b>Present</b> .....	<b>4</b>
<b>4</b>	<b>Leave of Absence</b> .....	<b>4</b>
<b>5</b>	<b>Disclosure of Interest – Councillors and Staff</b> .....	<b>4</b>
<b>6</b>	<b>Condolences and Memorials</b> .....	<b>4</b>
<b>7</b>	<b>Confirmation of Minutes</b> .....	<b>5</b>
	7.1 Confirmation of Minutes - Council Meeting - 16 August 2023 .....	5
<b>8</b>	<b>Deputations</b> .....	<b>13</b>
<b>9</b>	<b>Action Schedule</b> .....	<b>14</b>
	9.1 Action Items as at 31 August 2023 .....	14
	<b>Reception &amp; Consideration of Officers Reports</b> .....	<b>16</b>
<b>10</b>	<b>Mayor and Councillors Reports</b> .....	<b>16</b>
	Nil	
<b>11</b>	<b>Chief Executive Officer's Reports</b> .....	<b>17</b>
	11.1 Festive season and new year Council operations closure 2023 - 2024 .....	17
	11.2 Chief Executive Officer Verbal Report .....	18
<b>12</b>	<b>Financial Services</b> .....	<b>19</b>
	12.1 Financial report .....	19
<b>13</b>	<b>Governance and Communications</b> .....	<b>24</b>
	13.1 Gidgee Healing aged care transition to Selectability .....	24
	13.2 Skilling Queenslanders for work First Start Program 2022 - 2024 .....	26
	13.3 Queensland Government Department of Housing tenancy services update .....	27
	13.4 Change of date for October 2023 Ordinary Council meeting .....	39
	13.5 Queensland Remembers Grant Program - Potential applications .....	40
<b>14</b>	<b>Technical and Infrastructure Services</b> .....	<b>46</b>
	14.1 Technical and Infrastructure Services report .....	46
<b>15</b>	<b>Housing</b> .....	<b>63</b>
	15.1 Housing report .....	63
<b>16</b>	<b>Facilities</b> .....	<b>67</b>
	16.1 Facilities report .....	67
<b>17</b>	<b>Community Development Report</b> .....	<b>69</b>
	Nil	
<b>18</b>	<b>Confidential Reports</b> .....	<b>69</b>
	Nil	
<b>19</b>	<b>Next Meeting</b> .....	<b>69</b>
<b>20</b>	<b>Closure</b> .....	<b>69</b>

**1 OPENING OF MEETING****2 ACKNOWLEDGEMENT OF COUNTRY**

I would like to begin by acknowledging the Traditional Owners of the land on which we meet today, the Lardil people of Mornington Island and pay our respects to Elders past and present. We would also like to acknowledge the Kaiadilt, Yangkaal, Waanyi, Gangalidda and Garrawa people who share our homelands.

**3 PRESENT****4 LEAVE OF ABSENCE****5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF****6 CONDOLENCES AND MEMORIALS**

**7 CONFIRMATION OF MINUTES**

**7.1 CONFIRMATION OF MINUTES - COUNCIL MEETING - 16 AUGUST 2023**

**Author: Chief Executive Officer**

**Attachments: 1. Council Meeting Minutes - 16 August 2023**

**OFFICER'S RECOMMENDATION**

That the Minutes of the Council held on Wednesday 16 August 2023 be received and the recommendations therein be adopted.

**MINUTES OF MORNINGTON SHIRE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBER, MISSION ROAD, GUNUNA  
ON WEDNESDAY, 16 AUGUST 2023 AT 9:00AM**

**1 OPENING OF MEETING**

The meeting was opened by Mayor Kyle Yanner at 9:06am.

**2 ACKNOWLEDGMENT OF COUNTRY**

I would like to begin by acknowledging the Traditional Owners of the land on which we meet today, the Lardil people of Mornington Island and pay our respects to Elders past and present. We would also like to acknowledge the Kaiadilt, Yangkaal, Waanyi, Gangalidda and Garawa people who share our homelands.

**3 PRESENT**

Mayor Kyle Yanner, Cr Dwayne Rogers, Cr Roxanne Thomas, Deputy Mayor Robert Thompson  
Gary Uhlmann (Chief Executive Officer), Geoffrey Rewald (Director Housing and Facilities), Skye Price (Director Coporate and Community), Ian McCarthy (Chief Financial Officer), Brett de Chastel (CouncilAdvisor), Daniel Dixon via TEAMS (Director Engineering), Jan Hunter (Executive Assistant) and Rhianne Williams (via TEAMS minute taking)

**4 LEAVE OF ABSENCE****RESOLUTION 2023/123**

Moved: Mayor Kyle Yanner

Seconded: Cr Dwayne Rogers

That the apology received from Cr David Barnes be accepted and leave of absence granted.

**CARRIED 4/0**

**5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF**

Nil

**6 CONDOLENCES AND MEMORIALS**

A minutes silence was observed on behalf of loved ones.

**7 CONFIRMATION OF MINUTES****7.1 CONFIRMATION OF MINUTES - COUNCIL MEETING - 19 JULY 2023****RESOLUTION 2023/124**

Moved: Cr Roxanne Thomas

Seconded: Deputy Mayor Robert Thompson

That the Ordinary Council Meeting Minutes of the Council held on Wednesday 19 July 2023 be received and the recommendations therein be adopted.

**CARRIED 4/0**

**7.2 CONFIRMATION OF MINUTES - COUNCIL MEETING - 26 JULY 2023****RESOLUTION 2023/125**

Moved: Mayor Kyle Yanner

Seconded: Deputy Mayor Robert Thompson

That the Special Council Meeting Minutes of the Council held on Wednesday 26 July 2023 be received and the recommendations therein be adopted.

**CARRIED 4/0**

**8 DEPUTATIONS**

Mornington Island Health Council presented a deputation related to a potential health model for Gununa.

Sean Birgan (NWHHS Chief Executive), Priscilla Radice (Deputy Director General Health Capital Division), and their team which included Keren Ann Armstrong, Andrew Quabba, Scott Lithgow, Christine Mann, and Di Phillips. The points of discussion raised by Sean and Priscilla and their team was an update by North West Hospital and Health Service on the renal dialysis renovation and a future residential Aged Care Facility.

**9 ACTION SCHEDULE****9.1 ACTION ITEMS AS AT 31 JULY 2023****RESOLUTION 2023/126**

Moved: Mayor Kyle Yanner

Seconded: Deputy Mayor Robert Thompson

That the Action Schedule as tabled be updated, new items added and completed items be removed.

**CARRIED 4/0**

At 9:33 am, Deputy Mayor Robert Thompson left the meeting.

At 9:33 am, Mayor Kyle Yanner left the meeting.

At 9:34 am, Mayor Kyle Yanner returned to the meeting.

At 9:33 am, Cr Dwayne Rogers left the meeting.

At 9:34 am, Cr Dwayne Rogers returned to the meeting.

At 9:35 am, Deputy Mayor Robert Thompson returned to the meeting.

**9.2 QUEENSLAND GOVERNMENT DEPARTMENT OF HOUSING****RESOLUTION 2023/127**

Moved: Cr Dwayne Rogers

Seconded: Deputy Mayor Robert Thompson

That Council:

1. Delegate the Chief Executive Officer to send correspondence to the Queensland Government Department of Housing, expressing extreme disappointment related to the allocation of social housing in Gununa; and
2. Request that the Queensland Government Department of Housing have an urgent deputation to Council to provide an accurate update related to housing allocation processes and the number of people awaiting housing allocations; and
3. That the Queensland Government Department of Housing commit to scheduling a monthly meeting on island with relevant parties, including Councillor Rogers and Councillor Thomas, to provide accurate and timely updates related housing allocations and other emerging housing matters.

**CARRIED 4/0**

At 9:56am, Mayor Kyle Yanner left the meeting.

At 9:59am, Mayor Kyle Yanner returned to the meeting.

At 10:01 am, Cr Roxanne Thomas left the meeting.

At 10:03 am, Cr Roxanne Thomas returned to the meeting.

At 10:17 am, Mayor Kyle Yanner left the meeting.

At 10:22 am, Mayor Kyle Yanner returned to the meeting.

Meeting adjourned at 10:22am by Mayor.

Meeting recommenced at 10:30am by Mayor

**RECEPTION & CONSIDERATION OF OFFICERS REPORTS****11.1 CHIEF EXECUTIVE OFFICER VERBAL REPORT****RESOLUTION 2023/128**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Dwayne Rogers

That Council receive and note the Chief Executive Officer's verbal report for August 2023.

**CARRIED 4/0**

**10 MAYOR AND COUNCILLORS REPORTS****10.1 MAYOR AND COUNCILLORS VERBAL REPORT****RESOLUTION 2023/129**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Dwayne Rogers

That Council receive and noted the Mayor and Councillors verbal portfolio report for August 2023 and wished to thank the Parks and Garden's team in assisting with funerals and the tidiness of the cemetery.

**CARRIED 4/0**

**11 CHIEF EXECUTIVE OFFICER'S REPORTS**

Item - 11.1 Chief Executive Officer Verbal Report has been moved to another part of the document.

**13.1 GOVERNMENT ADVISOR BRETT DE CHASTEL'S REPORT****RESOLUTION 2023/130**

Moved: Cr Dwayne Rogers

Seconded: Cr Roxanne Thomas

That Council receive and note Council Advisor's presentation.

**CARRIED 4/0**

At 11:14 am, Cr Roxanne Thomas left the meeting.

At 11:18 am, Cr Roxanne Thomas returned to the meeting.

At 11:18 am, Mayor Kyle Yanner left the meeting.

At 11:22 am, Mayor Kyle Yanner returned to the meeting.

**13.2 INDIGENOUS COUNCIL FUNDING PROGRAM (ICFP)****RESOLUTION 2023/131**

Moved: Cr Roxanne Thomas

Seconded: Deputy Mayor Robert Thompson

That Council:

1. Acknowledge establishment of the Queensland Government Indigenous Council Funding Program and provision of \$3,772.883.00 for the 2023/24 financial year;
2. Support a letter of thanks being sent from the Mayor's office for the Indigenous Council Funding Program funding;
3. That Council staff provide advice to Council about grants program administration, with periodic financial reports.

**CARRIED 4/0**

**12 FINANCIAL SERVICES**

Item - New Item (12.1) Financial Report has been moved to another part of the document.

**13 GOVERNANCE AND COMMUNICATIONS**

Item - 13.1 Government Advisor Brett de Chastel's report has been moved to another part of the document.

**13.3 TRANSPORT AND MAIN ROADS DELOITTE ACCESS ECONOMICS CONSULTATION - FREIGHT AND RELATED COST OF LIVING PRESSURES****RESOLUTION 2023/132**

Moved: Cr Dwayne Rogers

Seconded: Mayor Kyle Yanner

That Council receive and note the letter from the Minister for Transport and Main Roads related to \$64 million freight funding assistance for Northern Peninsula, Torres Strait and Gulf regions; as well as Deloitte Access Economics consultation related to freight costs and their impact on cost-of-living pressures.

**CARRIED 4/0**

**14 TECHNICAL AND INFRASTRUCTURE SERVICES****14.1 TECHNICAL AND INFRASTRUCTURE SERVICES REPORT****RESOLUTION 2023/133**

Moved: Cr Roxanne Thomas

Seconded: Cr Dwayne Rogers

That Council note and receive the Technical and Infrastructure Services Department report for August 2023.

**CARRIED 4/0**

**14.2 WATER SECURITY CONSULTATION - TENDER EVALUATION REPORT****RESOLUTION 2023/134**

Moved: Cr Dwayne Rogers

Seconded: Deputy Mayor Robert Thompson

That the Panel has detailed the findings of the evaluation of submissions for RFT no. VP365199 in the attached evaluation report and seeks resolution from Council to award the Water Security Consultancy as outlined below.

That Council;

1. Endorse the tender evaluation report for Water Security Consultancy and delegate the Chief Executive Officer to issue a Letter of Acceptance to Respondents ARUP to undertake the consultancy work.

**CARRIED 4/0**

**14.3 SEWAGE PUMP STATIONS UPGRADE - TENDER EVALUATION REPORT****RESOLUTION 2023/135**

Moved: Cr Dwayne Rogers

Seconded: Deputy Mayor Robert Thompson

That the Panel has detailed the findings of the evaluation of submissions for RFT no. VP337187 in the attached Evaluation Report and seeks resolution from Council to Award Contract Mornington Island

Sewage Pump Station for the amount of \$1,643,037.30 GST Exclusive.

The revised price is reflective of the reduced scope of works negotiated with the Post Tender Closing Clarifications.

That Council;

1. Endorse the tender evaluation report and Delegate the Chief Executive Officers to issue a Letter of Acceptance to Respondent CCIS to undertake the project completion.

**CARRIED 4/0**

Mayor adjourned the meeting at 12:38pm.

Mayor recommenced the meeting at 12:55pm.

Chief Financial Officer joined the meeting to give the financial report.

At 1:26pm, Cr Roxanne Thomas left the meeting.

## **12.1 FINANCIAL REPORT**

### **RESOLUTION 2023/136**

Moved: Cr Dwayne Rogers

Seconded: Deputy Mayor Robert Thompson

That Council note and receive the financial report for August 2023.

**CARRIED 3/0**

Director Housing and Facilities joined the meeting to give the Housing and Facilities report.

At 1:30 pm, Cr Roxanne Thomas returned to the meeting.

A deputation was received from Mornington Island Health Council.

- Conversations to form partnership with Mornington Island Health Council on health issues, holistic approach and patient care when leaving the island.

Meeting adjourned at 2:30pm

Meeting recommenced at 2:45pm

## **15 HOUSING**

### **15.1 HOUSING REPORT**

#### **RESOLUTION 2023/137**

Moved: Cr Roxanne Thomas

Seconded: Mayor Kyle Yanner

That Council note and accept the Housing report for August 2023.

**CARRIED 4/0**

At 3:15pm, Deputy Mayor Robert Thompson left the meeting.

At 3:17pm, Deputy Mayor Robert Thompson returned to the meeting.

At 3:22pm, Cr Roxanne Thomas left the meeting.

At 3:25pm, Cr Roxanne Thomas returned to the meeting.

**16 FACILITIES**

**16.1 FACILITIES REPORT**

**RESOLUTION 2023/138**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Dwayne Rogers

That Council note and receive the Facilities Department report for August 2023.

**CARRIED 4/0**

**17 COMMUNITY DEVELOPMENT REPORT**

Nil

**18 CONFIDENTIAL REPORTS**

Nil

**19 NEXT MEETING**

The next meeting will be held on Wednesday 20 September 2023.

**20 CLOSURE**

Mayor Kyle Yanner closed the meeting at 3:40pm.

Minutes Confirmed:

Mayor .....

Date: 16/08/2023

Gary Uhlmann

Chief Executive Officer

**8 DEPUTATIONS**

**9 ACTION SCHEDULE****9.1 ACTION ITEMS AS AT 31 AUGUST 2023**

**Author:** Chief Executive Officer

**Attachments:** 1 to be tabled

**PURPOSE (EXECUTIVE SUMMARY)**

To provide Council with an updated version of the Mornington Shire Council's Action Schedule.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

At each ordinary meeting of Council, when resolutions are passed that require any action, those resolutions are included in Council's Action schedule for attention of the appropriate officer or elected member.

At each ordinary meeting of Council, the Action Schedule is tabled to outline those actions that have been taken in accordance with Council resolutions.

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

That the Action Schedule as tabled be updated and that completed items be removed.

Placeholder for Attachment 1  
Action Items as at 31 August 2023  
to be tabled  
0 Pages

**RECEPTION & CONSIDERATION OF OFFICERS REPORTS**

**10 MAYOR AND COUNCILLORS REPORTS**

Nil

**11 CHIEF EXECUTIVE OFFICER'S REPORTS****11.1 FESTIVE SEASON AND NEW YEAR COUNCIL OPERATIONS CLOSURE 2023 - 2024**

**Author:** Director Corporate and Community

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The intention of this report is to make recommendation to Council about a proposed close down period for the 2023 – 2024 festive season and new year holiday season.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

It is recommended that a formally endorsed close down period be set for calendar dates from Friday 22 December 2023, until to Friday 29 December 2023.

Clause 3.2 of the Enterprise Bargaining Agreement (EBA) stipulates an annual close down, to accommodate the Christmas and new year period.

Staff utilise accumulated leave entitlements for the nominated shutdown period. There are no special entitlements. "Employees who do not have enough Recreational Leave accrued to cover the period of close down (or any period thereof) shall take unpaid leave".

The Executive team will liaise with all departments to arrange for minimum staff and on-call staff to address any unscheduled works and emergencies during the shutdown period. "If Council's operational requirements require work to be performed during this period, Council may direct employees to work during the close down period".

**FINANCIAL & RESOURCE IMPLICATIONS**

Council makes provision for payment of leave entitlements as a part of employment contracts.

**RECOMMENDATION**

That Council resolve to close operations to accommodate the 2023-2024 festive and new year holiday season. Shutdown will occur from Friday 22 December 2023, until Friday 29 December 2023, inclusive. Council operations will recommence Tuesday 2 January 2024.

**11.2 CHIEF EXECUTIVE OFFICER VERBAL REPORT**

**Author:** Chief Executive Officer

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide the Council with an update for the month of August 2023.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

That Council receive and note the Chief Executive Officer's verbal report for September 2023.

**12 FINANCIAL SERVICES****12.1 FINANCIAL REPORT**

**Author:** Financial Accountant

**Attachments:**

- 1 Executive Summary
- 2 Revenue and Expenses
- 3 Cash position
- 4 Statement of Financial Position Year to date - 31 August 2023

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to present to the Council a monthly consolidated financial snapshot of key information regarding the financial position of the Mornington Shire Council.

This is to enable the council to conduct their duties in a financially responsible manner, whilst being made aware of potential risks.

Thus enabling decisions to be made regarding the most efficient use of the resources available.

Resulting in a sustainable organisation for the benefit of all stakeholders.

1. Executive Summary
2. Revenue and Expenses
3. Money
4. Numbers
5. Project Status (In Development)
6. Compliance (In Development)
7. Actions (In Development)
8. Wins (In Development)

All numbers are year to date up until 31<sup>st</sup> August 2023

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

That Council note and receive the Finance Department report for August 2023.

# Executive Summary

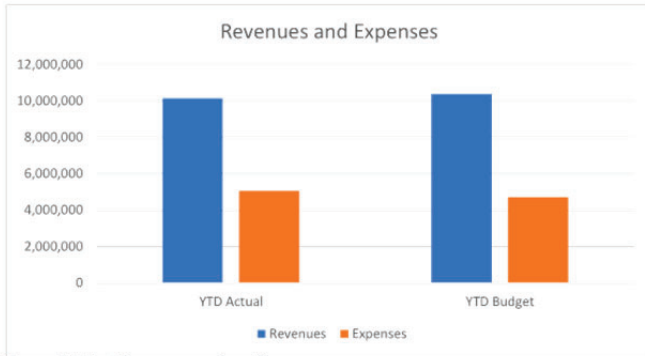


Financially we are solvent, were cashed up and have money  
 Much of the money is committed for the next 12 months  
 We are owed a lot of money  
 We have now received certificaion for the Tavern and a reopening planned  
 Staff recruitment is continuing to build a team to enable 2023 to be more efficient  
 The implementation of Local Buy and Procedures shoulds improve stock and ordering efficiency  
 VAC is expanding and is a profitable enterprise  
 We will review enterprises to improve profitability and or level of community service

✓
-
×
-
×
×
✓
-

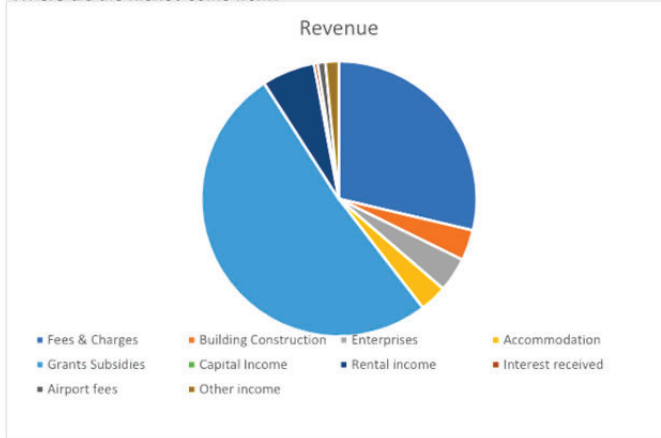
### Revenues and Expenses

All numbers are year to date up until 31-August-2023

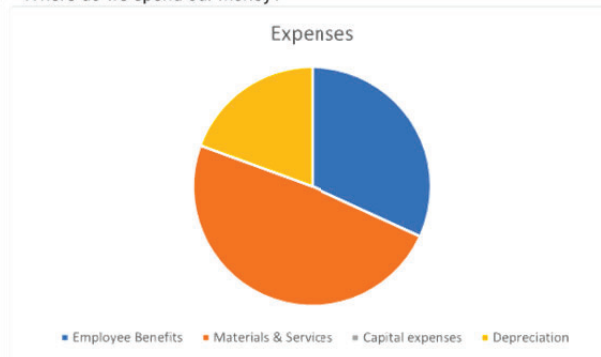


Did we make a profit ?

Where did the Money come from?

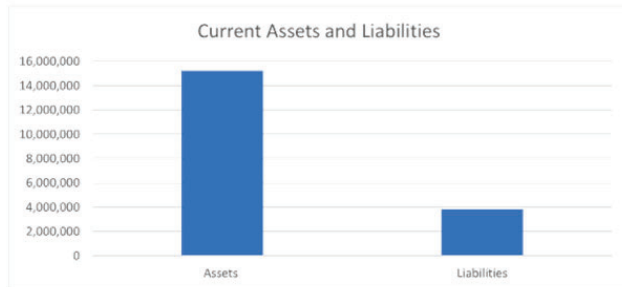


Where do we spend our money?



### Cash Position

All numbers are year to date up until 31-August-2023



**Assets**

Cash at Bank	10,864,544
QTC	4,353,719
Debtors	14,520
	<u>15,232,782</u>

**Liabilities**

Creditors	1,989,734
GST	-481,071
PAYG	1,873,940
Employee Entitlements	441,973
	<u>3,824,576</u>

**Who we owe money to (Creditors)**

AISS (Australian Indigenous Security S-	\$584,329
Ergon Energy	\$250,204 Disputed



We are not collecting this quick enough

**Who owes us money (Debtors) But hasn't paid soon enough**

	Total
AISS (Australian Indigenous Security S-	596,640
BYNOE CACS LTD	447,470
Gununamanda Ltd	384,248
HC Building and Construction	185,519
N & J Building & Construction	148,572
	<u>148,572</u>

**Over 90 days**

325,553
283,142
349,216
143,841
100,991
<u>100,991</u>

**Total of above and others** \$4,536,318

\$2,287,830

Who we need to move to a recovery stage

## Details in the numbers



Statement of Financial Position Year to date up until 31-August-2023

<u>Revenue</u>	<u>Actual</u> \$	<u>Budget</u> \$	<u>Variance</u> \$	
<b>Recurrent Revenue</b>				
Fees & Charges	2,913,639	3,138,713	-225,074	-
Sales Revenue - Building Construction	367,121	1,060,500	-693,379	X
Sales Revenue - Enterprises	410,849	270,000	140,849	✓
Accommodation	325,599	528,368	-202,769	X
<b>Total Recurrent Revenue</b>	<u>4,017,208</u>	<u>4,997,581</u>	<u>-980,372</u>	
	0	0		
<b>Capital Revenue</b>	0	0		
Capital, Grants, Subsidies, Contributions & Donations	5,213,286	4,584,916	628,370	✓
Capital Income	0	0	0	
<b>Total Capital Revenue</b>	<u>5,213,286</u>	<u>4,584,916</u>	<u>628,370</u>	
	0	0	0	
Rental income	632,477	607,421	25,056	✓
Interest received	43,991	53,176	-9,185	X
Airport Landing & Passenger fees	91,599	86,250	5,349	✓
Other income	159,233	44,752	114,481	✓
	<u>927,300</u>	<u>791,599</u>	<u>135,701</u>	
<b>Total Revenue</b>	<u>10,157,795</u>	<u>10,374,096</u>	<u>-216,301</u>	
<b>Expenses</b>				
<b>Recurrent Expenses</b>				
Employee Benefits	1,612,087	1,566,800	45,287	-
Materials & Services	2,464,258	2,159,128	305,130	X
<b>Total Recurrent Expenses</b>	<u>4,076,345</u>	<u>3,725,928</u>	<u>350,417</u>	
	0	0	0	
Capital expenses	0	0	0	
<b>Total Expenses</b>	<u>4,076,345</u>	<u>3,725,928</u>	<u>350,417</u>	
<b>Net Operating Surplus/ (Deficit) Before Depreciation</b>	<u>6,081,450</u>	<u>6,648,168</u>	<u>-566,718</u>	
<b>Less: Non Cash Expenditure</b>				
Depreciation	983,837	992,059	-8,222	✓
<b>Total Expenditure</b>	<u>5,060,182</u>	<u>4,717,987</u>	<u>342,195</u>	
<b>Net Operating Surplus/ (Deficit)</b>	<u>5,097,613</u>	<u>5,656,109</u>	<u>-558,496</u>	-
Notes				
<b>Depreciation</b>				
Buildings	191,614			
Sewerage	41,946			
Roads	500,439			
Water	80,722			
Plant & Vehicles	56,392			
Other	14,133			
Furniture & Equipment.	<u>98,591</u>			
	<u>983,837</u>			

**13 GOVERNANCE AND COMMUNICATIONS****13.1 GIDGEE HEALING AGED CARE TRANSITION TO SELECTABILITY**

**Author:** Director Corporate and Community

**Attachments:** 1 Gidgee Healing - Aged Care Transition Update - August 2023

**PURPOSE (EXECUTIVE SUMMARY)**

Gidgee Healing Chief Executive Officer and Board Chair, Will Blackley sent an Aged Care transition update to Council during August 2023. This report includes a copy of the update. It also provides advice for Council about operational activities to ensure a smooth transition of the Kuba Natha Hostel Aged Care facility, Gununa, Mornington Island.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

During early 2023 Council received advice that Gidgee Healing would cease being an aged care service provider during the latter part of 2023.

During July 2023 Council subsequently received advice that alternative aged care service provider, Selectability was undertaking due diligence related to potentially deliver services, when Gidgee Healing concluded their tenure in Doomadgee, Burketown and Mornington Island.

Selectability has subsequently received Australian Government National Aged Care Classification funding for to assist with their smooth transition as a residential aged care service provider and separate funding for capital improvements at the Kuba Natha Hostel facility.

Council has simultaneously been through a process to conclude the Gidgee Healing lease arrangement. In turn, Council is currently devising a formal lease agreement for Selectability's tenure of the Kuba Natha Hostel.

Council is also the contractor installing new Kuba Natha Hostel fencing around the perimeter of the facility. The fence is being funded with grant monies that Gidgee Healing formerly obtained.

Selectability and Council are jointly advocating for a new purpose-built and contemporary fit-for-purpose residential aged care facility, on the existing Gununa hospital grounds site. This would enable development of a centrally located health precinct and greater convenience for community elders residing at the residential aged care facility, enabling them to access the new public library, shop, and other allied health care services at the hospital.

**FINANCIAL & RESOURCE IMPLICATIONS**

Gidgee Healing's lease was for the sum of \$86,486.68 (inclusive of GST), per annum (more than \$7,000 per month). Selectability leases for the aged care facility and staff accommodation are currently being negotiated.

**RECOMMENDATION**

That Council receive and accept the report related to formal notification of residential aged care services transition from Gidgee Healing to Selectability during September 2023.



---

## UPDATE - AGED CARE TRANSITION

**August 2023**

To our valued communities, local councils and stakeholders,

Over the past months, Gidgee Healing has progressed towards the end of our management of Aged Care facilities in the Lower Gulf with optimism that a suitable outcome will be found for our residents and communities. I am now very proud to share that a final, and positive result has been agreed upon.

Gidgee Healing's Board and I are delighted to announce that Selectability — a suitable and highly experienced provider — has been appointed to take on the management of the Aged Care facilities of Ngooderi House, Kukatja Place and Kuba Natha Hostel, as of 1 September 2023.

Selectability has deep roots in rural and remote Queensland where it has delivered health and wellbeing services for over 40 years. I am confident that under their leadership, the needs of our residents and their families will continue to be provided for at the highest level.

The success of this agreement is due to significant efforts on behalf of many of Gidgee's staff and the Department of Health and Aged Care, to ensure we achieve an outcome that best serves our residents and communities. I wish to thank everyone who has been involved in this process, for their tireless work and commitment to the wellbeing of our residents.

Gidgee Healing will continue to provide for our residents throughout August and ensure a seamless handover of services is completed with no change or disruption to their daily lives.

We look forward to welcoming the Selectability team into our communities and working alongside them as we strive for equitable health outcomes for First Nations people in the North West and Lower Gulf.

A handwritten signature in black ink, appearing to read "Cherrie Glasson".

**Cherrie Glasson**  
CEO  
Gidgee Healing

A handwritten signature in black ink, appearing to read "Will Blackley".

**Will Blackley**  
Board Chair  
Gidgee Healing



**13.2 SKILLING QUEENSLANDERS FOR WORK FIRST START PROGRAM 2022 - 2024**

**Author:** Director Corporate and Community

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

Council has received funding for the Skilling Queenslanders for work First Start Program 2022 -2024. This report is intended to provide Council with information about the program, as well as current and intended participation in training and vocational education programs.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

There are currently five (5) trainees and seven (7) apprentices.

The training and vocational education programs include:

Certificate III Painting and Decorating

Certificate III Plumbing

Certificate III Carpentry

Certificate III Civil Construction

Certificate III Warehousing

Certificate III Baking

Certificate III Motor Mechanics

Certificate III Business Administration

Certificate III Environmental Health

Council recently submitted a bid for fully funded positions for the 2023 -2024 year which closed 18 August 2023.

Council's suitability as a part of the program is assessed according to:

- Ability of the council to employ, train and supervise trainees
- Ability of the council to fill their allocations
- Commitment to securing ongoing employment and/or training/further education opportunities for participants
- Meeting contractual and reporting obligations of the funding agreement (completion of monthly reporting form)
- Commitment to the provision of post participation support.

Council must fulfil key performance indicators (KPIs) that local councils are expected to meet or exceed, as a part of successful First Start program participation:

- Completion rate of 65% of trainees successfully gain the required outcome of a qualification or statements of attainment.
- Employment outcome of 70% of trainees successfully gain ongoing employment.

The program provides an opportunity to provide active on the job training and development for locals, as well as Australian accreditation for vocational programs, meaning that people can work anywhere with their qualifications.

**FINANCIAL & RESOURCE IMPLICATIONS**

Successful First Start program bids attract up to \$16,500 inclusive of GST for each full-time position.

**RECOMMENDATION**

That Council receive and note the report related to the Skilling Queenslanders for Work First Start Program 2022 – 2024 update.

**13.3 QUEENSLAND GOVERNMENT DEPARTMENT OF HOUSING TENANCY SERVICES UPDATE**

**Author:** Director Corporate and Community

**Attachments:** 1 Mornington Island Delivery Report  
2 Allocations for Remote and Discrete Aboriginal and Torres Strait Islander Communities - Policy and Process

**PURPOSE (EXECUTIVE SUMMARY)**

The accompanying report provides a status report as at August 2023 related to the two hundred and twenty-nine (229) social housing properties in Gununa, Mornington Island.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The report from the Queensland Government Department of Housing Tenancy Services provides advice related to accounts in arrears, temporary absences and subsequent investigations, vacancies, transitional properties and a register of need.

The Department of Housing Tenancy Services team is committed to monthly meetings with Council representatives, on island, going forward.

The Department of Housing team is also committed to providing monthly written reports related to housing allocations and any housing tenancy matters.

The CEO and Director of Corporate and Community have subsequently met with Evanness Hollingsworth, Acting Manager, Property Services, Delivery Aboriginal and Torres Strait Islander Housing.

The Mayor and CEO have also met with Sharon Kenyon, Executive Director Aboriginal and Torres Strait Islander Housing, in Cairns, during the week commencing Monday 4 September 2023.

The department have also introduced a property allocation form, with proposed Council endorsement and sign-off. A property allocation form with proposals for 157C Wardirrkkan Street, 157C Maarnmaarn Katha Street, 148C Dungah Close and 148C Dungah Close will be tabled during the September Ordinary Council meeting, for Council consideration; and potential endorsement.

The *Allocations for remote and discreet Aboriginal and Torres Strait Islander communities – Policy and process* document is also attached to this report.

**FINANCIAL & RESOURCE IMPLICATIONS**

There are no financial impacts for Council regarding Queensland Government Department of Housing Tenancy Services. (Council does retain the Q Build contract for maintenance and upgrade of social housing. However, this commercial arrangement is considered differently from the administrative allocation of housing for community members).

**RECOMMENDATION**

That Council receive the report related to Queensland Government Department of Housing Tenancy Services and endorse the department's proposed property allocations for 157C Wardirrkkan Street, 157C Maarnmaarn Katha Street, 148C Dungah Close and 148C Dungah Close.

# Delivery Update

For Mornington Aboriginal Shire Council – September 2023

## Social Housing Properties

- 229 in total Social Housing Properties
  - 1 under an Agency Appointment (Dept. acting as an agent for Council)
  - 228 under a 40yr lease arrangement

## Arrears – x accounts

- 40yr leases – 79 accounts in arrears – 44 accounts have a current payment plan in place – 20 accounts awaiting to commence new payment plans – 14 accounts no payment plan in place
- Agency Appointment – 1 account – current payment plan in place

## Temporary Absences being investigated/reviewed

- 4

## Temporary Absences Approved

- 3

VACANCIES (not including transitional housing)		
69C Wardirrkkan St		Vacant Maintenance
87 Wurrurku Cl		Vacant Maintenance
58 Wardirrkkan St		Vacant Maintenance
136 Wengka St		Vacant Maintenance Extensive Works
148A Dungal Cl		Tenantable – in process of allocation
148C Dungal Cl		Tenantable – in process of allocation
157C Maarnaarn Katha St		Tenantable – in process of allocation

## Transitional Properties / upgrades

- 200 Lardil St – Vacant maintenance

## Property sitting with Council

- 297 Jimbarn St – currently sitting with council will be returned in September for allocation – currently housing contractors

**Register of Need – 42 approved (active) applications**

Bedroom	#
1	1
2	33
3	6
4	1
5	1
6	0

**Register of Need – applications waiting to be processed and or completed**

Further Information (FURT)	In Progress	On Hold
8	1	8

**Tenancy Management News**

- Tenancy Management currently investigating tenants not residing at properties
- Tenancy Management in process of sending yard letters out to residents before wet season
- Tenancy Management in process of working with tenants to help bring rent arrears down
- Tenancy Management in process of allocations

**Tenancy Team**

- Alexia Kelso Client Service Manager – 0459 864 881
- Mary Jo Craigie Senior Housing Officer - 0436 632 074
- Colleena Charlie Senior Housing Officer – 0428 233 108
- Lydia Oppermann Senior Housing Officer – 0436 632 038
- Tianna Thompson Local Housing Officer – 4745 7471  
Officer hours – 8:30 to 4:30 Monday to Friday – office closed during lunch 12 to 12:45pm

**Tenancy Management team available via phone Monday to Friday 8:30am – 4:30pm**

**Next Schedules Visits**

- 18<sup>th</sup> September to 22<sup>nd</sup> September
- 24<sup>th</sup> October to 27<sup>th</sup> October
- 13<sup>th</sup> November to 17<sup>th</sup> November

With the possibility to extra trips

---

**Contact Details**

**Alexia Kelso Customer Service Manager**

**Ph:** 07 44 372 719

**M:** 0459 864 881

**Department of Housing and Public Works  
19 West St Mount Isa Qld 4825**

---



# Allocations for Remote and Discrete Aboriginal and Torres Strait Islander Communities

Policy & Process

*January 2023*



## Contents

Overview.....3

Applying to live in a remote Aboriginal and Torres Strait Islander community.....3

Allocations Policy.....4

Allocations Process.....5

Matching Process .....5

*I acknowledge the traditional custodians on the land on which I walk, I work, I live and I respect. I acknowledge all of their Elders past, present and emerging. Designs adapted from [original artwork by First Nations artists](#) Chern'ee Sutton, Kalkadoon woman, and Laurie Nona, Badhulayg, Maluyligal, Guda Maluyligal and Meriam Nation man.*

## Overview

The Department of Communities, Housing and Digital Economy (the department) manages social housing in Aboriginal and Torres Strait Islander Local Government areas under two distinct arrangements including:

- Housing managed by the department on behalf of a trustee of Deed of Grant in Trust (DOGIT) or reserve land under an Agency Appointment; and
- Housing directly managed by the department under a 40-year lease from a trustee of DOGIT or reserve land.

Under the *Housing Act 2003* the department determines eligibility for social housing assistance. The Social Housing Eligibility Criteria are the criteria used by the department to determine an applicant's access to social housing

The department incorporates partnerships and integrated service responses with Councils, providers, other agencies, and the community sector to deliver housing services in a person-centred way. This approach provides culturally responsive housing services and supports a partnership with Councils to identify and understand any cultural, historical, or social matters before making an offer of housing.

The department applies the policy used for social housing applications. The department has liaised with Councils in the development of this Allocations Policy and Process to ensure that they provide for consideration of considering Ailan Kastom or Aboriginal Tradition, as applicable.

This policy and process overview outlines eligibility requirements and how social housing vacancies in remote and discrete Aboriginal and Torres Strait Islander communities are allocated. It is recognised that some communities have locational, administrative or governance needs when liaising with Councils or their nominated representative about any cultural aspects of the vacant property. The department supports place-based process that aligns and complements policy intent.

Every act, policy and decision by the department must be assessed for compatibility with human rights.

## Applying to live in a remote Aboriginal and Torres Strait Islander community

When an applicant is seeking housing assistance to live in a remote community, a holistic Pathway Planning conversation is conducted with the applicant. This enables a deep understanding of their housing and support needs, goals, and aspirations, to identify the most suitable service response and to collect information about the applicant and their household to determine eligibility.

Applicants must meet the eligibility criteria for social housing and have a connection to the community in which they are applying to live. The criteria are listed below and further described in the Social Housing Eligibility Criteria policy document:

- Australian citizenship or permanent residency
- Queensland residency
- Assets test (property ownership and liquid assets)
- Independent income
- Household income limits
- Wellbeing

## Allocations Policy

Allocation of social housing in Queensland is primarily based on eligibility and need. Where two applicants have similar circumstances the application date may also be a consideration. When making an allocation decision, the department must take into consideration factors to ensure the tenancy is successful and sustainable.

The department works closely with applicants to understand their individual needs and circumstances. When housing vacancies arise, the department reviews housing applications and makes decisions about the eligibility and suitability of households' match to the features of the property, and any offer of housing.

The department is committed to working with Councils and local non-government agencies or support agencies (where applicable) to ensure tenancies are successful and sustainable. The department is responsible for making decisions regarding an offer of housing to applicants.

Prior to allocating a vacant property, the department will liaise with the relevant Council or their nominated representatives regarding any cultural matters relating to cultures and customs, historical issues, and conflicts of interest within the community. These will be considered by the Housing Team to inform appropriate allocations.

From time to time, a household may contact Council or the department requesting that a property is retained within their family. In these instances, the department will discuss the request with Council's representative for views on the validity and equity of the request.

Whilst the advice provided by Council will be considered, the department is responsible for making decisions regarding housing allocation and whether to make an offer of housing to applicants.

The privacy of applicant details should be maintained and their information not provided nor discussed with Council unless consent has been provided for this to occur.

If Council does not support the department's proposed housing allocation decision, then this will be referred to the Area Manager to resolve.

## Allocations Process

Refer to **Annexure 1** – process flow of the Allocations process.

- When a property becomes available any maintenance should be completed or requested before an offer is made.
- If the property has existing disability modifications the department will take this into consideration when matching the household's needs to the features of the property.
- The cultures, customs, historical issues, and conflicts of interest within the community will be considered. Some examples may include, but are not limited to:
  - Death in the property
  - Conflicting clan groups living nearby, or
  - Clan group was previously living in the property.
- The department will contact the Council or its representative to seek guidance and assistance on making a successful allocation based on their local knowledge.
- From time to time, a household may contact Council or the department requesting that a property is retained within their family. In these instances, the department will discuss the request with Council's representative for views on the validity and equity of the request. The privacy of applicant details should be maintained, and their information not provided nor discussed with Council unless consent has been provided for this to occur.

## Matching Process

- The department will review the housing register for suitable households based on their current circumstances (need) and length of time on the housing register.
  - More than one application is considered for each vacancy. Some households may not be suitable for the specific property due to community or cultural matters that could impact on the tenancy.
- The features of the vacant property will be matched with the needs of the household. When identifying suitable applications for a vacant property, the department will consider whether the allocation:
  - meets the needs of the household, including bedroom entitlements, applicant's health or safety, or physical or psychological needs and whether the property meets any disability and/or medical needs the household may have.
  - supports the household's connection and participation with their community and culture, including access to services and support.

- 
- The department will contact the applicant to confirm the household's needs, eligibility, and readiness to move. During the conversation these matters are discussed:
    - Whether the applicant still requires assistance
    - If the applicant can accept the offer immediately, or if they require their application to be deferred so they have time to meet financial commitments, cannot afford to move, cannot afford to pay the rent or if there are any other reasons for possible delay in accepting housing e.g. family illness.
    - The property type to be offered is still acceptable.
    - Confirmation of the household members details, including the number of intended occupants, their ages and gender to ensure that the property is appropriate for the household.
    - Discuss any changes to the household circumstances e.g. changes to health or disability needs that may affect the housing type needed.
  - Applicants and their household must meet the Social Housing Eligibility Criteria prior to an offer being made. If they are no longer eligible, the application will be cancelled, and the applicant advised that their application has been cancelled.

**Note:** in recognition of exceptional circumstances and limited housing options in the community, a submission can be prepared by the department to allocate housing to an application that is ineligible.

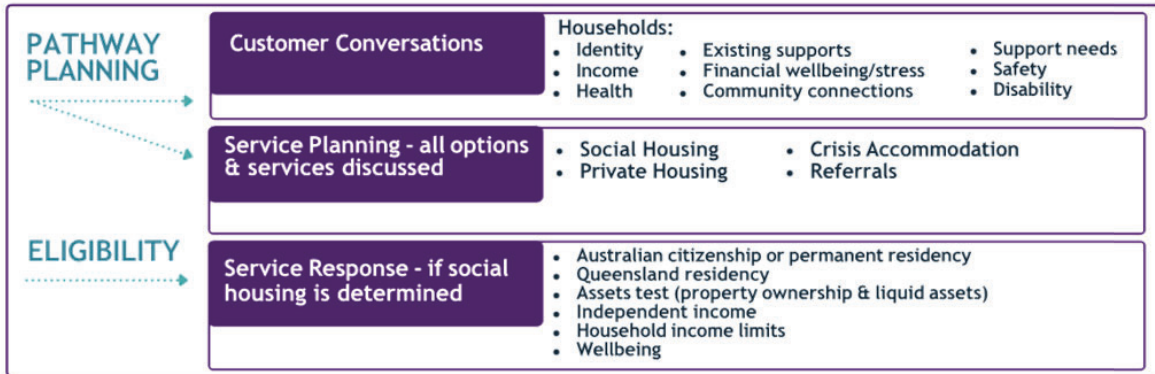
- If the applicant is eligible but there has been a change to their housing need, a reassessment of the application will be made and the applicant will be advised of the outcome. This may include explaining that there are other households on the housing register who have higher or more complex needs who are likely to be housed before them.
- If the applicant is eligible, suitable and willing to be considered for the allocation, the department will discuss with Council or its representative and seek advice on any cultural matters that may impact the appropriateness of the allocation before an offer is made.
- The Council will be asked to confirm in writing that:
  - the proposed allocation is culturally appropriate; and
  - there are no community or cultural matters that may impact on the tenancy.
- If Council does not consider that the proposed allocation is culturally appropriate or identifies community or cultural matters that may impact on the tenancy, then the

Council will be asked to provide written advice and reasons about its position. The department will consider the reasons and decide if another household on the housing register is to be offered the property or proceed with the proposed household. Should Council or an applicant be dissatisfied with the decision, the department's Complaints management policy and procedure, which establishes the principles and obligations of the department in managing complaints, should be applied.

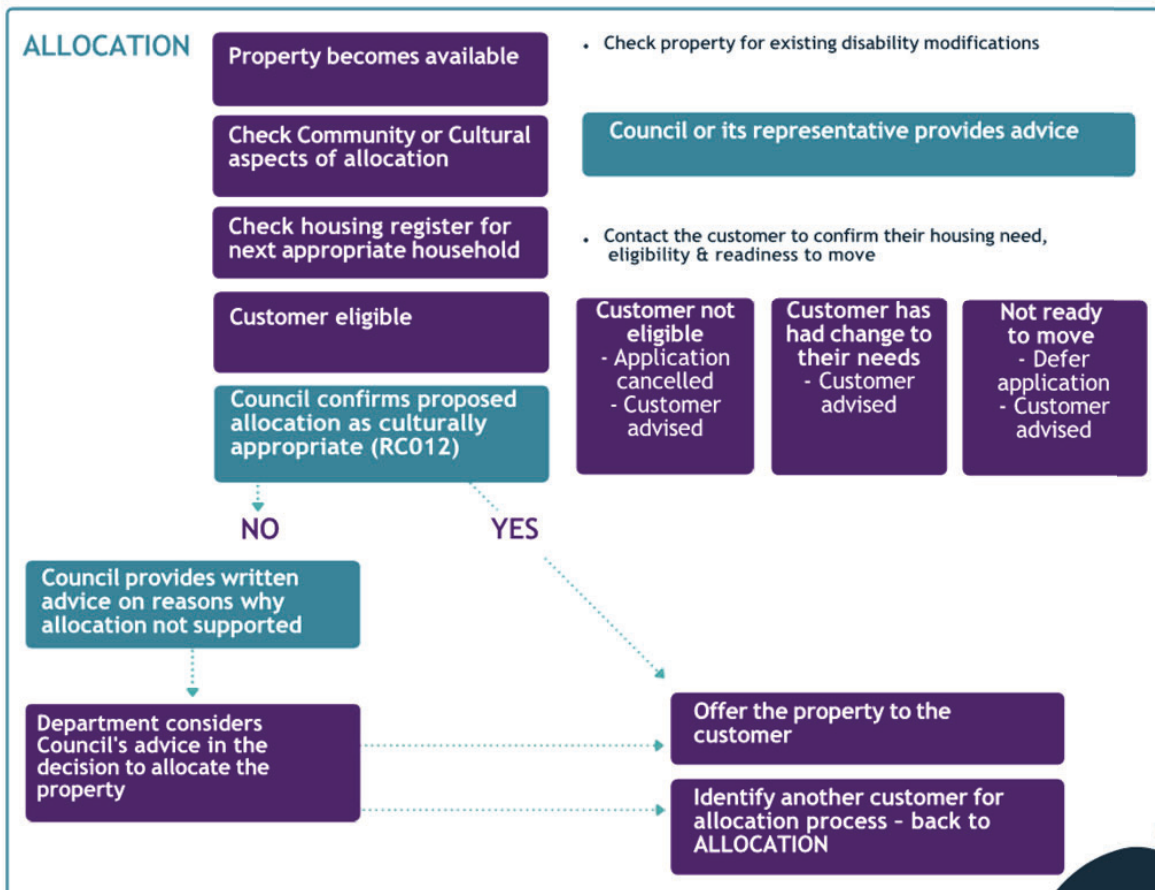
- The department will contact the applicant to offer the property, provide them with an estimate of their weekly rent, and arrange a sign-up appointment.

# ALLOCATIONS PROCESS

Department of Communities,  
Housing & Digital Economy



**INELIGIBLE APPLICATIONS** In recognition of exceptional circumstances and limited housing options in the community, a submission can be prepared by the department to allocate housing to an ineligible applicant.



June 2022



**13.4 CHANGE OF DATE FOR OCTOBER 2023 ORDINARY COUNCIL MEETING**

**Author:** Director Corporate and Community

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to propose an alternative date for the October Ordinary Council meeting due to incompatible dates with the scheduled Local Government Association Queensland (LGAQ) annual conference.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

During June 2023, Council adopted a timetable for Council meetings for the next twelve (12) months. At that time, Council specified Wednesday 18 October 2023 as the designated date for the October 2023 meeting.

Since that time, dates for the Local Government Association Queensland (LGAQ) conference have been promoted. The conference will be held in Gladstone, from 16 to 18 October 2023. Given the incompatible dates, it is proposed that the scheduled October Council meeting be moved to a different date.

It is proposed that Council meeting be held Wednesday 25 October 2023, instead of Wednesday 18 October 2023.

**FINANCIAL & RESOURCE IMPLICATIONS**

There are no financial resource implications related to formally changing the date of the October 2023 Ordinary Council meeting.

**RECOMMENDATION**

That Council note the current date for the October 2023 Ordinary Council meeting is not compatible with Local Government Association Queensland (LGAQ) annual conference dates; and accordingly, a date change for the October Ordinary Council meeting is endorsed. The meeting will be held 25 October 2023.

**13.5 QUEENSLAND REMEMBERS GRANT PROGRAM - POTENTIAL APPLICATIONS**

**Author:** Director Corporate and Community

**Attachments:** 1 Attached images

**PURPOSE (EXECUTIVE SUMMARY)**

The Queensland Remembers grant program can be utilised for a veteran's memorial, an honour role in a public space; or a memorial garden. The intention of this report is to ascertain Council's appetite for refurbishment of the existing propeller memorial and a new cenotaph at the new Council buildings or at the front of the Rural Transaction Centre, in Lardil Street, Gununa.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The Queensland Government has committed close to six million dollars (\$6m) over four rounds for the Queensland Remembers Grants Program, for eligible organisations who provide service and support for Queensland veterans and their families.

Applications for round three are now open for three grant funding streams. Council is eligible for the community grants program stream.

The individual grant allocations are up to fifty thousand dollars (\$50,000) and Council must commit to a co-contribution of ten percent (10%), to qualify for funding.

The funding round opened 18 August 2023 and will close 3 October 2023. Applicants will be notified during April 2024 and project commencement must occur from 3 June 2024 for project delivery and acquittal by 30 May 2025.

It is proposed that Council apply for restoration of the existing propeller monument and construction of a cenotaph and flag poles at the new Council buildings, or at the Rural Transaction Centre, enabling commemoration of significant anniversaries including Anzac Day and Remembrance Day.

**FINANCIAL & RESOURCE IMPLICATIONS**

At least ten (10) percent of the total project cost must be met by Council's sources. This contribution can be comprised entirely of cash or a combination of cash and in-kind support. However, the in-kind support cannot exceed half of the applicant's contribution.

**RECOMMENDATION**

That Council endorse potential submission of two grant applications for the Queensland Government Queensland Remembers program, comprising refurbishment of the propeller monument; as well as establishment of a cenotaph and flagpoles at a prominent central Gununa location (potentially the new Council offices or the Rural Transaction Centre), as deemed operationally suitable in terms of construction costs and site approvals.











**14 TECHNICAL AND INFRASTRUCTURE SERVICES****14.1 TECHNICAL AND INFRASTRUCTURE SERVICES REPORT**

**Author:** Director Engineering

**Attachments:** 1 Letter from Greg White - Mornington Island Airport Pavement Assessment  
2 Mornington Island Airport Pavement Strength Rating

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide the Council with an update of the activities undertaken by the Technical and Infrastructure Services Department for the month of August 2023.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

This report outlines the major activities undertaken and challenges faced by the Department since the last report in August 2023.

***Grant Funded Project Update – August 2023***

Building our Region Round 6 – Water security – Project prestart meeting has taken place with ARUP. RFI has been received requesting information to start building the base line data on the water security deliverable scope of project.

Building our Region Round 6 – Sewerage Pump Station upgrades – Prestart meeting has been held with contractor CCIS. Initial site visit has taken place to confirm engineering requirements.

Works for Queensland – Water Treatment Plant Upgrades – Both budget and time variation has been submitted to funding department for approval. Design and specification have been completed, once variation approved, MSC will award project for construction.

Department of Environment and Science (DES) funded waste program;

- Garbage compactor – Truck modifications (chassis lengthening) have delayed delivery date to October 2023. Truck is now in Townsville getting compactor body fabricated at fitted.
- Bin stabilisation project – Gravity bins locks delivered to MSC 7<sup>th</sup> July. Installation program being drafted. Community notifications to be finalised and posted. DES has also approved the purchase of new 240ltr wheelie bins to roll out once new truck arrives. The new bins will be 1 x red lid for general waste and 1 x yellow lid for comingled recycling material. The new bins will also be hot stamped with MSC Logo
- Transfer Station design and construct project – Waste audit has been completed by EC Sustainable. Final report has been received and has been used to finalise the transfer station design and design report.
- Metal Recycling project – Grant agreement being drafted by DES based on final costings being received by SIMS Metal. SIMS metal are still to finalise logistics for heavy plant and equipment.

***Parks and Gardens***

Routine daily works carried out. Facilities work orders completed as requested.

Aerodrome internal maintenance completed – gable markers and apron areas. Ongoing slashing works around runway strip

Town maintenance program impacted by various construction support activities.

Painting works carried out on grave surroundings at cemetery.

***Batch Plant Operations***

Maintenance and repairs completed at Batching Plant during the month.

Updated SWMS have been implemented, focus on operation PPE and process flows.

Forecast – 0m3 vs Actual – 4.2m3

### Fencing

Workshop fence installation has begun. Expected completion in September 2023, resources have been redeployed to assist with completion of the APH fence project.

Routine emergent works carrying out repairs to compromised Council facilities.

Facilities work orders actioned when issued as required.

### Civil Works Program

Civil crew are now at final stages of 21/22 event program, sitting at 96%. With the completion of Barrakiah Road and sections of Birri Road the full program will have been closed out marking a great achievement for MSC. Roads remaining in the 21/22 program are listed below. Team will progress immediately into the 22/23 program which is sitting at 35% complete – some areas have been completed as part of current works program and well on track for 100% completion by June 30, 2024. Invoicing and cost tracking processes have been reviewed finalised and implemented, monthly submissions to QRA are on track.

20		<b>Unsealed Roads</b>	<b>252.88 days</b>	<b>Wed 12/04/23</b>	<b>Mon 15/04/24</b>
21		2021/22 Batching Plant Road	1.5 days	Wed 12/04/23	Fri 14/04/23
22		2021/22 Airport Circuit Road	6 days	Fri 14/04/23	Mon 24/04/23
23		2021 Gold Cliffs Road	5.5 days	Mon 24/04/23	Mon 8/05/23
24		2021 Dadrigun Road	1.25 days	Mon 8/05/23	Tue 9/05/23
25		2021 Old Pipeline Road	6.5 days	Wed 10/05/23	Thu 18/05/23
26		2021/22 Gee Wee Road	4.5 days	Thu 18/05/23	Thu 25/05/23
27		2021 Dwendi Road	3.75 days	Thu 25/05/23	Wed 31/05/23
28		2021 Gunbah Road	3.5 days	Wed 31/05/23	Mon 5/06/23
29		2021 Barrakiah Road	17.13 days	Tue 6/06/23	Thu 29/06/23
30		2022 Barrakiah Road	16 days	Thu 29/06/23	Fri 21/07/23
31		2022 Ballaleah Road	109.75 days	Fri 21/07/23	Fri 26/01/24
32		2022 Sydney Island Road	28 days	Fri 26/01/24	Wed 13/03/24
33		2022 Gunna Wunun Road	19 days	Wed 13/03/24	Wed 10/04/24
34		2022 Gubungurra Station Road	2.5 days	Wed 10/04/24	Mon 15/04/24
35		<b>Contractor Delivered Scope</b>	<b>127.75 days</b>	<b>Wed 12/04/23</b>	<b>Mon 16/10/23</b>
36		<b>Unsealed Roads</b>	<b>127.75 days</b>	<b>Wed 12/04/23</b>	<b>Mon 16/10/23</b>
37		2022 Elizabeth River Road	4.5 days	Wed 12/04/23	Tue 18/04/23
38		2022 Bradleys Camp Newadah Road	1.25 days	Tue 18/04/23	Wed 19/04/23
39		2022 White Cliffs Road	6.5 days	Thu 20/04/23	Thu 4/05/23
40		2022 Lowarhea Road	10 days	Thu 4/05/23	Mon 22/05/23
41		2022 Sandalwood Road	3.75 days	Tue 23/05/23	Fri 26/05/23
42		2022 Dimerah - Gunbah Road	10.25 days	Fri 26/05/23	Mon 12/06/23
43		2022 Dimerah Road	5.75 days	Mon 12/06/23	Wed 21/06/23
44		2022 Old Gunbah Road	9.75 days	Wed 21/06/23	Thu 6/07/23
45		2022 Dungaru Gudmagun Road	24.5 days	Fri 7/07/23	Mon 14/08/23
46		2022 Road off Ballaleah Road	1.5 days	Mon 14/08/23	Wed 16/08/23
47		2022 Two Tanks Road	3.5 days	Thu 17/08/23	Wed 23/08/23
48		2022 Birri Road	25.5 days	Wed 23/08/23	Wed 4/10/23
49		2022 Bidgigun Road	5.5 days	Wed 4/10/23	Thu 12/10/23
50		2022 Birri Repeater Station Road	1.75 days	Thu 12/10/23	Fri 13/10/23
51		2022 Gurrielgun Road	0.75 days	Mon 16/10/23	Mon 16/10/23

Also, Mornington Shire Council have been received as members of the Northwest Queensland Regional Roads & Transport Group (NQWRTG). This membership will provide significant support in delivering our DRFA programs, training opportunities and technical support. The membership also triggers eligibility for ATSI TIDS funding, which MSC will begin to receive in 23/24 Financial year in the amount of \$204,499.00 of unrestricted funds.

### Aerodrome

Routine maintenance and ARO operations running well. A permanent NOTAM for wildlife hazard has been implemented due to several near misses and 1 x incident related to bird strikes.

Annual Electrical Technical Inspection (EATI) planned for September 23.

MSC engaged Airport Pavement Engineering Specialists to undertake a pavement assessment to ascertain the scope of works required to support funding application for a resealing project. It was also identified that the YMTI pavement classification has been incorrect, enabling YMTI to move from a PCN3 classification to a PCN 10 classification. This re-classification brings the aerodrome into compliance with the type of aircraft that land, no concessions are required for the REX SAAB340, which have previously been in place. REX Airlines have been notified of the removal of landing concessions. APES also provided a high-level costing to undertake a runway reseal which has been basis of funding application.

## ***Environmental Health***

### ***EH Team Summary***

The month of August has been an active one for the Environmental Health Team. A range of animal health services were delivered, including the kick off of the domestic animal survey. The survey is anticipated to be completed in September 23.

### ***Animal Control***

July/August is traditionally a busy time for dogs to whelp. During this time, worming treatments for the females and pups are encouraged, so we can have healthy pups. Parvo shots for the puppies are usually given at 6, 8 & 12 weeks of age however in areas where Parvo is prevalent, the course can start at 4 weeks.

The Domestic Animal Survey has commenced. The Environmental Health team are visiting all properties in Gununa seeking details on ownership and health status of the resident animals (mainly cats and dogs). We are seeking detail on de-sexing rates, animal numbers per property, health status, interest in micro chipping and if the animal can be secured on the property. Conversations occur about animal health and the process involved in Council moving towards Animal Registration in the near future.

From the information gathered we will have a better idea on the numbers and types of animals on the island, the type and volume of veterinary consumables required to be purchased. This will allow us to better plan and deliver animal management/welfare services.

### ***Weed Spraying and Control***

The routine spraying of woody weeds & invasive weeds continues in infested areas in and around the Gununa area continues. This includes the spraying infested areas public spaces, council properties, private yards and along fence lines. The windy conditions recently have limited the number of days we can use conventional foliage spraying. We are moving towards basal injection of woody weeds including paper bark fig & Leucaena species.

Best results from Glyphosate spraying are achieved when the target weed is actively growing. With the dry season well under way, most weeds have died off, hibernating, or waiting to germinate. For these reasons, the teams dry season spraying is limited to the drilling of Leucaena species.

### ***Stock and Procurement***

A range of equipment used in the weed control and animal management programs was purchased in the past month. This includes a battery powered drill, a reciprocating saw & handheld spray units to be used in weed control program areas. Dog shampoo with parasite control will assist with the Caring for Pets program. Supply of rodent bait and ant sand has been purchased. Portion size is to allow residents with pest issues to collect and treat their residences. We will be developing a range of posters to advise community of the availability of the products. Fact sheets will be developed on use.

***Rubbish and Illegal Dumping***

Nil incidents to report.

***Food Act activities***

Programmed follow up inspections have been carried out on a number of Food Act Licenced Premises. Discussions/education sessions around temperature control, cleaning food contact surfaces and hand washing practices occurred with food handlers.

***Staff training workshops***

The AMO is continuing with his Cert IV Animal Management studies. Most of the learning is done online with block studies 2-3 times per year. A number of AMOs from the 16 North Queensland Councils are undertaking these studies, as considerable value exists in upskilling key staff for the benefit of their communities.

***Veterinary Visit Information***

During the Domestic Animal Survey, residents expressed a keen interest in the Vets next visit. Many animal owners are keen to have their animals desexed.

With the presence of Ehrlichiosis Canis on the Island, an important control measure for the spread of the disease is to control the number of brown house ticks in the community. Ivermectin (with an external application) and Brovecto (chews) are effective in killing internal (worms) and external (ticks, fleas, and itch mite) parasites in dogs. A parasite reduction program must be targeted and strategic.

***Education***

A series of posters/flyers are being prepared encouraging responsible pet ownership. Message themes will be "caring for pets", "Animal registration" and "keeping up to date will parasite control".

***Waste Management***

Routine daily works undertaken at landfill, equipment availability has improved with both dozer and excavator back online and maintained.

Landfill team have been reverse filling Cell 3, with large amounts of steel being extracted from the landfill cell, increasing air space availability and a better compaction rate.

Leachate levels in operating cells have significantly dropped with cleaning of network completed.

Collection Services have been steadily improving with consistent staff attendance. Daily run sheets developed to capture tracking of key waste collection services, as well as data on bin numbers presented, volume taken to landfill.

***Water and Wastewater Management******Water Operations***

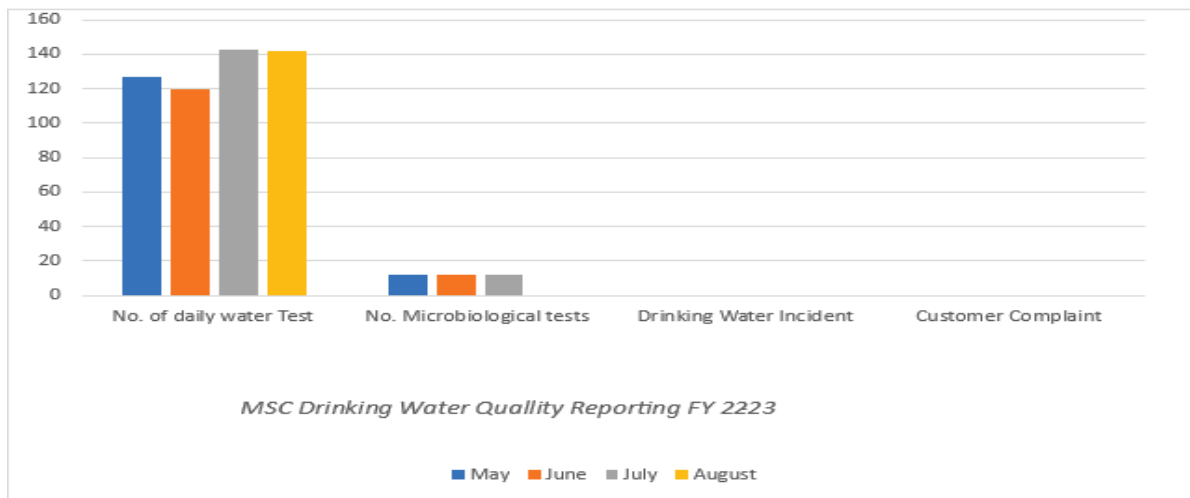
Water operations team have been continuing conducting monthly calibrations on all water testing equipment within the lab. calibrations have been made to both the inflow and outflow chlorine analysers to ensure accurate results throughout the treatment process.

The turbidity within the water reticulation has reduced, the chlorine dosing setpoint has been changed from 2.10mg/L to 2.30mg/L and has been showing consistent results throughout the system for August. Mains flushing has been continued to further reduce the turbidity, and general cleanliness of the treated water throughout the reticulated mains.

Raw Water special project investigation commenced Monday 31/7/23 for Water security data and for the market garden program. Investigation will run for 6 weeks, testing includes 5 locations – Market Garden, Stony Crossing, Dam [western side} Windmill Bore and Airport Bore.

Fire Hydrants and Sluice valves surrounds, and valve spaces have been cleaned and all debris removed so top of sluice valves are exposed. New surrounds and covers will be installed within the next 12months. Fire hydrants spring valves and yokes need replacing on over 20 valves, this work will be completed in conjunction with the FH surrounds and covers.

Plumbing applications and inspections (Plumbing, Drainage) have ramped up with new developments and projects across the Island some of these include Council Civic Centre, Lot 120/121, and the Mornington Island Hospital (Renal Unit)



Month End	Usage in KL	Month End	Usage in KL	Month End	Usage in KL	Month End	Usage in KL
Jan	36.400 KL	April	30,338 KL	July	28930 KL	Oct	
Feb	32,000 KL	May	28,318KL	Aug	28806 KL	Nov	
March	28,600 KL	June	27,450KL	Sept		Dec	
<b>Total</b>	<b>97,000 KL</b>	<b>Total</b>	<b>86.106 KL</b>	<b>Total</b>	<b>28930 KL</b>	<b>Total</b>	<b>KL</b>

Table 2: Monthly rainfall

Month End	Rainfall	Month End	Rainfall	Month End	Rainfall	Month End	Rainfall
Jan	643 mm	April	0mm	July	2mm	Oct	
Feb	382 mm	May	0mm	Aug	10mm	Nov	
March	168mm	June	1mm	Sept		Dec	
<b>Total</b>	<b>1,193 mm</b>	<b>Total</b>	<b>1 mm</b>	<b>Total</b>	<b>2mm</b>	<b>Total</b>	

Table 3: Dam capacity values (in %) taken on the last day of each month

Month End	Dam Capacity	Month End	Dam Capacity	Month End	Dam Capacity	Month End	Dam Capacity
Jan	100%	April	95%	July	81%	Oct	
Feb	100%	May	92%	Aug	74%	Nov	
March	97%	June	87%	Sept		Dec	

**Sewer Operations**

Pump Stations A, B & C. All inlets into pump wells have all been cleaned with hi pressure jetter to remove build-up of debris and fat deposits.

Pump Station B has been continuing with constant blocking issues and pump faults due to large volume of rags and debris. 2x pumps need to be lifted and serviced 2 x times a week. The trash baskets have suffered significant structural damage to the inlet doors allowing rags and other foreign debris into the pump well. Pump Station D {Airport} Excavation Airside has been completed rising main to non-return valve/pipework connection has partial blockage {Airside} Due to being too small in diameter causing pumps to overload and waste chocking up in pipework. New DN 50 Non-return valve and required fittings/Material has arrived and will be installed and commissioned early September.

New Sewer connections has been completed for Lot 120/121 and the Council Civic Centre. 1 x Sewer connection is scheduled for 152 Lardil Street, when Plumbing compliance permit is fully paid and compliance number is issued.

**Workshop and Maintenance****Workshop Update**

The general management of operations, processes and parts management have been bedded in with the team. Attendance and performance of apprentices is consistently poor. Options to be discussed on way forward with their employment.

New workshop manager recruitment is underway, a number of candidates are currently under review.

**Private Works Update**

To be updated September 2023. However, new process for the quotation and payment for private works jobs has been implemented.

*Fuel Status snapshot*

	30/08/2023			
	Tank dip		Estimated Life	
			Months	
<b>Diesel</b>				
Tank 1	45000	82512	2.19	69%
Tank 2	45000			
<b>ULP</b>	11250		0.41	56%

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

That Council note and receive the Technical and Infrastructure Services Department report for August 2023.



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au

Annette James  
Aviation Consultant  
Certavation

Dear Annette,

**Mornington Island Airport Pavement Strength Rating**

You asked that I provide advice on the pavement strength rating of the RPT pavements at Mornington Island airport. To clarify, the RPT pavements include the runway, the single-bay RPT parking apron and the short connecting taxiway.

The current PCN for the Mornington Island airport runway is PCN 3/F/D/850/T. Despite this relatively low strength rating, the airport is serviced by three Saab 340B (Regional Express) RPT in-bound flights each weekday. The Saab 340B has an ACN of 10, requiring these operations to be performed under a significant Pavement Concession. These Saab 340B RPT services are understood to have been ongoing for at least five years.

I inspected the airport pavements at Mornington Island airport on 7 August 2023. Despite the surface shedding stone, which is not a pavement strength issue, there was no visually observable sign of any structural distress or deficiency. That is, the pavement is free from structural cracking, rutting and similar structural distresses. Given the good performance of the pavement under regular operations of an aircraft with ACN 10, it can only be concluded that the true strength rating of the RPT pavements at Mornington Island airport must be consistent with a pavement strength of at least PCN 10.

Based on the above, I recommend that the strength rating of the Mornington Island airport runway be increased to PCN 10/F/D/850/U. I note the recommended "U" to be used in place of the current "T". That reflects this being a "usage" based assessment that relies on experience and engineering judgement about historical performance, rather than a technical assessment. I also recommend the following caveats be placed on the increased pavement strength rating:

- A formal technical verification of the increased PCN be performed, based on a geotechnical investigation and reverse pavement analysis, by 1 November 2023, or the strength rating revert to the current PCN value.
- No "blanket" or "ongoing" pavement concessions with granted for aircraft with an ACN greater than 10, until the formal technical verification of the PCN is completed.
- Any "one-off" pavement concessions be considered based on an operation-specific formal engineering risk assessment, until the formal technical verification of the PCN is completed.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'G. White', is written over a light blue horizontal line.

Greg White  
PhD, MEng, ME, MTech, BE(Civil), CPEng, RPEQ  
Airport Pavement Engineering Specialists Pty Ltd

08 August 2023



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au

Annette James  
Aviation Consultant  
Certavation

Dear Annette,

#### **Mornington Island Airport Pavement Assessment**

You asked that I inspect the airport pavements at Mornington Island airport and provide a report on the condition of the pavement. My inspection occurred on 7 August 2023 and this report considers the existing pavement condition, the need for maintenance and the potential for increasing the strength rating (known as the PCN) of the runway. Demonstrative photographs from my inspection are included in **Appendix 1**.

#### Background

Mornington Island airport is located on the western edge of Mornington Island, in the Gulf of Carpentaria (Queensland). It is owned and operated by Mornington Shire Council with assistance from Certavation. The runway is 1515 m long and 30 m wide and is connected to a single RPT parking bay apron by a short taxiway. The airport is serviced by Regional Express (Rex) that operate three Saab 340B aircraft in and out of the airport each weekday. The only other significant regular aircraft of note is the RFDS King Air and occasional RAAF C130.

Around 2015 significant flooding of the airport occurred and the runway was damaged. The airport was subsequently closed until repairs could be affected, which included a reseal of all the RPT pavements. It is understood that the reseal was a 10/5 two coat seal. Although its basis is not known, the current strength rating of the runway is PCN 3/F/D/850/T. This is unusually low and requires the Rex Saab 340B to operate on an excessive pavement concession.

The Mornington Shire Council is currently planning for the resurfacing of the runway, due to significant aggregate loss from the sealed surface. In parallel, flank regrading works are ongoing, and the Council also desires a pavement strength rating that would allow the currently pavement concession to be no longer required. Although Council also desires a longer runway orientated into the prevailing wind, that desire will likely trigger the construction of a whole new runway and this is likely to be a decade or more away.

#### Condition assessment

The runway pavement appears to be well shaped with a gradual longitudinal slope and reasonable cross falls, although an engineering survey would be required to verify this. The runway appears to be in excellent structural condition and is free from any visually identifiable structural rutting, fatigue cracking, load related depressions and other structural defects (**Photograph 1**).

The runway surface is a different matter. The surface is now seven years old and is losing significant amounts of the 5 mm aggregate from the 10/5 two coat seal (**Photograph 2**). A reseal is not urgent, but its planning should commence without delay. It is expected that this would be optimally performed in September 2024, as the dry season comes to an end, providing higher temperatures for seal construction, but still minimising the wet weather risk as the wet season approaches. If performed in 2024, this would appropriately be a 10 mm single coat seal. However, if delayed



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au

beyond 2024, then ongoing surface deterioration may require a significantly more expensive two coat seal instead.

Runway sealing must be performed in the daytime, to allow the quality to be monitored and the bitumen/aggregate rates to be adjusted in natural light. It is expected that this would take 3-4 days, logically over an extended weekend. This is typically expected to cost \$0.8-1.2 M.

Although I have not been provided with the original documentation, the current seal appears to have been designed and constructed like a road seal, rather than like a runway seal. Airport pavements are trafficked only infrequently and aircraft are susceptible to FOD damage from loose aggregate. Consequently, airport sealing has particular requirements, compared to typical road sealing, and these include:

- More bitumen. The limited frequency of trafficking reduces the risk of flushing and the intolerance of loose aggregate requires additional bitumen to better hold the aggregate in place over the life of the seal. Around 25% more bitumen is usually required.
- Less aggregate. Reducing the aggregate to just enough to provide a single layer coverage of the bitumen film, meaning the aggregate is better embedded in the bitumen and subsequent aggregate loss is minimised.
- Much more rolling. Post-construction trafficking by aircraft is infrequent, particularly on the edges of the pavement, so significantly more rolling is required on the day of sealing than is normally required for road pavements. This usually requires four times the number of rollers typically used by a road sealing crew.

It is also common to use a steel drum roller after the seal is full swept, to remove the sharp edges from the tops of the aggregate particles. This is intended to avoid excessive aircraft tyre wear during wheel spin-up on aircraft landing. The omission of these airport-specific requirements to the 2016 reseal appears to have significantly contributed to the excessive aggregate loss now being experienced and this should be avoided in any future reseal. This requires an airport-specific seal design and specification, as well as specialised supervision of the contractor during the execution of the work.

The only defects that should be attended to in preparation for the reseal is the filing of the edge breakdowns, where the runway proper intersects with the old cross runway and at the sealed runway ends and shoulders. **Photograph 3** and **Photograph 4** show examples of such defects that could be cut out square and filled with a 20-30 mm thickness of EZ Street or an equivalent pre-mixed asphalt patch material.

The RPT taxiway (**Photograph 5**) and RPT apron (**Photograph 6**) are in similar condition to the runway and the seal appears to be consistent with the runway seal, although there is less stone loss because of the more concentrated aircraft trafficking. The GA apron (**Photograph 7**) is also similar and is structurally sound, but the seal appears to be of a different age (**Photograph 8**). In light of these relatively small areas of apron and taxiway pavement, it would be inefficient to defer their reseal to a later date. Therefore, it is recommended to include the whole airport pavement network in the reseal recommended for the runway in 2024.

#### Maintenance requirements

Aside from the recommended edge break filling, other maintenance recommended is a sweep to remove the large quantities of loose aggregate that is a potential FOD hazard. This is best done with a tractor broom and the broom should be applied hard to the surface to dislodge any marginally held aggregate.



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au

Also, annual maintenance rolling is always recommended to maximise the life of the seal but periodically working the bitumen and pushing the aggregate into the bitumen film. This is best performed with a pneumatic tyred roller over two sunny afternoons at the hottest and driest time of the year. If a reseal is to be performed in September 2024, then a maintenance roll in September 2023 may be helpful in reducing aggregate loss prior to the reseal.

#### Pavement strength rating

The current strength rating (PCN 3) is unusually low. The "T" implies some technical assessment, but no documentation explaining the basis for that strength rating has been provided to me. Regardless of its origin, I believe this PCN is likely to be an error. First, when the regional airports were developed by the Government between 1940s and 1960s, they did not build runways 1,500 m long and 30 m wide, but with a strength that low. Typically, runways were developed with a PCN of 10-15. Second, PCN 3 is illogically low for almost any airport. For runways with such limited strength, a 5,700 kg aircraft mass limitation would be more appropriate than a PCN of any kind. Third, and most importantly, the Rex Saab 340B has been operating regularly into the airport for at least five years. The Saab 340B has an ACN of 10 and if the existing airport pavement at Mornington Island was truly a PCN 3, then the pavement would show significant signs of structural overload and failure under the Saab 340B overload operations. However, as stated above, the runway shows no signs of any structural distress, so it must be significantly stronger than implied by PCN 3, which suggests PCN 3 is incorrect.

The potential to increase the PCN to 10 or more is almost certain, but this this requires a technical engineering evaluation using pavement design processes. To allow this to be done, the existing pavement structure and materials must first be understood and characterised. Given the lack of original pavement design and construction records, an intrusive geotechnical investigation is required. For the geotechnical investigation and associated technical engineering evaluation, the cost is typically \$60-90 k.

Although it would be inappropriate to pre-empt the outcome of that process, the good structural performance of the pavement under the Saab 340B loadings is so compelling that a temporary "usage" based upgrade of the PCN is recommended under separate cover, subject to the formal technical engineering evaluation being completed prior to the next wet season.

#### Upgrade potential

Short of excavating and reconstructing the existing pavements, which would come at significant disruption and cost, the two most feasible approaches to pavement strengthening are:

- Structural asphalt overlay. This would require a mobile asphalt plant to be mobilised to site, at great cost. However, once established, the work is quick and can readily be performed at night, without interrupting daily airport operations. Typical cost would be \$10-15 M.
- Foamed bitumen stabilisation and reseal. The foamed bitumen is like cement stabilisation but is not prone to cracking and dry back is achieved rapidly. This would require a 3-6 week runway closure to perform the work. Typical cost would be \$4-6 M.

The preferred approach is usually a balance of cost, operational disruption and the desired surface finish, which asphalt being a premium surface compared to spray seal. Most regional airports of similar size to Mornington Island have a spray sealed surface, which makes the foamed bitumen stabilisation consistent with common practice, as long as the associated 3-6 week closure can be accommodated.



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au

Recommendations

Based on the above, the following recommendations are provided for consideration by Mornington Shire Council:

- Maintenance. Sweep the runway to remove the excess aggregate and plan maintenance rolling in September each year.
- Strength rating. Perform a geotechnical investigation and engineering evaluation to allow a robust and realistic PCN to be published. APES can brief/organise the geotechnical investigation and perform the engineering assessment and recommend the revised "technical" PCN if desired.
- Reseal. Plan for resealing in September 2024. APES can provide design documentation, project-specific contract inputs for tendering the work and technical supervision of the works execution if desired.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'G. White'.

Greg White  
PhD, MEng, ME, MTech, BE(Civil), CPEng, RPEQ  
Airport Pavement Engineering Specialists Pty Ltd

09 August 2023

**Appendices:**

1. Demonstrative photographs.



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au

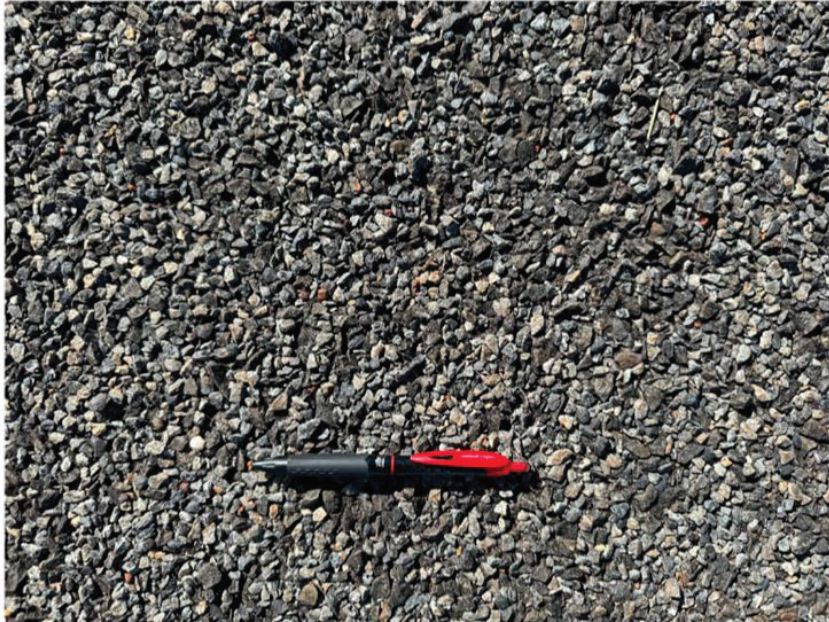
**Appendix 1 – Demonstrative photographs**



*Photograph 1. Typically sound runway pavement.*



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au



*Photograph 2. Typical runway surface with aggregate loss.*



*Photograph 3. Example of edge break aways at the runway end.*



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au



Photograph 4. Example of edge break aways at the intersection with the old cross runway.



Photograph 5. View of the RPT taxiway.



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au



*Photograph 6. View of Saab 340B RPT parking position.*



*Photograph 7. Similar condition of the GA Apron.*



Airport Pavement Engineering Specialists Pty Ltd  
ABN: 33 612 521 034  
+61 400 218 048  
greg@apes.net.au



*Photograph 8. Different aged surface of the GA apron.*

## 15 HOUSING

### 15.1 HOUSING REPORT

**Author:** Director Engineering

**Attachments:** Nil

#### **PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide the Council with an update of the Housing Department program for the month of August 2023.

#### **Background & Previous Council Consideration**

The report below outlines the various works currently undertaken by the Housing Department.

#### **1. CURRENT QBUILD WORKS PROGRAMS UNDERWAY**

##### **1.1. – 2022/23 QBuild Do & Charge Program**

Statistics are currently under review for accuracy. Confirmation updates to be provided to Council in October meeting.

##### **1.2. – 2023/24 QBuild Do & Charge Program**

Statistics are currently under review for accuracy. Confirmation updates to be provided to Council in October meeting.

##### **1.3. – 2021/22 QBuild Purchase Orders Program**

Statistics are currently under review for accuracy. Confirmation updates to be provided to Council in October meeting.

##### **1.4. – 2022/23 QBuild Purchase Orders Program**

Statistics are currently under review for accuracy. Confirmation updates to be provided to Council in October meeting.

However, recruitment strategies have been implemented to secure essential skill to deliver on both legacy and current program of works.

#### **2. Building Certifications**

Building Certifier attending Island 12 September 2023 to finalise Tavern Certification. The certifier will also assess legacy projects that still require building certificates, including Airport, Shade Shelters and Batch Plant Shed.

Currently, the Project Manager is finalising the rectification works with the subcontractor to ensure that the Tavern building meets the building code requirements based on the Building Certifier's assessment. The Building Certifier is in process of finalising the assessment, and the Building Inspector is scheduled to inspect the Tavern building on Tuesday 12 September 2023.

### 3. FUNDING WORKS

#### 3.1. \$2.35 Million Interim Capital Works Program (Completion Timeframe 2021/2022)

The scope of this project is to deliver one duplex and one plug-in and is funded by the Department of Community, Housing and Digital Economy (DCHDE).

Work has commenced at 152 Lardil Street and the footings have been laid, blocks are laid and partially core filled and will be finished the core filling WE 15/9/23, then the roof trusses and ceiling framing can be installed.

30 Lardil Street the Plugin Manufactured off Island.

#### 3.2. \$7.328 Million Capital Housing Program (Completion Timeframe 2025)

The scope of this project is to deliver five (5) community houses and four (4) community single men's units, funded by the Department of Community, Housing and Digital Economy (DCHDE).

Upon completion of the tendering processes of all the projects, Council will receive the second payment (sixty percent, 60%). The second payment will fund the delivery stage of the project. We are engaging a surveyor to set out the blocks for the Single Men's Units at Lot 926 Lardil Street.

#### 3.3. \$1.36 Million 2020-21 COVID W4Q Program

The scope of this project is to deliver \$1.36 million worth of projects and is funded under the COVID Works for Queensland program.

The funding includes the following projects:

- The Executive Management team is in the process of transferring this grant funding for the new Council house and the Tavern covered area including renovation of the existing toilet block, diverting this to a New/Second Visitors Accommodation Centre (2 VAC).
- This is still going through the approval process.; and
- VAC Front Security Gate (\$60,000).

##### 3.3.1. VAC2 Project

This involved the purchase of several dongas at auction during April 2023, for the new camp, to be positioned at the vacant block of land beside the existing VAC.

The new camp will consist of second-hand dongas and shipping containers that will provide an additional 32 accommodation rooms:

- 6 dongas with 4 rooms including ensuites in each donga, totalling 24 extra bedrooms.
- 3 shipping containers with 2 rooms in each with no ensuites, totalling 6 extra bedrooms.
- a donga kitchen,
- a donga dining room,
- a donga laundry, and.
- a donga ablution block.

The Consultants are in their final stage of finalising the set documentations due to minor changes and will be issued to the Building Certifier for preliminary building assessment. The notification signage was installed and removed from the site on Wednesday 30<sup>th</sup> August 2023. The Council have confirmed a status of not receiving submissions nor objections in respect to the proposed development. A Specialist Consultant have received a Town Planner's Notice of Compliance in respect to the Public Notification and had completed a draft Decision Notice.

Construction works are currently in progress and had completed a removal of the trees, completion of the Northern and Southern Site Ground Grading, 40% of the excavation for the sewage has been completed, all accommodation buildings have been installed onto the steel posts with supporting props, and 95% is completed for the boring for the roofing and subfloor.

### **3.3.2.VAC Front Security Gate**

The VAC Security Gate materials have arrived on the island, and we are in the process of installing the new security gate. The gate is manufactured with anti-climb steel mesh and stands three metres high. The posts, concreting and the sliding gate have been completed and we are waiting on the completion of the electrical works will be completed this month (i.e., electrical cabling and installation of the gate motor).

### **3.4. – \$5.9 Million New Civic Centre / Council Administration Building**

The scope of this project is to deliver a new Civic Centre/Administration Building for the Council and is funded under the Local Government Grants and Subsidies Program (LGGSP).

#### **3.4.1 Civic Centre**

Contractors are at approximately fifty percent (65%) completion of the new Civic Centre at Lot 9 Lardil Street. Currently sheeting, plastering and the painting has commenced. The internal sheeting and soffits have commenced, and the data company has been engaged by the builder and the rough-in for data cabling is 75% completed.

The builder has also been working on the Northwest Remote Health / Wellbeing Centre building when work on the Civic Centre stalls due to the weather and/or lack of materials.

#### **3.4.2 – Council Library Building**

It has been confirmed that Council is able to utilise remaining funds from the Council Civic Centre/Administration Building project for construction of a library. Approximately \$1.6 million is estimated to design and construct a new library.

Design and construction drawings are all but complete, contractor awarded construction contract. Construction set out to take place in September.

### **3.5 – \$2 Million Motel and Accommodation Expansion**

The scope of this Motel project expansion will assist Council to increase access and provide a high standard of accommodation in a safe environment to meet the needs of visiting service providers, business travellers and tourists. This project is funded under the Local Government Grants and Subsidies Program (2022-2024 LGGSP).

Council has received the 30% funding for this project.

The Housing Department has engaged an electrical engineer to review the status of power supply to the Gym, Tavern, and the Motel Area. We have received the electrical drawings, and a review has been done with amendments, and Ergon is in the process of supplying a quotation based on the amendments. Note that the amendments relate to the redirection of the overhead power lines to underground cabling. The Council has had numerous discussions regarding the powerline removal to allow for future accommodation, which includes options for an underground conduit. Upon completion of the design from Power Distributor, Council will obtain an accurate costing and a decision to proceed with the proposed electrical works.

### **3.6 – \$152K RTC Funding**

The National Indigenous Australians Agency (NIAA) has approved funding of \$152,000.00 to upgrade the RTC Building. The proposed works under this funding will be to upgrade security to the exterior of the building with the installation of new windows and steel frames over the existing windows. Other proposed works under this funding will include a full paint of the building exterior.

### **3.7 - Subdivision Lot 911 Lardil Street**

Submission to the Growing our Regions Program funding completed to facilitate the delivery of this project. Awaiting decision.

**3.8 – Gidgee Healing Aged Care Security Fencing Upgrade**

Fence installation has begun. Resources from various departments are being diverted to assist with completion. Target date of 15<sup>th</sup> September is not likely to be achieved. The client is being kept up to date with progress.

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil financial implications

**RECOMMENDATION**

That Council note and accept the Housing Report for August 2023.

## 16 FACILITIES

### 16.1 FACILITIES REPORT

**Author:** Director Engineering

**Attachments:** Nil

#### **PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide the Council with an update of the Facilities Department for the month of August 2023.

#### **BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The report below outlines the various works currently undertaken by the Facilities Department.

### **1. FACILITIES DEPARTMENT STAFFING**

#### **1.1 – Maintenance Crew**

Attendance is still an ongoing issue. Work continues as an ad-hoc nature. Pre-start meetings have now commenced with weekly rosters to be introduced. Recruitment may need to be stepped up.

#### **1.2 – Cleaning Crew**

We are now averaging attendance of less than 7x employee cleaners each day. This has reduced from an average of 10 each day. Currently we have approximately 17 cleaners on the payroll system. A senior Cleaning Supervisor has been appointed, putting more emphasis on inspections, training, and leadership support. Review of current operational team to take place in September.

#### **1.3 – Administration**

There has been 2x new Trainee Administration Offices have been engaged to assist with the workload. An Administration Manager has been selected with commencement in late September.

### **2. COUNCIL PROPERTIES COMMERCIAL**

#### **2.1 – VAC Accommodation**

Due to loitering by a number of local young people around the VAC rooms throughout the day and night, we have installed fencing in the spaces between each Donga to help avoid vandals from coming via the back fence and entering the accommodation areas. This system seems to be working at present.

All materials have arrived for the VAC Gate and work has commenced to be completed in late September.

#### **2.2 – Motel Accommodation**

New lounge armchairs have been placed in each of the rooms. We have also received outdoor chairs for each balcony's which need to be assembled and installed.

Air conditioner cleans will commence this month throughout the motel.

#### **2.3 – APH**

Servicing of all Thermostatic Mixing Valves (TMV), which is a requirement, will commence in September throughout all the building.

#### **2.4 – Maintenance Commercial Works**

Servicing of all plumbing fixtures and fitting throughout all the commercial properties are still ongoing.

This will include the TMVs with specialised plumbers required.

Air conditioner cleans to commence in the next couple of months. Commercial buildings to be targeted first then to residential.

### **3. COUNCIL PROPERTIES RESIDENTIAL**

#### **3.1 – Staff Accommodation**

The following properties are currently vacant:

- 195 Cemetery Road
- 7 Lardil St
- Guest House Manager unit

#### **3.2 – Maintenance Residential Works**

RTC – Break in at Corrective Services – Emergency repairs are in place.

Hospital Units 3 & 4 – Mould removal, internal and external repairs, yard maintenance and an internal cleaning has been performed to bring it up to liveable standards.

Fire upgrade program was completed in early September. Mainly installations of Fire Extinguishers, fire blankets and regulatory signs

#### **3.3 – Internet Service**

The commercial Starlink Vsat system has been installed to the main Council office to provide additional data service for the Council.

#### **3.4 – Security Services**

The security service provision is essential to safeguarding all Council residence and commercial properties. We currently have one security guard working from 6pm through 6am seven days a week. There has been a sharp increase in break & enters and attempted B&Es. Running repairs are performed. Increase in security coverage is being investigated.

### **BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The report below outlines the various works currently undertaken by the Facilities Department.

### **FINANCIAL & RESOURCE IMPLICATIONS**

The Facilities Department is working closely with the Finance Department to keep our billing up to date.

### **RECOMMENDATION**

That Council note and receive the Facilities Department Report for September 2023.

**17 COMMUNITY DEVELOPMENT REPORT**

Nil

**18 CONFIDENTIAL REPORTS**

Nil

**19 NEXT MEETING**

Wednesday 25 October 2023.

**20 CLOSURE**