



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

Date: Wednesday, 24 April 2024
Time: 9:00AM
Location: Council Chamber
Mission Road
Gununa

MORNINGTON SHIRE COUNCIL

Ordinary Council Meeting

24 April 2024

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 - ORDINARY COUNCIL MEETING - 21 FEBRUARY 2024

Author: Chief Executive Officer

Attachments: 1. Ordinary Council Meeting Minutes - 21 February 2024

IMPLICATIONS

OFFICER'S RECOMMENDATION

That the Minutes of the Ordinary Council held on Wednesday 21 February 2024 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, 21 FEBRUARY 2024 AT 9:00AM**

1 OPENING OF MEETING

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

1.1 MAYOR YANNER JOIN VIA TELECONFERENCE

RESOLUTION 2024/16

Moved: Cr Roxanne Thomas

Seconded: Cr David Barnes

That Council approve the Mayor to take part in the Ordinary Council Meeting by teleconference.

CARRIED 3/0

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. I am calling from Kuku Yalanji Country; and would also like to extend an acknowledgement to the Kaiadilt, Yangkaal, Waanyi, Gangalidda and Garawa people who share our homelands.

3 PRESENT

Mayor Kyle Yanner (via TEAMS), Cr David Barnes, Cr Roxanne Thomas.

Gary Uhlmann (Chief Executive Officer), Skye Price (Director Corporate and Community), Ian McCarthy (Chief Financial Officer), Piet Baxter (Director Housing and Facilities), Steve Graham (via Teams), Rhianne Williams (minute-taking).

4 LEAVE OF ABSENCE

Nil

5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF

Nil

6 CONDOLENCES AND MEMORIALS

A minute's silence was observed for loved ones.

7 CONFIRMATION OF MINUTES

7.1 CONFIRMATION OF MINUTES - COUNCIL MEETING - 31 JANUARY 2024

RESOLUTION 2024/17

Moved: Cr Roxanne Thomas

Seconded: Mayor Kyle Yanner

That the Minutes of the Council held on Wednesday 31 January 2024 be received and the recommendations therein be adopted.

CARRIED 3/0

8 DEPUTATIONS

10:00am – Department of Housing, Local Government, Planning and Public Works – Queensland Government

Attendees: Sharon Kenyon, Tania Sheppard, Jacinta McKewan and Rick Healey.

- Social Housing
- Tenancy Services
- Property Services
- Remote Indigenous Capital Delivery

Council to receive an update one(1) week from deputation presentation.

9 ACTION SCHEDULE

9.1 ACTION ITEMS AS AT 31 JANUARY 2024

RESOLUTION 2024/18

Moved: Mayor Kyle Yanner

Seconded: Cr Roxanne Thomas

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

CARRIED 3/0

10 POLICY DOCUMENTS

Nil

RECEPTION & CONSIDERATION OF OFFICERS REPORTS

11 GENERAL BUSINESS

Nil

12 MAYOR AND COUNCILLORS REPORTS

12.1 COUNCILLORS VERBAL REPORT

RESOLUTION 2024/19

Moved: Cr Roxanne Thomas

Seconded: Cr David Barnes

That Council note and receive Councillors verbal report for February 2024.

CARRIED 3/0

13 CHIEF EXECUTIVE OFFICER'S REPORTS

13.1 CHIEF EXECUTIVE OFFICER'S VERBAL REPORT

RESOLUTION 2024/20

Moved: Cr David Barnes

Seconded: Cr Roxanne Thomas

That Council note and receive the Chief Executive Officer's verbal report for February 2024.

CARRIED 3/0

14 FINANCE AND HUMAN SERVICES

14.1 FINANCIAL REPORT

RESOLUTION 2024/21

Moved: Cr David Barnes

Seconded: Cr Roxanne Thomas

That Council note and receive the Financial report for February 2024.

CARRIED 3/0

14.2 HUMAN RESOURCES REPORT

RESOLUTION 2024/22

Moved: Cr David Barnes

Seconded: Cr Roxanne Thomas

That Council note and receive the Human Resources report for February 2024.

CARRIED 3/0

16.1 HOUSING REPORT

RESOLUTION 2024/23

Moved: Cr David Barnes

Seconded: Cr Roxanne Thomas

That Council note and receive the Housing department report for February 2024.

CARRIED 3/0

17.1 FACILITIES REPORT

RESOLUTION 2024/24

Moved: Cr David Barnes

Seconded: Cr Roxanne Thomas

That Council note and receive the Facilities department report for February 2024.

CARRIED 3/0

15 GOVERNANCE AND COMMUNICATIONS

15.1 GOVERNANCE ADVISOR - BRETT DE CHASTEL

Presentation deferred.

15.2 POST 2024 LOCAL GOVERNMENT ELECTION MANDATORY COUNCIL MEETING

RESOLUTION 2024/25

Moved: Cr David Barnes

Seconded: Cr Roxanne Thomas

That Council endorse a post-election Council meeting for Friday 22 March 2024.

CARRIED 3/0

15.3 COMMUNITY DEVELOPMENT REPORT**RESOLUTION 2024/26**

Moved: Cr Roxanne Thomas

Seconded: Cr David Barnes

1. That Council note and receive the Community Development report for February 2024 Community Development report; and
2. That Council provide in principle support for submission of nine (9) applications (comprising 9 March, 30 March, 25 April, 18 May, 5 June, 26 June, 10 July, 13 July and 17 July 2024) for Community Liquor Permits.

CARRIED 3/0

16 HOUSING DEPARTMENT

Item - 16.1 Housing report - has been moved to another part of the document.

17 FACILITIES DEPARTMENT

Item - 17.1 Facilities report - has been moved to another part of the document.

18 TECHNICAL AND INFRASTRUCTURE SERVICES**18.1 TECHNICAL AND INFRASTRUCTURE SERVICES REPORT****RESOLUTION 2024/27**

Moved: Cr David Barnes

Seconded: Cr Roxanne Thomas

That Council note and receive the Technical and Infrastructure Services Department report for February 2024.

CARRIED 3/0

19 CONFIDENTIAL REPORTS

Nil

20 NEXT MEETING

The next meeting will be held on 22 March 2024.

21 CLOSURE

Mayor Yanner closed the meeting at 1:25pm

Gary Uhlmann
Chief Executive Officer.

Minutes Confirmed:

Mayor

Date:

Gary Uhlmann
Chief Executive Officer

7.2 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 4 APRIL 2024

Author: Chief Executive Officer

Attachments: 1. Ordinary Council Meeting Minutes - 4 April 2024

OFFICER'S RECOMMENDATION

That the minutes of the special council meeting held on Thursday 4 April 2024 be received and the recommendations therein be adopted.

**MINUTES OF MORNINGTON SHIRE COUNCIL
SPECIAL COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MISSION ROAD, GUNUNA
ON THURSDAY, 4 APRIL 2024 AT 9:00AM**

1 OPENING OF MEETING

The meeting was opened by Chief Executive Officer Gary Uhlmann at 9.30am.

Mr. Uhlmann extends his warm welcome to Mayor and Councillors elect.

2 ACKNOWLEDGMENT OF COUNTRY

Mr. Uhlmann begins 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

Cr Richard Sewter, Cr Robert Thompson, Cr Farrah Linden, Cr Renee Wilson, Gary Uhlmann (Chief Executive Officer), Ian McCarthy (Chief Financial Officer), Piet Baxter (Director Housing and Facilities) and via Videoconference Cr Tali Tabuai, Skye Price (Director Corporate and Community), Ken Tapfield (Human Resources Manager), Rhianne Williams (minute-taking).

In attendance of support – Helen Moon and Roxanne Thomas.

4 APOLOGIES

Nil

5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF

Nil

6 CONDOLENCES AND MEMORIALS

A minute's silence was observed for loved ones.

Mr Uhlmann swore in councillors commencing with Mayor Richard Sewter, Farrah Linden, Renee Wilson, and Tali Tabui. Councillors acknowledged that Bob Thompson continued his term, post-election.

7 GOVERNANCE

7.1 NOTICE OF 2024 QUADRENNIAL ELECTION RESULTS AND SWEARING IN OF COUNCILLORS

RESOLUTION 2024/28

Moved: Cr Richard Sewter
Seconded: Councillor Robert Thompson

That Council;

1. receive and note the report; and
2. that in accordance with section 169 of the *Local Government Act 2009*, the declaration of office has formally occurred with Mayor Richard Sewter, Councillor Farrah Linden, Councillor Renee Wilson, Councillor Tali Tabuai; and
3. Council acknowledges too that Councillor Bob Thompson's term continues.

CARRIED 5/0

7.2 ELECTION OF THE DEPUTY MAYOR FOR MORNINGTON SHIRE COUNCIL

RESOLUTION 2024/29

Moved: Cr Farrah Linden
Seconded: Cr Renee Wilson

That, in accordance with section 175(2) of the *Local Government Act 2009*, Councillor Bob Thompson be appointed as Deputy Mayor from 4 April 2024.

CARRIED 5/0

7.3 COUNCIL MEETING SCHEDULE 2024

RESOLUTION 2024/30

Moved: Cr Richard Sewter
Seconded: Cr Farrah Linden

That Council:

1. receive and note the report; and
2. endorse the Council meeting schedule for 2024.

CARRIED 5/0

7.4 APPOINTMENT OF LOCAL DISASTER MANAGEMENT GROUP CHAIR AND DEPUTY CHAIRPERSON**RESOLUTION 2024/31**

Moved: Councillor Robert Thompson

Seconded: Cr Renee Wilson

That Council appoint Mayor Richard Sewter as Chairperson; and Chief Executive Officer Gary Uhlmann as Deputy Chairperson of the Mornington Shire Council Local Disaster Management Group, from 4 April 2024.

CARRIED 5/0

7.5 BUILDING OUR REGIONS ROUND 6 - MILESTONE 2 FOR BOR 056**RESOLUTION 2024/32**

Moved: Cr Richard Sewter

Seconded: Cr Farrah Linden

That Council advise the Queensland Government that:

1. Council is committed to completing the projects funded as a part of the Building Our Regions funding program;
2. Council acknowledges that under the terms of the funding agreement, it is responsible for any funding shortfalls if costs or other contributors change; and
3. A copy of this Council resolution will be made available for the Queensland Government to fulfil this milestone obligation.

CARRIED 5/0

7.6 BUILDING OUR REGIONS ROUND 6 - MILESTONES - WATER INVESTIGATION AND WATER SECURITY**RESOLUTION 2024/33**

Moved: Councillor Robert Thompson

Seconded: Cr Renee Wilson

That Council advise Queensland Government that under the Building Our Regions program that:

1. Council is committed to completing the projects funded under the Building our Regions funding stream;
2. Council acknowledges that under the terms of the funding agreement, that it is responsible for any funding shortfalls if costs or other contributors change; and
3. A copy of this Council resolution will be made available to the Queensland Government, to fulfil this milestone obligation.

CARRIED 5/0

8 CONFIDENTIAL REPORTS

Nil

9 CLOSURE

Mayor Sewter closed the meeting at 10.20am.

Mayor

Date:

Gary Uhlmann
Chief Executive Officer.

Minutes Confirmed:

8 DEPUTATIONS

10:00am – Martin Camilleri and Simrita Kaur | Australian Private Networks Pty Ltd

11:00am – A/Director General and Haylene Grogran | Queensland Government

1:00pm – Alexia Kelso | Department of Housing, Local Government, Planning and Public Works.

9 ACTION SCHEDULE**9.1 ACTION ITEMS AS AT 5 APRIL 2024**

Author: Chief Executive Officer

Attachments: 1 Action schedule as at 18 April 2024

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**RECOMMENDATION**

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

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| Action Sheets Report | | Printed: Monday, 18 April 2024 11:56:28 PM |
| Division: Committee: Officer: | | Date From: Date To: |

| TASK NAME | RESOLUTION NUMBER | RESOLUTION DATE | RESOLUTION | ASSIGNED TO | UPDATES |
|---|-------------------------|-----------------|---|---------------------------------|--|
| State Government Funding - \$2.35 million for community housing | 2020/24 | 22/01/2020 | <p>RESOLUTION 2020/24</p> <p>Moved: Cr Jane Ah Kit Seconded: Cr Bob Thompson</p> <p>That provide advice and direction on:</p> <ol style="list-style-type: none"> That Council act as principal contractor for the roll out of the \$2.35 million housing program, That Council nominate – construction of a new 3 bedroom dwelling at 152 Lardil Street, “shovel ready” works at proposed sub-division at lots 925 and 926 Lardil Street and “plug ins” as works to be carried out under the program, That Council provide estimates of funding breakdown for each of the 3 separate components of the \$2.35 million housing program as soon as details become available to the Department of Housing and Public Works (HPW), That Council nominate the following funding requirements for the program - 30% payment when signing the agreement, 60% payment when design and land have been finalised and 10% payment on completion, That Council endorse HPW to continue as the tenancy management body for Mornington Island, including the additional housing provided by this program. | Director Housing and Facilities | 18 Mar 2024 1:47pm Williams, Rhianne Tender documents prepared and will be issued on 19 March 2024. |
| CARRIED 3/0 | | | | | |

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|---|--------------------------|---|---|
| Action Sheets Report | | Printed: Monday, 8 April 2024 4:46:28 PM Date From: / Date To: / | |
| PRELIMINARY DISCUSSION ON ILUA FOR GRAC LAND | 2021/07-32 21/07/2021 | RESOLUTION 2021/07-32 That Council authorise Acting CEO to commence investigation to establish a Indigenous Land Use Agreement (ILUA) with Carpentaria Land Council Corporation (CLAC). Moved: Cr. Thompson Seconded: Cr. Barnes Carried 3/0 | Chief Executive Officer 16 Feb 2024 10:00am Williams, Rhianne No updates on ILUA with Carpentaria Land Council |
| GUNANA SWIMMING POOL | 2021/ 15/09/2021 | RESOLUTION 2021/56 That Council seek formal support from Education Queensland for the land and long term undertaking for the operation and maintenance of the swimming pool and associated facilities. Further that Council provide a copy of the swimming pool proposal to the Government Champions seeking their support. Further that Council seek grant funding for the construction of the swimming pool complex, and on receipt of funding Council's consultants undertake stakeholder and community consultation as part of the final design. Moved: Cr Thompson Seconded: Mayor Yanner CARRIED 5/0 | Chief Executive Officer 16 Jun 2023 3:34pm Williams, Rhianne A pool funding strategy is being considered. Water availability needs to be considered. An ocean pool and splash park are also potential options. 04 Oct 2023 2:59pm Hunter, Jan Water security consultancy underway with ARUP. The study will be completed early 2024. In the interim, different funding sources are being considered for potential salt water pool to minimise impact on water demands. 08 Nov 2023 12:41pm Williams, Rhianne The first tranche of funding is for planning (\$500,000), the second component is for construction/ implementation (\$5m). All activities must conclude by 30 June 2026. We're working with an imminent planner, to develop a masterplan for recreation, leisure and public open spaces through all of Gununa. 16 Feb 2024 10:00am Williams, Rhianne Ongoing |

| Action Sheets Report | | Printed: Monday, 8 April 2024 4:46:28 PM | |
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| Division: Committee: Officer: | | Date From: Date To: | |
| Building Our Regions (BOR) Grant – Replacement Of Sewerage Pump Stations | 2022/199 26/10/2022 | <p>RESOLUTION 2022/199 Moved: Cr Dwayne Rogers Seconded: Cr Robert Thompson That Council receive and note the Report and thank the Minister for Regional Development and Manufacturing and Minister for Water for the \$1,975,000 grant to upgrade and refurbishment the existing sewer pump stations. CARRIED 4/0</p> | <p>18 Mar 2024 1:56pm Williams, Rhianne A final variation of \$1.62m has been approved and anticipate being completed by end of April 2024.</p> <p>Chief Executive Officer</p> |
| Community Development Report - Storyboard | 2022/235 23/11/2022 | <p>RESOLUTION 2022/235 Moved: Deputy Mayor Cr David Barnes Seconded: Mayor Cr Kyle Yanner That Council provide support for the purchase and installation of a Storyboard at the Old Village as set out in the report. CARRIED 5/0</p> | <p>18 Apr 2024 8:37am Williams, Rhianne Storyboard has been manufactured and delivered to island. Awaiting installation of footings and erection of story board sign on site.</p> <p>Community Development Coordinator</p> |

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| <p>Action Sheets Report</p> <p>Printed: Monday, 8 April 2024 4:46:28 PM</p> <p>Division: _____ Committee: _____ Officer: _____</p> <p>Date From: _____ Date To: _____</p> | | |
| <p>Construction of public library</p> <p>2023/103</p> <p>19/07/2023</p> | <p>RESOLUTION 2023/103 Moved: Mayor Cr Kyle Yanner Seconded: Deputy Mayor Cr David Barnes That Council endorse construction of the public library (Indigenous Knowledge Centre) for the agreed cost of \$1,598,214.95; and that H.C. Building and Construction Pty Ltd be awarded the contract for works, with a completion date of 15 December 2023. CARRIED 4/0</p> | <p>Chief Financial Officer</p> <p>18 Mar 2024 2:00pm Williams, Rhianne Contract has been signed and awaiting for construction to commence</p> |
| <p>Gunnamanda Ltd. - Requested deferral and repayment plan</p> <p>2023/193</p> <p>13/12/2023</p> | <p>RESOLUTION 2023/193 Moved: Cr Dwayne Rogers Seconded: Deputy Mayor Robert Thompson That Council endorse the Gunnamanda 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. CARRIED 3/0</p> | <p>Director Corporate and Community</p> <p>18 Mar 2024 8:45am Williams, Rhianne Ian/Steve - Update required</p> |

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| Action Sheets Report | | Printed: Monday, 8 April 2024 4:46:28 PM | |
| Division: Committee: Officer: | | Date From: Date To: | |
| Fare Subsidy scheme | 2023/189 | 13/12/2023 | 18 Mar 2024 2:01pm Williams, Rhianne A proposal has been submitted to REX airlines. Both CEO and CFO has discussed proposal with airline CEO and are awaiting a formal response. |
| | | <p>RESOLUTION 2023/189 Moved: Cr David Barnes Seconded: Cr Dwayne Rogers</p> <p>1. That the Council request the Chief Executive Officer to commence negotiations with Rex Airlines and Transport Main Roads (TMR) to introduce an additional fare subsidy for local residents with the intent of creating a scheme that achieves the following:</p> <ul style="list-style-type: none"> a) providing an additional community fare benefit for local residents of one hundred dollars (\$100.00) per return flight b) that this additional subsidy be available for five (5) flights per week for forty (40) weeks per year and for ten (10) flights per week for twelve (12) weeks per year (coinciding with school holidays) c) the booking process be managed by Rex Airlines and that the subsidy seats be focused on non-peak flights d) that the scheme be reviewed after twelve (12) months of operation for its effectiveness <p>2. And request the Chief Executive Officer to report back to the Council</p> | Council Advisor |

| | |
|---|---|
| <p>Action Sheets Report</p> <p>Printed: Monday, 8 April 2024 4:46:28 PM</p> <p>Division: _____ Committee: _____ Officer: _____</p> <p>Date From: _____ Date To: _____</p> | |
| <p>once those negotiations with Rex Airlines and Transport Main Roads (TMR) are complete; and</p> <p>3. Note that the maximum cost of implementing this scheme will be thirty-two thousand dollars (\$32,000) per year.</p> <p style="text-align: center;">CARRIED 5/0</p> | |
| <p>Appointment of Local Disaster Management Group Chair and Deputy Chairperson</p> <p>2024/31</p> | <p>4/04/2024</p> <p>RESOLUTION 2024/31 Moved: Councillor Robert Thompson Seconded: Cr Renee Wilson That Council appoint Mayor Richard Sewter as Chairperson; and Chief Executive Officer Gary Uhimann as Deputy Chairperson of the Mornington Shire Council Local Disaster Management Group, from 4 April 2024. CARRIED 5/0</p> <p>Director Corporate and Community</p> |

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| Action Sheets Report | | Division: Committee: Officer: | | Printed: Monday, 8 April 2024 4:46:28 PM Date From: Date To: |
| Building Our Regions Round 6 - Milestone 2 for BOR 056 | 2024/32 4/04/2024 | RESOLUTION 2024/32 Moved: Cr Richard Sewier Seconded: Cr Farrah Linden That Council advise the Queensland Government that: 1. Council is committed to completing the projects funded as a part of the Building Our Regions funding program; 2. Council acknowledges that under the terms of the funding agreement, it is responsible for any funding shortfalls if costs or other contributors change; and 3. A copy of this Council resolution will be made available for the Queensland Government to fulfil this milestone obligation. CARRIED 5/0 | Grants Officer | |
| Building Our Regions Round 6 - Milestones - Water Investigation and Water Security | 2024/33 4/04/2024 | RESOLUTION 2024/33 Moved: Councillor Robert Thompson Seconded: Cr Renee Wilson That Council advise Queensland Government that under the Building Our Regions program that: 1. Council is committed to completing the projects funded under the Building our Regions funding stream; 2. Council acknowledges that under the terms of the funding agreement, that it is responsible for any funding shortfalls if costs or other contributors change; and 3. A copy of this Council resolution | Grants Officer | |

| Action Sheets Report | | Printed: Monday, 8 April 2024 4:46:28 PM | |
|--|-------------------------|--|--|
| Division: Committee: Officer: | | Date From: Date To: | |
| Notice of 2024 quadrennial election results and swearing in of Councillors | 2024/28 | 4/04/2024 | <p>will be made available to the Queensland Government, to fulfil this milestone obligation. CARRIED 5/0</p> <p>RESOLUTION 2024/28 Moved: Cr Richard Sewter Seconded: Councillor Robert Thompson That Council; 1. receive and note the report; and 2. that in accordance with section 169 of the <i>Local Government Act 2009</i>, the declaration of office has formally occurred with Mayor Richard Sewter, Councillor Farrah Linden, Councillor Renee Wilson, Councillor Tali Tabuai; and 3. Council acknowledges too that Councillor Bob Thompson's term continues. CARRIED 5/0</p> <p>Director Corporate and Community</p> |
| Election of the Deputy Mayor for Mornington Shire Council | 2024/29 | 4/04/2024 | <p>RESOLUTION 2024/29 Moved: Cr Farrah Linden Seconded: Cr Renee Wilson That, in accordance with section 175(2) of the <i>Local Government Act 2009</i>, Councillor Bob Thompson be appointed as Deputy Mayor from 4 April 2024. CARRIED 5/0</p> <p>Director Corporate and Community</p> |

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| Action Sheets Report | | Division: Committee: Officer: | | Printed: Monday, 8 April 2024 4:46:28 PM Date From: Date To: |
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| Council Meeting Schedule 2024 | 2024/30 | 4/04/2024 | Director Corporate and Community |
| RESOLUTION 2024/30 Moved: Cr Richard Sewier Seconded: Cr Farrah Linden That Council: | | | |
| 1. receive and note the report; and 2. endorse the Council meeting schedule for 2024. | | | |
| CARRIED 5/0 | | | |

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| COMPLETE for removal no action remaining. |
| ONGOING TASK |
| UPDATE REQUIRED |
| PRIORITY |

10 POLICY DOCUMENTS

Nil

RECEPTION & CONSIDERATION OF OFFICERS REPORTS

11 MAYOR AND COUNCILLORS REPORTS

Nil

12 CHIEF EXECUTIVE OFFICER REPORT

12.1 CHIEF EXECUTIVE OFFICER, GARY UHLMANN 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 April 2024.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Chief Executive Officer, Gary Uhlmann will provide a verbal report to Council.

FINANCIAL & RESOURCE IMPLICATIONS

RECOMMENDATION

That Council receive the Chief Executive Officer's verbal report for April 2024.

13 FINANCE**13.1 FINANCIAL REPORT**

Author: Chief Financial Officer

Attachments: 1 Monthly financial report - February 2024
2 Monthly financial report - March 2024

PURPOSE (EXECUTIVE SUMMARY)

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

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

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.

All numbers are year to date up until 31 March 2024.

FINANCIAL & RESOURCE IMPLICATIONS

Council is operating within allocated 2023/24 budgets.

RECOMMENDATION

That Council note and receive the financial report for April 2024.

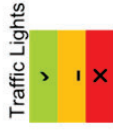
Monthly Finance Report February 2024



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

- 2 [Executive Summary](#)
- 3 [Revenue and Expenses](#)
- 4 [Money](#)
- 5 [Numbers](#)
- 6 [Cashflow](#)
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- 8 [Business in Focus](#) Work in progress
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All numbers are year to date up until 29-February-2024



On track
Need to monitor
Needs attention

Executive Summary



We remain solvent draft cashflow figures are contained in this report monthly. Cashflow narrowing considerably as we enter 2nd half of year we need to be cautious

Grant applications are being successfully prepared in to provide funding for a pipeline of projects into next year.

Aged Debtors have reduced slightly and legal proceedings have been commenced per the December meeting

The implementation of Local Buy and Procedures should improve stock and ordering efficiency

VAC 2 Opened

2022 Audit is almost complete. We are waiting on BDO to finalise. The 2023 and 2024 Audit have commenced

Larger grants are being finalised to recoup large amount spend funded by Council

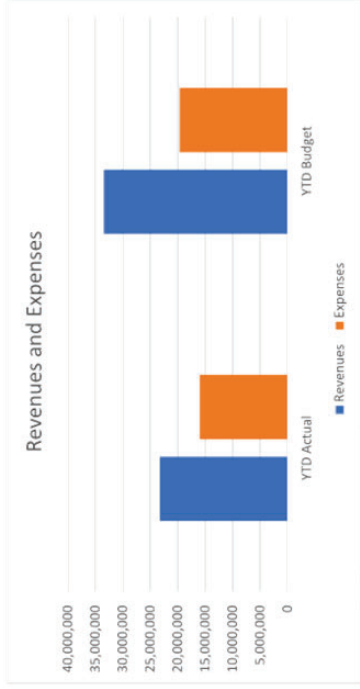
A comprehensive review of plant fleet had been commenced similar to Vehicles

Q Build invoicing is still problematic and investigations into better processes and systems

| |
|---|
| - |
| - |
| X |
| - |
| X |
| - |
| ✓ |
| ✓ |
| X |

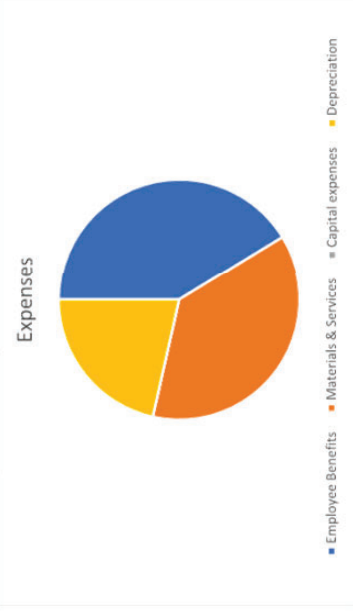
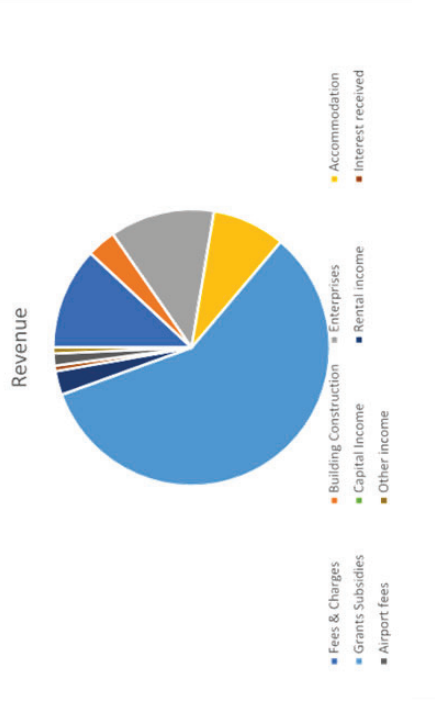
Revenues and Expenses

All numbers are year to date up until 29-February-2024



Did we make a profit ?

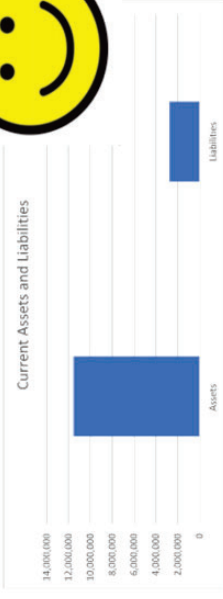
Where do we spend our money?



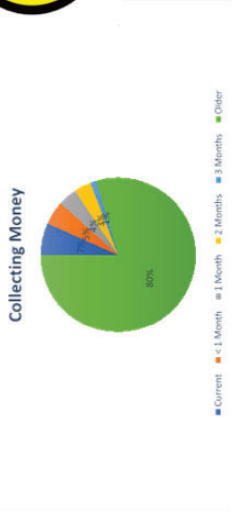
Cash Position

All numbers are year to date up until

29-February-2024



MORNINGTON SHIRE COUNCIL



Assets

| | |
|-----------------------------|-------------------|
| Cash at Bank Unrestricted | 4,624,368 |
| OTC Cash at Bank Restricted | 2,565,486 |
| Debtors | 4,352,804 |
| Total | 11,542,659 |

Receivables

| | < 1 Month | 1 Month | 2 Months | 3 Months | Older | Total |
|---------------------|------------|------------|------------|-----------|--------------|--------------|
| Current | 212,011.86 | 166,462.84 | 152,786.42 | 92,319.93 | 3,402,891.12 | 4,272,891.03 |
| Percentage of total | 5% | 4% | 4% | 1% | 80% | 100% |

Payables

| | < 1 Month | 1 Month | 2 Months | 3 Months | Older | Total |
|---------------------|------------|------------|-----------|-----------|------------|--------------|
| Current | 148,409.57 | 286,673.40 | 69,369.89 | 64,794.01 | 893,716.90 | 2,032,810.68 |
| Percentage of total | 28% | 7% | 14% | 3% | 3% | 44% |

Liabilities

| | |
|-----------------------|------------------|
| Creditors | 539,097 |
| GST | -1,172,290 |
| PAYG | 2,949,335 |
| Employee Entitlements | 441,973 |
| Total | 2,758,116 |

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

| | Total | Over 90 days |
|---|----------------|----------------|
| AISS (Australian Indigenous Security Service Pty Ltd) | 1,068,023 | 759,443 |
| BYNOE CACS LTD | 281,366 | 278,937 |
| Dept of Education (QLD) | 123,814 | 123,814 |
| Coidgee Healing | 144,612 | 95,983 |
| Gulf Regional Aboriginal Corporation | 116,390 | 68,704 |
| GUNUNAMANDA LIMITED T/A Gununamanda Store | 138,276 | 138,276 |
| HC Building and Construction | 962,632 | 451,232 |
| James Construction Queensland Pty Ltd | 239,676 | 147,325 |
| Jurkur Laka Community Legal Centre Aboriginal Corporation | 342,259 | 251,955 |
| N & J Building & Construction | 126,603 | 124,740 |
| Total | 100,991 | 100,991 |

Total of above and others

\$4,272,891

1 AISS (Australian Indigenous Security Service Pty Ltd)

912,938 617,892

Details in the numbers

Statement of Comprehensive Income Year to date up 28-February-2024

| | Actual \$ | Budget \$ | Variance \$ |
|--|-------------------|-------------------|-------------------|
| Revenue | | | |
| Recurrent Revenue | | | |
| Fees & Charges | 2,779,545 | 3,138,713 | -359,168 |
| Sales Revenue - Building Construction | 700,144 | 2,860,000 | -2,059,856 |
| Sales Revenue - Enterprises | 2,849,934 | 2,347,000 | 502,934 |
| Accommodation | 8,686,656 | 2,333,172 | 6,353,484 |
| Total Recurrent Revenue | 8,406,280 | 10,679,185 | -2,272,905 |
| Capital Revenue | 0 | 0 | 0 |
| Capital Grants, Subsidies, Contributions & Donations | 13,559,080 | 21,093,815 | -7,534,735 |
| Capital Income | 0 | 0 | 0 |
| Total Capital Revenue | 13,559,080 | 21,093,815 | -7,534,735 |
| Total Revenue | 21,965,360 | 31,773,000 | -9,807,640 |
| Expenses | | | |
| Recurrent Expenses | | | |
| Employee Benefits | 6,607,897 | 6,277,071 | 330,826 |
| Materials & Services | 5,968,059 | 9,458,351 | -3,490,292 |
| Total Recurrent Expenses | 12,575,956 | 15,735,422 | -3,159,466 |
| Capital expenses | 0 | 0 | 0 |
| Total Expenses | 12,575,956 | 15,735,422 | -3,159,466 |
| Net Operating Surplus (Deficit) Before Depreciation | 9,389,404 | 16,037,578 | -6,648,174 |
| Less: Non Cash Expenditure | 3,439,948 | 3,968,237 | -528,289 |
| Depreciation | 16,015,904 | 19,703,659 | -3,687,755 |
| Total Expenditure | 19,455,852 | 23,711,896 | -4,256,044 |
| Net Operating Surplus (Deficit) | -2,066,448 | 2,325,682 | -4,392,130 |

Notes

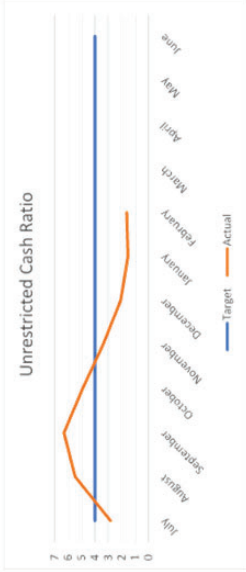
| Depreciation | |
|-----------------------|-----------|
| Buildings | 670,649 |
| Sewerage | 146,721 |
| Roads | 1,751,537 |
| Water | 282,889 |
| Plant & Vehicles | 195,555 |
| Other | 345,068 |
| Furniture & Equipment | 3,439,948 |

Cashflow

All numbers are year to date up until 29-February-2024



| Account | Jul 2023 | Aug 2023 | Sep 2023 | Oct 2023 | Nov 2023 | Dec 2023 | Jan 2024 | Feb 2024 |
|--------------------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|-----------------------|---------------------|---------------------|
| Normal Business | | | | | | | | |
| Money in | 1,682,214.92 | 4,731,456.01 | 3,090,788.82 | 1,345,774.56 | 883,236.64 | 972,707.69 | 675,037.71 | 924,811.93 |
| Money Out | (2,015,313.97) | (1,356,939.09) | (787,701.73) | (1,922,311.63) | (2,035,796.45) | (1,924,662.05) | (1,519,129.80) | (1,266,266.63) |
| Difference | (333,099.05) | 3,372,516.92 | 2,303,087.09 | (576,537.07) | (1,152,557.81) | (951,954.36) | (844,092.09) | (341,454.70) |
| Capital Grants | | | | | | | | |
| Money in | 0.00 | 1,464,387.23 | 503,580.20 | 318,615.75 | 2,336.37 | 1,591,288.20 | 309,831.45 | 1,192,186.57 |
| Money Out | (1,737,480.68) | (608,644.92) | (985,092.41) | (1,991,028.36) | (1,367,373.77) | (2,372,360.58) | (570,901.51) | (981,173.41) |
| Difference | (1,737,480.68) | 855,742.31 | (481,512.21) | (1,672,412.61) | (1,365,037.40) | (781,062.38) | (260,970.06) | 211,013.16 |
| Other (Super/BAS) | | | | | | | | |
| Money in | 255,398.98 | 27,885.62 | (468,522.34) | (466.87) | 47,313.47 | (385,952.64) | 224,486.43 | 273,995.93 |
| Money Out | (255,398.98) | (27,885.62) | (468,522.34) | (466.87) | 47,313.47 | (385,952.64) | 224,486.43 | 273,995.93 |
| Difference | (1,815,180.75) | 4,256,146.85 | 1,353,052.54 | (2,249,416.55) | (2,470,281.74) | (2,118,969.38) | (880,575.72) | 143,554.39 |
| Bank | | | | | | | | |
| Start | 8,414,742.37 | 6,599,561.62 | 10,855,708.47 | 12,208,761.01 | 9,959,344.46 | 7,489,062.72 | 5,370,093.34 | 4,489,517.62 |
| Difference | (1,815,180.75) | 4,256,146.85 | 1,353,052.54 | (2,249,416.55) | (2,470,281.74) | (2,118,969.38) | (880,575.72) | 143,554.39 |
| End | 6,599,561.62 | 10,855,708.47 | 12,208,761.01 | 9,959,344.46 | 7,489,062.72 | 5,370,093.34 | 4,489,517.62 | 4,633,072.01 |



Unrestricted Cash Expense Ratio

Are we up to date with all the numbers and ticking the boxes



| Task | Traffic Light | Due | Due next | Notes |
|-----------------------|---------------|---------|------------|---|
| ATO Reporting | ✓ | Over | 15/09/2024 | November Lodgement Outstanding as are corrections from 2023 |
| Workcover | ✓ | Over | 4/03/2024 | Renewals process commenced for 2024/2025 |
| Insurance | ✓ | | | Finalising |
| Audit 2022 | ✓ | | | Starting |
| Audit 2023 | ✓ | | | Finalising |
| Audit 2024 | ✓ | | | Progressing as a priority and improving |
| Grant reporting | X | Over | | With a few exceptions upto date and cleaned up |
| Issuing Invoices | X | Ongoing | | To be established |
| Paying Invoices | ✓ | Ongoing | | Draft forecast completed |
| Audit Committee | X | Ongoing | | To be reviewed and adopted |
| 5 Year Plan | ✓ | Over | | Will be an ongoing project |
| QTC 10 Year forecast | X | Over | | |
| Policies | X | Over | | |
| Adherence to Policies | X | Over | | |

Measures of Financial Sustainability

Operating Surplus Ratio

Target: 0%-10%

Net operating result divided by total operating revenue

31%



Operating Cash Ratio

Target: Greater than 0%

Net operating result add Depreciation Amortisation add Finance Costs divided by total operating revenue

43%



What we need to do



| Actions | Goal | Resources | Timeline (calendar) |
|------------------------------------|-------------------------------------|------------------------|---------------------|
| Reworked SharePoint | Easy access to information | It Guru | Q1 2024 |
| Comprehensive Reporting to Council | Full reporting | Existing resources | Complete |
| Audit 2022 | Financials Completed Q4 | Existing resources | Q1 2024 |
| Complete 2023 Accounts | Draft Financials 2023 | Existing resources | April 2024 |
| Audit 2023 | Reduction in management points | Existing resources | Q2 2024 |
| Cashflow management | Monthly Cashflow reporting | Existing resources | Complete |
| Invoicing | Invoice within 7 days of work | New resource in Qbuild | Q1 2024 |
| Debt Recovery | Assess all debts and start recovery | Floater in Finance | Q2 2024 |
| Grant Register | Full register of all grants | Existing resources | Q1 2024 |
| Commercial Lease Register | Full register of all Leases | Existing resources | Q1 2024 |
| Contracts Register \$200k+ | List of Contracts for last 7 years | Existing resources | Q1 2024 |
| Contracts Register All | List of all new and ongoing | All department | Q2 2024 |
| Local Buy Implementation | Access and basic functionality | Procurement Manager | Q1 2024 |
| Vehicle replacement strategy | 5 year continuous replacement | Existing resources | Q1 2024 |
| Stock Control and analysis | Quarterly Stocktakes | All department | March 2024 |
| Barge Contract | Renew existing contract | Existing resources | December |
| CCTV rollout | Complete with Civic Centre | | Q1 2024 |
| Youth Hub | Finally opened and operational | | Q1 2024 |

Project Status

Work in progress

Large Acquisitions



Major purchases the council should be made aware of

| Funding | Capital projects | Project % Completion | Grant Funding | Budget % Spent | Due for Completion | How are we going | How much is owing | Commentary |
|---------|------------------------------|----------------------|---------------|----------------|--------------------|------------------|-------------------|--|
| | Queensland RA | 60% | 4,541,391 | | 30/06/2024 | — | | Recommence after the wet and further funding available |
| | Water Filtration | 1% | 1,410,000 | | 30/06/2024 | — | | Progressing |
| | Sewage Pump Upgrade | 90% | 1,382,500 | | 31/03/2024 | — | | Progressing |
| | Admin Block | 95% | 5,317,692 | | 31/03/2024 | ✓ | | Delay due to weather |
| | Library | 1% | | | 31/05/2024 | ✓ | | Commenced |
| | Social Housing Duplex | 45% | 2,588,235 | | 30/04/2024 | — | | Awaiting on drawings |
| | Social Housing Units/ Houses | 1% | 7,328,042 | | 30/06/2024 | — | | Plans underway |
| | VAC 2 | 98% | 1,360,000 | | 100% Over Due | ✓ | | OPEN |
| | Motel | 1% | 2,052,350 | | 30/06/2024 | — | | Reviewing Quotes |
| | Land Subdivision | 1% | | TBA | 30/06/2025 | ✓ | | Waiting on grant Application |
| | Footpaths | 1% | 386,000 | | 30/06/2024 | — | | Grant Application Approved |
| | Waste Initiatives | 40% | 1,600,000 | | 40% Ongoing | — | | In Progress Garbage Truck, bins, recycling |

Future Projects

- Resilience - Fuel & Cool Room
- Swimming Pool
- Splash park
- Aged care Facility

Wins and opportunities



The audit progressing pressure has been put on BDO to finalise
Balance Sheet recs are 66% completed cleaning up as far back as 2019
There are additional revenue opportunities from accommodation and particularly increase rooms built in VAC
Review of grants has thrown up previously unknown revenue opportunities

Questions ?

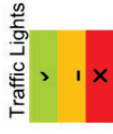
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All numbers are year to date up until 31-March-2024



On track
Need to monitor
Needs attention

Executive Summary



We remain solvent draft cashflow figures are contained in this report monthly. Cashflow narrowing as we complete projects and await funding form grant acquittals. We expect a large cash injection from the Financial Assistance Grant at the end of June

Grant applications are being successfully prepared in to provide funding for a pipeline of projects into next year

Aged Debtors have reduced slightly and legal proceedings have been commenced per the December meeting. Final discussions have progresses with Bynoe, James Constructions and AISS

The implementation of Local Buy and Procedures should improve stock and ordering efficiency. Should roll out in May

VAC 2 Opened and all 30 rooms booked out for May, \$180k per month

2022 Audit is almost complete. We are waiting on BDO to finalise. In the hands of Queensland Audit Office. The 2023 and 2024 Audit have commenced

Grant acquittals for 31 March lodged on time. This will enable us to recoup large expenditures by council.

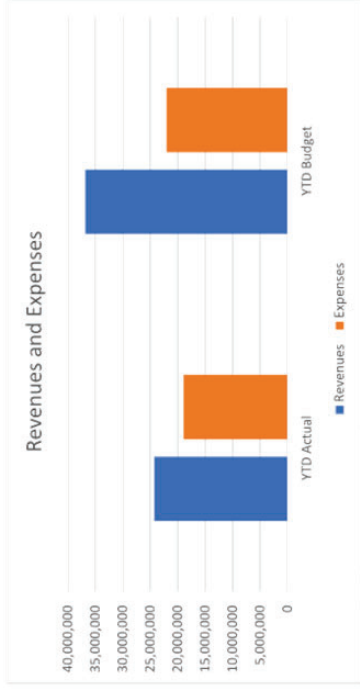
A comprehensive review of plant fleet had been commenced part will be updated to meet future requirements

Q Build invoicing is improving and old invoice being processed on a weekly basis

| |
|---|
| - |
| - |
| X |
| - |
| X |
| X |
| ✓ |
| ✓ |
| X |

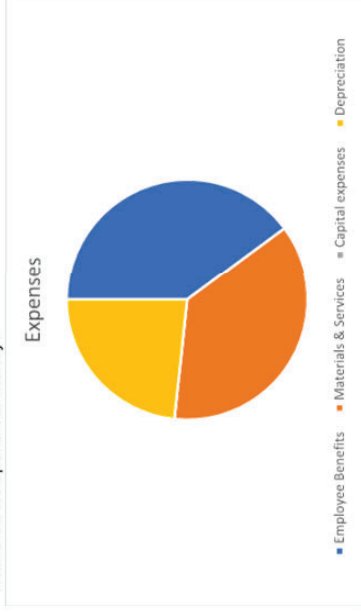
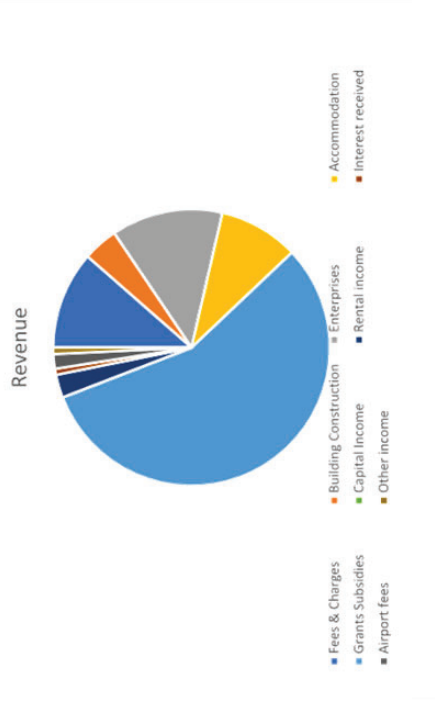
Revenues and Expenses

All numbers are year to date up until 31-March-2024



Did we make a profit ?

Where do we spend our money?



Cash Position

All numbers are year to date up until

31-March-2024



Assets

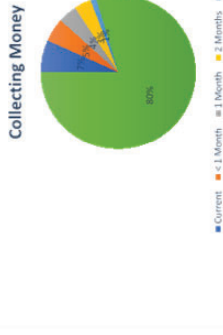
| | |
|---------------------------|-------------------|
| Cash at Bank Unrestricted | 1,774,762 |
| Cash at Bank Restricted | 4,086,538 |
| Debtors | 4,464,861 |
| Total | 10,326,161 |

Liabilities

| | |
|-----------------------|------------------|
| Creditors | 539,097 |
| GST | -1,229,605 |
| PAYG | 3,135,678 |
| Employee Entitlements | 441,973 |
| Total | 2,887,144 |



MORNINGTON SHIRE COUNCIL



Receivables

| Category | < 1 Month | 1 Month | 2 Months | 3 Months | Older | Total |
|----------|------------|------------|------------|------------|--------------|--------------|
| Current | 491,903.51 | 197,813.46 | 109,386.36 | 131,397.13 | 3,306,653.13 | 4,341,041.66 |
| | 7% | 4% | 4% | 1% | 80% | 100% |

Payables

| Category | < 1 Month | 1 Month | 2 Months | 3 Months | Older | Total |
|---------------------|------------|-----------|-----------|-----------|------------|--------------|
| Current | 496,254.42 | 92,334.39 | 69,814.32 | 67,125.89 | 786,484.20 | 1,711,216.56 |
| Percentage of total | 28% | 7% | 14% | 3% | 3% | 44% |

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

| Debtor | Total | Over 90 days |
|---|--------------------|--------------------|
| AISS (Australian Indigenous Security Service Pty Ltd) | 1,068,023 | 759,443 |
| BYNOE CACS LTD | 281,366 | 278,937 |
| Dept of Education (QLD) | 123,814 | 123,814 |
| Dept of Energy and Public Works - OBuild BASFW | 144,612 | 95,983 |
| Gidgee Healing | 116,390 | 68,704 |
| Gulf Regional Aboriginal Corporation | 138,276 | 138,276 |
| GUNUNAMANDA LIMITED T/A Gununamanda Store | 962,632 | 451,232 |
| HC Building and Construction | 239,676 | 147,325 |
| James Construction Queensland Pty Ltd | 342,259 | 251,955 |
| Jurkur Laka Community Legal Centre Aboriginal Corporation | 126,603 | 124,740 |
| N & J Building & Construction | 100,991 | 100,991 |
| Total of above and others | \$4,272,897 | \$3,402,891 |

1 AISS (Australian Indigenous Security Service Pty Ltd) 912,938 682,686

Details in the numbers

Statement of Comprehensive Income Year to date up 31-March-2024

| | Actual \$ | Budget \$ | Variance \$ |
|--|-------------------|-------------------|--------------------|
| Revenue | | | |
| Recurent Revenue | | | |
| Fees & Charges | 2,779,545 | 3,138,713 | -359,168 |
| Sales Revenue- Building Construction | 696,320 | 3,305,000 | -2,608,680 |
| Sales Revenue- Enterprises | 3,167,917 | 2,672,250 | 495,667 |
| Accommodation | 2,265,134 | 2,724,531 | -459,397 |
| Total Recurent Revenue | 9,208,917 | 11,840,894 | -2,631,977 |
| Capital Revenue | 0 | 0 | 0 |
| Capital Grants, Subsidies, Contributions & Donations | 13,648,538 | 23,125,273 | -9,476,735 |
| Capital Income | 0 | 0 | 0 |
| Total Capital Revenue | 13,648,538 | 23,125,273 | -9,476,735 |
| Rental Income | 656,644 | 1,119,088 | -462,444 |
| Interest received | 171,927 | 203,614 | -31,687 |
| Airport Landing & Passenger fees | 417,921 | 388,125 | 29,796 |
| Other Income | 179,022 | 201,384 | -22,362 |
| | 1,425,514 | 1,912,211 | -486,697 |
| Total Revenue | 24,282,968 | 36,878,378 | -12,595,410 |
| Expenses | | | |
| Recurent Expenses | | | |
| Employee Benefits | 7,555,220 | 7,065,413 | 489,807 |
| Materials & Services | 6,984,782 | 10,545,735 | -3,560,953 |
| Total Recurent Expenses | 14,540,002 | 17,611,148 | -3,071,146 |
| Capital expenses | 0 | 0 | 0 |
| Total Expenses | 14,540,002 | 17,611,148 | -3,071,146 |
| Net Operating Surplus (Deficit) Before Depreciation | 9,742,967 | 19,267,230 | -9,524,263 |
| Less: Non Cash Expenditure | | | |
| Depreciation | 4,419,281 | 4,464,264 | -44,983 |
| Total Expenditure | 18,959,283 | 22,075,412 | -3,116,129 |
| Net Operating Surplus (Deficit) | 5,323,686 | 14,802,966 | -9,479,280 |

Notes

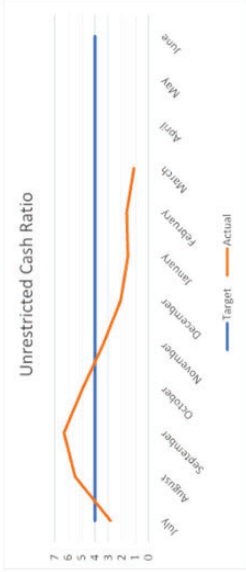
| Depreciation | |
|-----------------------|-----------|
| Buildings | 862,263 |
| Sewerage | 188,631 |
| Roads | 2,251,976 |
| Water | 363,621 |
| Plant & Vehicles | 250,128 |
| Other | 4,855,559 |
| Furniture & Equipment | 443,659 |
| | 4,419,281 |

Cashflow

All numbers are year to date up until 31-March-2024



| Account | Jul 2023 | Aug 2023 | Sep 2023 | Oct 2023 | Nov 2023 | Dec 2023 | Jan 2024 | Feb 2024 | Mar 2024 |
|------------------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|-----------------------|---------------------|---------------------|-----------------------|
| Normal Business | | | | | | | | | |
| Money in | 1,682,214.92 | 4,731,456.01 | 3,090,788.82 | 1,345,774.56 | 883,236.64 | 972,707.69 | 678,126.76 | 1,034,102.21 | 645,107.38 |
| Money Out | (2,015,313.97) | (1,356,939.09) | (787,701.73) | (1,922,311.63) | (2,035,796.45) | (1,924,662.05) | (1,521,821.81) | (1,274,873.65) | (2,253,111.22) |
| Difference | (333,099.05) | 3,372,516.92 | 2,303,087.09 | (576,537.07) | (1,152,557.81) | (951,954.36) | (843,695.05) | (240,771.44) | (1,608,003.84) |
| Capital Grants | | | | | | | | | |
| Money in | 0.00 | 1,464,387.23 | 503,580.20 | 318,615.75 | 2,336.37 | 1,591,288.20 | 309,831.45 | 1,192,186.57 | 499,982.00 |
| Money Out | (1,737,480.68) | (608,644.92) | (985,092.41) | (1,991,026.36) | (1,367,373.77) | (2,372,360.58) | (570,901.51) | (981,173.41) | (280,403.86) |
| Difference | (1,737,480.68) | 855,742.31 | (481,512.21) | (1,672,410.61) | (1,365,037.40) | (781,072.38) | (260,970.06) | 211,013.16 | 219,578.14 |
| Other (Super/BAS) | 255,398.98 | 27,885.62 | (468,522.34) | (466.87) | 47,313.47 | (385,952.64) | 225,878.01 | 175,137.74 | 536,563.91 |
| | 255,398.98 | 27,885.62 | (468,522.34) | (466.87) | 47,313.47 | (385,952.64) | 225,878.01 | 175,137.74 | 536,563.91 |
| | (1,815,180.75) | 4,256,146.85 | 1,353,052.54 | (2,249,416.55) | (2,470,281.74) | (2,118,969.38) | (878,787.10) | 145,379.46 | (851,881.79) |
| Bank | | | | | | | | | |
| Start | 6,404,562.37 | 4,589,381.62 | 8,845,528.47 | 10,198,581.01 | 7,949,164.46 | 5,478,882.72 | 3,359,913.34 | 2,481,126.24 | 2,626,505.70 |
| Difference | (1,815,180.75) | 4,256,146.85 | 1,353,052.54 | (2,249,416.55) | (2,470,281.74) | (2,118,969.38) | (878,787.10) | 145,379.46 | (851,881.79) |
| End | 4,589,381.62 | 8,845,528.47 | 10,198,581.01 | 7,949,164.46 | 5,478,882.72 | 3,359,913.34 | 2,481,126.24 | 2,626,505.70 | 1,774,661.91 |



Unrestricted Cash Expense Ratio

Are we up to date with all the numbers and ticking the boxes



| Task | Traffic Light | Due | Due next | Notes |
|-----------------------|---------------|---------|------------|---|
| ATO Reporting | ✓ | Over | 15/09/2024 | November Lodgement Outstanding as are corrections from 2023 |
| Workcover | ✓ | Over | 4/03/2024 | Renewals process commenced for 2024/2025 |
| Insurance | ✓ | Over | | Finalising |
| Audit 2022 | ✓ | Over | | Starting |
| Audit 2023 | ✓ | Over | | Starting |
| Audit 2024 | ✓ | Over | | Starting |
| Grant reporting | X | Over | | Greatly improved quarterly reporting commenced a fist for a considerable time |
| Issuing Invoices | ✓ | Ongoing | | Progressing as a priority changes have been made to improve Obuild Invoices |
| Paying Invoices | ✓ | Ongoing | | With the exception of AIFS upto date and cleaned up |
| Audit Committee | X | Ongoing | | To be established |
| 5 Year Plan | ✓ | Ongoing | | |
| QTC 10 Year forecast | X | Ongoing | | Draft forecast completed |
| Policies | X | Over | | To be reviewed and adopted |
| Adherence to Policies | X | Over | | Will be an ongoing project |

Measures of Financial Sustainability

Operating Surplus Ratio

Target: 0%-10%

Net operating result divided by total operating revenue

22%



Operating Cash Ratio

Target: Greater than 0%

Net operating result add Depreciation Amortisation add Finance Costs divided by total operating revenue

49%



What we need to do



| Actions | Goal | Resources | Timeline (calendar) |
|------------------------------------|-------------------------------------|------------------------|---------------------|
| Reworked SharePoint | Easy access to information | It Guru | Q2 2024 |
| Comprehensive Reporting to Council | Full reporting | Existing resources | Complete |
| Audit 2022 | Financials Completed Q4 | Existing resources | Q2 2024 |
| Complete 2023 Accounts | Draft Financials 2023 | Existing resources | May 2024 |
| Audit 2023 | Reduction in management points | Existing resources | Q2 2024 |
| Cashflow management | Monthly Cashflow reporting | Existing resources | Complete |
| Invoicing | Invoice within 7 days of work | New resource in Qbuild | Q1 2024 |
| Debt Recovery | Assess all debts and start recovery | Floater in Finance | Q2 2024 |
| Grant Register | Full register of all grants | Existing resources | Q2 2024 |
| Commercial Lease Register | Full register of all Leases | Existing resources | Complete |
| Contracts Register \$200k+ | List of Contracts for last 7 years | Existing resources | Q1 2024 |
| Contracts Register All | List of all new and ongoing | All department | Q2 2024 |
| Local Buy Implementation | Access and basic functionality | Procurement Manager | Q2 2024 |
| Vehicle replacement strategy | 5 year continuous replacement | Existing resources | Q1 2024 |
| Stock Control and analysis | Quarterly Stocktakes | All department | Q2 2024 |
| Barge Contract | Renew existing contract | Existing resources | Complete |
| CCTV rollout | Complete with Civic Centre | | Q1 2024 |
| Youth Hub | Finally opened and operational | | Q1 2024 |

Project Status

Work in progress



Large Acquisitions

Major purchases the council should be made aware of

| Funding | Capital projects | Project % Completion | Grant Funding | Budget % Spent | Due for Completion | How are we going | How much is owing | Commentary |
|---------|------------------------------|----------------------|---------------|----------------|--------------------|------------------|-------------------|--|
| | Queensland RA | 60% | 4,541,391 | | 78% | 30/06/2024 | — | Recommend after the wet and further funt |
| | Water Filtration | 1% | 1,410,000 | | | 30/06/2024 | — | Progressing |
| | Sewage Pump Upgrade | 90% | 1,382,500 | | 40% | 31/03/2024 | — | Progressing |
| | Admin Block | 95% | 5,317,692 | | 60% | 31/03/2024 | — | Delay due to weather |
| | Library | 1% | | | | 31/05/2024 | ✓ | Commenced |
| | Social Housing Duplex | 45% | 2,588,235 | | 20% | 30/04/2024 | — | Awaiting on drawings |
| | Social Housing Units/ Houses | 1% | 7,328,042 | | | 30/06/2024 | — | Plans underway |
| | VAC 2 | 98% | 1,360,000 | | 100% | Over Due | ✓ | OPEN |
| | Motel | 1% | 2,052,350 | | | 30/06/2024 | — | Reviewing Quotes |
| | Land Subdivision | 1% | TBA | | | 30/06/2025 | ✓ | Waiting on grant Application |
| | Footpaths | 1% | 386,000 | | 15% | 30/06/2024 | — | Grant Application Approved |
| | Waste Initiatives | 40% | 1,600,000 | | 40% | Ongoing | — | In Progress Garbage Truck, bins, recycling |

Future Projects

- Resilience - Fuel & Cool Room
- Swimming Pool
- Splash park
- Aged care Facility

Wins and opportunities



The audit progressing pressure has been put on BDO to finalise
Balance Sheet recs are 66% completed cleaning up as far back as 2019
There are additional revenue opportunities from accommodation and particularly increase rooms built in VAC
Review of grants has thrown up previously unknown revenue opportunities
Review of Banking arrangements will generate increased interest revenue
Grant funds imminent

Questions ?

14 HUMAN RESOURCES MANAGEMENT**14.1 HUMAN RESOURCES REPORT**

Author: Human Resources Manager

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

The Human Resources report covers March and early April 2024, highlighting key Human Resources areas, identified challenges and initiatives undertaken to date.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**Workforce Planning and Reporting**

Council's operational Human Resources plan has been finalised and distributed to the executive for consideration and comment.

A monthly March data report has been developed for monitoring and reporting on workforce activity.

As of 8 April 2024, Council had employed 169 staff 124 fulltime, 2 part time and 43 casual employees.

Work continues with the finalisation of Council's workforce reporting and establishment system. The finalisation of monthly workforce reporting will help ensure a thorough understanding of our staffing profiles, productive activity, and costs of labour. Council's establishment list will help ensure the appropriate resourcing of the organisations staffing, including assistance in setting future staffing budgeted and state founded positions.

Change

To better address operational requirements and improve cost efficiencies, several change initiatives were introduced:

- Creation of logistics service within warehousing
- Merger of yard team with parks and gardens, under the newly created service of town amenities
- Merger of waste management team with town amenities resulting in a reduction of staffing requirements for waste management. Displaced employees were offered redeployment to logistics roles, or redundancy.

Attraction and retention

During late March 2024 and early April 2024, the following key positions were filled:

- Facilities Manager
- Project Manager
- Building Supervisor
- Hospitality Manager
- Trainee & Apprentice Development Officer
- Auto Electrician
- Housing Supervisor

Ongoing recruitment action is being taken to recruit for positions of Youth Activities Program Manager, two mechanics, and two senior plumbers, critical to council operations.

During early April 2024, the recently recruited Infrastructure Manager resigned from the role.

During March 2024, there were six (6) new employees engaged by Council, with six (6) employees resigning.

Resignations were primarily due to challenges faced by some employees in managing their expectations, role, cultural differences, accommodation and challenges with dysfunctional staff. There are four (4) additional employees scheduled to commence in late April and Early May 2024.

Policy Development

Following a review of Human Resources policies and procedures, several policies were identified as requiring revision and a necessity to develop new policies too. Key policies revised and developed include:

- Probation and Performance Review
- Community Service Leave

Staff and Leadership Development:

Three leadership development sessions were conducted for all managers and supervisors during March 2024 and April 2024. The sessions included:

- Managing Employee Performance – Conduct, Capacity and Capability
- Understanding and applying Policy
- Understanding HR practice and the Law.

Three additional leadership development sessions have been developed and will be conducted over the coming months. The sessions include:

- Change Management
- Conducting Workplace Investigations
- Performance Appraisal & Development Review

Attendance

Additional staff briefing sessions will be held during May 2024 to remind employees of responsibilities to attending work and appropriately recording time. Staff absences impact Council's ability to complete works on time and provide effective services to the community.

Unfortunately, there are still several employees failing to attend work or attend work and then absent themselves without authority.

Concern also exists with respect to fraudulent recording of time and falsification of timesheets. To address this, some employees have been issued with show cause notices. Three notices outlining the following have also been issued in relation to attending work, recording of attendance, as well as removal and abuse of council property.

Performance Management

There have been several incidences involving employee misconduct that have led to formal investigations, counselling sessions, as well as written warnings and termination.

Despite recent investigations and written warnings, managing employee conduct, behaviour, attitude, and attendance challenges still exist. Further work and skilling programs will be conducted to address the challenges.

Workplace Health and Safety

The Workplace Health and Safety plan for 2024 has been finalised and is available for distribution.

Malicious damage to council housing, vehicles and property is still of concern. Although, during late March 2024 and early April 2024 there has been a reduction of instances.

There were no reported incidents or lost time injuries suffered by council employees.

Staff are participating in the following training programs;

- White Card and first aid training
- Garbage truck driving instruction and operations
- Emergency Equipment and Procedures

Education programs for contractor induction involving understanding culture, sorry business and access to barges has commenced.

Apprentices & Trainees

Council has received advice that funding for six (6) additional trainee and apprentice positions has been approved for 2024. Action is being taken to recruit to these positions from within our community.

FINANCIAL & RESOURCE IMPLICATIONS

Human Resources have been operating within 2023/24 budget allocations.

RECOMMENDATION

That Council note and receive the Human Resources report for April 2024.

15 GOVERNANCE**15.1 COUNCILLOR RESIGNATION – MR TALI TABUAI - EFFECTIVE 17 APRIL 2024**

Author: Director Corporate and Community

Attachments: 1 Correspondence from Tali Tabuai declaring his resignation as an Elected Member

PURPOSE (EXECUTIVE SUMMARY)

This report highlights for Elected Member awareness that Councillor Tali Tabuai has formally resigned from his Councillor role. The report seeks Council endorsement to proceed with formal governance processes to appoint an alternative Elected Member.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Councillor Tali Tabuai's status is acknowledged because he has provided a written resignation and indicated that he would like to pursue a conventional employment role with Mornington Shire Council. Pursuant to 162(1)(f) of the Local Government Act, a councillor's office becomes vacant when a councillor provides a signed notice of resignation to the Chief Executive Officer. Section 161(1)(h) also prescribes that the councillor's office becomes vacant, if the councillor becomes a local government employee.

Section 166A of the Local Government Act is also relevant to the current circumstances:

166 Filling vacancy in office of another councillor

1. A vacancy in the office of a councillor, other than the mayor, must be filled—
 - a. if the office becomes vacant during the beginning of the local government's term—in the way decided by the local government under subsection (2); or
 - b. if the office becomes vacant during the middle of the local government's term—by a by-election; or
 - c. if the office becomes vacant during the final part of the local government's term—by following the procedure under section 166B.
2. For subsection (1)(a), the local government must decide, by resolution, whether the vacancy is to be filled—
 - a. by a by-election; or
 - b. by following the procedure under section 166A.

In keeping with clause 166(1)(a) of the Local Government Act, Council has an obligation to fill the vacancy in the office of a councillor because the vacancy has occurred at the beginning of the local government term.

Clause 166(2) prescribes that If the office becomes vacant during the beginning of the local government's term, the local government must fill the vacant office by either—

- a) by-election; or
- b) appointing the runner-up in the last election.

When considering how to formally progress the process of appointing a new Councillor, Elected Members should be focussed on upholding the principles that Council is open, transparent,

committed to good governance and focussed upon democratic processes. There are advantages and disadvantages associated with each appointment option.

FINANCIAL & RESOURCE IMPLICATIONS

Council would incur negligible financial impacts resulting from administrative tasks related to rollout of a by-election or appointing the runner-up from the last election.

RECOMMENDATION

That Council resolves to fill the Elected Member office vacated by Tali Tabuai by

- a) invoking section 166(2)(a) of the Local Government Act via a by-election;
- 1. OR
- b) invoking section 166(2)(b) of the Local Government Act by appointing the runner-up from the last election.

17/04/2024

Dear Sir/Madam

Re: Letter of resignation

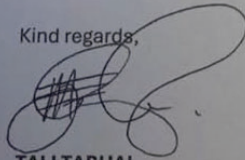
I am writing to inform you of my decision to resign from my position as a councillor, effective 17/04/2024. During this short period of time, it has been an honour to serve the council and represent our community.

It has been a privilege to be elected alongside dedicated individuals committed to improving the quality of life in our community of Mornington Island.

My decision to resign has been motivated by my plan to continue to work for Mornington Shire Council as a Trainee and Apprentice Liaison Officer.

Thank you for your understanding and I wish the council continue success in their efforts to better serve our community.

Kind regards,



TALI TABUAI

15.2 QUEENSLAND GOVERNMENT DEPARTMENT OF HOUSING TENANCY SERVICES UPDATE

Author: Director Corporate and Community

Attachments: 1 Morningson Island Delivery Report March 2024

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, Morningson 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 has indicated a commitment to monthly meetings with Council representatives, on island, going forward. However, there have been some challenges during the commencement of the 2024 calendar year with intended scheduled visits.

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

The department has also introduced a property allocation form, with proposed Council endorsement and sign-off. A property allocation form with proposals for 297 Jimbarn Street and 136 Wengka Street will be tabled during the April Ordinary Council meeting, for Council consideration, and potential endorsement.

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 respond to the department's proposed property allocations for 297 Jimbarn Street and 136 Wengka Street.

Department of Housing and Public Works

Aboriginal and Torres Strait Housing Unit – Delivery

Delivery Update

For Mornington Aboriginal Shire Council – March 2024

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 – 0 weeks and higher 83 accounts

- 40yr leases – 83 accounts in arrears
 - 40 accounts with no payment plans
 - 43 account with payment plans in place
- Agency Appointment – 1 account in arrears
 - 1 account with payment plan in place

Tenancy is working with the tenants and discussing payment plans

Temporary Absences being investigated/reviewed – ongoing

- 1

Temporary Absences Approved

- 2

| VACANCIES (not including transitional housing) | | |
|--|--|---|
| 95 Wurrurku Cr | | Upgrade – tenant in transition property |
| 58 Wardirran St | | Vacant maintenance – will be allocated |
| 34 Lardil St | | Upgrade - tenant in transition property |
| 87 Wurrurku Cr | | Vacant maintenance - will be allocated |
| 150 Lardil St | | Upgrade – tenant in transition property |
| | | |

Transitional Properties / upgrades

- All transitional properties tenanted



Register of Need – 37 applications

| Bedroom | # |
|---------|----|
| 1 | 16 |
| 2 | 11 |
| 3 | 3 |
| 4 | 5 |
| 5 | 1 |
| 6 | 1 |

Tenancy Management News

- Tenancy Management currently investigating tenants not residing at properties- ongoing
- Tenancy Management will talk to tenant around yard maintenance once wet season is over
- Tenancy Management in process of working with tenants to help bring rent arrears down
- Tenancy Management working on promoting an application drive for the community
- Tenancy Management will investigate household numbers and names to help drive up the applications

Next Schedules Visits

- 22nd to the 24th April – SHO Mary Jo Cragie and SHO Sherrie Smart and CSM Alexia Kelso
- 13th to 17th May – CSM Alexia Kelso SHO Sherrie Smart
- 20th to 24th May - SHO Mary Jo Cragie and SHO Sherrie Smart

Tenancy Team

- Alexia Kelso Client Service Manager – 0459 864 881
- Mary Jo Craigie Senior Housing Officer - 0436 632 037
- Sherrie Smart Senior Housing Officer – 0436 632 074
- Tianna Thompson Local Housing Officer – 4745 7471
Officer hours – 8:30am to 1:30pm
Tianna Thompson is currently away – date is unknown of return – Delivery service is available by phone when the tenancy team in not in Community

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

15.3 LETTER FROM DIRECTOR-GENERAL MARK CRIDLAND RELATED TO COUNCILLOR AND CHIEF EXECUTIVE OFFICER OBLIGATIONS

Author: Director Corporate and Community

Attachments: 1 Correspondence from Mark Cridland, Director-General of the Department of Housing, Local Government, Planning and Public Works

PURPOSE (EXECUTIVE SUMMARY)

This report highlights for Elected Member awareness that Mark Cridland, Director-General, Department of Housing, Local Government, Planning and Public Works sent correspondence to the Chief Executive Officer, Mr Gary Uhlmann dated 18 April 2024.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The letter from Mark Cridland, Director-General, Department of Housing, Local Government, Planning and Public Works is intended to amplify Councillor and Chief Executive Officer obligations, in their respective roles.

Specifically, the letter includes a formal notice of mandatory Councillor training, in keeping with the *Local Government Act (2009)*. The letter advises that the training can be completed by logging into an online portal, LG Central.

The letter also refers to inductions, the post-election check-list, as well as registers of interest and election summary returns, as well as the process for ensuring their successful submission.

Council has scheduled induction sessions with the Department of Housing, Local Government, Planning and Public Works. Departmental representatives have indicated their availability to visit Mornington Island Monday 10 and Tuesday 11 June 2024. Digital Councillor calendar appointments will be sent out, shortly.

It is important to highlight that in keeping with section 201A(2) of the Local Government Act and section 198A(2) of the Corporations Act (2001), councillors must inform the CEO of interests that must be recorded in a register of interests for the councillor and a person who is related to the councillor, within thirty (30) days after the day the councillor's term starts.

FINANCIAL & RESOURCE IMPLICATIONS

Good governance principles related to Councillor and Chief Executive Officer conduct and responsibilities are addressed as a part of operational budgets, daily. There are not any specific impacts because of upholding requirements as set out in the Director-General's correspondence.

RECOMMENDATION

That Council receives and notes Director-General Mark Cridland's correspondence dated 18 April 2024 related to Councillor and Chief Executive Officer obligations.

Our reference: DGBN24/118

18 April 2024

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

Dear Mr Uhlmann

I write regarding the commencement of the new council term and to alert you of your obligations as Chief Executive Officer and to the obligations of your councillors.



Office of the
Director-General

Department of
**Housing, Local Government,
Planning and Public Works**

Notice of mandatory councillor training

All councillors must complete approved councillor training about the responsibilities of councillors. This requirement came into force in November 2023.

The approved councillor training that all councillors must complete is the Compliance (Mandatory) module of the LG Leaders Program, which covers the following three topics:

- 79. Code of Conduct
- 80. Registers of Interests
- 81. Conflicts of Interests.

This approved training must be completed in the period ending 6 months after the conclusion of the local government election. Mornington Shire Council councillors must complete the mandatory training modules by 1 October 2024. Serious penalties may apply for non-compliance including suspension and dismissal as outlined in sections 120 and 122 of the *Local Government Act 2009* (LGA). The Department of Housing, Local Government, Planning and Public Works (the department) chief executive may extend the prescribed period if they are satisfied it would be appropriate in the circumstances.

To access the LG Leaders Program and complete the mandatory training, councillors must log in to [LG Central](#). The system will identify each councillor who starts the training and will record when the training has been completed.

More information about LG Central is provided later in this letter. New councillors or mayors will have received an email inviting them to set up a LG Central account. Returning councillors and mayors hold accounts already and will have received an email to remind them of their account details.

If councillors experience difficulties accessing LG Central or the LG Leaders Program, including the mandatory training modules, they should contact lgcentral@dsdiigp.qld.gov.au or 3452 7148.

This notice is issued in accordance with section 169A(5)(a) of the LGA and the *City of Brisbane Act 2010* (CoBA), section 254AA of the Local Government Regulation 2012 and section 242AA of the City of Brisbane Regulation 2012.

-2-

Inductions

At the start of each new council term, the department offers an induction to all mayors and councillors. Your council may have arranged a time and date with our departmental Regional Advisors for that induction to occur.

The topics explored in the department's induction are:

- Considering what it takes to be an LG Leader, and how to be effective in the role.
- Councillor obligations – registers of interests, conflicts of interest and the code of conduct.
- Councillors focus on strategic issues and plans; council staff deal with operational matters.
- Preparing for and attending council meetings.
- The obligations of a councillor.
- Using the LG Leaders Program to support councillors and council staff.

It will provide the opportunity to ask questions about key obligations and establish contact with Regional Advisors, who as always, will be available on an ongoing basis to provide support and assistance to mayors, councillors and council staff.

LG Central

[LG Central](#) houses much more than the LG Leaders program. It is the online local government knowledge centre that provides councillors, council staff and departmental staff with access to resources such as online training, policies, and procedures. The portal is designed to support councils and includes topics on governance, finance, and compliance to provide information on local laws, meeting procedures, reporting and much more. A reminder that if you have any issues accessing LG Central, please email lgcentral@dcdilgp.qld.gov.au.

Post-election checklist

The department has created a post-election checklist as a resource to assist councillors and councils with post-election processes. The checklist covers mandatory legislative requirements and administrative actions necessary during the initial period of a new council term. The post-election checklist can be accessed on [LG Central](#).

Registers of interest

Under section 201A(2) of the LGA and section 198A(2) of the CoBA, councillors must inform their CEO of interests that must be recorded in a register of interests for the councillor and a person who is related to the councillor, within **30 days** after the day the councillor's term starts. Councillor advisors must also comply with this requirement within 30 days after the advisor is appointed. Contravention of this section by a councillor is misconduct that may result in disciplinary action.

Election summary returns

All election participants must lodge an election summary return before **1 July 2024**. An election summary return is a return given after an election that summarises the total expenditure incurred by an election participant and total gifts and loans received or made by an election participant. If your councillors do not lodge their election summary return by the due date, they will be immediately removed from office. An election summary return must be lodged even if no electoral expenditure was incurred, and no gifts or loans were received.

-3-

Election summary returns can be lodged online via ECQ's [Electronic Disclosure System \(EDS\)](#). For more information, please see ECQ's [election summary returns factsheet](#) or contact ECQ by phone at 1300 881 665 or email at fad@ecq.qld.gov.au.

I look forward to working with you throughout the term.

Yours sincerely



Mark Cridland
Director-General

1 William Street
Brisbane Queensland 4000
GPO Box 806 Brisbane
Queensland 4001 Australia

15.4 OFFICE OF AUDITOR GENERAL RECOMMENDATIONS

Author: Director Corporate and Community

Attachments:

- 1 Letter from Mark Cridland, Director-General of the Department of Housing, Local Government, Planning and Public Works
- 2 Local Government 2023 (Report 8: 2023–24) Financial Audit report
- 3 Report 8: 2023-24 Local Government 2023 (tabled)

PURPOSE (EXECUTIVE SUMMARY)

The intention of this report is to highlight Director-General Mark Cridland's correspondence sent to local government during February 2024. The Director-General referred to the Auditor-General's Report 8: 2023-24 Local Government 2023 inclusive of general recommendations for local government; and recommendations for specific councils, too. This report highlights the recommendations and includes commentary about council's efforts to proactively address the recommendations.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Chief Executive Officer, Mr Gary Uhlmann and the Chief Financial Officer, Mr Ian McCarthy received correspondence from Mr Mark Cridland, Director-General, dated 22 February 2024 (*Attachment 1*).

The correspondence advised that the Auditor-General recently tabled in Parliament his Report 8: 2023-24 *Local Government 2023* (*Attachment 2*).

Within the report there were recommendations for councils:

Provide an onboarding program for all elected councillors and mayors following the March 2024 elections.

Councils should educate all elected councillors and mayors on matters that are specific to their council, including unique challenges of their council and its strategic objectives and operations. This will ensure there is a smooth transition to the new council. It should also reinforce their understanding of their responsibilities and encourage mayors and councillors to work effectively together and with council staff.

Annually review the registration status of employees undertaking engineering services.

Review the registration status of employees undertaking engineering services to make sure they are complying with the *Professional Engineers Act 2002*. Councils should do this on an annual basis.

Implement processes to ensure policies and procedures are regularly reviewed and kept up to date.

Councils should regularly review and update their policies and procedures to ensure they are up to date and meet the needs of their operations. Each council should develop a work plan to ensure all policies are reviewed at least every three (3) years, or when there are significant changes to the council's structure.

FINANCIAL & RESOURCE IMPLICATIONS

The Auditor-General also highlighted financially centric matters for Council awareness:

- Actioning any outstanding significant deficiencies that the Queensland Audit Office identified for our Council.
- Having an audit committee and/or an effective internal audit function.
- Setting up good budget and cash management processes to cope with increasing costs and changes to the timing of grant funding.
- Attending to any outstanding prior year recommendations.
- Plan for early certification of end of financial year reporting to meet the audit certification statutory deadline of 31 October each year.

RECOMMENDATION

That Council receive and note the report related to the Director General's February 2024 correspondence and reference to the *Auditor-General's Report 8: 2023-24 Local Government 2023* and corresponding actions.

Our reference: DGBN24/79



22 February 2024

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

Office of the
Director-General

Department of
**Housing, Local Government,
Planning and Public Works**

Dear Mr Uhlmann

The Auditor-General recently tabled in Parliament his Report 8: 2023-24 *Local Government 2023* (the draft report). A copy of the draft report can be found on the Queensland Audit Office's (QAO) website at <https://www.qao.qld.gov.au/reports-resources/reports-parliament/local-government-2023>.

It is pleasing to note that most councils met the deadline for the completion of their 2022-23 financial statements. I would like to personally thank you and your staff for your efforts to meet these requirements.

In the report, the Auditor-General has made the following three recommendations for councils:

- Implement processes to ensure policies and procedures are regularly reviewed and kept up to date.
- Provide an onboarding program for all elected councillors and mayors following the March 2024 elections.
- Annually review the registration status of employees undertaking engineering services.

The Department of Housing, Local Government, Planning and Public Works (the department) supports these recommendations. I encourage all councils to prioritise the activities needed to implement the recommendations, including reviewing your council's policies, procedures and practices and identifying opportunities to improve systems and processes.

The Auditor-General has also highlighted several other matters for councils throughout the report. These include:

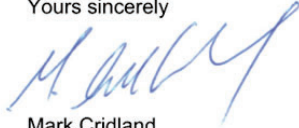
- Actioning any outstanding significant deficiencies that the QAO identified for your council.
- Having an audit committee and/or an effective internal audit function.
- Setting up good budget and cash management processes to cope with increasing costs and changes to the timing of grant funding.
- Attending to any outstanding prior year recommendations.
- Plan for early certification of end of financial year reporting to meet the audit certification statutory deadline of 31 October each year.

I encourage all councils to take action to address these matters during 2024, to the extent they apply to your council. As you may be aware, the department has recently released a range of financial management and performance tools, which are designed to support councils with budget and cashflow planning and reporting. Information about the tools is available on LG Central.

1 William Street
Brisbane Queensland 4000
GPO Box 806 Brisbane
Queensland 4001 Australia

If you require further information or assistance in relation to this matter, please contact Ms Deanne Stewart, Director, Local Government Division in the department by telephone on (07) 3452 7875 or by email at deanne.stewart@dsdilgp.qld.gov.au.

Yours sincerely



Mark Cridland
Director-General

cc Mr Ian McCarthy
Chief Finance Officer
Mornington Shire Council
ian.mccarthy@mornington.qld.gov.au

Local government 2023 (Report 8: 2023–24)

Report on a page

This report summarises the audit results of Queensland's 77 local government entities (councils) and the entities they control.

Financial statements are reliable, but less timely

Communities need timely financial information to evaluate their council's performance – especially when local government elections occur. The next election is on 16 March 2024. Despite this, 14 councils did not complete their 2023 financial statements by their 31 October statutory reporting deadline, and 7 of these councils have still not completed them as at the date of this report.

Of the 14 councils that did not complete their financial statements by 31 October 2023, 10 of these have also missed the deadline in at least 2 of the last 3 years.

Poor accounting practices are the primary driver for councils not being able to complete their financial statements in a timely manner. Being able to attract and retain skilled staff also contributes. Having the right skills and capability in key positions and a strong framework for financial controls would help councils mitigate financial and operational risks.

More action is needed on outstanding high-risk issues

There are still 121 unresolved significant (high-risk) issues (2022: 114) at councils. This will increase as we finalise the audits of the 14 councils who failed to meet the statutory deadline. We continue to see a greater proportion of long-outstanding issues in councils that do not have an audit committee or internal audit function.

Councils face many external threats in their day-to-day operations, including cyber security. Yet two-thirds of the sector still has weaknesses in the security of its information systems, and 24 per cent of councils have not provided cyber security training to their staff.

Having good policies and procedures would help councils mitigate some of these external threats. However, 34 councils (2022: 25 councils) either do not have some of their policies and procedures in place, or they are outdated and not relevant to their operations anymore. As a result, some councils may have difficulties transitioning any newly elected members or staff into their organisation.

Having extra advance funding continues to affect results

For the second year, councils have received more of their (federal) financial assistance grants for the next year in advance, and reported this as revenue (as required under accounting principles). Despite this, 24 per cent of the 63 councils that had completed their financial statements by 31 October generated operating losses, and over half would have made losses without the extra funding they received.

Councils need good budget and cash management processes to handle their increasing costs and cope with changes to the timing of grant funding, which is outside of their control.

New sustainability measures are in effect, but the risk framework needs improvement

At 30 June 2023, 48 councils (2021–22: 46 councils) are still at either a moderate or a high risk of not being financially sustainable. The department's new financial sustainability framework is in place for the 2024 financial year. However, the associated risk framework can be refined to more clearly define how it will help the department, communities, and councils, evaluate a council's overall financial sustainability risk.



Placeholder for Attachment 3
Office of Auditor General recommendations
Report 8: 2023-24 Local Government 2023 (tabled)
0 Pages

16 PLANNING AND COMMUNITIES**16.1 DEVELOPMENT APPLICATION - FOR MINOR CHANGE TO THE APPROVED RESIDENTIAL DEVELOPMENT LOCATED AT LARDIL ST GUNUNA**

Author: Director Corporate and Community

Attachments: 1 Development Application - for minor change to the approved residential development

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to seek the approval for minor change to the approved Residential Development, located at Lardil St Gununa.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The proposed development is zoned within the General Residential, Community Facilities and Environmental Management and Conversation Zones within the Mornington Shire Council Planning Scheme 2014 (Amendment Alignment 2018).

The purpose of this development is to redesign the approved lot layout, to allow for the future development of the land, for multiple dwelling residential use.

Note: A separate development application for a Material Change of Use is intended to be lodged with Council to address the proposed future land use following assessment of the subject minor change application.

In accordance with Schedule 8 of the Planning Regulation 2017, the assessment manager for this application is the Mornington Shire Council (MSC).

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**RECOMMENDATION**

That Council as the Local Government Authority and Trustee of the *Aboriginal Land Act 1991 Freehold*, resolves to approve (subject to conditions);

- a) The Minor Change Development Application lodged with Council for;
 - i. A staged development of the approved DA2021_022 (14/07/2023),
 - i. Reconfiguring a Lot (4 into 3 lots) located at Lardil and Kaiadilt Streets over lots 20, 21, 22 and part of 911 on SP270889
 - ii. Amended conditions as reflected in the conditions of approval.

DEVELOPMENT APPLICATION (SECTION 79 OF THE PLANNING ACT 2016) FOR A MINOR CHANGE TO THE APPROVED RESIDENTIAL DEVELOPMENT LOCATED AT LARDIL ST GUNUNA

SECTION 81A OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR A MINOR CHANGE RECONFIGURING A LOT FOR PROPOSED RESIDENTIAL DEVELOPMENT ON LOTS 911, 20, 21 AND 22 ON SP270889

Attachments: Attachment A: Application Assessment
Attachment B: Locality Plan
Attachment C: Decision Notice 14 July 2023
Attachment D: NEW Development Plans

Executive Summary

Council is in receipt of a development application for:

- i) Minor Change to:
 - A staged development of the approved DA2021_022 (14/07/2023),
- ii) Reconfiguring a Lot (RaL)
 - To amend the approval dated 14 July 2023 allowing for the Reconfiguring of Lot 911, 20, 21, 22 on SP270889 into
 - 2 new Residential allotments
 - A Balance Lot
- iii) Amendment / Changes / Removal of conditions 3.1, 7.2, 8.1, 9.3 (**refer Attachment B Location**)

Background

The proposed development is zoned within the General Residential, Community Facilities and Environmental Management and Conversation Zones within the Mornington Shire Council Planning Scheme 2014 (Amendment Alignment 2018).

The purpose of this development is to redesign the approved lot layout, to allow for the future development of the land, for multiple dwelling residential use.

Note: A separate development application for a Material Change of Use is intended to be lodged with Council to address the proposed future land use following assessment of the subject minor change application.

In accordance with Schedule 8 of the Planning Regulation 2017, the assessment manager for this application is the Mornington Shire Council (MSC).

| Application & Site Details Summary | |
|------------------------------------|---|
| Applicant: | Mornington Shire Council (MSC) C/- wildPLAN Pty Ltd |
| Proposed Development: | Minor Change application |
| Type of Approval sought: | Development Permits |
| Street Address: | Lardil St, Gununa |
| RP Description: | 911, 20, 21 22 SP270889 |
| Land Area: | |
| Existing Use of Land: | Vacant and developed with residences |

| Local Plan Summary | |
|-----------------------------|--|
| Local Plan: | MSC Planning Scheme 2014 |
| Zoning: | General Residential Zone (Approval 14/07/2023) |
| Codes | General Residential Zone code Reconfiguring a Lot |
| Level of Assessment: | s81 |
| Consultation: | n/a |

Date Report: October 2023

Page 1 of 11

DA2023 _036, Minor Change

The proposal seeks:

1. **Proposed changes to relevant conditions of council approval DA2021_022;**
 - Condition 3.1 Approved Site Drawings / Plans
 - Condition 7.2 Access / Parking
 - Condition 8.1 Infrastructure Services
 - Condition 9.3 Emergency Access
2. **Condition 3.1;**
 - a) Proposed Reconfiguring a Lot – 4 lots into 3 lots ,
 - b) deleting 5 lots and New Road
3. **Condition 7;**
 - a) Deleting condition 7.2
 - b) The new lot arrangement does not require an internal road and
 - c) Lardil Street is considered to provide sufficient on-street car parking suitable to the proposed number of lots.
4. **Condition 8**
 - a) Deleting condition 8.1
 - b) The new lot arrangement does not require an internal road
5. **Condition 9**
 - a) Deleting condition 9.3
 - b) The new lot arrangement does not require an internal road

The minor change request 1, 2, 3 a & b, 4 and 9 can be generally in accordance with the following relevant overall outcomes of the Mornington Shire Council Decision Notice of 14 July 2023 (DA2021_022 -14/07/2023) in particular.

- The overall intent and configuration of the development does not change.
- The proposed changes are minor and provide lot parcels sizes more conducive to multiple dwelling development.
- The proposed redesign is more cost effective.

The minor change request 3c is not considered to be generally in accordance with the following relevant overall outcomes of the Mornington Shire Council Decision Notice of 14 July 2023 (DA2021_022 -14/07/2023) in particular.

- Condition 7.2 provide council with a condition that regulate on-site parking as required in the MSC Planning Scheme 2014.
- Removing the condition could result in a Multiple Dwelling development on each of the proposed allotments with car parking becoming the responsibility of council and not the development. It can furthermore create unsafe road conditions on the main road from the airport into Gununa.

Reasons for Decision:

As discussed within this report, the proposed development is consistent with the following relevant overall outcomes.

- The overall intent and configuration of the development does not change.
- The proposed changes are minor and provide larger land parcels more conducive to multiple dwelling development.
- The development is required to address availability of suitable residential land, diversity of housing supply and reducing overcrowding within the Gununa township.
- This site was selected due to its compatibility of the proposed residential use within the existing township land uses.
- The site is infill development close to existing service infrastructure and community facilities.

Historical Information

- Original development investigations were undertaken by RILIPO on request of Mornington Shire Council.
- The first design was rejected by Mornington Shire Council based on the high cost of development.
- Mornington Shire Council requested RILIPO to investigate a smaller area of Lot 911 nearest to the Airport Arrivals area.
- The Mornington Shire Council adopted a preferred layout design being the subject of this development application.

DA2023 _036, Minor Change

Summary

The proposed minor change application is generally in accordance with the overall outcomes of the approved development (DA2021_022 -14/07/2023).

Historical Information

Decision Notice dated 14 July 2023.

Statutory Environment

Planning Act 2016
 Planning Regulation 2017
 Development Assessment Rules – version 1.3 Sep 2020
 State Planning Policy – July 2017
 MSC Planning Scheme 2014

It is recommended that council approve:

- a. Minor Change Application for:
 - i. A staged development of the approved DA2021_022 (14/07/2023),
 - ii. Amended conditions as reflected in the conditions of approval.

That Council refuse:

- a. Minor Change Application to:
 - i. Deleting condition 7.2 of the approved DA2021_022 (14/07/2023),

Subject to the below conditions for all proposed developments and to be read with the Decision Notice DA2021_022 dated 14 July 2023.

| CONDITIONS OF APPROVAL | TIMING | | | | | | | | | | | | |
|---|----------------------|-----------------|-----------------|----------|--|-------------|-----|------------|---|-----------------|-----|------------|--------------|
| <p>1. Administration</p> <p>1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.1.1.The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>1.1.2.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;</p> <p>1.1.3.The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering.</p> | At all times | | | | | | | | | | | | |
| <p>2. Currency Period</p> <p>2.1. The applicable currency periods are:</p> <p>2.1.1.Reconfiguring a Lot - 4 Years</p> | As per condition | | | | | | | | | | | | |
| <p>3. Approved Site Drawings/Plans</p> <p>3.1. 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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Plan / Document Name</th> <th style="background-color: #cccccc;">Drawing Number</th> <th style="background-color: #cccccc;">Sheet No / Ref.</th> <th style="background-color: #cccccc;">Date/DWG</th> </tr> </thead> <tbody> <tr> <td>Proposed Reconfiguring a Lot – 4 lots into 5 lots and New Road</td> <td>42949/002-G</td> <td>N/A</td> <td>20/06/2023</td> </tr> <tr> <td>Proposed Reconfiguring a Lot – 4 lots into 3 lots</td> <td>WP23076 MOR DW1</td> <td>N/A</td> <td>05/01/2024</td> </tr> </tbody> </table> | Plan / Document Name | Drawing Number | Sheet No / Ref. | Date/DWG | Proposed Reconfiguring a Lot – 4 lots into 5 lots and New Road | 42949/002-G | N/A | 20/06/2023 | Proposed Reconfiguring a Lot – 4 lots into 3 lots | WP23076 MOR DW1 | N/A | 05/01/2024 | At all times |
| Plan / Document Name | Drawing Number | Sheet No / Ref. | Date/DWG | | | | | | | | | | |
| Proposed Reconfiguring a Lot – 4 lots into 5 lots and New Road | 42949/002-G | N/A | 20/06/2023 | | | | | | | | | | |
| Proposed Reconfiguring a Lot – 4 lots into 3 lots | WP23076 MOR DW1 | N/A | 05/01/2024 | | | | | | | | | | |

DA2023_036, Minor Change

| | |
|---|--|
| <p>8. Infrastructure Services</p> <p>8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.</p> <p>8.2. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.</p> <p>8.3. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.</p> <p>8.4. Electricity provision certificate must be provided to the Local Authority.</p> <p>8.5. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.</p> <p>8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.</p> | <p>At all times</p> |
| <p>9. Fire Hydrants, Fire Management and Emergency Access</p> <p>9.1. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence.</p> <p>9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours.</p> <p>9.3. Road widths, and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area.</p> <p>9.4. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p> <p>9.5. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p> | <p>Prior to use of site.</p> <p>At all times</p> <p>At all times</p> <p>At all times</p> |
| <p>10. Staged Development</p> <p>10.1. The development can be undertaken in stages generally in accordance with the approved Plans of Development and funding availability.</p> | <p>As per condition</p> |
| <p>11. Acid Sulfate Soils</p> <p>11.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.</p> <p>11.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.</p> | <p>Prior to the commencement of the use.</p> |
| <p>12. Landscaping and Fencing</p> <p>12.1. Landscaping and fencing to be erected to enhance the appearance of the site to the road and provide a buffer to adjoining sites.</p> <p>12.2. The landscaping and fencing must be maintained to an appropriate standard.</p> | <p>Prior to the commencement of the use.</p> <p>At all times</p> |

It is considered that partially approving (with conditions) Minor Change Application to Decision Notice date 14 July 2023, reconfiguring a Lot to from 4 lots into 3 lots a benefit to and representative of the aspirations of the Mornington Island community.

DA2023_036, Minor Change

RECOMMENDATION

That Council as the Local Government Authority and Trustee of the *Aboriginal Land Act 1991* Freehold, resolves to **approve** (subject to conditions):

- a. The Minor Change Development Application lodged with Council for:
 - i. A staged development of the approved DA2021_022 (14/07/2023),
 - ii. Reconfiguring a Lot (4 into 3 lots) located at Lardil and Kaiadilt Streets over lots 20, 21, 22 and part of 911 on SP270889
 - iii. Amended conditions as reflected in the conditions of approval.

2. Council as the Local Government Authority and Trustee of the *Aboriginal Land Act 1991* Freehold, resolves to **refuse** for the reasons as reflected in the report:
 - a. The Minor Change Development Application lodged with Council for:
 - i. Deleting condition 7.2 of the approved DA2021_022 (14/07/2023)

Attachment A - Development 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 | 12/01/2024 |
| Action Notice Issued | n/a |
| Confirmation Notice Issued | n/a |
| Referrals Information Received | n/a |
| Impact Consultation period | n/a |
| Planning Act 2016 - Decision Making Period Concludes | A change application decision may not be made during caretaker period. |
| Applicant agreed Decision Making Period Extension Concludes | n/a |
| Council Meeting | TBD |
| Decision Notice preparation and mail-out Period Concludes | within 5 business days after council decision. |

Assessment against Mornington Shire Council Planning Scheme 2014 Alignment Amendment 2018

The development proposal is assessable under the MSC Planning Scheme 2014 in accordance with Section 43(1) of the *Planning Act 2016*.

| Local Plan | Material Change of Use (MCU) | Reconfiguring a Lot (RaL) | Operational works (OPW) | Change Application | Siting Dispensation |
|--------------------------|------------------------------|---------------------------|-------------------------|--------------------|---------------------|
| MSC Planning Scheme 2014 | X | ✓ | X | ✓ | X |

The Assessment Manager is the Mornington Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. Under the *Planning Act 2016*. The Minor Change application is s81 Assessable development and does not require Public Notification.

The application was reviewed against the Development Assessment Rules to assess whether the application triggered referral agency assessment. There are Nil referrals to the State Assessment and Referral Agency (SARA).

Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section s81A of the *Planning Act 2016*.

| Proposed Use | Zoning | Precinct | Approval | Minor Change |
|---------------------|--|----------|------------|--|
| Reconfiguring a Lot | General Residential Zone Recreation & Open Space Zone | n/a | 14/07/2023 | 2 new lots enabling Multiple Dwelling MCU to be submitted 1 balance lot retaining its Recreation & Open Space Zoning. |

Proposed Development (Original Application)

MSC requested RILIPO to undertake studies to provide information to MSC on the possibility to develop residential land on Lot 911 on at Lardil Street.

The first study indicated that development of the land to the south of the existing allotments along Lardil St is too expensive and high risk to develop providing a very low yield.

MSC requested an amend investigation concentrating on the land at the corner of Lardil & Kaiadilt Streets inclusive of lots 911, 20, 21 & 22. The intent of MSC was for the provision of two allotments that council intended to use for single womens housing and staff housing with redevelopment of lot 21 and 22.

The proposed allotments was to be designate for Multiple Dwelling development in a follow up DA.

The Mornington Shire Council approved the Reconfiguring a Lot application creating 4 allotments and a balance lot on 14 July 2023.

The proposed development has been assessed against the applicable Codes:

| MSC Planning Scheme | Applicability | Assessment Benchmark |
|-------------------------------|---------------|----------------------|
| General Residential Zone Code | ✓ | Complies |
| Reconfiguration of a Lot Code | ✓ | Complies |

Proposed Minor Change application (New application)

The application seeks approval for a Minor Change application to Reconfigure the approved application into 2 allotments namely a combined allotment over part lot 911, lot 20 NS lot 21 and a second allotment lot 22. The intention is for a follow up Development Application, Material Change of Use over the newly created 2 allotments.

It furthermore make provision for a balance lot retaining its Recreation & Open Space zoning.

The proposed Minor Change development has been assessed against the current Development Permit dated 14 July 2023:


| | Applicability | Compliance |
|-----------------------------------|---------------|--|
| Reconfiguring a Lot | ✓ | Compliant with the original intent |
| Changes to Conditions of Approval | ✓ | Changes to Conditions 31., 8.1, 9.3 is supported Changes to condition 7.2 is not supported <ul style="list-style-type: none"> • Condition 7.2 provide council with a condition that regulate on-site parking as required in the MSC Planning Scheme 2014. • Removing the condition could result in a Multiple Dwelling development on each of the proposed allotments with car parking becoming the responsibility of council and not the development It can furthermore create unsafe road conditions on the main road from the airport into Gununa. |

Attachment B: Locality Map



Attachment C: Decision Notice 14/07/2023

Please also read with the amended recommended Decision Notice in the report and the FULL Development Notice dated 14/07/2023.



Your Ref:
Our Ref: DA2021_022

14/07/2023

Mornington Shire Council
C/- Brazier Motti
595 Flinders Street
Townsville QLD 4810

Delivery via email: Gerhard.Visser@datsip.qld.gov.au and Alex.Bowen@datsip.qld.gov.au

DECISION NOTICE
Planning Act 2016

Section 62 of the Planning Act 2016, Development Permit for Reconfiguring a Lot (4 Lots into 5 lots) & creation of a new road located over lot 20-22 And 911 on SP270889 Gununa, Mornington Island

The application dated 19 May 2023 seeking approval for the following is noted:


- Reconfiguring lots 20, 21, 22 & 911 on SP270889 to create 5 lots; and;
- Creation of a new (unnamed) road

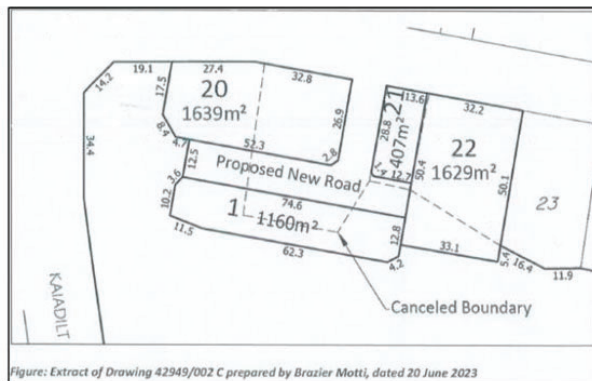
Please be advised that your application was assessed and considered at Council's schedule meetings held on 19 July 2023.

Council resolved to:
Approve [subject to conditions] the Development Application lodged with Council for:
i. Development Permit for Reconfiguration of a Lot (RaL) -4 into 5 lots and creation of a new road over Lot 20, 21, 22 & 911 on SP270889.

This notice outlines aspects of the development, conditions of the approval, currency period, approved plans and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an Appeal.

Should you require any further information or clarification concerning this matter, please contact Council for the necessary assistance.

Yours sincerely

Gary Uhlmann
CHIEF EXECUTIVE OFFICER
Mornington Shire Council
Encl - Decision Notice
Appeal Rights



16.2 DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOR PROPOSED MATERIAL CHANGE OF USE (TOURISM PRECINCT) LOCATED AT GUNUNA, MORNINGTON ISLAND

Author: Director Corporate and Community

Attachments: 1 Development Application (Section 51 Of The Planning Act 2016) For Proposed Material Change Of Use (Tourism Precinct) Located At Gununa, Mornington Island

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to seek the approval for redesign of existing lot layout to allow for future residential land development.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The proposed development is in keeping with the existing development of the site. It will enable ongoing efficient, sustainable, and cost-effective development. It is also reflective of the urban needs of the community.

FINANCIAL & RESOURCE IMPLICATIONS

There are no development charges, in keeping with the Local Government Infrastructure Plan.

RECOMMENDATION

That Council as the Local Government Authority and Trustee of the *Aboriginal Land Act 1991 Freehold*, resolves to approve (subject to conditions);

- a) The Development Application lodged with Council for:
 - i. Material Change of Use (Tourism Precinct), located at Kaiadilt Streets over lot 16 on SP270889
 - ii. Short Term Accommodation, Office & Recreation facilities infill development.

Development Application (Section 51 Of The Planning Act 2016) For Proposed Material Change Of Use (Tourism Precinct) Located At Gununa, Mornington Island

SECTION 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (TOURISM PRECINCT), SHORT TERM ACCOMMODATION & OFFICE INFILL DEVELOPMENT OVER LOT 16 ON SP270889, LOCATED AT KAIADILT ST, MORNINGTON ISLAND

- Attachment A: Application Assessment
 Attachment B: Locality Plan
 Attachment C: Existing Development
 Attachment D: Proposed Site Development Plan, Option 1
 Attachment E: Proposed Site Development Plan, Option 2

Executive Summary

Council is in receipt of a development application for:

- i) A Material Change of Use (Tourism Precinct) over lot 16 on SP270889
- ii) Short Term Accommodation, Office & recreation facilities infill development.

(Locality Map, Attachment B)

The proposed development is zoned within the Community Facility Zone within the Mornington Shire Council Planning Scheme 2014 (Amendment Alignment 2018). The Material Change of Use is subject to Impact Assessment in accordance with the provisions of the planning scheme and the *Planning Act 2016*.

The purpose of this development is to redesign the existing lot layout to allow for the future development of the land for residential use.

In accordance with Schedule 8 of the Planning Regulation 2017, the assessment manager for this application is the Mornington Shire Council (Council).

| Application & Site Details Summary | |
|------------------------------------|--|
| Applicant: | Mornington Shire Council c/ Brazier Motti Pty Ltd |
| Proposed Development: | <ul style="list-style-type: none"> • Material Change of Use (MCU) • Tourism Precinct • Short term accommodation, office & recreation facilities |
| Purpose: | <ul style="list-style-type: none"> • Infill development adding Short Term Accommodation (10), Office & recreation facilities (pool) |
| Type of Approval sought: | Development Permit |
| Street Address: | Land located at Kaiadilt Street |
| RP Description: | Current surveyed description of lot: <ul style="list-style-type: none"> • Lot 16 on SP270889 |
| Land Area: | Existing site areas are as follows: <ul style="list-style-type: none"> • Lot 16 on SP270889: 9,494m² |
| Existing Use of Land: | The lot is designated and used for Tourism Development (existing short term tourism accommodation). |


| Local Plan Summary | |
|-----------------------------|--|
| Local Plan: | Mornington Shire Council Planning Scheme 2014 |
| Zoning: | <ul style="list-style-type: none"> • Community Facility Zone • Tourism Precinct |
| Codes | <ul style="list-style-type: none"> • Community Facility Zone code • Healthy Waters code • Coastal Projection Overlay Code |
| Level of Assessment: | Impact Assessment |


| Master Plan Summary | |
|---------------------|---|
| Master Plan: | Mornington Island Master Plan |
| Land Use: | Tourism Precinct |
| Assessment: | The proposed development will be in keeping with the outcomes of the Master Plan. |

| State Requirements Summary | |
|------------------------------------|---|
| DA Mapping: | Coastal Management <ul style="list-style-type: none"> • Building works does not exceed 1,000m² Native Vegetation Clearing <ul style="list-style-type: none"> • Regulated vegetation management map <5ha |
| Pre-lodgement: | N/A |
| Referral: | N/A |
| State Development Assessment Codes | N/A |

| IMPACT ASSESSMENT CONSULTATION | |
|--------------------------------|-------------------------|
| Consultation Period: | 1/12/2023 to 22/12/2023 |
| Submissions: | Nil |
| Assessment: | Nil |

The development intent is to create a more suitable lot layout which will assist with the tourism development of the site.

| Description of Subject Site | Proposed developemnt design | Comments |
|--|--|--|
| <p>Material Change of Use</p> <p>Lot 16 on SP270889</p> | <p>The proposed development seeks a Material Change of Use in order to develop an additional 10 Short Term Accommodation units, an Office and recreational facilities (pool). Two Site Development Plans are proposed to make provision for the relocation or not of Ergon infrastructure.</p>  <p><i>Option 1</i></p> | <p>Option 1 make provision for the electrical lines not able to be relocated.</p> |

| Description of Subject Site | Proposed developemnt design | Comments |
|-----------------------------|--|---|
| |  <p><i>Option 2</i></p> | <p>Option 2 (preferred option) make provision for the relocation of the electrical lines.</p> <p>Note: Accommodation, pools and offices may not be traversed by overhead powerlines due to the high risk associated with possible failure of said lines during inclement weather.</p> |

The proposal is generally consistent with the following relevant overall outcomes of the *Mornington Shire Council Planning Scheme 2014*, in particular the proposed development:

- Will be a logical continuation of the existing development of the site.
- Is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.
- Is reflective of the needs of the community and will assist Council in its endeavours to advance tourism opportunities.

Strategic Planning

| Mornington Shire Council Corporate Plan | Mornington Shire Council Operational Plan |
|---|---|
| https://www.mornington.qld.gov.au/wp-content/uploads/2020/07/Mornington-Shire-Council-Corporate-Plan-2018-2023-ameneded-version-adopted-16-June-2021.pdf | https://www.mornington.qld.gov.au/wp-content/uploads/2023/07/Mornington-Shire-Council-Annual-Operational-Plan-2023-2024.pdf |

Financial and Resource Implications

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

It is recommended that Council approve:

- The Material Change of Use (Tourism Precinct) over Lot 16 on SP270889
- Short term accommodation, office and recreation facilities
- Two Site Development Plan options.

Subject to the below conditions:

| CONDITIONS OF APPROVAL | TIMING |
|---------------------------------|---------------------|
| <p>1. Administration</p> | <p>At all times</p> |

| <p>1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:</p> <p>1.1.1. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>1.1.2. 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;</p> <p>1.1.3. The conditions of approval, the requirements of Council’s Planning Scheme and best practice engineering.</p> | | | | | | | | | | | | | |
|--|--|-----------------|-----------------|----------|-----------|---|---|------------|-----------|---|---|------------|--------------|
| <p>2. Currency Period</p> <p>2.1. The applicable currency periods are:</p> <p>2.1.1. Material Change of Use - 6 Years</p> | As per condition | | | | | | | | | | | | |
| <p>3. Approved Site Drawings/Plans</p> <p>3.1. 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> <p>3.2. Two Site Development Plans is approved, the preferred to be developed Site Development Plan is subject to <u>Condition 8</u>.</p> <table border="1" data-bbox="362 793 1101 919"> <thead> <tr> <th>Plan / Document Name</th> <th>Drawing Number</th> <th>Sheet No / Ref.</th> <th>Date/DWG</th> </tr> </thead> <tbody> <tr> <td>42949/003</td> <td>E</td> <td>-</td> <td>02/11/2023</td> </tr> <tr> <td>42949/004</td> <td>B</td> <td>-</td> <td>02/11/2023</td> </tr> </tbody> </table> <p>3.3. 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>3.4. 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. | Date/DWG | 42949/003 | E | - | 02/11/2023 | 42949/004 | B | - | 02/11/2023 | At all times |
| Plan / Document Name | Drawing Number | Sheet No / Ref. | Date/DWG | | | | | | | | | | |
| 42949/003 | E | - | 02/11/2023 | | | | | | | | | | |
| 42949/004 | B | - | 02/11/2023 | | | | | | | | | | |
| <p>4. Construction</p> <p>4.1. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.</p> <p>4.2. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.</p> <p>4.3. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.</p> <p>4.4. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.</p> <p>4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan.</p> <p>4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.</p> | At all times Prior to commencement of construction. | | | | | | | | | | | | |
| <p>5. Damage to Infrastructure</p> <p>5.1. In the event that any part of Council’s infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced, at no cost to Council.</p> <p>5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.</p> | At all times | | | | | | | | | | | | |

| | |
|---|--|
| <p>6. Drainage</p> <p>6.1. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.</p> <p>6.2. Any works as a result of the development must not interfere with natural stormwater flow over or through the land.</p> <p>6.3. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council’s standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> <p>6.4. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council’s standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p> | <p>At all times</p> <p>Prior to the start of any works on the site.</p> <p>Prior to the commencement of the use.</p> |
| <p>7. Access/Parking</p> <p>7.1. Access provision to the development must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p> <p>7.2. Vehicle parking requirements and Parking Design must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.</p> | <p>Prior to the commencement of the use.</p> <p>At all times</p> |
| <p>8. Infrastructure Services</p> <p>8.1. Electrical lines traversing the site impacting on the proposed office and proposed accommodation units must be relocated to provide a safe and risk-free development to enable the development of the preferred SDP, Option 2.</p> <p>8.2. Electrical lines are required to be 1.5m offset from the office and accommodation units, if not achievable the electrical lines are to be located underground.</p> <p>8.3. If the electrical lines cannot be relocated, then SDP, Option 1 is to be developed.</p> | <p>Prior to the commencement of the development.</p> |
| <p>9. Fire Hydrants, Fire Management and Emergency Access</p> <p>9.1. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.</p> <p>9.2. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.</p> | <p>Prior to use of site.</p> |

| | |
|--|---|
| 10. Staged Development 10.1. The development can be undertaken in stages generally in accordance with the approved Plans of Development and funding availability. | As per condition |
| 11. Acid Sulfate Soils 11.1. Due care must be taken to ensure that the development will manage to not disturb and/or minimise the release of acid or metal contaminants. 11.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to council. | Prior to the commencement of the use. |
| 12. Landscaping and Fencing 12.1. Landscaping to enhance the appearance of the development to be provided to the council. 12.2. The landscaping must be maintained to an appropriate standard. | Prior to the commencement of the use. At all times |

Reasons for Decision:

As discussed within this report, the proposed development is considered to be consistent with the following relevant overall outcomes.

- Will be a logical continuation of the existing development of the site.
- Is connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner.
- Is reflective of the needs of the community and will assist Council in its endeavours to advance tourism opportunities.

Statutory Environment

- *Planning Act 2016*
- *Planning Regulation 2017*
- Development Assessment Rules – version 1.3 published 02 September 2020 and commenced 11 September 2020
- State Planning Policy – July 2017
- Mornington Planning Scheme 2014 (Alignment Amendment 2018)
- Mornington Island Master Plan 2020

Recommendation

Council as the Local Government Authority and Trustee of the *Aboriginal Land Act 1991* Freehold, resolves to **approve** (subject to conditions):

- a. The Development Application lodged with Council for:
 - i. Material Change of Use (Tourism Precinct), located at Kaiadilt Streets over lot 16 on SP270889
 - ii. Short Term Accommodation, Office & Recreation facilities infill development

Attachment A - Development 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 | 09/11/2023 |
| Action Notice Issued | N/A |
| Confirmation Notice Issued | 27/09/2023 |
| <i>Referrals Information Received</i> | N/A |
| <i>Impact Consultation period</i> | 01/12/2023 – 22/12/2023 |
| <i>Planning Act 2016 - Decision Making Period Concludes</i> | 09/02/2024 |
| Applicant agreed Decision Making Period Extension Concludes | 1/03/2024 |
| Council Meeting | 20/02/2024 |
| Decision Notice preparation and mail-out Period Concludes | Within 5 business days after the council decision. |

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

The development proposal is assessable under the Mornington Shire Council Planning Scheme 2014 (Alignment Amendment 2018) in accordance with Section 43(1) of the *Planning Act 2016*.

The Assessment Manager is the Mornington Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. Under the *Planning Act 2016*, Reconfiguring a Lot, in the General Residential, Community Facilities and Environmental Management and Conservation Zone is determined to be **Code** Assessable development and does not require Public Notification.

The application was reviewed against the Development Assessment Rules to assess whether the application triggered referral agency assessment. The Development Applications Management System (DAMS) was checked for mapped triggers of which the below are mapped, however no referral was identified.

Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section 60 of the *Planning Act 2016*, are outlined in 45(3) and s26 to 28 of the *Planning Regulations 2017*.


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

| Mornington Shire Council Planning Scheme 2014 (Alignment Amendment 2018) | | |
|--|--|--|
| Code | Purpose | Assessment |
| Community Facilities Zone Code | 1) The purpose of the zone is to provide for community related activities and facilities whether under public or private ownership. These may include provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature. | The proposed densification of the existing development supports the Tourism Development intent for the area as depicted in the strategic framework of the planning scheme. |



Attachment A - Development Application Assessment

| Mornington Shire Council Planning Scheme 2014 (Alignment Amendment 2018) | | |
|--|--|---|
| Code | Purpose | Assessment |
| | 2) The purpose of the zone is to achieve the overall outcomes. 3) The overall outcomes for the zone are: <ul style="list-style-type: none"> a. Community activities and infrastructure is located within or in close proximity to Gununa and is sympathetic in scale, height and bulk with that of surrounding developments or designed to ensure that where of a greater scale, height and bulk to surrounding development the visual impacts are addressed through the use of setbacks, building form, landscaping and other means. b. Development provides opportunities for co-location of community activities to create identifiable community nodes. c. Development has access to development infrastructure and essential services. d. Development provides appropriate vehicular access and on-site vehicle parking to meet the demand likely to be generated by the activity and to avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. e. Development is designed to incorporate sustainable practices including as maximising energy efficiency, water conservation and transport use. f. Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development. g. Development: <ul style="list-style-type: none"> i. maintains access to the sea, beach and wetlands; ii. protects and enhances coastal and marine resources; and iii. maintains natural physical coastal processes. h. Natural features and environmental corridors such as creeks, gullies, waterways, wetlands, habitats and vegetation are retained and enhanced through buffers that minimise the impact of existing and future land uses. Any impacts expected by new development are mitigated appropriately. i. Development maintains public access to the sea, beach, wetlands and the bush. | The proposed development is of similar design as the existing structures. The proposed development is infill development co-located with the existing tourism development making use of existing services. The proposed units have been strategically located to integrate into the existing setting. On-site car parking will remain unchanged and Existing car parking is considered adequate. The development will be linked to existing services. The proposed development is infill development not impacting on access or the natural environment. |
| Coastal Protection Overlay Code | 1) The purpose of the Coastal protection overlay code is to manage development in areas prone to coastal erosion and coastal hazards such that it is planned, constructed and operated to: <ul style="list-style-type: none"> a) avoid the social, financial and environmental costs arising from the impacts of natural hazards, taking into account the natural fluctuation of the foreshore and the predicted effects of climate change; and b) protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity. 2) The purpose of the code is to achieve the overall outcomes. 3) The overall outcomes are: <ul style="list-style-type: none"> a) conservation of coastal resources, including the foreshore; and | The proposed development is infill development and will not impose a risk to community with respect to the outcomes sought by the Coastal Protection Overlay. |

Attachment A - Development Application Assessment

| Morningside Shire Council Planning Scheme 2014 (Alignment Amendment 2018) | | |
|---|---|---|
| Code | Purpose | Assessment |
| | <ul style="list-style-type: none"> b) protecting the community, infrastructure and coastal ecosystems from adverse impacts of coastal hazards, including the predicted effects of climate change, by avoiding unacceptable risks to property and human life; c) where risks are acceptable, development is designed to mitigate the effects on property and human life, including the provision of multiple safe evacuation routes. | |
| Healthy Waters Code | <ul style="list-style-type: none"> 1) Development of urban purposes including community infrastructure is planned, designed, constructed and operated to manage stormwater and waste water in ways that protect the environmental values, are consistent with any relevant total water cycle management plan, healthy waters management plan, and groundwater protection planning. 2) Community infrastructure is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009. 3) Receiving water environmental values are protected from the impacts of waste water on water quality. | <p>The proposed development is conditioned to supply council with a stormwater management report that will address the release of stormwater into the Gulf. To prevent erosion of the embankment and release clean water into the Gulf.</p>  |

Attachment A - Development Application Assessment

| Morningside Shire Council Planning Scheme 2014 (Alignment Amendment 2018) | | |
|--|--|--|
| Site Development Plan (SDP) | Proposal | Assessment |
| <p>Both Site Development Plans reflected hereunder in Options 1 & 2 is to be approved. The SDP to be developed is subject to the outcome of negotiations and costing for the relocation of relevant electrical services. It should be noted that office and accommodation units should not be developed with electrical lines over said units as this create a very high risk development with subsequent possible legal implications if said electrical lines should fail and land on the office or accommodation units. A minimum required offset from Ergon is 1.5m from a residence or office or the lines must be placed underground.</p> | | |
| Option 1 | <p>10 new accommodation units 1 new pool 1 new office at the access gate to the north of the gate</p>  | <p>This SDP will be developed if the electrical services as discussed in option 2 cannot be moved or is financially not viable to be moved.</p> <p>Note Electrical services that are less than 1.5m away from accommodation structures or over proposed and existing structures is a high risk to council and must be relocated or placed underground.</p> |
| Option 2 | <p>10 new accommodation units 1 new pool 1 new office at the access gate to the south of the gate</p>  | <p>This SDP is the preferred SDP It is however subject to the relocation of electrical services and the cost of the moving of such services to accommodate the development of the site office and two of the accommodation units.</p> <p>Note Electrical services that are less than 1.5m away from accommodation structures or over proposed and existing structures is a high risk to council and must be relocated or placed underground.</p> |

Attachment A - Development Application Assessment

Assessment of application against Morning Island Master Plan 2020

The development proposal is consistent with the Mornington Island Master Plan 2020, which involved extensive community consultation about the future development aspirations of the community. The proposed development will be in keeping with the outcomes of the 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 | | | | | |
|----------------------------------|--------------------------------|---------------------------------------|----------------------------|---|--|
| | Liveable Communities & Housing | Economic Growth | Environment & Heritage | Safety & Resilience 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 |

Assessment:

Liveable Communities

The proposed development intends on designing the site to provide liveable, well design and serviced communities that are developed to support and enhance quality of life.

Development and Construction

The proposal will contribute to supporting local economic and investment opportunities.

Coastal Environment

The proposed development does not impact on the coastal environment.

Natural Hazards, Risk and Resilience.

The subject site is design to build resilience by avoiding development in unsuitable areas.

Infrastructure Integration

The subject site will be integrated into the existing infrastructure network.

Energy & Water supply

The proposed development is infill development making use of existing infrastructure

Tourism

The proposed development provides additional tourism accommodation and facilities.

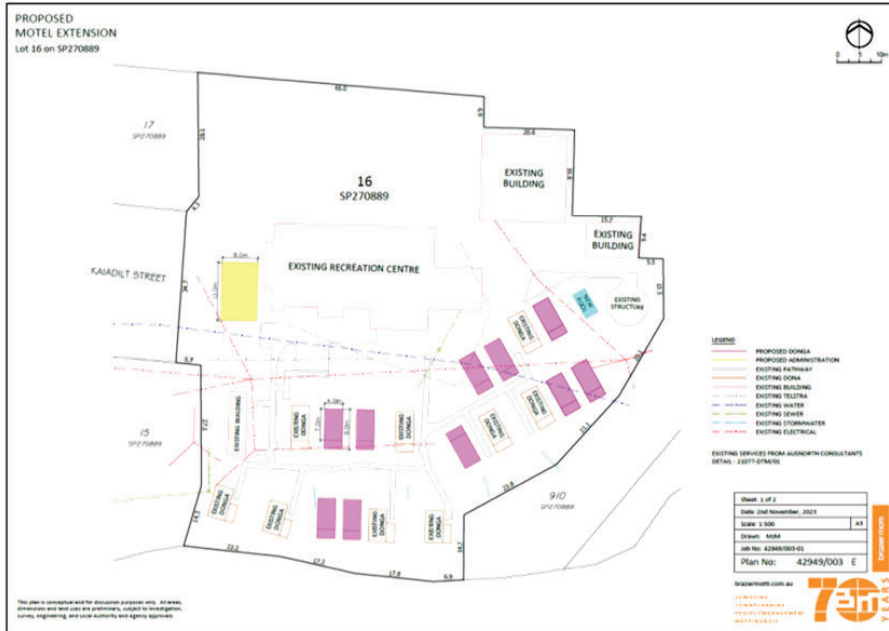
Water quality

The quality of water is conditioned with a stormwater management plan.

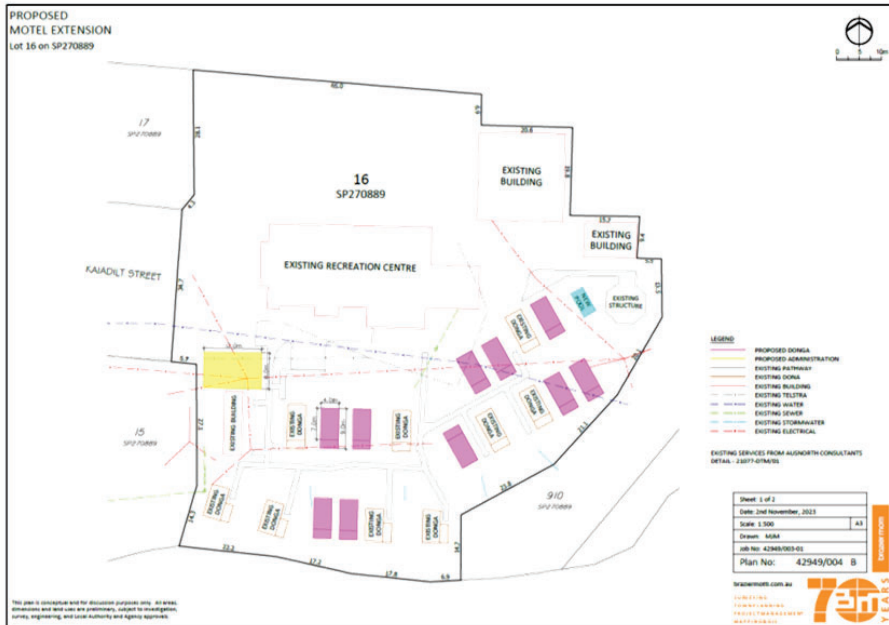
Attachment B: Locality Map



Attachment C: Site Plan Option 1



Attachment D: Site Plan Option 2 (Preferred)



16.3 PROPOSED STAGE 2 - LARDIL STREET FOOTPATH

Author: Director Housing and Facilities

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

This report proposes a civil project footpath extension along Lardil Street. The footpath extension is deemed an important project because it ensures pedestrian safety and wellbeing. It offers better connectivity between facilities, including shops, Council facilities, health and education sites.

Footpath installations also ensure that the liveability of Gununa and the Mornington Shire Council locality is improved. This is a part of aspirations to enhance town planning, public open spaces and community amenity.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The proposed pathway aims to enhance our community by creating a safe route for children, as well as making it more accessible for elderly and disabled individuals to access essential services in town.

Phase 1 will begin at the existing path near the carpark of the shop. This new pathway will extend eastward along Lardil Street, to the junction of Jinkiya Street, leading to a newly proposed speed hump, with a pedestrian crossing to Jinkiya Street.

Phase 2 will resume on the opposite side of Jinkiya Street, continuing to Lardil Street eastward, providing access to the newly constructed Council administration building and new library site. It will stretch to the corner of Kathan Street, where a second newly proposed speed hump with a pedestrian crossing on Kathan Street will be located.

Phase 3 will start from the endpoint of the second proposed crossing on Kathan Street, extending all the way to the entrance of the Mornington Shire Secondary School, including an entry point into the school grounds.

The construction of a 1,500mm wide footpath is planned to benefit our community significantly. The total length of the footpath works is 410m (stage 1 being 155m and stage 2 255m).



FINANCIAL & RESOURCE IMPLICATIONS

Stage 1 of the proposed footpath works cost \$188,344.00. This is inclusive of contractor labour and materials as well as transportation of resources to the island.

Stage 2 of the proposed footpath works will cost \$246,485.00. This is inclusive of contractor labour and materials, repairing of potholes, painting roads crossings as well as transportation of resources to the island.

Council's batching plant will provide the concrete for the works.

A procurement exemption is sought because a contractor is already on island completing stage 1 of footpath construction works.

The cost of these works will be funded under Local Roads and Community Infrastructure (LRCI) Program I phase 4 up to the value of \$120,497.00. The remainder of funds will be supplemented under Regional Cooperative Research (RCR) 2 program, to the value of \$382,089.

Breakdown of funds

Stage 1 - \$188,344

Stage 2 - \$246,485

RECOMMENDATION

That Council endorse expenditure up to the value of \$250,000.00 for stage 2 construction of footpath works along Jinkiya Street, Gununa and the fixing of potholes.

16.4 PROPOSED ERGON UPGRADE TO TAVERN AND MOTEL

Author: Director Housing and Facilities

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to advise Council on the Executive team's proposed installation of underground cabling and MSBs (Main Switch Boards) to connect to the proposed Ergon network upgrade.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The mains power connection of the tavern and motel is diverted though the old MSB of the gym, which is fed from an overhead powerline.

There is not sufficient supply to power the tavern (e.g. cold rooms running in conjunction with the other motel buildings) without overloading or 'blowing' the main overhead fuse. The MSB has had many changes and additions over the years, some changes have not been in keeping with electrical standards, and now present safety risks for contractors and the building.

We also have an industrial laundry facility with new equipment that cannot be used because of the lacking power supply. At present the cleaning staff who are responsible for more than seventy (70) accommodation sites are washing sheets and blankets in two (2) standard size domestic machines.

The upgrade of the power network will facilitate the expansion of tourism, by providing the necessary electricity supply to operate:

- Tavern – at full operating capacity to allow for bar, restaurant, take away, cold rooms, cafe
- Current motel cabins, including an allowance for an additional ten (10) cabins
- External lighting
- New laundry facility
- Gym (with new MSB)
- Administration building
- Generator connection and auto change over switch - Tavern is a designated disaster management place of refuge location

FINANCIAL & RESOURCE IMPLICATIONS

At the time of preparing this report an indicative cost of between \$300,000 - \$500,000 for upgrade works has been provided from Ergon.

Electrical plans will be presented to contractors on Monday 22 April 2024 to obtain accurate pricing. We anticipate an accurate quote for stage one by Friday 26 April 2024, for review.

Stage 1. CT board (Main board with meters) \$110,000.

Stage 2. MSB's to gym, laundry and external pillar box/board, including: underground excavation, conduits and cable installation to Ergon distribution board up to \$380,000.

RECOMMENDATION

That Council endorse expenditure up to five hundred thousand dollars (\$500,000) for electricity upgrade works including underground cabling and Main Switch Boards and delegate oversight of the expenditure to the Chief Executive Officer.

17 HOUSING DEPARTMENT**17.1 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 April 2024.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**1. Current Qbuild Works Programs Underway****1.1. 2023/24 QBuild Do & Charge Program**

Approximately 451 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.

A total of 202 jobs were completed between January – March 2024.

1.2. 2023/24 QBuild Purchase Orders Program

QBuild have issued 15 purchase orders for this financial year.

2 projects completed in the month of April.

Council has submitted pricing on the third paint tender from QBuild. The quoted works for paint to seven (7) Community houses and another tender of paint to five (5) Community houses commenced mid-February.

2. MSC Tavern / Kitchen Works

No further updates on the Tavern and Kitchen works.

Tavern Manger has been employed. Planning for the construction works is being directed by the CFO.

3. Funding Works**3.1. \$2.35 Million Interim Capital Works Program**

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

Contract has stalled due to building being 200mm out of square. Financial compensation to the community has been arranged and waiting on James Constructions to reply to details for the Deed of Settlement.

Plug in 30 Lardil Street

The plug in for 30 Lardil Street was being manufactured off Island – the building is now on the island.

The resident has removed his cars and boats and the site is clear and ready for profiles and set-out.

Works have halted due to issues with 152 Lardil. Discussed with project manager Joel on 13/02/2024 their contractual requirement to continue works. Works recommenced on site at the start of the month.

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. The tender response closed on the 16/04/2024 and the evaluation process will begin and a contractor selected by a formal tender panel comprised of Chris Mclaughlin, Gary Ullman, Peter Holling & Ian McCarthy.

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

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.

The Deadline for project completion is on 22nd January 2024. Building Inspection took place on the 23rd January 2024 to inspect the final completion of the construction work.

The Vac opened for bookings on the 19 February 2024.

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 (95%) 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. Expected PC approximately 17 March 2024.

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. Construction is expected to commence 22 February 2024. Construction start date expected

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 15/01/2024 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 are being reviewed. To commence around 14 March 2024.

3.7. Subdivision Lot 911 Lardil Street

Submission was made to the 'Growing our Regions Program' funding to fund this subdivision. This will create an additional 13 allotments which can be used for future community housing. The application was submitted and it past the first stage of the application. We are awaiting seconded stage funding approval. Was on hold during caretaker mode.

3.8. Kuba Natha Centre – Security Fencing

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. Works are now complete, and the grant is being acquitted.

3.9. Lardil street – Pedestrian Footpath

LRCI 4 & R2R Grant funding has provided to supply pedestrian paths between the school and the shop. Works will be separated into two programs with an expected completion date in mid-May.

3.10. Ergon Power Upgrade & Motel Expansion

Ergon has been engaged to upgrade the main transformer and install a pad mount distribution board to remove overhead powerlines to allow for the installation of additional motel units.

The upgrade will also distribute power supply individually to the tavern, motel, external lighting, gym, laundry and administration buildings. All buildings are currently powered through the gym MSB which is overloaded and requires immediate attention.

FINANCIAL & RESOURCE IMPLICATIONS

RECOMMENDATION

That Council note and receive the Housing department report for April 2024.

18 FACILITIES DEPARTMENT**18.1 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 April 2024.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

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

Staffing

To date, required inspections and works have been limited, focussing on reactive repairs – trades required to undertake maintenance works have been occupied with completion of the back log of historical QBuild works and special projects.

The facilities department has been re-structured with an emphasis on suitable experienced candidates.

We now have a skilled Facilities Manager and an experienced Building Supervisor. Assessment to what staff compliment will be required for actioning operations and labour force to undertake tasks is complete.

The new FY budget will need to include for the provision of an experienced maintenance carpenter/all-rounder and a local apprentice.

Council Properties Commercial**VAC Accommodation**

Refurbishment for VAC Dongas 5 & 6 are nearly complete.

Minor building and appliance issues are still being identified and rectified.

Red Shed

Full clean-up and re-organising underway, with Shipping containers scattered around council areas to be relocated within shed perimeter. Note this has been undertaken after clear issues noted with WHS, stock control, damaged stock, neglected stock etc.

Difficulty finding licensed operator of the tilt tray has delayed this project.

Maintenance Commercial Works

Works undertaken is predominantly reactive repairs caused by vandalism and in some cases repairs because of lack of maintenance.

Vandalised works are being attended to promptly to safeguard assets.

An inspection workflow has been created, still WIP, to record tasks to be undertaken including action dates to manage and control completion of works.

Furthermore, Facilities and Grounds inspection checklists has been drafted, to ensure all inspected items are recorded, action plan created, diarised, and maintained.

The RTC building is currently getting new crim-safe windows, security doors and being re-painted.

Council Properties Residential**MSC Staff Accommodation | Maintenance Residential Works**

Works undertaken is predominantly reactive repairs caused by vandalism and in some cases repairs because of lack of maintenance.

Vandalised works are being attended to promptly to safeguard assets.

An inspection workflow has been created, still WIP, to record tasks to be undertaken including action dates to manage and control completion of works.

Furthermore, Facilities and Grounds inspection checklists has been drafted, to ensure all inspected items are recorded, action plan created, diarised, and maintained.

FINANCIAL & RESOURCE IMPLICATIONS

The Facilities Department is working to ensure Council is not paying for maintenance repairs that are the responsibility of Lease holders and detailed in the lease agreements. Until February, MSC had been unduly paying for lease holder repairs.

RECOMMENDATION

That Council note and receive the Facilities department report for April 2024.

19 ENGINEERING

Nil

20 GENERAL BUSINESS

Nil

21 CONFIDENTIAL REPORTS

Nil

22 NEXT MEETING

Wednesday 29 May 2024

23 CLOSURE