



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

**Date:** Wednesday, 13 December 2023  
**Time:** 9:00AM  
**Location:** Council Chamber  
Mission Road  
Gununa

# **BUSINESS PAPER**

## **Ordinary Council Meeting**

**13 December 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

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**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 - 22 NOVEMBER 2023**

**Author:** Chief Executive Officer

**Attachments:** 1. Council Meeting Minutes - 22 November 2023

**OFFICER'S RECOMMENDATION**

That the Minutes of the Council held on Wednesday 22 November 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, 22 NOVEMBER 2023 AT 9.00AM**

**1 OPENING OF MEETING**

The meeting was opened by Mayor Kyle Yanner at 9:15am.

**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 and Gary Uhlmann (Chief Executive Officer) via TEAMS – Skye Price (Director Corporate and Community), Ian McCarthy (Chief Financial Officer), Brett de Chastel (Council Advisor), Jan Hunter (Executive Assistant), Rhianne Williams (minute-taking).

**4 LEAVE OF ABSENCE**

**MOTION**

Moved: Cr Dwayne Rogers

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

Motion lapsed in the absence of a seconder.

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

Mayor Kyle Yanner and Councillor Roxanne Thomas declared conflict of interest for item 13.5.

**6 CONDOLENCES AND MEMORIALS**

A minutes silence was undertaken for loved ones.

**7 CONFIRMATION OF MINUTES**

**7.1 CONFIRMATION OF MINUTES - COUNCIL MEETING - 25 OCTOBER 2023**

**RESOLUTION 2023/169**

Moved: Cr Dwayne Rogers  
Seconded: Cr Roxanne Thomas

That the Minutes of the Council held on Wednesday 25 October 2023 be received and the recommendations therein be adopted.

**CARRIED 3/0**

**7.2 CONFIRMATION OF MINUTES - COUNCIL MEETING - 15 NOVEMBER 2023**

**RESOLUTION 2023/170**

Moved: Cr Dwayne Rogers  
Seconded: Cr Roxanne Thomas

That the Minutes of the Council held on Wednesday 15 November 2023 be received and the recommendations therein be adopted.

**CARRIED 3/0**

**8 DEPUTATIONS**

Jika Kangka Gununamanda Limited and Justice Reinvestment deputation related to a potential partnership has been moved to another part of the document.

**9 ACTION SCHEDULE**

Item - 9.1 Action Items as at 20 September 2023 - has been moved to another part of the document.

**RECEPTION & CONSIDERATION OF OFFICERS REPORTS****10 MAYOR AND COUNCILLORS REPORTS****RESOLUTION 2023/171**

Moved: Cr Dwayne Rogers  
Seconded: Cr Roxanne Thomas

That Council receive and note the Mayor and Councillors verbal portfolio reports for November 2023.

**CARRIED 3/0**

At 10:14 am, Cr Dwayne Rogers left the meeting.  
At 10:14 am, Cr Roxanne Thomas left the meeting.

At 10:17 am, Cr Dwayne Rogers returned to the meeting.  
At 10:17 am, Cr Roxanne Thomas returned to the meeting.

**9.1 ACTION ITEMS AS AT 20 SEPTEMBER 2023****RESOLUTION 2023/172**

Moved: Cr Dwayne Rogers  
Seconded: Cr Roxanne Thomas

1. That the Action schedule as tabled be updated and completed items be removed; and
2. That the focus be on priority actions ; *Airport rolling door, Community funeral fund, Traffic Calming Request Wardirkan Street.*

**CARRIED 3/0**

Mayor adjourned the meeting at 10:32am.  
Mayor recommenced the meeting at 10:49am.

Ian McCarthy (Chief Financial Officer) joined via TEAMS at 10:53am.

**11 CHIEF EXECUTIVE OFFICER'S REPORTS****11.1 CHIEF EXECUTIVE OFFICER VERBAL REPORT****RESOLUTION 2023/173**

Moved: Cr Roxanne Thomas  
Seconded: Cr Dwayne Rogers

1. That Council receive and note the Chief Executive Officer's verbal report for November 2023 and;
2. Give a special thank you to the Chief Financial Officer and the Finance department on the extensive work in gathering donations for the Christmas function with the PCYC, Mission Australia, and Salvation Army.

**CARRIED 3/0**

## 12 FINANCIAL SERVICES

### 12.1 FINANCIAL REPORT

#### RESOLUTION 2023/174

Moved: Cr Roxanne Thomas

Seconded: Cr Dwayne Rogers

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

**CARRIED 3/0**

Mayor adjourned the meeting at 1:05pm.

Mayor recommenced the meeting at 1:30pm.

#### DEPUTATION

Jika Kangka Gununamanda Limited and Justice Reinvestment presentation comprising Melanie Ah Kit, Jane Ah Kit, Berkeley Cox, Chloe Johnco and Farrah Linden.

At 1:55 pm, Mayor Kyle Yanner left the meeting.

At 1:56 pm, Mayor Kyle Yanner returned to the meeting.

At 2:33 pm, Cr Roxanne Thomas left the meeting.

At 2:50 pm, Cr Roxanne Thomas returned to the meeting.

At 3:28 pm, Cr Dwayne Rogers left the meeting.

At 3:32 pm, Cr Dwayne Rogers returned to the meeting.

## 13 GOVERNANCE AND COMMUNICATIONS

### 13.1 COUNCIL ADVISOR BRETT DE CHASTEL

#### RESOLUTION 2023/175

Moved: Cr Dwayne Rogers

Seconded: Cr Roxanne Thomas

That Council receive and note the report related to good governance and the upcoming election period from Council Advisor Mr Brett de Chastel.

**CARRIED 3/0**

### 13.2 ANNUAL OPERATIONAL PLAN 2023 - 2024 QUARTERLY REPORT

#### RESOLUTION 2023/176

Moved: Cr Dwayne Rogers

Seconded: Cr Roxanne Thomas

That in accordance with Section 174(3) of the Local Government Regulation 2012 (QLD), Council receive and note the 2023-24 Operational Plan – Quarter 1 report for the period of July to September 2023.

**CARRIED 3/0**

Item - 13.3 Barge Services - has been moved to another part of the document.

### 13.4 GAZETTED SPECIAL HOLIDAYS 2024

#### RESOLUTION 2023/177

Moved: Mayor Kyle Yanner

Seconded: Cr Roxanne Thomas

That Council receive and note the report related to Queensland Government endorsement of three holidays for Mornington Shire Council, including: 21 June 2024 for the Mount Isa Agricultural Show; 6 September 2024, for the Gununa Local Show; 25 November 2024, for Memorial Day.

**CARRIED 3/0**

At 3:45 pm, Mayor Kyle Yanner left the meeting due to conflict of interest while item 13.5 was discussed.

At 3:45 pm, Cr Roxanne Thomas left the meeting due to conflict of interest while item 13.5 was discussed.

### 13.5 GUNUNAMANDA LTD. - REQUESTED DEFERRAL AND REPAYMENT PLAN

#### RECOMMENDATION

That Council agree that pursuant to section 150EU (2) (b) of the Local Government Act, item 13.5 *Gununamanda Ltd. - Requested deferral and repayment plan* be deferred to the next meeting held on Wednesday 6 December 2023 due to no quorum being present.

At 3:47 pm, Cr Roxanne Thomas returned to the meeting.

At 3:47 pm, Mayor Kyle Yanner returned to the meeting.

## 14 HOUSING DEPARTMENT

### 14.1 HOUSING REPORT

#### RESOLUTION 2023/178

Moved: Mayor Kyle Yanner

Seconded: Cr Dwayne Rogers

That Council receive and note the Housing department report for November 2023.

**CARRIED 3/0**

**15 FACILITIES DEPARTMENT****15.1 FACILITIES REPORT****RESOLUTION 2023/179**

Moved: Cr Dwayne Rogers

Seconded: Cr Roxanne Thomas

That Council note and receive the Facilities department report for October 2023.

**CARRIED 3/0**

**16 TECHNICAL AND INFRASTRUCTURE SERVICES**

Nil

**17 COMMUNITY DEVELOPMENT REPORT**

Nil

**18 CONFIDENTIAL REPORTS****RESOLUTION 2023/180**

Moved: Cr Dwayne Rogers

Seconded: Cr Roxanne Thomas

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

**13.3 Barge Services**

This matter is considered to be confidential under Section 254J3(e) and 3(g) of the Local Government Regulations 2012, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government; and negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;.

**CARRIED 3/0**

**RESOLUTION 2023/181**

Moved: Cr Dwayne Rogers

Seconded: Cr Roxanne Thomas

That Council moves out of Closed Council into Open Council.

**CARRIED 3/0**

**13.3 BARGE SERVICES**

**RESOLUTION 2023/182**

Moved: Cr Dwayne Rogers  
Seconded: Cr Roxanne Thomas

That Council note and receive the November 2023 barge services and contract report related to procurement compliance.

**CARRIED 3/0**

**19 NEXT MEETING**

The next meeting will be held on Wednesday 6 December 2023.

**20 CLOSURE**

Mayor Yanner closed the meeting at 4:20pm.

Minutes Confirmed:

Mayor .....

Date:

Gary Uhlmann  
Chief Executive Officer

**8 DEPUTATIONS**

10:00am – Mirndiyan Gununa Aboriginal Corporation | Roxanne Thomas & Brenton Yanner.

**9 ACTION SCHEDULE****9.1 ACTION ITEMS AS AT 6 DECEMBER 2023**

**Author:** Chief Executive Officer

**Attachments:** Nil

**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.

**RECEPTION & CONSIDERATION OF OFFICERS REPORTS**

**10 MAYOR AND COUNCILLORS REPORTS**

Nil

**11 CHIEF EXECUTIVE OFFICER'S REPORTS**

**11.1 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 November 2023.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

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

**12 FINANCIAL SERVICES**

Nil

**13 GOVERNANCE AND COMMUNICATIONS****13.1 CHANGE OF DATE FOR DECEMBER 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 December Ordinary Council meeting, due to an Executive request for postponement of the scheduled meeting.

**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 6 December 2023 as the designated date for the December 2023 meeting.

Subsequently, the scheduled December Council meeting has been postponed due to unanticipated operational activities. This report is a good governance approach towards formalising a date change and upholding Local Government Act and Regulation obligations.

It is proposed that Council meeting be held Wednesday 13 December 2023, instead of the originally scheduled Wednesday 6 December 2023.

**FINANCIAL & RESOURCE IMPLICATIONS**

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

**RECOMMENDATION**

That Council note the scheduled date for the December 2023 Ordinary Council meeting was not compatible with operational activities; and accordingly, a date change for the December Ordinary Council meeting is endorsed. The meeting will be held 13 December 2023.

**13.2 GOVERNMENT ADVISOR BRETT DE CHASTEL**

**Author:** Council Advisor

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

Mr Brett de Chastel is an experienced local government executive professional. Brett has worked as a Chief Executive Officer, an independent consultant and has 35 years of Queensland local government experience. Mr de Chastel has been engaged by the Queensland Government initially for a period of six (6) months as Governance Advisor to assist Mornington Shire Council to work through its current challenges, but this term has been extended by the State Government to 12 months concluding in March 2024. This is a statutory appointment under the Local Government Act and enables the Council to get extra advice and support from an experienced local government practitioner.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Mr de Chastel's appointment commenced in March 2023. Mr de Chastel works closely with the Mayor, Councillors, Chief Executive Officer, and senior staff during his tenure. At earlier Council meetings, he provided presentations to the Council on what makes a good Council, how Councillors can be effective in their roles, financial management for Councillors, good governance for local government and managing through the election period.

During the December 2023 Ordinary Council meeting, Mr de Chastel will provide a presentation on managing conflicts of interest including proposed changes to legislation as well as changes to the roles and responsibilities of the Office of the Independent Assessor (OIA).

**FINANCIAL & RESOURCE IMPLICATIONS**

Mr de Chastel's services are cost neutral for Mornington Shire Council.

**RECOMMENDATION**

That Council note and receive this report from Government Advisor Mr Brett de Chastel.

**13.4 EXEMPTION FROM MARCH 2024 COUNCIL MEETING**

**Author:** Director Corporate and Community

**Attachments:** 1 Letter from the Hon. Steven Miles, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning

**PURPOSE (EXECUTIVE SUMMARY)**

Chief Executive Officer, Gary Uhlmann received correspondence from the Hon. Steven Miles, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning dated 30 November 2023. The letter was in response to Council's formal request to be exempted from holding a Council meeting during March 2024 because of the proximity to the local government election.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Following a report to Council during October 2023 and the resolution that, "Council acknowledge correspondence from the Queensland Government Department of State Development, Infrastructure, Local Government and Planning, Acting Director-General Natalie Wilde related to the 2024 quadrennial local government election and endorse the CEO to seek an exemption from holding a March 2024 ordinary council meeting" a formal letter was sent to the Queensland Government.

Subsequently, the Hon. Steven Miles has sent a letter of acknowledgement, specifically stipulating that "...pursuant to section 257(2) of the Local Government Regulation 2012, I have approved the council's application to not hold a council meeting in March 2024 due to the close proximity to the 2024 local government election".

**FINANCIAL & RESOURCE IMPLICATIONS**

Financial and budgetary implications for Council related to not holding a March 2024 Council meeting relate to costs savings for typically incurred administrative, ancillary and catering expenses.

**RECOMMENDATION**

That Council receive and note the report related to the Hon. Steven Miles formally endorsing a request to be exempted from holding a March 2024 Council meeting; and uphold the exemption when reviewing adopted 2024 meeting dates.



Hon Steven Miles MP  
Deputy Premier  
Minister for State Development, Infrastructure,  
Local Government and Planning  
Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

Our ref: MBN23/1177

Your ref: GW:GH Council ordinary Meetings

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30 NOV 2023

ABN 65 959 415 158

Mr Gary Uhlmann  
Chief Executive Officer  
Mornington Shire Council  
ceo@mornington.qld.gov.au

Dear Mr Uhlmann

Thank you for your letter of 22 November 2023 applying for approval for a variation to the requirement for the Mornington Shire Council (the council) to hold a council meeting at least once in each month, in March 2024 due to the timeframe for the 2024 local government election.

I wish to advise that, pursuant to section 257(2) of the Local Government Regulation 2012, I have approved the council's application to not hold a council meeting in March 2024 due to the close proximity to the 2024 local government election.

If you require further information, I encourage you to contact Ms Louisa Lynch, Director, Governance and Capability, Local Government Division in the Department of State Development, Infrastructure, Local Government and Planning on 0499 833 689 or by email at louisa.lynch@dSDLGP.qld.gov.au.

Yours sincerely,

  
**STEVEN MILES MP**  
**DEPUTY PREMIER**  
Minister for State Development, Infrastructure,  
Local Government and Planning  
Minister Assisting the Premier on  
Olympic and Paralympic Games Infrastructure

**13.5 GUNUNAMANDA LTD. - REQUESTED DEFERRAL AND REPAYMENT PLAN**

**Author:** Director Corporate and Community

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

Gununamanda Limited seek a deferral and repayment plan related to significant outstanding debt owing to Mornington Shire Council.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Mornington Shire Council Mayor and CEO received formal advice from Gununamanda Ltd. 15 August 2023. The letter was from Mr Anthony Bevan, Partner – Indigenous Advisory, at Grant Thornton legal firm. It stipulated that an external store management company (Outback Stores) had been appointed and that \$150,000 had been received from the Queensland Government, as stage 1 funding assistance support.

The letter also acknowledged that Council had previously advised that any debt cannot be written off. However, a debt repayment plan can potentially be adopted if both parties are agreeable. Mr Bevan requested too that a repayment plan for historical debt “commence in twelve (12) months’ time”, whilst the company restructures and fully implements a turnaround plan.

It is suggested that whilst the store is a critical service provider for the broader community, a twelve (12) month postponement for commencement of any historical debt repayment will unsatisfactorily prolong and exacerbate the financial backlog that Council is carrying. As such, a repayment plan should be initiated from the beginning of the 2024/25 financial year. This exhibits goodwill towards Gununamanda Ltd.

Additionally, it is necessary for Council to undertake due diligence and a risk mitigation assessment related to Gununamanda Ltd’s longer term abilities to honour their debt. As such, Council has respectfully requested a list of all creditors, inclusive of the Australian Taxation Office. This will enable Council to more accurately ascertain whether debt paydown can reasonably occur; or whether Council will be burdened with a debt write-off.

**FINANCIAL & RESOURCE IMPLICATIONS**

The cumulative debt for Gununamanda Ltd. is \$466,031.98.

**RECOMMENDATION**

That Council endorse the Gununamanda Limited formal proposal for a repayment plan to be implemented from July 2024 and the cumulative debt of \$466,031.98 to be paid in increments as per a debt management plan as devised by the Chief Executive Officer and Chief Financial Officer.

## 14 HUMAN RESOURCES

### 14.1 HUMAN RESOURCES REPORT - OCTOBER & NOVEMBER 2023

**Author:** Human Resources Manager

**Attachments:** 1 Human Resources demographic graphs & turnover

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

This Human Resources report covers the months of October and November 2023. The report highlights key Human Resource areas, challenges identified, and initiatives undertaken.

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

##### **Organisation Staffing**

As at 30 November 2023, Council had 126 full-time, two (2) part-time and fifty-nine (59) casual employees.

##### **Establishment Development**

Work has commenced on the creation of an organisational establishment data base detailing approved positions within the organisation. Once finalised the establishment process will ensure that actual staffing is aligned to the establishment and future budget setting processes.

##### **Attraction and Retention**

Key vacancies include a procurement role, two mechanics, and two plumbers critical to council operations. As such, recruitment will be necessary during December 2023 and January 2024.

During October 2023 Council's Human Resources Manager, Ken Tapfield commenced; and in November Council's Director Engineering, Paul O'Connor commenced. Both have extensive experience in their respective professions and will be valuable additions to Council's Executive team.

During the months of October and November there were fifteen (15) new employees engaged by council; with four (4) employees resigning. Resignations were primarily due to the lack of onboarding and accommodation arrangements. There are four (4) additional employees scheduled to commence during January 2024.

##### **Policy Development**

Following a review of Human Resource policies and procedures, several policies were identified as requiring revision and the necessity for development of new policies.

Key policies revised and developed are:

- Probation Policy and Procedure
- Attendance Policy
- Apprentice and Trainee Policy
- Onboarding & Induction Procedure
- Recruitment and Selection
- Discipline
- Probation Review
- Performance Review Policy

The following policies will be reviewed and modified as necessary, during December 2023:

- Code of Conduct
- Drug and Alcohol
- Workplace Health and Safety

**Staff and Leadership Development**

A leadership development framework has been established for the skilling of Managers and Supervisors, to suitably lead people. The program will be modular in form with sessions ranging from 1 hour to 4 hours; and to be conducted monthly. The framework focusses on

- Understanding self
- Leading others
- Leading the business

The first three modules have been developed and are scheduled to commence late January 2024.

**Attendance**

One of the greatest concerns with Council's workforce is high-level absenteeism amongst outdoor workers. The absence of staff is severely impacting Council's ability to complete work projects on time and to provide effective services for the community.

Unfortunately, there are also a several employees failing to attend work; or attending work and then departing without authority. Concern also exists with respect to fraudulent activities of some staff in relation to the recording of time and falsification of timesheets.

Fraudulent activity presents serious concerns for Council and the use of public monies. In an attempt to address this activity, several employees have been issued with show cause notices as to why they should not be terminated. Three notices outlining the following have also been issued to Engineering division staff:

- Attending work
- Recording of Attendance
- Removal of Council Property

**Performance Management**

There have been several incidences involving employee conflict that has led to formal investigations being conducted and employees counselled for inappropriate behaviour. Issues involved abusive behaviour, interpersonal conflict, removal, and misuse of council property.

Based on recent investigations challenges appear to lie in managing the conduct, behaviour, attitude and attendance of younger employees and apprentices.

Policies and procedures on Employee Probation and performance reviews have been developed as a guide for all staff and managers on the timing and conduct of reviews.

**Workplace Health and Safety**

Emergency Equipment and Procedures

- First aid and snake bite Kits have been distributed and a register created.  
To date no reported incidents involving snake bite.
- Eye wash: Eyewash station with shower is to be established for the workshop.
- Fire extinguishers: Wormald completed fire extinguisher upgrades and logging. Register to be provided by the end of December 2023.
- Evacuation drills/ Alarms- Air horns: Muster point signs have arrived and will be installed shortly. Further work required related to development, endorsement, staff education and display of evacuation plans.
- Workshop / Petrol Station: Workshop is undergoing a cleanup and re-organisation. Ongoing progress monitoring occurring with regular inspections and Manager meetings.

**Break & enter to Council property**

- Airport Office 1/10/2023
- Workshop 1/10/2023
- Carriage limit shipping container: 1/10/2023 Break and entry damaged mesh on entry gate
- Tavern 2/10/2023 Fire exit door motel side was jimmed open with a strong bar. A cash register from behind the bar was ripped from the bar bench overturning the POS System.
- Housing Office: 28/10/2023 No sign of forced entry. Key used. Feet marks on Arthur's desk jumped over the wall to access tool room and Geoff's office. Tablet stolen possibly other items. Locks changed.

**Property Damage**

- JCB Telehandler 30/09/2023
- Toyota Hiace 22/10/2023
- 20T Excavator 22/10/2023
- Security vehicle 30/10/2023
- Community Bus 2/11/2023

**Apprentices & Trainees**

Council has received advice that funding for six (6) additional trainee and apprentice positions for 2024 has been approved. During November two apprentices withdrew from the program - 1 School Based Trainee and 1 Administration Trainee.

**Human Resource Dashboard**

Note: the data below is based on current available information and will be subject to change following detailed workforce resource review.

Area	CEO	Finance	Corporate & Community	Housing & Facilities	Engineering	HR	Total
Staff (Headcount)* Full Time	8	11	6	23	74	2	124
Staff (Headcount)*Part Time	0	0	0	2	0	0	2
Staff (Headcount)* Casual	0	0	33	21	5	0	59
Apprentices/Trainees	0	0	0	4	4	0	8
Staff Losses (October – November)	0	0	0	2	2	0	4
Staff Gains (October – November)	1	2	1	7	4		15
Probation Reviews	0	0	0	0	0	0	0
Performance Reviews	0	0	0	0	0	0	0
Establishment	8	10	17	31	70	2	138
Vacancies	0	0	11	8	0	0	19
W H & S – Lost time Injuries	0	0	0	0	0	0	0

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

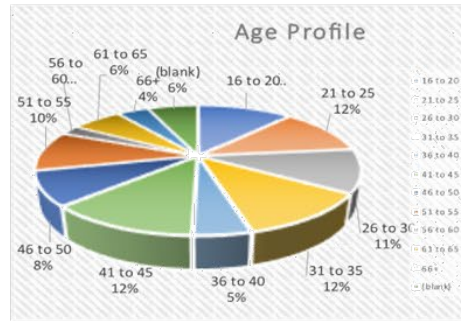
That Council note and receive the December 2023 Human Resources Report.

**Human Resource Demographic**

**Full Time and Part time Staffing by Age/LOS/Gender/Salary**

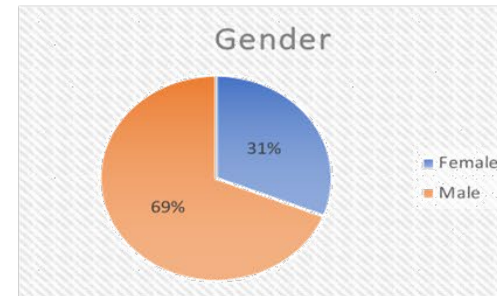
**Staffing by Age Profile**

16 to 20	15
21 to 25	15
26 to 30	14
31 to 35	15
36 to 40	6
41 to 45	16
46 to 50	11
51 to 55	13
56 to 60	3
61 to 65	8
66+	5
(blank)	8
<b>Grand Total</b>	<b>129</b>



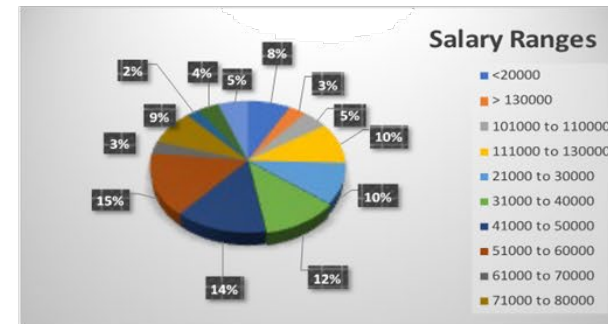
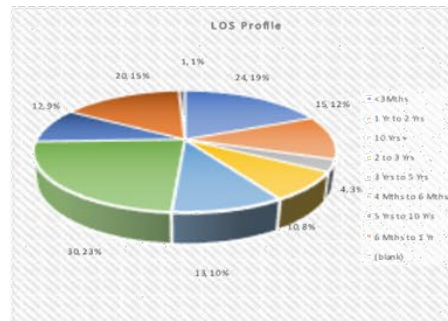
**Staffing by Gender**

Female	40
Male	89



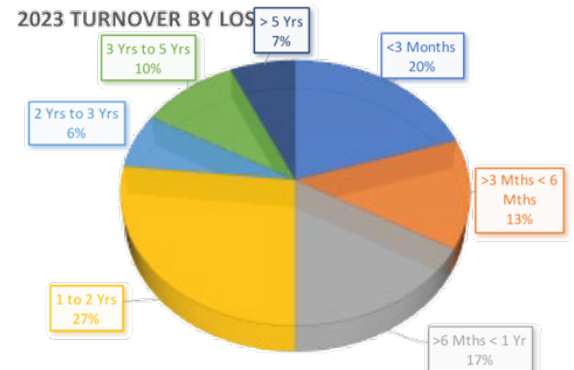
**Staffing by Length of Service**

< 3Mths	24
1 Yr to 2 Yrs	15
10 Yrs +	4
2 to 3 Yrs	10
3 Yrs to 5 Yrs	13
4 Mths to 6 Mths	30
5 Yrs to 10 Yrs	12
6 Mths to 1 Yr	20
(blank)	1
<b>Grand Total</b>	<b>129</b>



## 2023 Turnover By Service and Length of Service

Turnover as at 10/11/23	FT	PT	Cas
Cleaning			6
Environmental Health	1		
Executive Management	2		2
Facilities Management	2		
Fencing	1		2
Finance	5	1	
Housing	3		
Human Resources	1		
Lelka Murrin - Tavern			1
Parks and Gardens	1		
Roads & Civil	4		
Sport and Recreation	1		
Technical Services	2		
Technical Services			
Administration	2		
Warehouse	2		
Water Management			1
Workshop and Plant	3		
<b>Total</b>	<b>30</b>	<b>1</b>	<b>12</b>



	Full Time	Part Time	Casual
<3 Months	6	1	3
>3 Mths < 6 Mths	4		1
>6 Mths < 1 Yr	5		
1 to 2 Yrs	8		4
2 Yrs to 3 Yrs	2		4
3 Yrs to 5 Yrs	3		
> 5 Yrs	2		
<b>Total</b>	<b>30</b>	<b>1</b>	<b>12</b>

# Turnover by Section by Year

	2019			2020			2021			2022			2023		
	FT	PT	CAS	FT	PT	CAS	FT	PT	CAS	FT	PT	CAS	FT	PT	CAS
Administration	1			2		1			1						
Animal Control	1														
Bakery	1								1						
Batch Plant				2		1	1		3	1					
Cleaning	2		1			4	1		8			1			6
Concreting	3			1			4								
Council	1			3							1				
Environmental Health														1	
Executive Management	1			1						5			2		2
Facilities Management			2	3	1		1	1	3	1		1	2		
Fencing	5			1					1	1			1		2
Finance	3		1		1	1	2		1	2		3	5	1	
Governance and Communications				2			1			1					
Housing	10		2	8		1	4		2	20		1	3		
Human Resources	1			4	1	5	1			2			1		
Information Technology				1											
Lelka Murrin- Kiosk			7												1
None			1												
Parks and Gardens	4			4	1	1	1			2			1		
Roads & Civil	4			1			1			1			4		
Service Delivery										1					
Sport and Recreation				1			1						1		
Technical Services Administration	1						2			1			2		
Technical Services Administration							1						2		
Visitor Accommodation Centre (VAC)	2			2		1			1						
Warehouse			2	2			1			1			2		
Waste Management	1		1	1			3		2	3		2			
Water Management				2			1			1		1			1
Workshop and Plant	3			4		7	3	1	1	2			3		
Total	44	0	17	45	4	22	29	2	24	45	1	9	30	1	12
GR Total			61			71			55			55			43

**15 HOUSING DEPARTMENT****15.1 HOUSING REPORT****Author:** Director Housing and Facilities**Attachments:** Nil**PURPOSE (EXECUTIVE SUMMARY)**

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

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

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

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide the Council with an update of the Housing department for the month of November 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. 2021/22 QBuild Do & Charge Program**

Approximately 1657 jobs have been issued to date via the QBuild Portal for the current financial year. Still working to complete invoicing for the 'Do & Charge' program.

**1.2. 2023 QBuild Do & Charge Program**

Approximately 190 jobs have been issued to date via the QBuild Portal for the current financial year.

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

QBuild have issued 191 purchase orders for this financial year valued at \$4.1 million.

176 projects have been completed.

QAS Mornington Island	2 Projects
Mornington Island Police Station	2 Projects
PCYC Works	4 Projects
Mornington Island State School	20 Projects
<u>Community Housing</u>	<u>163 Projects</u>
<b><u>Total</u></b>	<b><u>191 Projects</u></b>

A total of one hundred seventy-five (175) projects are one hundred percent (100%) complete. Seventeen projects have commenced and are in the process of getting completed.

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

As a matter of priority, we are working to get VAC camp 2 to completion then will direct all available labour to purchase order works from the FY22/23 QBuild Program of Works.

**1.5. 2023/24 QBuild Purchase Orders Program**

Council has received the second tender from QBuild to submit a quotation to paint seven (7) Community houses. We have submitted the tender to paint five (5) Community houses and we have successfully received the purchase order from QBuild.

**2. MSC TAVERN / KITCHEN WORKS**

We are in the process of designing the commercial kitchen for operational purposes.  
No further updates on the Tavern and Kitchen works.

**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).

**Duplex 152 Lardil Street**

Work has commenced at 152 Lardil Street and the footings have been laid, blocks are laid, the blocks have been concrete core filled and the trusses are erected, and the roof is completed. Sub-flooring works has commenced, and the internal walls have been started. The plumbers are on the island and have completed the plumbing rough-in on Unit B and have started the plumbing rough-in for Unit A.

**Plug in 30 Lardil Street**

The plug in for 30 Lardil Street was being manufactured off Island – the building is now on the 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 in the process of engaging the architect to complete the preliminary drawings for the single men's units.

**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 (VAC 2). This is still going through the approval process (\$1.3 million); and
- VAC Front Security Gate sixty thousand (\$60,000).

**3.3.1. The Second Visitors Accommodation Camp 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 thirty-two (32) accommodation rooms:

- Six (6) dongas with four rooms including ensuites in each donga, totalling twenty-four (24) extra bedrooms,
- Three (3) shipping containers with two (2) rooms in each with no ensuites, totalling six (6) extra bedrooms,
- a donga kitchen,
- a donga dining room,
- a donga laundry, and;
- a donga ablution block.

The construction works are currently in progress and all fourteen (14) Accommodation dongas have been installed onto the steel posts with supporting props. The Project Manager has finalised the structural steel framing and flooring materials and are on site or has been erected.

Most of the roof has been erected and seventy-five percent (75%) of the roof has been completed between the dongas. We have seventy-five percent (75%) of the main roof completed. The electrical company has completed laying the main conduit and the main electrical pits from the main electrical board at the existing VAC. Next week the electrical company will be pulling through the main electrical cable to the new VAC Camp 2 site. The electrical company is in the process of completing all the electrical works on the dongas.

### **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 (i.e., electrical cabling and installation of the gate motor). The electricians will have the gate completed before the Christmas closure as they are working to complete the new VAC Camp 2 as their first priority.

The project manager has received four quotes for the security boundary fencing upgrade and purchase order has been issued to the supplier for 2.1m black spear top boundary fence and materials are now all the island.

### **3.4. \$5.9 Million New Council Administration Building and the New Indigenous Knowledge Centre (IKC)**

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

#### **3.4.1. Council Administration Building**

Contractors are at approximately eight five percent (85%) completion of the new Administration Building at Lot 9 Lardil Street. Currently sheeting, plastering and the painting has been completed. The internal sheeting and soffits, and the data company has been engaged by the builder and the rough-in for data cabling is one hundred percent (100%) completed.

#### **3.4.2. New Indigenous Knowledge Centre (IKC)**

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 (Indigenous Knowledge Centre). Approximately \$1.6 million is estimated to design and construct a library.

A consultant and an architect design has been completed for the new library and the contract has been finalised with the builder. Work is to commence prior to Christmas.

### **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 thirty percent (30%) funding for this project.

Council has engaged Ergon and a Purchase Order has been raised for the overhead powerlines to be removed and a design for the redirection of the overhead power lines to underground cabling. Ergon is scheduled to arrive on island 11 December to assess and provide report for the design.

The purpose of Ergon to provide this design is to allow the expansion of up to 10 extra motel style buildings and a dedicated motel reception area.

### **3.6. \$152K Rural Transaction Centre Funding**

The National Indigenous Australians Agency (NIAA) has approved funding of \$152,000.00 to upgrade the Rural Transaction Centre (RTC Building). The proposed works under this funding will be to secure, to some extent, 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. We have received quotes and expect to review these as soon as works are completed at VAC 2 camp.

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

We have made a submission to the 'Growing our Regions Program' funding to fund this subdivision including relocating the entrance of the airport intersection. This will create an additional 13 allotments which can be used for future community housing. The application was submitted and at the date of this report we have received formal advice that we have made it past the first stage of the application. If we are not successful in the second stage, we will need to find alternative funding for this development.

### **3.8. Kuba Natha Centre – Security Fencing**

The Project Manager is working with Council to remove the existing security fencing and upgrade to a new security fence all around the site.

The fence is manufactured in aluminium steel, black powder coated with a crimped spears at the top and stands 2.4 metres high. Materials have been delivered to the Island and installation is in progress and is eighty percent (80%) complete.

## **FINANCIAL & RESOURCE IMPLICATIONS**

Nil

## **RECOMMENDATION**

That Council note and receive the Housing department report for December 2023.

**15.2 COMMUNITY HOUSING STRATEGY**

**Author:** Council Advisor

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to put to Council for its consideration a Community Housing strategy. This is a requirement of the Department of Housing (Queensland) in order that they can start to plan their future capital investments in the various communities.

The Community Housing strategy is focused on the short, medium and long term approaches for our Council. It is presented for Council's consideration and adoption.

Like any Council strategy, it can be amended or changed at any time in the future if the Council wishes.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The provision of community housing for the Mornington Island community is one of the most important functions that our Council undertakes. We rely on funding (primarily from the State government) to build houses for our community.

The shortage of community housing is one of the most serious issues in our community. It is important for the Council to plan for the provision of more community housing. It is also a requirement of the funding agency (Department of Housing) for the Council to have a Community Housing Strategy in place.

Proposed Community Housing Strategy

A Councillor workshop was held on 15 November 2023 to look at issues associated with the development of a community housing strategy. It was identified that the strategy should be framed to cover the short, medium and long term periods.

The reason for this approach is to create a pipeline of projects that can move from planning to design to funding to construction over a period of time. It also reflects the practical issues associated with the length of time to construct new housing and ensures that we are looking at the short, medium and long term issues at all times to keep the pipeline of projects moving through the process.

Feedback from that Councillor workshop has been incorporated into this Community Housing Strategy.

Key elements from the Councillor workshop that have been incorporated into the Community Housing Strategy are:

- Our short term strategy should continue to focus on completing those projects that have already been funded. It is noted that the 2 x 5 bedroom duplexes are under construction and that a two-bedroom prefabricated plug-in is on the island ready for installation. It is also noted that the 4 x 2 bedroom single men's units are in the design phase and have been funded.
- This Community Housing Strategy takes the approach that in the short term, the use of prefabrication buildings (particularly for smaller constructions like plug ins) can be a sensible approach given the lower cost and speed of construction but that in the longer term, it is best to undertake construction of housing on the island so that our locals can learn skills and gain employment as part of that process.

- Our short term strategy also recognises that \$7M has been allocated to new housing and that the first project under that funding is the 4 x 2 bedroom single men's units. The remaining funding can be allocated by Council to either new community houses or plug-ins.
- As part of our strategy, it is important for the Council to have good community engagement for those families who are dealing with overcrowding to determine if the best solution for them is a plug in or a new house. This engagement process will assist in determining the best solution and mix of housing for those most affected by overcrowding. For example, some families may wish to keep the family unit together on the same property and the addition of 2 extra bedrooms by installing a plug-in may be an ideal solution. Other families may desire new housing. The final allocation of the balance of the \$7M will be allocated accordingly.
- In the medium term, our Community Housing Strategy is focused on securing funding and undertaking the subdivision at the airport corner. This will create an additional 13 allotments which can be used for future community housing. At the date of this report, we have received formal advice that we have made it past the first stage in our funding application to the Commonwealth government for this subdivision. If we are not successful in the 2<sup>nd</sup> stage, we will need to find alternative funding for this development. An additional 13 allotments will provide suitable locations for more housing but we will need to design and make funding applications for houses on those sites.
- In the medium term, we will also look at potentially using more plug-ins to provide additional bedrooms for those properties that are suffering from overcrowding. This will be suitable for those families who wish to remain in the same housing but need additional bedrooms due to the number of residents. There are some benefits with this approach, namely keeping families together, relatively low cost of construction and not requiring the creation of new subdivisions. Not all families may wish to have this approach and those cases, new housing is the appropriate solution.
- Also in the medium term, we will look to potentially expanding our urban area to the east behind Mukakiya Street to create an additional 10 to 15 allotments. This will depend on a number of key issues including (i) agreement from GRAC as part of a broader ILUA agreement (ii) investigation of town planning and site constraints (e.g. potential flooding). Nevertheless, this is likely to be the most logical area for future urban expansion. The negotiation of an ILUA with GRAC should also include all issues that we need to finalise with GRAC including looking at Council access to other areas for community housing or community facilities.
- Our long term strategy relates to freeing up land currently used for the airport runway for future community housing. This will involve either the re-alignment of the existing airport or alternatively, moving the airport to another location. This will be an expensive project requiring funding from both the Commonwealth and State governments. Nevertheless, it will create 150 plus residential allotments which will meet our housing needs into the future. Our lobbying strategy for this long term goal will include (i) an emphasis on improved safety for the airport and (ii) the net cost of creating new allotments for community housing being lower than other options.

Although not part of the Community Housing strategy, in terms of Council staff housing, the Council is advised that once the expansion of the VAC is completed, some of the Council contractors currently occupying staff housing can be moved into the new VAC accommodation freeing up those Council staff houses for existing staff. This will alleviate the staff housing shortage in the short term.

**FINANCIAL & RESOURCE IMPLICATIONS**

Community housing is funded by the State government. This Community Housing Strategy will assist in securing funding for our pipeline of projects.

Council's role is to project manage the implementation of this Community Housing Strategy. This means that we need to improve our project management approach and take a "pipeline approach" to our management of new community housing. Conceptually, this would look as follows:



In practice, the design and funding phases can be intertwined but we need to improve our overall approach to long term project management. We should have projects at each stage of this process at all times.

**RECOMMENDATION**

That Council adopt the Community Housing Strategy as outlined in the report of the Director Housing and Facilities and provide a copy of that strategy to the Department of Housing with a request that it provide clear advice on the timing and level of funding for the construction of further community housing in the Mornington Island community.

**15.3 DEVELOPMENT APPLICATION REPORT FOR LOT 926 LARDIL STREET**

**Author:** Director Housing and Facilities

**Attachments:** 1 Development Application for Material Change of use, at Lardil and Wengka streets Gununa, Lot 926 On SP282722

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of the report is to seek the approval (with conditions) for the reconfiguration of lot 926 Lardil Street SP 282722 backing onto Wengka street, Gununa.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Development Application (DA) Lot 926 Lardil Street is considered to be of benefit to the Mornington Island community for four (4) Single Men's Units. Council as the Local Government Authority and Trustee and Trustee of the Aboriginal Freehold resolves to approve (subject to conditions).

The Development Application (DA) lodged with Council by Remote Indigenous Land and Infrastructure Program Office of the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships on behalf of the Mornington Shire Council.

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

That Council note and receive the Development Application report for November 2023; and

1. Approve to engage Remote Indigenous Land and Infrastructure Program Office of the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) to lodge the Development Application (DA) on behalf of Mornington Shire Council; and
2. Material Change of Use (Multiple Dwelling); and
3. Development Permit for the development of four (4) dwellings on Lot 926 Lardil Street SP282722; and
4. Construction of dwellings / development near or over Council infrastructure (sewer) on Lot 926 Lardil Street SP282722

## REPORT TO COUNCIL

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE, AT LARDIL AND WENGKA STREETS  
GUNUNA, LOT 926 on SP282722.****SECTION 60 & 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE  
FOR MULTIPLE DWELLINGS (4 DWELLINGS)****Strategic Considerations**

Mornington Shire Council Corporate Plan	Mornington Shire Council Operational Plan
Available via the below link: <a href="https://www.mornington.qld.gov.au/council/publications-resources">https://www.mornington.qld.gov.au/council/publications-resources</a>	Available via the below link: <a href="https://www.mornington.qld.gov.au/council/publications-resources">https://www.mornington.qld.gov.au/council/publications-resources</a>

**Budget, Financial and Resource Implications**

The application **does not trigger** infrastructure charges under Council's Local Government Infrastructure Plan (LGIP).

**Asset Management**

Not Applicable

**Executive Summary**

Council is in receipt of a development application for:

- i) Material Change of Use (Multiple Dwelling)
- ii) Development Permit for the development of 4 dwellings on Lot 926 SP2782722
- iii) Construction of dwellings / development near or over council infrastructure (sewer) on Lot 926  
(refer Attachment B, Proposed Development Plan)

The proposed development is within the Township Zone within the Mornington Shire Council Planning Scheme 2014. The Material Change of Use is subject to **Code Assessment** in accordance with the provisions of the Planning Scheme and in accordance with Section 31A of the *Land Act 1994*. The establishment of the social housing and subsequent leasing is then authorized under the *Aboriginal Land Act 1991*.

Application & Site Details Summary	
<b>Applicant:</b>	Remote Indigenous Land and Infrastructure Program Office, Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships on behalf of Mornington Shire Council.
<b>Proposed Development:</b>	Material Change of Use (Multiple Dwelling)
<b>Type of Approval sought:</b>	Development Permit for the development of four (4) dwellings on Lot 926
<b>Street Address:</b>	Lardil & Wengka Streets
<b>RP Description:</b>	Lots 926 SP282722
<b>Land Area:</b>	1141m <sup>2</sup>
<b>Existing Use of Land:</b>	Vacant Land

Date Report: Sep 2023

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DA2021\_030

Local Plan Summary	
Local Plan:	Mornington Shire Council Planning Scheme 2014 (Alignment Amendment 2018).
Zoning:	General Residential Zone
Codes	<ul style="list-style-type: none"> <li>• General Residential Zone Code</li> <li>• Airport Environs Overlay Code</li> </ul>
Level of Assessment:	Code Assessment
Consultation:	Chief Executive Officer, Mornington Shire Council Housing Manager, Mornington Shire Council

Master Plan Summary	
Master Plan:	Mornington Master Plan 2020
Land Use:	General Residential Area
Assessment:	The proposed development is within the General Residential Area

State Requirements Summary	
DA Mapping:	N/A
Pre-lodgement:	N/A
Referral:	N/A
State Development Assessment Codes	N/A

IMPACT ASSESSMENT CONSULTATION	
Consultation Period:	N/A
Submissions:	N/A
Assessment:	N/A

The development intent on Lot 926 SP2782722 is for the development of Multiple Dwellings (Figure 1 & 2).



Figure 1

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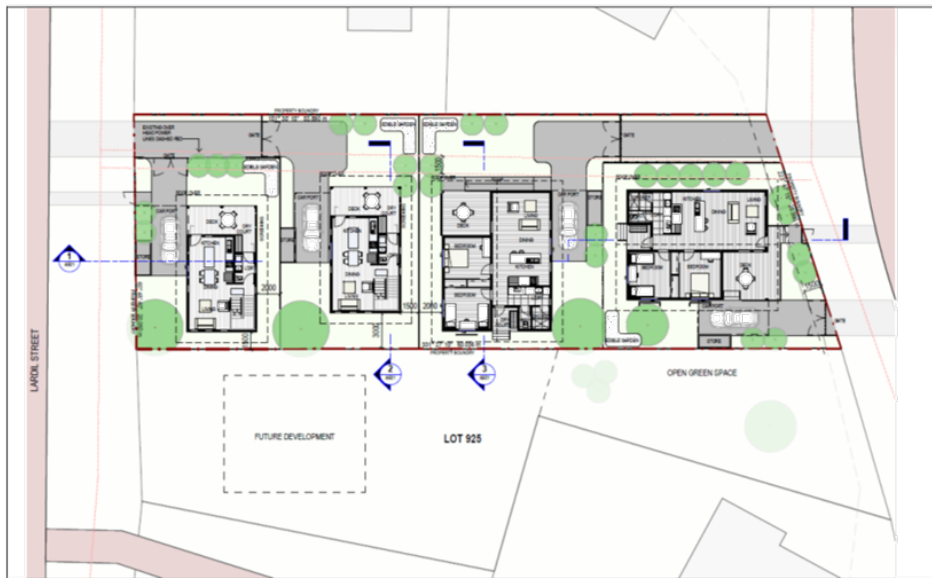


Figure 2

As the proposed lots are located within the General Residential Zone and are surrounded by existing and planned residential lots, the proposal can be considered to be a good use of the 1141m<sup>2</sup> lot and consistent with the overall outcomes of the Planning Scheme 2014. Lot 926 is encumbered with infrastructure services, Ergon, Telstra and Council.

The proposed development deal with the infrastructure as follow;

- The council water line is redundant and will be closed off by council engineers.
- The proposed development took the existing sewer line into consideration and protects the manhole.
- The sewer line is dealt with under MP1.4 Building over or near relevant infrastructure. The council engineers indicated that the sewer is located relatively deep, and construction may occur over the sewer on condition that relevant engineering designs and guidelines is followed to protect the integrity of the sewer.
- The development is set back 1.5m from the Ergon line as per direction of Ergon.
- The Telstra lines will be negotiated by council with Telstra prior to development taking place.

#### For Council Decision – Recommendation

##### That Council approve:

- i) Material Change of Use (Multiple Dwelling)
- ii) Development Permit for;
  - a. Lardil & Wengka Streets, Lot 926 SP2782722
  - b. 4 Dwellings
- iii) Construction of dwellings / development near or over council infrastructure (sewer) on Lot 926

Subject to the below conditions:

DA2021\_030

CONDITIONS OF APPROVAL	TIMING																																								
<p><b>(1) Administration</b></p> <p>a. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <ul style="list-style-type: none"> <li>i. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</li> <li>ii. The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;</li> <li>iii. The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering.</li> </ul>	<p>At all times</p>																																								
<p><b>(2) Currency Period</b></p> <p>a. The applicable currency periods are:</p> <ul style="list-style-type: none"> <li>i. Material Change of Use (Multiple Dwelling) - <b>6 Years</b></li> </ul>	<p>As per condition</p>																																								
<p><b>(3) Approved Site Drawings/Plans</b></p> <p>a. The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval:</p> <table border="1" data-bbox="280 965 1110 1420"> <thead> <tr> <th>Plan / Document Name</th> <th>Drawing Number</th> <th>Sheet No / Ref.</th> <th>Rev.</th> <th>Date/DWG</th> </tr> </thead> <tbody> <tr> <td>Mornington Island House Design DSDSATSIP</td> <td>Cover Sheet</td> <td>2304_ PD A000</td> <td>3</td> <td>25/09/2023</td> </tr> <tr> <td>Mornington Island House Design DSDSATSIP</td> <td>Detailed Site Plan</td> <td>2304_ PD A010</td> <td>3</td> <td>25/09/2023</td> </tr> <tr> <td>Mornington Island House Design DSDSATSIP</td> <td>Ground Floor Plan</td> <td>2304_ PD A101</td> <td>3</td> <td>25/09/2023</td> </tr> <tr> <td>Mornington Island House Design DSDSATSIP</td> <td>First Floor Plan</td> <td>2304_ PD A102</td> <td>3</td> <td>25/09/2023</td> </tr> <tr> <td>Mornington Island House Design DSDSATSIP</td> <td>Roof Plan</td> <td>2304_ PD A103</td> <td>1</td> <td>25/09/2023</td> </tr> <tr> <td>Mornington Island House Design DSDSATSIP</td> <td>Elevations</td> <td>2304_ PD A401</td> <td>1</td> <td>25/09/2023</td> </tr> <tr> <td>Mornington Island House Design DSDSATSIP</td> <td>Sections</td> <td>2304_ PD A501</td> <td>1</td> <td>25/09/2023</td> </tr> </tbody> </table> <p>b. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p> <p>c. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</p>	Plan / Document Name	Drawing Number	Sheet No / Ref.	Rev.	Date/DWG	Mornington Island House Design DSDSATSIP	Cover Sheet	2304_ PD A000	3	25/09/2023	Mornington Island House Design DSDSATSIP	Detailed Site Plan	2304_ PD A010	3	25/09/2023	Mornington Island House Design DSDSATSIP	Ground Floor Plan	2304_ PD A101	3	25/09/2023	Mornington Island House Design DSDSATSIP	First Floor Plan	2304_ PD A102	3	25/09/2023	Mornington Island House Design DSDSATSIP	Roof Plan	2304_ PD A103	1	25/09/2023	Mornington Island House Design DSDSATSIP	Elevations	2304_ PD A401	1	25/09/2023	Mornington Island House Design DSDSATSIP	Sections	2304_ PD A501	1	25/09/2023	<p>At all times</p>
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Mornington Island House Design DSDSATSIP	Sections	2304_ PD A501	1	25/09/2023																																					





DA2021\_030

**Reasons for Decision**

The proposed development is considered to be consistent with the following and relevant overall outcomes of the Planning Scheme, in particular:

- The development is located within the General Residential Zone, are surrounded by existing residential land, the proposal can be considered to be consistent with the surrounding land uses.
- All services are available for connection to the proposed lots which is a cost effective and efficient use of resources.
- The proposed development will assist in the provision of residential land in the community.
- The proposed development will assist in the reduction of overcrowding in the community.
- The Subject Sites are not impacted upon by Natural Hazards.
- The design takes into consideration liveable communities principals as it forms part of future growth area, densification and is located next to a collector road that make provision for shared pathways.
- The design furthermore was undertaken to address climate responsive, reduction of valuable resources and culturally responsive.

**Policy Implications**

Nil

**Risk Management Implications**

There are nil State interests relevant to Lot 926. Subject sites are location **outside** of the Bushfire Risk Overlay Map; Coastal Hazards Overlay Map, Flood Hazard Investigation Area Map, the Potential and Actual Acid Sulfate Soils Overlay Map and the Biodiversity Overlay Map published in the Planning Scheme Overlay Mapping.

**Statutory Environment**

Section 31A of the *Land Act 1994* for the establishment of the social housing

Leasing is authorized under the *Aboriginal Land Act 1991*.

Mornington Shire Council Planning Scheme 2014 (Alignment Amendment adopted 18 July 2018 commenced 30 July 2018).

**Consultation**

Chief Executive Officer, Mornington Shire Council

Housing Manager, Mornington Shire Council

Councillors site visit June 2021

<b>Attachments</b>	
<b>Attachment A:</b>	Application Assessment
<b>Attachment B:</b>	Development Plans

## Attachment A Application Assessment

### Application Assessment

#### Decision Making Period

Assessing and deciding on applications period as set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 & 61(3));

- 10 Business Days for a Confirmation Notice from date after receiving an application; and
- 40 Business Days for a Referral Response from date after referral of an application; and
- 35 Business Days from date of Referral Response received or impact consultation completed the application must be assessed and a decision made.
- 5 Business Days from date of a decision made the Decision Notice must be mailed out.

*Note: Public Holidays and close down periods are excluded from Business Days.*

#### PLEASE NOTE

If no decision has been made within the relevant Decision-Making period the application is Deemed Approved with Ministers Conditions applicable.

IDAS item	Date
Application lodged with Council	25/09/2023
Action Notice Issued	N/A
Confirmation Notice Issued	
<i>Referrals Information Received</i>	N/A
<i>Impact Consultation period</i>	N/A
<i>Planning Act 2016 - Decision Making Period Concludes</i>	
Applicant agreed Decision Making Period Extension Concludes	N/A
Council Meeting	
Decision Notice preparation and mail-out Period Concludes	

#### Assessment against Mornington Shire Council Planning Scheme 2014 (Alignment Amendment 2018)

The Decision-Making Body is the Mornington Shire Council in terms of the Local Government Act and the decisions are made in terms of Section 31A of the *Land Act 1994* for the establishment of the social housing and the Leasing is authorized under the *Aboriginal Land Act 1991*.

Council as the Decision-Making Body will undertake assessment of the application against the relevant codes making the decision pursuant to Section 31A of the *Land Act 1994*.

The development proposal is assessable in terms of the *Mornington Shire Council Planning Scheme 2014*.

The Reconfiguring of Lot, Subdivision, in the General Residential Zone at Lardil & Wengka Streets is determined to be **Code Assessable** development and **does not** require public notification.

Proposed Use	Zoning	Zone Codes	Overlay Maps
Residential	General Residential Zone	<ul style="list-style-type: none"> <li>• General Residential Zone Code</li> <li>• Airport Environs Overlay Code</li> </ul>	<ul style="list-style-type: none"> <li>• Airport Environs Airport Overlay Map</li> </ul>

An assessment against the applicable provisions of the Mornington Shire Council Planning Scheme has been undertaken as reflected hereunder:

Attachment A Application Assessment

Mornington Shire Council Planning Scheme 2014		
Code	Purpose	Assessment
General Residential Zone Code	<p>The purpose of the General Residential Zone code is to provide for residential activities supported by a range of community uses and small-scale services and facilities that cater for local residents. The overall outcomes of the zone are to provide a range of residential uses such as dwelling houses, dual occupancies, multiple dwellings, community residencies and residential care facilities that provide housing choice and meet the needs of the community and are consistent with the amenity of the residential area of Gununa.</p> <p>The overall outcome for the Residential precinct is to provide for a range of housing types ...that: provide housing choice; meet the needs of the community; are consistent with the amenity of the area.</p>	<p>Development of the proposed lots will not result in restricted access to the sea and water natural assets and does not disturb or limit access to the coastline for the general public. The yield of four dwellings allows for flexibility and adaptability for changing household sizes and structures.</p> <p>The proposed development form part of the urban area and provide a smaller allotment contributing to housing diversity and meeting housing need. It also makes best use of a scarce residential land resources.</p> <p>The proposed development is located within the Priority Infrastructure Area and have access to Water Supply and Sewerage and are located within easy walkable access to community facilities.</p> <p>Lot 926 is encumbered with underground council infrastructure. The intent is to protect the infrastructure through good engineering design.</p>
Airport Environs Overlay Code	<p>The purpose of the airport environs overlay code is to regulate development to ensure it does not adversely affect the safety and operational integrity of airspace. It deals with issues including: Obstacle Limitation Surface (OLS); Public safety; Bird and bat strike zone; Light intensity; Australian Noise Exposure Forecast contour (ANEF); Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces; Aviation facilities.</p>	<p>This proposal can be considered to be unlikely to impact on the safety and operational integrity of airspace in that the proposed development is consistent with the purpose of the zone and is located in a developed urban area. The height limitation for development in the urban area is 8m.</p>

**Assessment of application against Master Plan 2020**

The proposed development is located within the General Residential area within the preferred Master Plan Option in the Master Plan 2020 as illustrated below in Figure 3. The development is surrounded by existing urban development, accordingly, this proposal can be considered to be a good use of Lot 926 and to be generally in compliance with the outcomes of the Master Plan.

Attachment A Application Assessment

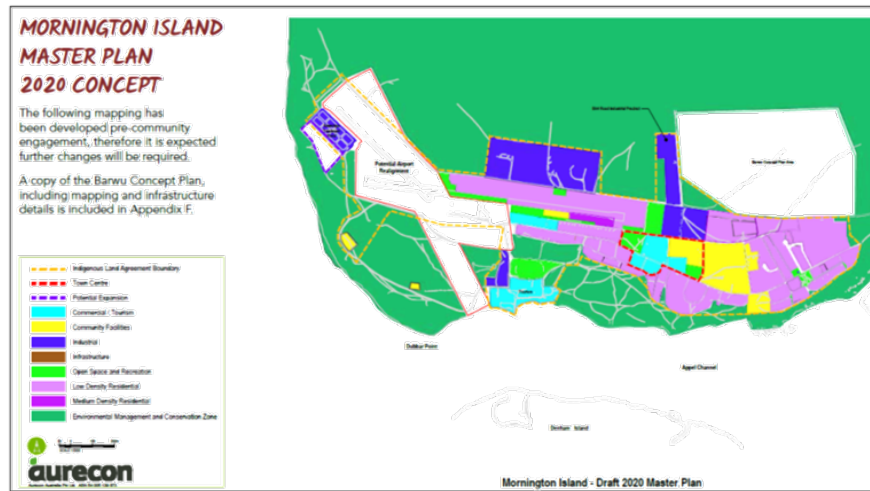


Figure 3 Master Plan

State Planning Policy Assessment

An assessment against the ‘applicable’ provisions of the relevant State Interests has been undertaken as reflected hereunder.

The *State Planning Policy (SPP)* is a key component of Queensland’s planning system. The SPP (July 2017) expresses the state’s interests in land use planning and development. The SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments under the Act.

The SPP focusses on delivery of outcomes and applies to:

- i. a local government in assessing a development application
- ii. an assessment manager or referral agency in assessing a development application

STATE PLANNING POLICY, JULY 2017					
	Livable Communities & Housing	Economic Growth	Environment & Heritage	Safety & Resilience to Hazards	Infrastructure
1	Housing supply & diversity	Agriculture	Biodiversity	Emissions & hazardous activities	Energy & water supply
2	Liveable communities	Development & construction	Coastal environment	Natural hazards, risk & resilience	Infrastructure integration
3		Mining & extractive resources	Cultural heritage		Transport infrastructure
4		Tourism	Water quality		Strategic airports & aviation facilities
5					Strategic ports

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**Attachment A Application Assessment**

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**Liveable Communities**

The proposed development enhances the liveability by enabling residential development within the General Residential Zone. The proposed development is consistent with liveable community principles in that it is within walkable distance to all community facilities.

The proposed development enables and increase in diversity of housing and reduction of overcrowding.

**Cultural Heritage**

The development is on General Residential zoned and developed land within an existing urban environment and will not impact on the cultural heritage of the area.

**Energy and Water**

The subject site is located in the Priority Infrastructure Area published in the local planning instrument and has access to Water, Sewer and Sealed Road.

**Natural Hazards, Risk and Resilience**

The Subject Sites are located **outside** of the Bushfire Risk Overlay Map; Coastal Hazards Overlay Map, Flood Hazard Investigation Area Map, the Potential and Actual Acid Sulfate Soils Overlay Map and the Biodiversity Overlay Map published in the Planning Scheme Overlay Mapping.

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Attachment B Development Plans


Mornington Island Shire Council adopted SDP as the preferred development option for Lot 926.


**MORNINGTON ISLAND HOUSE DESIGN**

**SITE:** Lardil Street Wellesley Islands QLD  
**LOT:** LOT 926 ON SP282722  
**LGA:** Mornington Shire Council  
**SITE AREA =** Approx. 1141m<sup>2</sup>

DRAWING REGISTER

Sheet Number	Sheet Name
A000	COVER SHEET
A001	DETAILED SITE PLAN
A101	GROUND FLOOR PLAN
A102	FIRST FLOOR PLAN
A103	ROOF PLAN
A201	ELEVATIONS
A301	SECTIONS






**Mornington Island House Design**  
DSDSATSIP

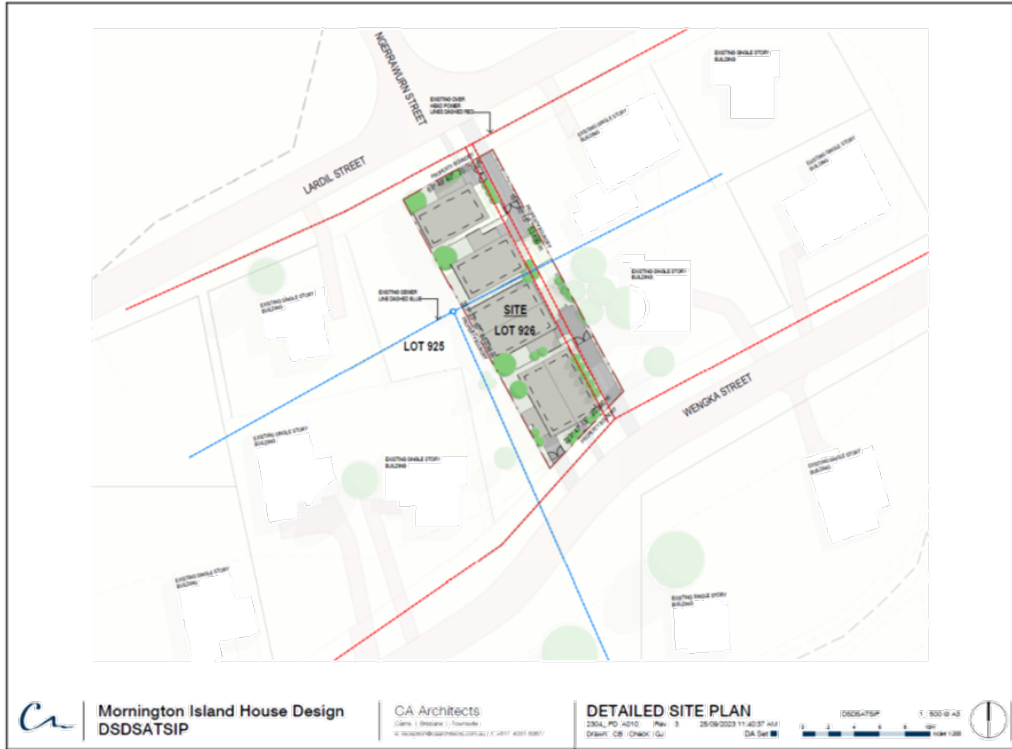
**CA Architects**  
10/110 Lardil Street Wellesley Islands QLD  
 07 5520 0000

**COVER SHEET**  
DRAWING NO: 0000    Rev: 0    28/09/2023 11:20:38 AM  
 Drawn: CB    Check: SU    CA Set

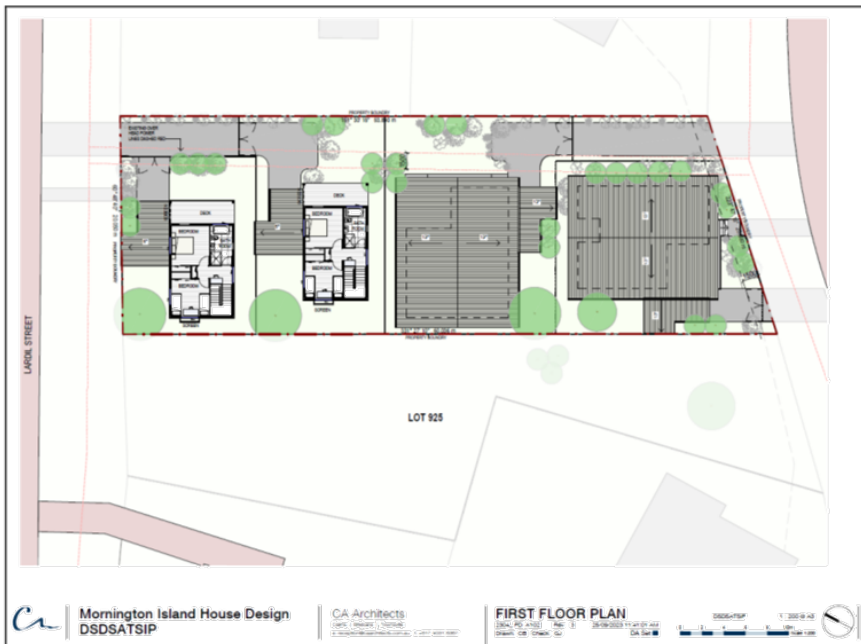
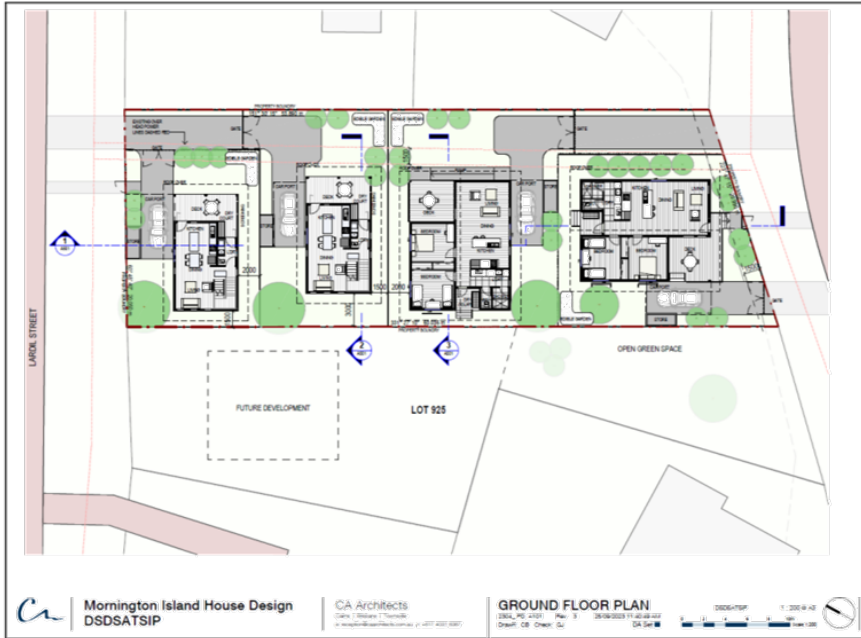
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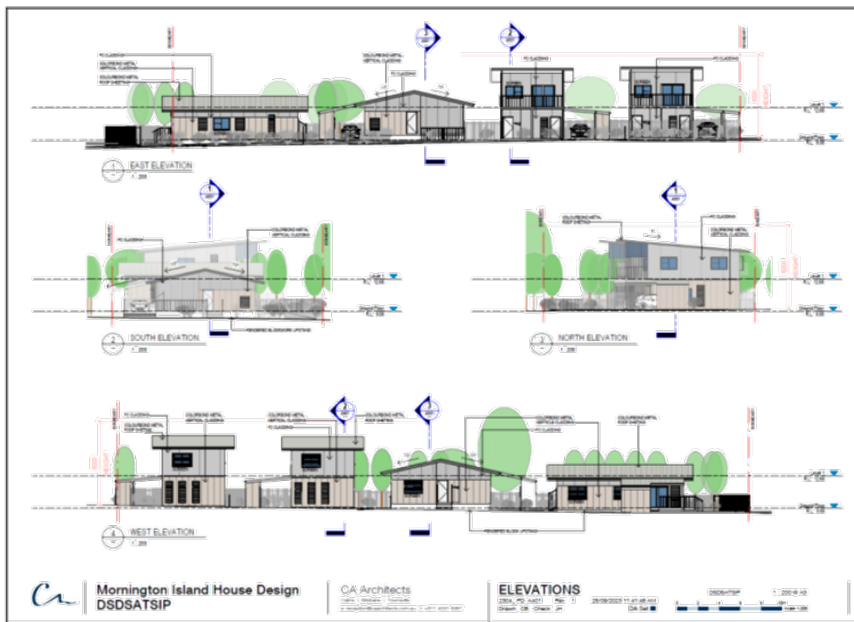
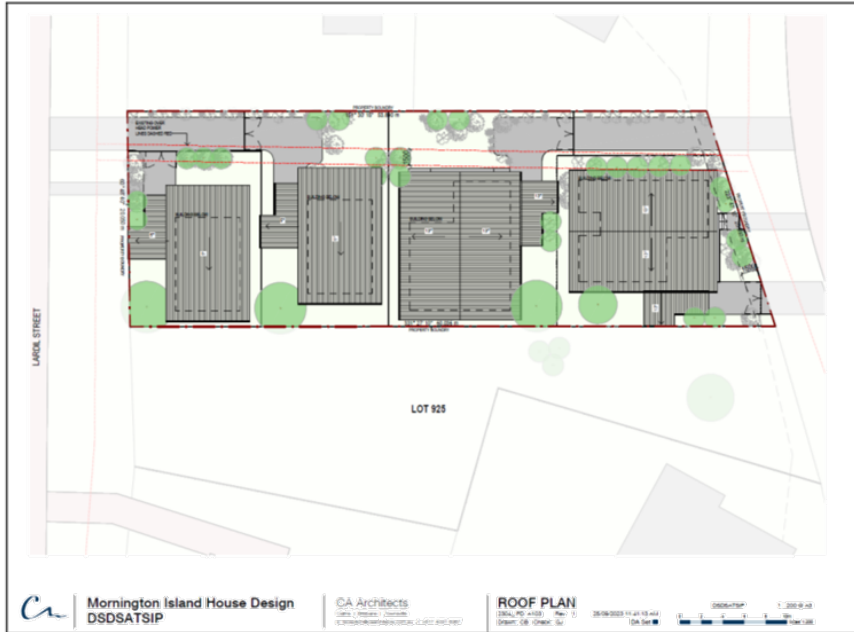
Attachment B Development Plans



Attachment B Development Plans



Attachment B Development Plans





**16 FACILITIES DEPARTMENT****16.1 FACILITIES REPORT**

**Author:** Director Housing and Facilities

**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 November 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. Maintaining adequate staff levels is challenging. Pre-start meetings have now commenced with weekly rosters to be introduced. Recruitment may need to be stepped up.
- 1.2. Cleaning Crew** – We now have good attendance of cleaners most days with an average of six to ten turning up for work. We continue our daily pre-start meetings and plan to have a team meeting within the coming weeks which should assist with moral and staff participation. Role of Facilities supervisor soon to be filled.
- 1.3. Administration** – Staff attendance is good, and we continue to deliver an efficient accommodation service.

**2. COUNCIL PROPERTIES COMMERCIAL**

- 2.1. VAC Accommodation** – Refurbishments for VAC Dongas 3 is still on hold (with 8 & 10 recently completed). In the short term, work has been redirected to the new VAC camp 2 project as a matter of urgency.  
Various electrical, plumbing, and general maintenance has been completed during the month of November.  
All available accommodation is still being occupied by tradesman required to complete the VAC camp 2 project. During the month there was minimal accommodation available, and we are looking forward to having the new VAC 2 accommodation camp completed and open for business.
- 2.2. Motel Accommodation** – We have had minimal incidents with the motel since increase of security.
- 2.3. Maintenance Commercial Works** – All works still being redirected to VAC camp 2 complex as a matter of urgency.

**3. COUNCIL PROPERTIES RESIDENTIAL**

**3.1. Staff Accommodation** – Our accommodation is extremely stretched at present until our VAC camp 2 is completed at which time several houses will become available for new and current staff.

**3.2. Maintenance Residential Works** – All urgent maintenance requests are being attend to promptly.

**3.3. Security Services** – The security service provision is essential to safeguarding all Council residence and commercial properties. We currently have two security guard working from 6pm through 6am seven days a week.

One is a static guard at the VAC and the second is a mobile unit patrolling council building, works at pump station #2 and extra works to secure airport (plane break down overnight). This appears to be working well.

**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.

**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 December 2023.

**17 TECHNICAL AND INFRASTRUCTURE SERVICES****17.1 TECHNICAL AND INFRASTRUCTURE SERVICES REPORT**

**Author:** Director Engineering

**Attachments:** Nil

**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 November 2023.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

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

**Grant Funded Project Update – December 2023 - ongoing**

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.
- ARUP have completed a site visit and done a reservoir condition assessment and also started Dam assessment and RAW water

Building our Region Round 6 – Sewerage Pump Station upgrades;

- Construction of macerator pits (pump s B) completed
- Relining of pump station A & B both completed
- Pump pits A & B were on bypass pumps to allow work and pump station A was commissioned 6 December with new pumps back online
- Pump station B macerator x2 and two sewer pumps will be commissioned this week

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.
- On hold due to critical infrastructure – new scope has been developed for requirements at the reservoirs with the Infrastructure Department
- Looking for funding to complete the Water treatment plant and critical infrastructure and the water network

Department of Environment and Science (DES) funded waste program; (no current update)

- 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.

**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.
- Our only concrete has been working non-stop most days.

**Fencing**

- Routine emergent works carrying out repairs to compromised Council facilities.
- Facilities work orders actioned when issued as required.
- APH building

**Civil Works Program**

- 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.

Also, Mornington Shire Council have been received as members of the Northwest Queensland Regional Roads & Transport Group (NQWRRTG).

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**

To be updated in January 2024.

**Environmental Health**

- Jacob Handley from Tropical Public Health visited Council during the first week of November 2023. Health Services accompanied Jacob to review the landfill site, sewerage ponds, water plant and known littering sites. Jacob provided favourable feedback related to site improvements.
- Fencing wire was cut at the rodeo grounds paddocks 11 November 2023 and horses were released. Environmental Health have had challenges ensuring containment of seven horses due to repeated fencing damage by unknown person(s).
- Animal control staff and Environmental Health Manager attended a workshop in Cairns during 20 - 24 November 2023 to be trained in advanced animal management practices. The workshop was well attended by animal control officers from regional Councils.

**Animal Control**

- 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.

**Veterinary Visit Information**

Provide verbal information relating to Tropical Veterinary Services Pty Ltd and Burton Veterinary Contracting.

**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.

**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 2.30mg/L to 2.50mg/L and has been showing consistent results throughout the system for November. Mains flushing has been continued to further reduce the turbidity, and general cleanliness of the treated water throughout the reticulated mains.

**Water Restrictions**

On the 27 November 2023 Council implemented Level 1 water restrictions until further notice.

- Continued fire hydrants and sluice valves surrounds, and valve spaces continue to be 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.
- Letter issued to Council on 18 November – from the Drinking Water Quality Management Plan amendment application /information requirement notice.
- Few requirements need to be met with Council Drinking Water Quality Management Plan – this will be conducted with Viridis consultants in the new year.
- Workshop to be held on 14 & 15 February to determine the characteristics within the Drinking Water Quality Management Plan.

Plumbing applications and inspections (Plumbing, Drainage) have ramped up with new developments and projects across the Island some of these include Lot 152 Lardil Street and new Library (still requires water connection point and sewer connection).

Unit 120/121 units completed with plumbing and sewer certification completed.

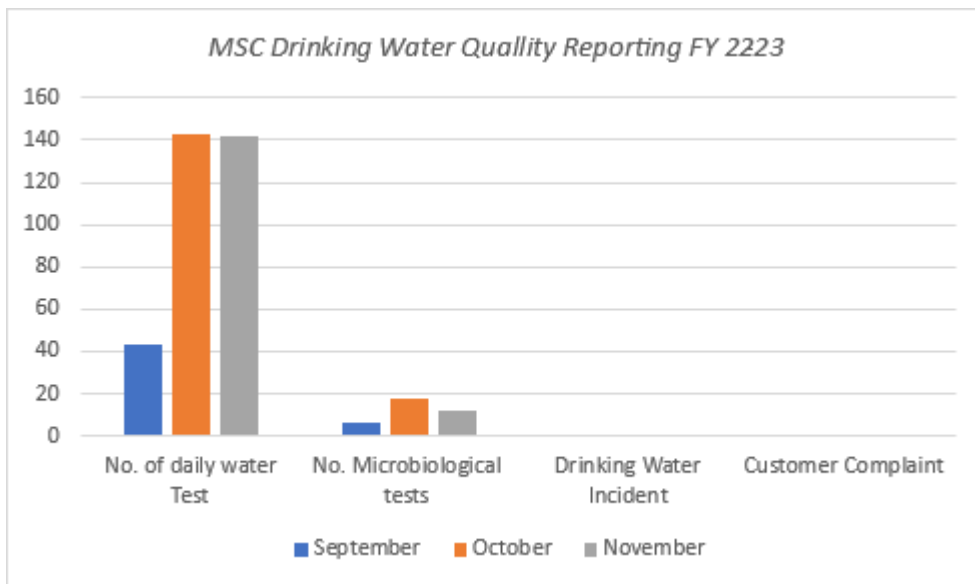


Table 1: Usage in town

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	28,930 KL	Oct	32,000 KL
Feb	32,000 KL	May	28,318 KL	Aug	28,806 KL	Nov	37,028 KL
March	28,600 KL	June	27,450 KL	Sept	31,645 KL	Dec	
<b>Total</b>	<b>97,000 KL</b>	<b>Total</b>	<b>86,106 KL</b>	<b>Total</b>	<b>89,381 KL</b>	<b>Total</b>	<b>69,028 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	5mm
Feb	382 mm	May	0mm	Aug	10mm	Nov	8mm
March	168mm	June	1mm	Sept	3mm	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	5mm
Feb	100%	May	92%	Aug	74%	Nov	8mm
March	97%	June	87%	Sept	3mm	Dec	

**Sewer Operations**

Pump Stations A, B & C.

- 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 (Mid-January), 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 Stan Orlandi was appointed on 19 October 2023.

**Private Works Update**

To be updated in January 2024.

**Fuel Status snapshot**

To be updated in January 2024.

**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

**RECOMMENDATION**

That Council note and receive the Technical and Infrastructure Services department report for December 2023.

**18 COMMUNITY DEVELOPMENT REPORT**

Nil

**19 CONFIDENTIAL REPORTS****RECOMMENDATION**

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

**13.3 Barge Services Contract**

This matter is considered to be confidential under Section 254J3(e) and 3(g) of the Local Government Regulations 2012, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government; and negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;.

**20 NEXT MEETING**

Wednesday 24 January 2024.

**21 CLOSURE**