



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

**Date: Wednesday, 19 June 2024**  
**Time: 9:00AM**  
**Location: Council Chamber**  
**Mission Road**  
**Gununa**

# **MORNINGTON SHIRE COUNCIL**

## **Ordinary Council Meeting**

**19 June 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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Nil

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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 - 22 MAY 2024**

**Author: Chief Executive Officer**

**Attachments: 1. Ordinary Council Meeting Minutes - 22 May 2024**

**OFFICER'S RECOMMENDATION**

That the Minutes of the Ordinary Council held on Wednesday 22 May 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, 22 MAY 2024 AT 9:00AM**

**1 OPENING OF MEETING**

The meeting was opened by Mayor Richard Sewter at 9:01am.

**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 Garawa people who share our homelands.

**3 PRESENT**

Mayor Richard Sewter, Deputy Mayor Robert Thompson, Cr Renee Wilson, Gary Uhlmann (Chief Executive Officer), Skye Price (Director Corporate and Community), and via videoconference Rhianne Williams (minute-taking).

**4 LEAVE OF ABSENCE****RESOLUTION 2024/52**

Moved: Mayor Richard Sewter  
Seconded: Cr Renee Wilson

That apology from Cr Farrah Linden be received and accepted.

**CARRIED 3/0**

**5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF****6 CONDOLENCES AND MEMORIALS**

A minute's silence was observed for loved ones.

**7 CONFIRMATION OF MINUTES****7.1 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 24 APRIL 2024****RESOLUTION 2024/53**

Moved: Deputy Mayor Robert Thompson  
Seconded: Cr Renee Wilson

That the Minutes of the Ordinary Council held on Wednesday 24 April 2024 be received and the recommendations therein be adopted.

**CARRIED 3/0**

**8 DEPUTATIONS**

**9 ACTION SCHEDULE****9.1 ACTION ITEMS AS AT 24 APRIL 2024****RESOLUTION 2024/54**

Moved: Deputy Mayor Robert Thompson

Seconded: Mayor Richard Sewter

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

**CARRIED 3/0**

**10 POLICY DOCUMENTS****RECEPTION & CONSIDERATION OF OFFICERS REPORTS****11 MAYOR AND COUNCILLORS REPORTS****11.1 MAYOR SEWTER'S REPORT MAY 2024****RESOLUTION 2024/55**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Renee Wilson

That Council receive Mayor's report for May 2024.

**CARRIED 3/0**

At 9:51 am, Cr Renee Wilson left the meeting.

At 9:54 am, Cr Renee Wilson returned to the meeting.

**12 CHIEF EXECUTIVE OFFICER REPORT****12.1 CHIEF EXECUTIVE OFFICER, GARY UHLMANN VERBAL REPORT****RESOLUTION 2024/56**

Moved: Mayor Richard Sewter

Seconded: Deputy Mayor Robert Thompson

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

**CARRIED 3/0**

Mayor adjourned the meeting at 9:57 am.

Mayor recommenced the meeting at 10:05 am.

At 10:05 am Ian McCarthy, Chief Financial Officer joined the meeting to present to Council.

**Deputation | Mornington Island Health Council**

Susan Sewter (Chairperson and Strategic Programs Manager), Johnny Williams (Chairperson) and Caroline Paul (Director).

**RESOLUTION 2024/57**

Moved: Mayor Richard Sewter  
Seconded: Deputy Mayor Robert Thompson

Mornington Shire Council extends in-principle support for Mornington Island Health Council's future strategic direction.

**CARRIED 3/0**

At 10:54 am, Deputy Mayor Robert Thompson left the meeting.  
At 10:57 am, Deputy Mayor Robert Thompson returned to the meeting.

At 11:28am Ken Tapfield, Human Resources Manager joined the meeting to present to Council.

**13 FINANCE****13.1 FINANCIAL REPORT****RESOLUTION 2024/58**

Moved: Mayor Richard Sewter  
Seconded: Deputy Mayor Robert Thompson

That Council receive the financial report for May 2024.

**CARRIED 3/0**

Mayor adjourned the meeting at 11:39 am.  
Mayor recommenced the meeting at 11:44 am.

**14 HUMAN RESOURCES MANAGEMENT****14.1 HUMAN RESOURCES REPORT****RESOLUTION 2024/59**

Moved: Cr Renee Wilson  
Seconded: Deputy Mayor Robert Thompson

That Council receive the human resources report for May 2024.

**CARRIED 3/0**

Mayor adjourned the meeting at 12:09 pm.  
Mayor recommenced the meeting at 12:31 pm.

**15 GOVERNANCE****15.1 MORNINGTON SHIRE COUNCIL BY-ELECTION****RESOLUTION 2024/60**

Moved: Mayor Richard Sewter  
Seconded: Deputy Mayor Robert Thompson

That Council receive and note the report related to the Saturday 15 June 2024 by-election governance process and key dates.

**CARRIED 3/0**

**15.2 GOVERNMENT CHAMPIONS PROGRAM – PLANNED JUNE VISIT TO ISLAND****RESOLUTION 2024/61**

Moved: Deputy Mayor Robert Thompson  
Seconded: Mayor Richard Sewter

That Council receive and note the May 2024 report related to the Government Champions Program and the planned June 2024 visit to Mornington Island.

**CARRIED 3/0**

**15.3 LOCAL THRIVING COMMUNITIES – INTERIM LOCAL ADVISORY COMMITTEE****RESOLUTION 2024/62**

Moved: Mayor Richard Sewter  
Seconded: Cr Renee Wilson

1. That pursuant to section 264 of the *Local Government Regulation 2012* (Qld), Council resolves to establish an interim local advisory committee; and
2. That pursuant to section 254H(1) of the *Local Government Regulation 2012* (Qld), Council resolves that an interim local advisory committee be exempt from the requirement to take minutes; and
3. That pursuant to clause 6.2 of the interim local advisory committee Terms of Reference, Council resolves a non-Councillor membership meeting fee of three hundred dollars (\$300) per meeting.

**CARRIED 3/0**

**15.4 KPMG REPORT****RESOLUTION 2024/63**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Renee Wilson

That Council receive and note the KPMG final *Independent audit and analysis of government and government funded services delivered to Mornington Island* document from May 2023; acknowledge the twenty (20) recommendations, as well as work undertaken to date pertaining to the audit.

**CARRIED 3/0**

**15.5 LOCAL GOVERNMENT DOMESTIC FAMILY VIOLENCE PREVENTION CHAMPIONS NETWORK****RESOLUTION 2024/64**

Moved: Mayor Richard Sewter

Seconded: Cr Renee Wilson

That Council:

1. receive and note the May 2024 report related to the Local Government Domestic Family Violence Prevention Champions Network; and
2. complete the self-assessment checklist and return to the Local Government Domestic Family Violence Prevention Champions Network; and
3. nominate Councillors to partake as a part of the four virtual meetings, each year and be a representative “champion”; and
4. that Mayor Sewter extends an invitation to the Domestic and Family Violence Prevention Council to have a deputation at an upcoming 2024 Ordinary Council meeting; and
5. that Council formally sign the “*Not now, not ever*” pledge during the deputation; and
6. that the Director Corporate and Community ensure periodic distribution of resources for staff awareness and community stakeholder awareness.

**CARRIED 3/0**

**16 PLANNING AND COMMUNITIES****16.1 TENDER MSC-2024-001 – FORWARD REMOTE CAPITAL PROGRAM****RESOLUTION 2024/65**

Moved: Cr Renee Wilson  
Seconded: Mayor Richard Sewter

That Council resolve to approve the tender of Strategic Builders ACN 113 408 843 in tender reference MSC-2024-001 (Forward Remote Capital Program) for the lump sum price of \$9,646,254.45 (GST Excl), subject to availability of grant funding to complete, and give delegation to the Chief Executive Officer to:

- a) enter into post tender negotiations with Strategic Builders to vary scope of works to meet available funding (as applicable); and
- b) do all things necessary to sign contracts and pay invoices as and when due.

**CARRIED 3/0**

At 1.11 pm Yonna Underwood Acting Director Housing and Facilities joined the meeting to present to Council.

**16.2 CAPITAL HOUSING STRATEGY AND TEN-YEAR CONSTRUCTION PROGRAM****RESOLUTION 2024/66**

Moved: Mayor Richard Sewter  
Seconded: Deputy Mayor Robert Thompson

That Council receive and note the report related to the draft capital housing strategy and ten-year construction program.

**CARRIED 3/0**

**17 HOUSING DEPARTMENT****17.1 HOUSING REPORT****RESOLUTION 2024/67**

Moved: Deputy Mayor Robert Thompson  
Seconded: Cr Renee Wilson

That Council receive the housing report for May 2024.

**CARRIED 3/0**

**18 FACILITIES DEPARTMENT****18.1 FACILITIES REPORT****RESOLUTION 2024/68**

Moved: Mayor Richard Sewter  
Seconded: Deputy Mayor Robert Thompson

That Council receive the facilities report for May 2024.

**CARRIED 3/0**

At 1:34 pm, Mayor Richard Sewter left the meeting.

At 1:38 pm, Mayor Richard Sewter returned to the meeting.

## **19 ENGINEERING**

### **19.1 ACTING DIRECTOR ENGINEERING MICHEAL LESLIE VERBAL REPORT**

#### **RESOLUTION 2024/69**

Moved: Mayor Richard Sewter

Seconded: Cr Renee Wilson

That Council receive the engineering verbal report for May 2024.

**CARRIED 3/0**

## **20 GENERAL BUSINESS**

Nil

## **21 CONFIDENTIAL REPORTS**

#### **RESOLUTION 2024/70**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Renee Wilson

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

##### **21.1 BYNOE debt write-off**

This matter is considered to be confidential under Section 254J3(b) of the Local Government Regulations 2012, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees;.

**CARRIED 3/0**

#### **RESOLUTION 2024/71**

Moved: Deputy Mayor Robert Thompson

Seconded: Cr Renee Wilson

That Council moves out of Closed Council into Open Council.

**CARRIED 3/0**

##### **21.1 BYNOE DEBT WRITE-OFF**

#### **RESOLUTION 2024/72**

Moved: Mayor Richard Sewter

Seconded: Deputy Mayor Robert Thompson

That Council approve the debt write-off of \$139,468.54 and instructs the CEO to negotiate new leases for Council properties utilised by Bynoe.

**CARRIED 3/0**

**22 NEXT MEETING**

The next meeting will be held on 19 June 2024.

**23 CLOSURE**

Mayor Sewter closed the meeting at 2:15pm.

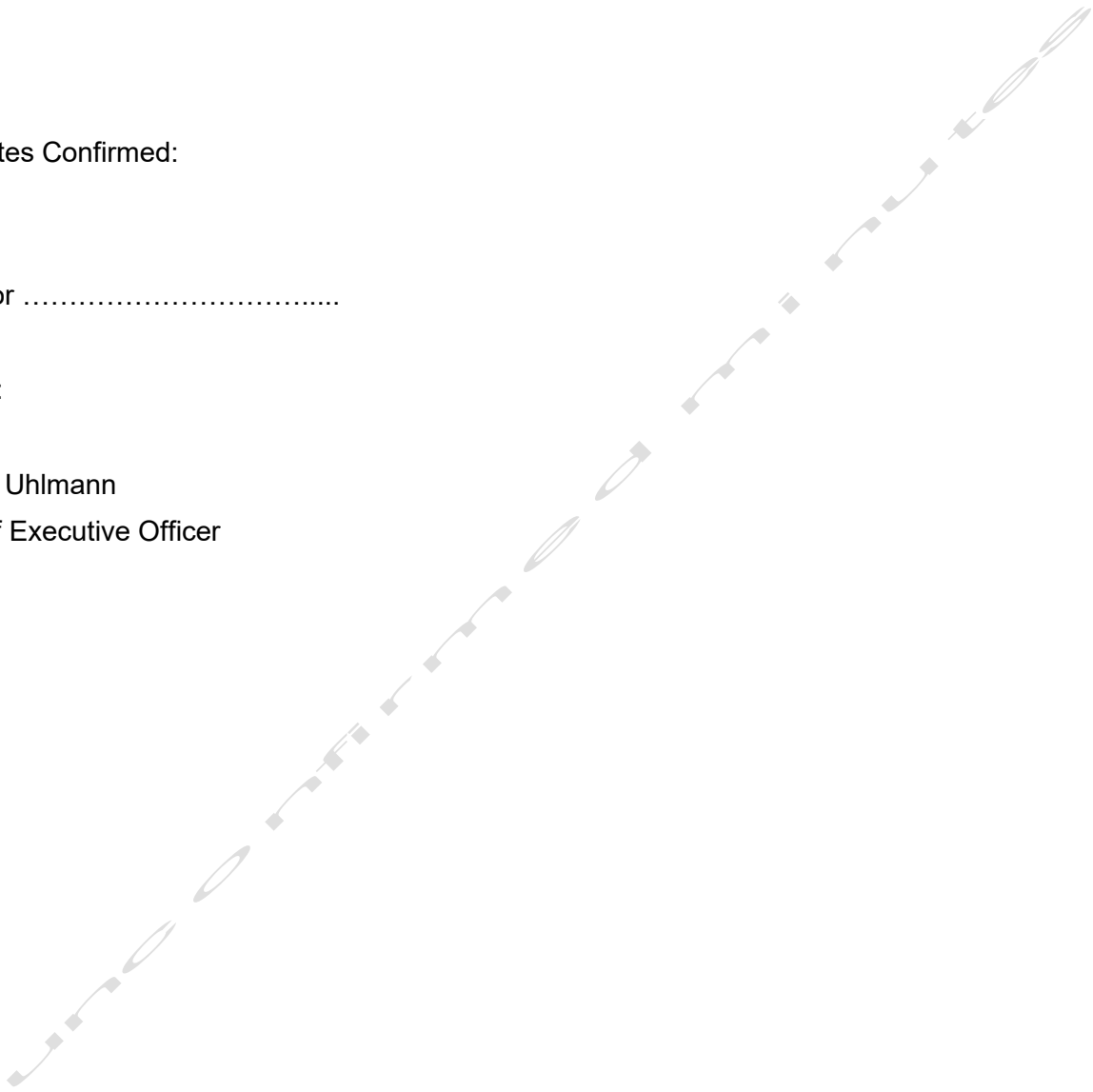
Gary Uhlmann  
Chief Executive Officer.

Minutes Confirmed:

Mayor .....

Date:

Gary Uhlmann  
Chief Executive Officer



**8 DEPUTATIONS**

10:00 am | Melanie Ah Kit from Jika Kangka Gununamanda Limited

10:30 am | Alexia Kelso and Mary Jo from Department of Housing, Local Government, Planning and Public Works

11:00 am | Anne Hodge and Elvene Whitbread from 54 Reasons

**9 ACTION SCHEDULE****9.1 ACTION ITEMS AS AT 17 JUNE 2024**

**Author:** Chief Executive Officer

**Attachments:** 1 Action items as at 17 June 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.

<b>Action Sheets Report</b>	<b>Printed: Monday, 17 June 2024 9:31:13 AM</b>
Division: Committee: Officer:	Date From: Date To:

TASK NAME	RESOLUTION NUMBER	RESOLUTION DATE	RESOLUTION	ASSIGNED TO	UPDATES
PRELIMINARY DISCUSSION ON ILUA FOR GRAC LAND	<a href="#">2021/07-32</a>	21/07/2021	<p><b>RESOLUTION 2021/07-32</b></p> <p>That Council authorise Acting CEO to commence investigation to establish a Indigenous Land Use Agreement (ILUA) with Carpentaria Land Council Corporation (CLAC).</p> <p>Moved: Cr. Thompson                      Seconded: Cr. Barnes  <b>Carried 3/0</b></p>	Chief Executive Officer	<p><b>16 Feb 2024 10:00am Williams, Rhianne</b>                      No updates on ILUA with Carpentaria Land Council</p>
GUNANA SWIMMING POOL	<a href="#">2021/</a>	15/09/2021	<p><b>RESOLUTION 2021/56</b></p> <p>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.</p> <p>Further that Council provide a copy of the swimming pool proposal to the Government Champions seeking their support.</p> <p>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.</p> <p>Moved: Cr Thompson                      Seconded: Mayor Yanner  <b>CARRIED 5/0</b></p>	Chief Executive Officer	<p><b>16 Jun 2023 3:34pm Williams, Rhianne</b>                      A pool funding strategy is being considered. Water availability needs to be considered. An ocean pool and splash park are also potential options.</p> <p><b>04 Oct 2023 2:59pm Hunter, Jan</b>                      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.</p> <p><b>08 Nov 2023 12:41pm Williams, Rhianne</b>                      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.</p> <p><b>16 Feb 2024 10:00am Williams, Rhianne</b>                      Ongoing</p>

Action Sheets Report			Printed: Monday, 17 June 2024 9:31:13 AM	
	Division: Committee: Officer:		Date From:	Date To:
Community Development Report - Storyboard	<a href="#">2022/235</a>	23/11/2022	<b>RESOLUTION 2022/235</b>  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.  <p style="text-align: right;"><b>CARRIED 5/0</b></p>	Community Development Coordinator  <b>17 Apr 2024 2:06pm Williams, Rhianne</b> Story board has been manufactured and delivered to island. Awaiting installation of footings and erection of story board sign on site.
Airport memorial garden	2022/156	17/08/2022	<b>RESOLUTION 2022/1</b>  Moved: Deputy Mayor Cr David Barnes Seconded: Cr Dwayne Rogers  That the Action Schedule as tabled be updated, new items added and that completed items be removed.  Two items to be added to Action Schedule from verbal report by Acting Mayor David Barnes. 1. That the memorial to the young man at the airport be made into a neat, permanent installation. As indicated by the Acting Mayor. 2. That the substantial sewage leak at the bottom end of Jinkiyen Street be investigated and actions upon.  <p style="text-align: right;"><b>CARRIED 4/0</b></p>	

Action Sheets Report			Printed: Monday, 17 June 2024 9:31:13 AM	
	Division: Committee: Officer:		Date From:	Date To:
Gununamanda Ltd. - Requested deferral and repayment plan	<a href="#">2023/193</a>	13/12/2023	<p><b>RESOLUTION 2023/193</b></p> <p>Moved: Cr Dwayne Rogers                      Seconded: Deputy Mayor Robert Thompson</p> <p>That Council endorse the Gununamanda Limited formal proposal for a repayment plan to be implemented from July 2024 and the cumulative debt of \$466,031.98 to be paid in increments as per a debt management plan as devised by the Chief Executive Officer and Chief Financial Officer.</p> <p style="text-align: right;"><b>CARRIED 3/0</b></p>	Director Corporate and Community 18 Mar 2024 8:45am Williams, Rhianne Ian/Steve - Update required
Fare Subsidy scheme	<a href="#">2023/189</a>	13/12/2023	<p><b>RESOLUTION 2023/189</b></p> <p>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"> <li>a) providing an additional community fare benefit for local residents of one hundred dollars (\$100.00) per return flight</li> <li>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</li> </ul>	Council Advisor 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.

<b>Action Sheets Report</b>	<b>Printed: Monday, 17 June 2024 9:31:13 AM</b>
<b>Division:</b> <b>Committee:</b> <b>Officer:</b>	<b>Date From:</b> <b>Date To:</b>

	(coinciding with school holidays)
	<ul style="list-style-type: none"> <li>c) the booking process be managed by Rex Airlines and that the subsidy seats be focused on non-peak flights</li> <li>d) that the scheme be reviewed after twelve (12) months of operation for its effectiveness</li> </ul>
<ul style="list-style-type: none"> <li>2. And request the Chief Executive Officer to report back to the Council once those negotiations with Rex Airlines and Transport Main Roads (TMR) are complete; and</li> <li>3. Note that the maximum cost of implementing this scheme will be thirty-two thousand dollars (\$32,000) per year.</li> </ul>	
<b>CARRIED <u>5/0</u></b>	

Action Sheets Report	Printed: Monday, 17 June 2024 9:31:13 AM
Division: Committee: Officer:	Date From: Date To:

Local Government Domestic Family Violence Prevention Champions Network	<a href="#">2024/64</a>	22/05/2024	<b>RESOLUTION 2024/64</b>	Director Corporate and Community
	Moved: Mayor Richard Sewter Seconded: Cr Renee Wilson  That Council:  1. receive and note the May 2024 report related to the Local Government Domestic Family Violence Prevention Champions Network; and  2. complete the self-assessment checklist and return to the Local Government Domestic Family Violence Prevention Champions Network; and  3. nominate Councillors to partake as a part of the four virtual meetings, each year and be a representative "champion"; and  4. that Mayor Sewter extends an invitation to the Domestic and Family Violence Prevention Council to have a deputation at an upcoming 2024 Ordinary Council meeting; and  5. that Council formally sign the "Not now, not ever" pledge during the deputation; and  6. that the Director Corporate and Community ensure periodic distribution of resources for staff awareness and community stakeholder awareness.			<b>CARRIED 3/0</b>

<b>Action Sheets Report</b>		<b>Printed: Monday, 17 June 2024 9:31:13 AM</b>
	<b>Division:</b> <b>Committee:</b> <b>Officer:</b>	<b>Date From:</b> <b>Date To:</b>

Local Thriving Communities - Local decision making body/ advisory committee	<a href="#">2024/62</a>	22/05/2024	<p><b>RESOLUTION 2024/62</b></p> <p>Moved: Mayor Richard Sewter Seconded: Cr Renee Wilson</p> <p>Director Corporate and Community</p> <ol style="list-style-type: none"> <li>1. That pursuant to section 264 of the <i>Local Government Regulation 2012</i> (Qld), Council resolves to establish an interim local advisory committee; and</li> <li>2. That pursuant to section 254H(1) of the <i>Local Government Regulation 2012</i> (Qld), Council resolves that an interim local advisory committee be exempt from the requirement to take minutes; and</li> <li>3. That pursuant to clause 6.2 of the interim local advisory committee Terms of Reference, Council resolves a non-Councillor membership meeting fee of three hundred dollars (\$300) per meeting.</li> </ol> <p style="text-align: right;"><b>CARRIED 3/0</b></p>
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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 June 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 June 2024.

**13 FINANCE****13.1 FINANCIAL REPORT**

**Author:** Chief Financial Officer

**Attachments:** 1 Monthly report - May 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 May 2024.

**FINANCIAL & RESOURCE IMPLICATIONS**

Council is operating within allocated 2023/24 budgets.

**RECOMMENDATION**

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

Executive Summary



We remain solvent draft cashflow figures are contained in this report monthly. Cashflow narrowing as we await large cash injection from the Financial Assistance Grant hopefully at the end of June \$4m  
 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, (debt write off processed in June) James Constructions and AISS  
 2022 Audit is finalised. The 2023 and 2024 Audits have commenced

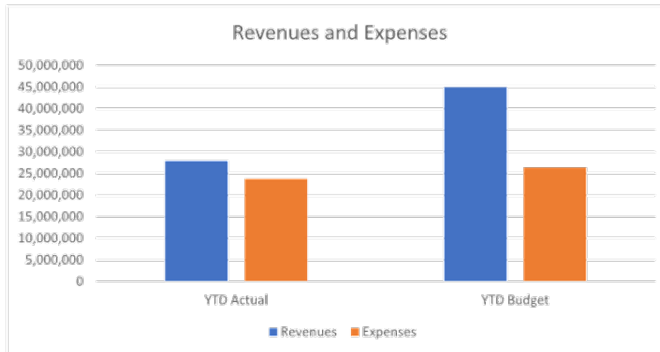
A comprehensive financial review of grants is progressing. This has yielded close to \$400k in previously unclaimed grants and \$80k or unclaimed GST  
 A comprehensive review of plant fleet had been commenced pant will be updated to meet future requirements. We have purchase sed a smooth drum roller and a new JCB for the barge logistics team

Q Build invoicing is improving and old invoice being processed on a weekly basis painting works full steam ahead. Painting program completed 24 Houses. \$300k in April \$200k in May. With a further 14 to be completed by 30 June. \$400k

-
-
X
X
✓
✓
X

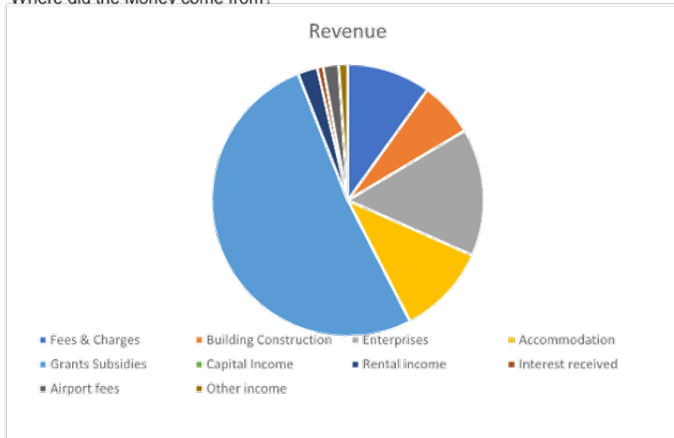
### Revenues and Expenses

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

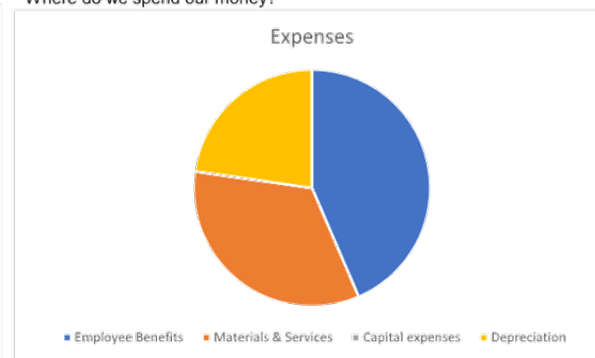


Did we make a profit ?

Where did the Money come from?



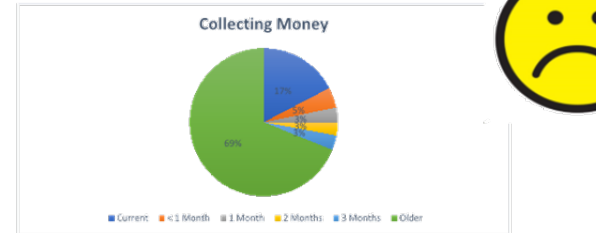
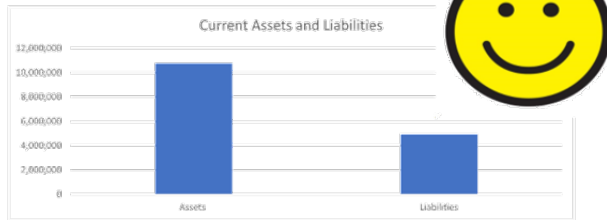
Where do we spend our money?



Cash Position

All numbers are year to date up until

31-May-2024



Assets

Cash at Bank Unrestricted	2,114,643
Cash at Bank Restricted	3,799,784
Debtors	4,859,570
<b>Total</b>	<b>10,773,998</b>

Liabilities

Creditors	2,731,359
GST	-122,270
PAYG	1,839,570
Employee Entitlements	470,154
<b>Total</b>	<b>4,918,813</b>

Receivables

Current	< 1 Month	1 Month	2 Months	3 Months	Older	Total
818,281.66	210,174.50	156,947.93	128,807.79	151,001.08	3,247,470.34	4,712,683.30
17%	4%	3%	3%	3%	69%	100%

Payables

Current	< 1 Month	1 Month	2 Months	3 Months	Older	Total
888,582.48	347,561.95	13,979.68	2,599.42	91,776.30	905,492.71	2,249,992.54
39%	15%	1%	0%	4%	40%	100%

Who owes us money (Debtors)

Who owes us money (Debtors)	Over 90 days	Total
<b>But hasn't paid soon enough</b>		
AISS (Australian Indigenous Security Service Pty Ltd)	990,323	1,298,977
BYNOE CACS LTD	144,937	147,060
Dept of Education (QLD)	48,577	192,787
Dept of Energy and Public Works - QBuild BASFW	37,422	199,000
Gidgee Healing	81,455	118,214
Gulf Regional Aboriginal Corporation	138,276	138,276
GUNUNAMANDA LIMITED T/A Gununamanda Store	389,479	425,828
HC Building and Construction	145,262	261,150
James Construction Queensland Pty Ltd	266,276	407,521
N & J Building & Construction	100,991	100,991
<b>Total of above and others</b>	<b>\$3,240,191</b>	<b>\$4,555,010</b>
1 AISS (Australian Indigenous Security Service Pty Ltd)	819,626	912,938

Details in the numbers

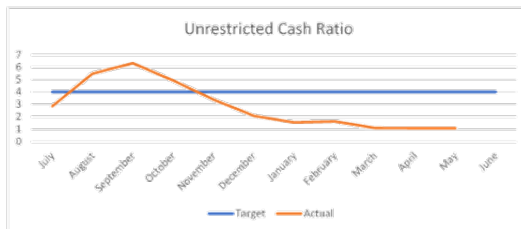
Statement of Comprehensive Income Year to date up ur		31-May-2024	
	Actual \$	Budget \$	Variance \$
<b>Revenue</b>			
<b>Recurrent Revenue</b>			
Fees & Charges	2,774,009	3,138,713	-364,704 -
Sales Revenue - Building Construction	1,818,770	4,230,000	-2,411,230 X
Sales Revenue - Enterprises	4,238,369	3,322,750	915,619 ✓
Accommodation	3,018,184	3,494,040	-475,857 -
<b>Total Recurrent Revenue</b>	<b>11,849,331</b>	<b>14,185,503</b>	<b>-2,336,172</b>
<b>Capital Revenue</b>			
Capital, Grants, Subsidies, Contributions & Donations	14,413,275	28,607,039	-14,193,764 X
Capital Income	0	0	0
<b>Total Capital Revenue</b>	<b>14,413,275</b>	<b>28,607,039</b>	<b>-14,193,764</b>
Rental income	652,339	1,184,528	-532,189 X
Interest received	196,461	222,512	-26,052 X
Airport Landing & Passenger fees	514,567	474,375	40,192 ✓
Other income	297,557	246,136	51,421 -
<b>Total Revenue</b>	<b>27,923,529</b>	<b>44,920,094</b>	<b>-16,996,564</b>
<b>Expenses</b>			
<b>Recurrent Expenses</b>			
Employee Benefits	10,331,811	8,632,221	1,699,590 -
Materials & Services	7,996,147	12,327,534	-4,331,387 ✓
<b>Total Recurrent Expenses</b>	<b>18,327,957</b>	<b>20,959,755</b>	<b>-2,631,798</b>
Capital expenses	0	0	0
<b>Total Expenses</b>	<b>18,327,957</b>	<b>20,959,755</b>	<b>-2,631,798</b>
<b>Net Operating Surplus/ (Deficit) Before Depreciation</b>	<b>9,595,572</b>	<b>23,960,339</b>	<b>-14,364,766</b>
<b>Less: Non Cash Expenditure</b>			
Depreciation	5,396,849	5,456,319	-59,470 ✓
<b>Total Expenditure</b>	<b>23,724,806</b>	<b>26,416,074</b>	<b>-2,691,268</b>
<b>Net Operating Surplus/ (Deficit)</b>	<b>4,198,723</b>	<b>18,504,020</b>	<b>-14,305,296 X</b>
Notes			
<b>Depreciation</b>			
Buildings	1,053,877		
Sewerage	230,541		
Roads	2,752,416		
Water	444,343		
Plant & Vehicles	305,611		
Other	67,813		
Furniture & Equipment	542,249		
	<b>5,396,849</b>		

Cashflow

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



Account	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024
<b>Normal Business</b>											
Money in	1,682,214.92	4,731,458.01	3,090,788.82	1,345,774.56	883,238.64	983,689.69	677,606.76	1,034,548.48	837,822.11	908,597.12	1,586,720.97
Money Out	(2,015,313.97)	(1,358,939.09)	(787,701.73)	(1,922,311.63)	(2,035,796.45)	(1,790,105.74)	(1,523,935.71)	(1,277,692.98)	(1,767,408.99)	(1,946,606.19)	(2,858,032.93)
<b>Difference</b>	<b>(333,099.05)</b>	<b>3,372,518.92</b>	<b>2,303,087.09</b>	<b>(576,537.07)</b>	<b>(1,152,557.81)</b>	<b>(806,416.05)</b>	<b>(846,328.95)</b>	<b>(243,144.50)</b>	<b>(929,586.88)</b>	<b>(1,038,009.07)</b>	<b>(1,271,311.96)</b>
<b>Capital Grants</b>											
Money in	0.00	1,464,387.23	503,580.20	318,615.75	2,336.37	1,591,298.20	309,931.45	1,192,186.57	500,000.00	1,927,265.63	1,110,588.19
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)	(285,933.47)	(202,544.92)	(912,555.67)
<b>Difference</b>	<b>(1,737,480.68)</b>	<b>855,742.31</b>	<b>(481,512.21)</b>	<b>(1,672,412.61)</b>	<b>(1,365,037.40)</b>	<b>(781,062.38)</b>	<b>(260,970.06)</b>	<b>211,013.16</b>	<b>214,066.53</b>	<b>1,724,720.71</b>	<b>198,032.52</b>
Other (Super BAS)	255,398.98	27,885.62	(468,522.34)	(466.87)	47,313.47	(532,750.39)	229,329.71	181,840.34	(183,379.87)	371,848.74	51,816.16
	<b>255,398.98</b>	<b>27,885.62</b>	<b>(468,522.34)</b>	<b>(466.87)</b>	<b>47,313.47</b>	<b>(532,750.39)</b>	<b>229,329.71</b>	<b>181,840.34</b>	<b>(183,379.87)</b>	<b>371,848.74</b>	<b>51,816.16</b>
	<b>(1,815,180.75)</b>	<b>4,256,146.85</b>	<b>1,353,052.54</b>	<b>(2,249,416.55)</b>	<b>(2,470,281.74)</b>	<b>(2,120,228.82)</b>	<b>(877,969.30)</b>	<b>149,709.00</b>	<b>(898,900.22)</b>	<b>1,058,560.38</b>	<b>(1,021,463.28)</b>
<b>Bank</b>											
Start	6,404,562.37	4,589,381.62	8,845,528.47	10,198,581.01	7,949,164.46	5,478,045.87	3,357,817.05	2,479,847.75	2,629,556.75	1,730,656.53	2,841,735.01
Difference	(1,815,180.75)	4,256,146.85	1,353,052.54	(2,249,416.55)	(2,470,281.74)	(2,120,228.82)	(877,969.30)	149,709.00	(898,900.22)	1,058,560.38	(1,021,463.28)
End	4,589,381.62	8,845,528.47	10,198,581.01	7,949,164.46	5,478,882.72	3,357,817.05	2,479,847.75	2,629,556.75	1,730,656.53	2,789,216.91	1,820,271.73



Month	Target	Actual
July	4	2.84
August	4	5.48
September	4	6.31
October	4	4.92
November	4	3.39
December	4	2.08
January	4	1.54
February	4	1.63
March	4	1.10
April	4	1.07
May	4	1.07

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	✓		21/06/2024	March Lodgement Outstanding as are corrections from 2023
Workcover	✓		15/09/2024	
Insurance	✓		4/03/2024	Renewals process commenced for 2024/2025
Audit 2023	-			Progressing
Audit 2024	✓			Starting and Auditing 30 June stocktakes
Grant reporting	✓		30/06/2024	Greatly improved quarterly reporting commenced a first for a considerable time
Issuing Invoices	X			Progressing as a priority changes have been made to improve Qbuild Invoices
Paying Invoices	✓		Ongoing	With the exception od AIIIS upto date and cleaned up
Audit Committee	X			To be established
5 Year Plan	✓		Ongoing	
QTC 10 Year forecast	-		Ongoing	Draft forecast completed
Policies	-		Over	To be reviewed and adopted
Adherence to Policies	-		Over	Will be an ongoing project

**Measures of Financial Sustainability**

**Operating Surplus Ratio**

Target: 0%-10% 15% ✓  
*Net operating result divided by total operating revenue*

**Operating Cash Ratio**

Target: Greter than 0% 56% ✓  
*Net operating result add Depreciation Amortisation add Finance Costs divided by total operating revenue*

Profit and Loss for Bakery



**Profit and Loss for the Period 1 July 2023 to 31 May 2024**

Mornington Shire  
Council  
Bakery

	YTD 2024	FY 2023	FY 2022
<b>Revenue</b>	<b>236,290</b>	<b>169,800</b>	<b>159,102</b>
<b>Cost of Sales</b>	<b>111,059</b>	<b>110,571</b>	<b>111,059</b>
Staff Costs	150,784	123,928	96,733
Staff Oncosts	36,660	28,079	0
Energy	11,815	-8,490	-7,955
Other Costs	4,087	29,464	42,743
<b>Total Operating Costs</b>	<b>314,405</b>	<b>283,552</b>	<b>242,580</b>
<b>Operating Profit</b>	<b>-78,114</b>	<b>-113,752</b>	<b>-83,478</b>
Depreciation	20,612	26,606	26,443
<b>Profit/-Loss</b>	<b>-98,726</b>	<b>-140,358</b>	<b>-109,921</b>

Full year last year was a \$77k loss

Payroll costs have increased

Cost of Sales are down from 66% last year to 47% this year



Major Revenue components

Month	FY23	FY24	Increase/decrease
Jul	17,038	30,698	80%
Aug	20,997	21,058	0%
Sep	15,591	20,206	30%
Oct	15,954	37,138	133%
Nov	15,613	25,956	66%
Dec	16,816	8,951	-47%
Jan	3,205	8,655	170%
Feb	17,588	17,962	2%
Mar	6,765	21,722	221%
Apr	5,708	26,649	367%
May	20,958	17,295	-17%
Jun	12,437		

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
Complete 2023 Accounts	Draft Financials 2023	Existing resources	Q3 2024
Audit 2023	Reduction in management points	Existing resources	Q3 2024
Cashflow management	Monthly Cashflow reporting	Existing resources	Complete
Invoicing	Invoice within 7 days of work	New resource in Qbuild	Q2 2024
Debt Recovery	Assess all debts and start recovery	Existing resources	Q2 2024
Grant Register	Full register of all grants	Existing resources	Complete
Commercial Lease Register	Full register of all Leases	Existing resources	Complete
Contracts Register \$200k+	List of Contracts for last 7 years	Existing resources	Q3 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	Q2 2024
Stock Control and analysis	Quarterly Stocktakes	All department	Q2 2024
CCTV rollout	Complete with Civic Centre	Existing resources	Q2 2024
Youth Hub	Finally opened and operational		Q3 2024
Budget		Existing resources	Q3 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 2024	100%	4,541,391		100% 30/06/2024	-		Recommence after the wet and further fund
	Queensland RA 2025	0%	10,000,000		0% 30/06/2025	-		Recommence after the wet and further fund
	Water Filtration	1%	1,410,000		30/06/2024	-		Initial Investigations still under way
	Sewage Pump Upgrade	98%	1,382,500		40% 31/03/2024	-		Completed
	Admin Block	99%	3,717,692		90% 31/03/2024	-		Defects being finalised
	Library	15%	1,600,000		10% 31/08/2024	✓		Commenced
	Social Housing Duplex	75%	2,588,235		70% 31/08/2024	-		Awaiting on drawings
	Social Housing Units/ Houses	1%	7,328,042		31/03/2025	-		Tender process finalised
	Motel	1%	2,052,350		31/08/2024	-		Reviewing Quotes
	Land Subdivision	2% TBA			30/06/2025	✓		Looking for further funding
	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
- Social Housing
- Landscaping

## Wins and opportunities



All ATO reporting upto date  
Balance Sheet recs are 70% completed cleaning up as far back as 2019  
Debt recovery partner contracted  
We have been very successful in securing grants this month  
Review of Banking arrangements will generate increased interest revenue

Questions ?

## 14 HUMAN RESOURCES MANAGEMENT

### 14.1 HUMAN RESOURCES REPORT

**Author:** Human Resources Manager

**Attachments:** Nil

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

This report provides an overview of Human Resources for the month of May/June 2024.

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

##### **People and Culture**

##### **Onboarding**

Mornington Shire Council's onboarding process is a four (4) part PowerPoint induction presentation developed for all new employees and contractors.

During the months of May and June one new employee commenced with fourteen employees resigning or terminated.

Recruitment movement during May and June has eased with the following key positions still available:

Senior mechanic	Purchasing officer (automotive parts)
Administration manager (warehousing)	IT support officer
Youth worker (Youth Hub)	Logistics officer
Plumber/Gas Fitter	Building supervisor

##### **HR Innovation, Re-engineering, and Continuous Improvement.**

A business case is currently being developed for the procurement and implementation of a Human Resource Information System that supports MSC in managing the employee lifecycle.

##### **Invest in our Employees**

MSC's Performance appraisal and development review process has been revised and will be implemented commencing 1 July. A manager and supervisor development program has been created to educate staff in how the documentation and process is to be carried out.

The WHS coordinate has arranged to the skilling of staff on driving and management of heavy equipment.

The following Leadership Development Sessions have been developed and will be conducted over the coming months.

- Employee Performance Appraisal
- Understanding Human Resource Policy and practice
- Understanding and managing organisational change – the Prosci Model

##### **HR Strategy and Operational Management**

##### **Policy Development**

All Human Resource policies and procedures have been reviewed and where necessary new policies created. The policies will be uploaded to Councils intranet to enable all staff direct access.

## HR Metrics and Workforce Analytics

**Staffing:** As at June 10, Council has 183 staff employed which consist of 123 fulltime and 60 casual employees.

**Attendance:** During May and June there were 215 staff occasions of absence totalling 2815 hours of paid leave (annual, personal and long service leave etc).

Due to Council's focus on absenteeism a concerted effort is being made to hold briefings with all staff to remind them of the requirement to attend work and record their time appropriately. Staff who are continually being absent without authority have been provided with written warnings and counselling in relation to their poor attendance resulting in one resignation.

## Culture and Change Management

Managing organisational change (ADKAR) model program has been developed for the skilling of managers in managing and communicating organisational change.

It is anticipated that this program will be conducted in late July.

## Workplace Health and Safety

### Telstra tower upgrade

There has been a focus of addressing work site concerns regarding excavation work being conducted around existing footings. Excavations were at 1.8m deep the contractor was advised that all excavations over 1.5 need to be benched and fenced. Works were ceased until benching was completed, temporary fencing erected and inspected.

### Recycled Ink Cartridges

Arrangements have been made with Close the loop for a recycled ink cartridges container to be sent to the Island by the 2<sup>nd</sup> week of June and will be located at the Post Office.

### Disposal of Oil

Currently MSC does not have systems or processes in place to dispose of our waste oil. There are approximately 1000 litres stored at the workshop. Approaches have been made to Kurumba Council to understand how they dispose of waste oil.

## Safety

- New extension slippers for loader forks and Safety showers for workshop, batching plant and warehouse are being arranged.
- Chemical storage cabinet for the vet centre and commercial first aid kits for Airport Café and Tavern kitchens.

### Batching plant

- The yard has had a major clean-up to reduce risk to staff and improve safe traffic and working.
- Concrete batching procedures to be revised.
- Railings on access platform to hopper are to be repaired or replaced.
- Concrete slab needs to be poured for the concrete truck loading area.

## Staff Skill Training

Martyr Training has been engaged for a week to undertake Machinery and HR HC training on the 29<sup>th</sup> July – 2<sup>nd</sup> August. We are seeking funding from LGAQ for the training.

**Incident reporting:**

11 Incidents were reported for the month. One Lost Time Injury with a contractor twisting his knee.

**Reporting**

- Hazard Alerts. These completed by all departments.
- Workshop safety. Ongoing inspections being undertaken to ensure risks and safe practice is in place.
- The Safety Committee. Call for nomination to the MSC Safety committee have been called for with 2 Health and Safety Representatives being elected to represent Tech Services

Warehouse - Gas storage area. A maintenance request has been raised to repair and improve the access and egress areas for the gas storage.

**FINANCIAL & RESOURCE IMPLICATIONS**

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

**RECOMMENDATION**

That Council receive the human resources report for June 2024.

**15 GOVERNANCE****15.1 GULF REGIONAL ECONOMIC ABORIGINAL HOLDINGS LTD. - INVITATION FOR DIRECTOR NOMINATION**

**Author:** Director Corporate and Community

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

Gulf Regional Economic Aboriginal Holdings (GREAH) Ltd (ACN 654 018 649) invites eligible entities interested in the governance of the Company and Gulf Regional Economics Aboriginal Trust to become members of the company. Mornington Shire Council is a current member.

As a current member, GREAH invites Council to review the current community membership board director and provide feedback.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Gulf Regional Economic Aboriginal Holdings would like it noted that GREAH has invited eligible entities to become members.

Mornington Shire Council is an eligible entity as set out in the GREAH constitution.

If an application for membership is accepted, the applicant agrees to:

- Be bound by the company constitution
- Authorises its name to be placed on the register of members
- Will not act in a manner prejudicial to the company
- Will not act in breach of the company's policies and procedures

Once admitted, as set out in rule 7.2.2 of the GREAH constitution, a member is entitled to nominate one director to represent the member on the Gulf Regional Aboriginal Holdings Ltd. company board of directors.

**FINANCIAL & RESOURCE IMPLICATIONS**

The liability of a member is limited to one dollar (\$1.00), in the event that the company is wound up.

**RECOMMENDATION**

That Councillor xx or community member xx be nominated as the preferred Mornington Shire Council director, to represent on the Gulf Regional Economic Holdings Ltd company board.

**15.2 CHANGE OF DATE FOR AUGUST 2024 ORDINARY COUNCIL MEETING**

**Author:** Director Corporate and Community

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to propose an alternative date for the August 2024 Ordinary Council meeting due to more recent scheduling of the First Nations Mayors' Summit.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

During April 2024, Council adopted a timetable for Council meetings for the next twelve (12) months. At that time, Council specified Wednesday 21 August 2024 as the designated date for the August 2024 meeting.

It is proposed that Council meeting be held Wednesday 28 August 2024, instead of Wednesday 21 August 2024.

**FINANCIAL & RESOURCE IMPLICATIONS**

There are no financial resource implications related to formally changing the date of the August 2024 Ordinary Council meeting.

**RECOMMENDATION**

That Council formally endorse a change of date for the formal August Ordinary Council meeting from 21 August to 28 August 2024 to take account of the First Nations Mayors' Summit.

**15.3 SPECIAL HOLIDAYS 2025**

**Author:** Director Corporate and Community

**Attachments:** 1 Correspondence Letter from Shane Donovan Acting Executive Director Industrial Relations

**PURPOSE (EXECUTIVE SUMMARY)**

This report enables Council to consider formal gazettement and observance of special holidays which includes show days. Every twelve months, the Queensland Government Office of Industrial Relations invites local governments to request special and show holidays for the upcoming calendar year.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The CEO received correspondence from the Office of Industrial Relations (OIR) dated 24 May 2024. The letter requested confirmation of proposed Mornington Shire Council 2025 Special Holidays.

Council has been asked to inform the OIR of any specified dates no later than Friday 12 July 2024 (as attached).

The following dates are options for Council's consideration. Staff confirm none of the proposed dates clash with existing gazetted public holidays in Queensland.

**Proposed 2025 holiday dates include:**

Day	Date	Comments
Mount Isa Show	Council's consideration	Mount Isa Show society has not yet advertised 2025 show dates
Gununa Show	Council's consideration	Potentially Friday 5 September 2025, or Friday 12 September 2025
Memorial Day	Monday 24 November 2025	

**The 2024 gazetted dates include:**

Day	Date	Comments
Mount Isa Show (public holiday)	Friday 21 June 2024	Show is scheduled to run from 23 – 24 June 2023
Gununa Show Day	Friday 6 September 2024	
Memorial Day	Monday 25 November 2024	In lieu of Memorial Day falling on a Sunday.

**FINANCIAL & RESOURCE IMPLICATIONS**

Expenses for Show Day will be incurred if an event is held. Public Holidays are observed by staff, unless they are expressly asked to work for essential services, emergency, or event management reasons.

**RECOMMENDATION**

That Council:

1. Endorse proposed 2025 Special Holiday dates including Mount Isa Show Day; Gununa Show Day; and Memorial Day, Monday 24 November 2025; and send correspondence to the Office of Industrial Relations with proposed by no later than Friday 12 July 2024.



Office of  
Industrial Relations

Department of State  
Development and  
Infrastructure

24 May 2024

Dear Chief Executive Officer,

As you may be aware, each year in accordance with the *Holidays Act 1983* local governments are invited to request special holidays to be observed during the following year for districts in their area.

If you wish to request special holidays to be observed during 2025 for districts in your local government area, please complete the attached request form and submit via email to [info@oir.qld.gov.au](mailto:info@oir.qld.gov.au) by no later than **Friday, 12 July 2024**.

A local council requested special holiday is a public holiday only if it is in respect of an agricultural, horticultural or industrial show. Under federal industrial relations legislation, on a public holiday employees are, without loss of ordinary pay, entitled to be absent from work or refuse to work in reasonable circumstances. Employees who work on a public holiday are entitled to penalty rates in accordance with their award or agreement.

A special holiday for any other reason is not a public holiday but is a bank holiday only and under the *Trading (Allowable Hours) Act 1990*, is only a holiday for banks and insurance offices and under a directive of the *Public Sector Act 2022*, a holiday for public service employees unless otherwise determined by a chief executive.

Upon receiving Ministerial approval, the holidays will be published in the Queensland Government Gazette. Confirmation of the approved special holidays together with a link to the Queensland Government Gazette will be emailed to your office.

Should you require further information regarding this process, please contact Patricia Faulkner, Office of Industrial Relations on (07) 3406 9845 or email [patricia.faulkner@oir.qld.gov.au](mailto:patricia.faulkner@oir.qld.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Shane Donovan".

**Shane Donovan**  
A / Executive Director, Industrial Relations  
Office of Industrial Relations

1 William Street Brisbane  
Queensland 4000 Australia  
GPO Box 69 Brisbane  
Queensland 4001 Australia  
**Telephone 13 QGOV (13 74 68)**  
**WorkSafe** 1300 362 128  
**Website** [www.worksafe.qld.gov.au](http://www.worksafe.qld.gov.au)  
[www.business.qld.gov.au](http://www.business.qld.gov.au)  
ABN 94 496 188 983

**16 PLANNING AND COMMUNITIES****16.1 NEW YEARS EVE - FIREWORKS DISPLAY****Author:** Director Corporate and Community

**Attachments:**

- 1 New Years Eve Fireworks Displays Quote - 31st December 2024
- 2 NYE outdoor fireworks package
- 3 Fireworks display booking

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to request support for the 2024 New Years Eve fireworks display event and consider logistics for this event.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

A Bright Nite Fireworks delivered New Year's Eve celebrations on Mornington Island for the past eight (8) years, providing a family display at 8:00pm, as well as a midnight display for the members of the community.

The 8:00pm display is a 8-10 minute fireworks journey with up to 1,200 choreographed fireworks, with a moderato to Viva Tempo Finale.

The midnight display, a 6-8 minute display with a panorama of colour and sound, also contains over 750 effects.

The total quotation for two (2) fireworks display, twenty-six thousand, four hundred and eighty dollars (\$26,480.00), which is the same pricing as 2023. A deposit of \$1500.00 or 50% (whichever is greater) is required on confirmation of your booking and the balance must be received no later than (14) fourteen days.

**FINANCIAL & RESOURCE IMPLICATIONS**

The financial and resource implications are as per the following forecasted budget for this event:

Description	Amount \$
8:00pm family outdoor fireworks display	11,990
Midnight outdoor fireworks display	14,490
Return Flights Rex Airlines - Cairns/MI/Cairns - 2 pyrotechnicians	2000
Accommodation - 1 night x 2 rooms	1000
Car hire	200
Freight to be provided by Mornington Shire Council (costing estimate from previous years)	2000
<b>Total</b>	<b>31,880</b>

Pricing Includes:

- Pyrotechnic Supplies
- Pyrotechnic Equipment
- Setup
- Insurance
- All Associated Permits and Approvals
- Notifications both pre and post
- Computer Firing System
- Risk and Safety Requirements
- Site clean-up and restoration

**RECOMMENDATION**

That Council

1. provide support for the 2024 New Year's Eve fireworks display to the value of thirty-one thousand, eight hundred and eighty dollars (\$31,880) and;
2. that future fireworks event costs will be reviewed as a part of the 2024/25 budget process.



Travelling Events Group Pty Ltd  
 PO Box 12108  
 CAIRNS QLD 4870  
 E: [admin@abrightnitefireworks.com.au](mailto:admin@abrightnitefireworks.com.au)  
 M: 0417 783 975  
 W: [www.abrightnitefireworks.com.au](http://www.abrightnitefireworks.com.au)  
 ABN: 88 611 723 927

**QUOTE**

To:  
 Mornington Shire Council  
 GUNUNA, MORNINGTON ISLAND QLD 4892

**Date**  
 12 Jun 2024

**Expiry**  
 12 Jul 2024

**Quote Number**  
 QU-0391

**Reference**  
 Skye Price

Description	Quantity	Unit Price	GST	Amount AUD
Mornington Shire Council 1 Mission Road Gununa 4892 New Years Eve Fireworks Displays Tuesday 31st December 2024				
Type of Display, 8:00pm Family Outdoor Fireworks Display	1.00	14490	10%	14490.0000
Type of Display, Midnight Outdoor Fireworks Display	1.00	11990	10%	11990.0000
Corporate Sale, Return Flights Rex Airlines - Cairns/MI/Cairns - 2 pyrotechnicians	1.00	2000	10%	2000.0000
Corporate Sale, Accommodation - 1 night x 2 rooms	2.00	500	10%	1000.0000
Corporate Sale, Car Hire - 2 days	2.00	200	10%	400.0000
Freight to be provided by Mornington Shire Council				
			Subtotal	27,163.64
			Total GST 10%	2,716.36
			<b>TOTAL AUD</b>	<b>29,880.00</b>

**Terms**

Inclusions as per our email of 12th June 2024

- Please refer to the expiry date above

Cancellation

- Written cancellation of the booking must be received within 4 weeks of the booking date. A \$500 cancellation fee applies.
- Cancellation within 14 days of the booking date incurs a 20% cancellation fee.
- Cancellation within 7 days of the booking date incurs 50% cancellation fee.
- Any later cancellation a 100% cancellation fee applies

# NYE OUTDOOR FIREWORKS PACKAGES

## **GOLD - FAMILY DISPLAY**

Dazzling 6-8 minute display of fireworks that create a panorama of colour, sounds and vibrant pyrotechnic aerial sky bursts effects..

Allegro Modera speed with 750 effects

**Cost: \$11,990 All Inclusive**

## **DIAMOND - MIDNIGHT DISPLAY**

A magical 8-10 minute fireworks journey through a universe of up-to 1200 beautifully choreographed fireworks. This package Includes a customized selection of shaped & coloured pyrotechnic special effect.

Moderato to Vivac tempo Finale.

**Cost: \$14,490 All Inclusive**

## **PLATINUM - MIDNIGHT DISPLAY**

A spectacular 10-12 minute fireworks display featuring our most popular choreography. Circa 1700 sounds, effects and colours, including low level effects through to magnificent blooms of colour that light the sky.

A Vivac to Presto tempo display

**Cost: \$18,990 All Inclusive**

## **ULTIMATE**

When you really want to make a statement its our Tailored Fireworks Entertainment Package, so look no further, you tell us your budget and we will work with you to create the Ultimate Fireworks Package for your special day. The Sky is your limit various firing points can be used.

Waterborne, Roof Top & Remote Fireworks display may incur additional costs including but not limited too:  
Pontoon, safety vessel hire & piloting, security, coxswain, surveying, aquatic, air space and or dangerous good transport permits ( if applicable) equipment freight & accommodation. Please contact for more details.



07 40 310 354



admin@abrightnitefireworks.com.au



# FIREWORKS DISPLAY BOOKING

PO Box 12108, Westcourt (Cairns) Queensland, 4870, Australia

<b>31/12/24</b> DISPLAY DATE	<b>WED</b> DAY OF THE WEEK	<b>8:00pm &amp; Midni</b> FIRING TIME	<b>Mornington Island</b> FIRING LOCATION
---------------------------------	-------------------------------	--	---

### Your Contact Details

Name: **Mornington Shire Council - attention Skye Price**

Address: **1 Mission Road Gununa 4892**

Mobile: \_\_\_\_\_ Email: **ea@mornington.qld.gov.au**

### Event Co-ordinator Contacts

Name: \_\_\_\_\_ Company: **Mornington Shre Council**

Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

### Venue Details

Venue Name: \_\_\_\_\_ Venue Contact: \_\_\_\_\_

Venue Address: **Midnight, Lardil Street & Kathan Kathan Streets/8:00pm Lardil Street & Kathan Kathan Streets**

Venue Mobile: \_\_\_\_\_ Venue Email: \_\_\_\_\_

Specific Firing Location: **As above**

### Your display

Event Description: **Community Event**


Is this fireworks display intended to be a surprise?  Yes  No If Yes, for whom: \_\_\_\_\_

**Fireworks Package:**

<input type="checkbox"/> Indoor / Special Effects \$ _____	<input checked="" type="checkbox"/> Outdoor / Landbased \$ <b>26,480.00</b>
<input type="checkbox"/> Outdoor Waterbased \$ _____	<input type="checkbox"/> Outdoor / Roof Top \$ _____
<input type="checkbox"/> Sparkle Jets \$ _____	<input type="checkbox"/> Confetti Blasters \$ _____
<input type="checkbox"/> Fog Machine \$ _____	<input type="checkbox"/> \$ _____

**Special Notes** *Particular noise, colour themes, music choice or agreed extras*

\_\_\_\_\_

Outdoor Fireworks: \$ <input type="text" value="26480.00"/>	 Signature _____ Date _____ By signing this form you accept and agree to the general terms and conditions of a Bright Nite Fireworks (ABNF)
Indoor Fireworks: \$ <input type="text"/>	
\$ <input type="text"/>	
Contract Price: \$ <input type="text"/> Incl GST	

### OFFICE USE ONLY

Permit / Applications Fees: \$ _____	FDN/AUTH: _____
Deposit Received: \$ _____	FPDN: _____
Final Payment Due: \$ _____	



## FIREWORKS DISPLAY BOOKING

PO Box 12108, Westcourt (Cairns) Queensland, 4870, Australia

### GENERAL TERMS AND CONDITION FOR A BRIGHT NITE FIREWORKS (ABNF)

A Bright Nite Fireworks (ABNF) provides professional pyrotechnic services and acts as the principal supplier responsible for the product supply and execution of fireworks displays. Our terms and conditions outline the agreement between ABNF and the client to ensure clarity and mutual understanding.

#### 1. Introduction and Booking Process

Thank you for considering A Bright Nite Fireworks (ABNF) for your event. To confirm your booking:

- Complete and submit the booking form provided.
- Upon receipt, ABNF will contact you or your event coordinator to arrange a site inspection, if necessary.
- Your booking will be secured upon the issuance of a Tax invoice following the site approval.

#### 2. Payment Terms

- A non-refundable deposit is required to secure your booking, the greater of \$1500.00 or 50% of the total fireworks display cost, forming part of the overall event cost.
- The full payment is due no later than 14 days before the scheduled display date.
- Failure to complete the payment on time may result in the cancellation of your booking or adjustment of the contract price to cover incidental expenses.

#### 3. Client Obligations and Public Safety

Clients must:

- Adhere to safety and exclusion clearance requirements as determined by ABNF.
- Obtain written approval from the landowner.
- Implement adequate crowd control, security and any safety fencing measures. (before, during and after).
- Monitoring the behaviour of all patrons at the event.
- Notify surrounding residents and businesses within a 500m radius of the fireworks display site, date and time. Notification at least 3 clear business days prior to the date of the fireworks display.

- Any product and or display client dissatisfaction of services must be reported on the night or within 24hours to ABNF

#### 4. Insurance and Indemnification

ABNF maintains Public Liability Insurance coverage of up to \$20 million dollars to safeguard against potential claims arising from our fireworks displays.

- Clients wishing to be named as additional insured parties to our insurance policy must submit a written request at least 14 days prior to the fireworks display. An administrative fee of \$100 will apply to cover associated costs. ABNF reserves the right to reject any request at our discretion

#### 5. Cancellation, Postponement and Refund Policy

Cancellations by the Client:

- Cancellations must be made in writing and acknowledged by ABNF to be considered valid.
- Cancellation more than four weeks (4) weeks prior to the fireworks display date, ABNF will retain the non-refundable deposit.
- Cancellation within four weeks (4) weeks prior to the fireworks display date, ABNF will retain the non-refundable deposit and invoice for any additional expenses incurred.
- Cancellation within 72 hours of the firework display date, ABNF will retain the full initial agreed price.

**Cancellations by ABNF:**

- ABNF have the right to cancel the fireworks display prior to or during the performance due to public invasion of security and safety distances, product malfunction, adverse weather conditions, natural disasters or fire bans, without incurring any penalties in payment from the client.

**Postponements:**

- Postponement requests must be submitted in writing, and a new date must be mutually agreeable. Any associated costs or fees will be communicated by ABNF, and the client will be informed of the fees set by ABNF prior to the client agreeing to the new fireworks display date.



## FIREWORKS DISPLAY BOOKING

PO Box 12108, Westcourt (Cairns) Queensland, 4870, Australia

- If the fireworks display cannot proceed due to weather conditions, natural disasters or Fire Ban both parties can agree to delay, postpone or reschedule the fireworks display. Additional labour charges will be incurred.

### Refunds:

- All deposits are non-refundable.
- In the event ABNF cancels a display and non-recoverable costs are less than the total payments made by the client, a refund will be issued for the difference. This refund policy ensures clients are not unduly charged for services not rendered.

### 6. Limitation of Liability

ABNF is committed to the highest standards of safety and quality in the provision of our fireworks displays. However, it is acknowledged that:

- ABNF shall not be liable for misfires, malfunctions, or electronic failures unless such incidents result from negligence on our part. Negligence shall be determined based on industry standards and best practices.
- We will not be responsible for any direct, indirect, or consequential losses arising from the cancellation of a fireworks display due to weather, safety concerns, alterations of site layout, or changes in the expected location of the audience.
- Our liability in the event of any claim will not exceed the total amount paid by the client for the fireworks display under this contract.

### 7. Performance and Safety

#### ABNF guarantees:

- To deliver a spectacular fireworks display at the agreed date, time, and location, subject to full payment and compliance with safety guidelines and client obligations.
- To adhere to all safety protocols and legal requirements, ensuring the safety of the audience, staff, contractors and property.
- The client must provide ABNF adequate time for setup and clean-up of the display area.

### 8. Display Times and Noise Control

In consideration of community standards and governing guidelines, fireworks displays are to be conducted within the following times, unless instructed otherwise by Local by-laws and or Resource Safety, Health Queensland.

- Monday to Thursday: 7am to 9pm
- Friday to Saturday: 7am to 10pm
- Sundays and Public Holidays: 1pm to 9pm, with an exception for New Year's Eve according to local laws.

The client is responsible for ensuring that the fireworks display complies with local noise control regulations and does not disturb nearby residents or livestock.

### 9. Media Capture and Sharing

ABNF may capture photographs and videos of our fireworks displays for promotional purposes. By agreeing to these terms and conditions, clients consent to the use of such media which may include sharing client, supplier or audience posts that showcase our fireworks displays through various social media platforms. Clients who wish to opt out of media capture and sharing must notify ABNF in writing to respect their privacy preferences.

### 10. Final Acknowledgment and Signatures

Therefore, by proceeding with the booking and completing the attached booking form, the client signifies their agreement to and acceptance of these terms and conditions. This implied consent is considered legally binding and serves as acknowledgment of the client's understanding and acceptance of ABNF's policies and procedures, eliminating the necessity for a physical signature.

These terms and conditions are subject to change

**16.2 DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOR PROPOSED MATERIAL CHANGE OF USE, DEVELOPMENT LOCATED AT LOT 911 ON SP270889, LARDIL STREET, GUNUNA, MORNINGTON ISLAND**

**Author:** Director Corporate and Community

**Attachments:** 1 Development application for proposed material change of use

**PURPOSE (EXECUTIVE SUMMARY)**

Council is in receipt of a development application for: Development Permit for Material Change of Use (Multiple Dwelling) x 13 dwellings.

The proposed development is zoned within the General Residential, Community Facilities and Environmental Management and Conservation zones 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 proposed development is an assessable development in accordance with the provisions of the planning scheme and the Planning Act 2016.

This Material Change of Use application is lodged with Council following an approved Reconfiguration of a Lot which is complementary to the proposed development.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The existing land area is 4.731 hectares for Lot 911; 1,945m<sup>2</sup> for Lot 20; and 437m<sup>2</sup> for Lot 21. The existing use of land for Lot 911 is unimproved, with the exception of shade structures and shipping containers stored on side. Lot 20 has a dwelling and Lot 21 has a donga.

The proposed multiple dwelling development will incorporate:

- 6 x 2 bedroom (two storey) dwellings
- 1 x 3 bedroom (two storey) dwelling
- 3 x 3 bedroom (single storey) dwelling
- 3 x 4 bedroom (single storey dwelling)

The proposal can be considered to be generally in accordance with the following relevant overall outcomes of the Mornington Shire Council Planning Scheme 2018, in particular the proposed development:

- Will be logical continuation of the existing development within the vicinity 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 to accommodate for future residential land and address overcrowding.
- 1.

**FINANCIAL & RESOURCE IMPLICATIONS**

There are no financial considerations for the planning process. There will be infrastructure development and housing capital expenditure considerations as the project progresses.

**RECOMMENDATION**

That Council as the Local Government Authority and Trustee of the Aboriginal Freehold, resolve to approve (subject to conditions) the Development Application for Material Change of Use for Multiple Dwellings to be established over Lot 20 and 21 on SP270889 and Lot 911 on SP270889.

## REPORT TO COUNCIL

DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOR PROPOSED MATERIAL CHANGE OF USE, DEVELOPMENT LOCATED AT LOT 911 ON SP270889, LARDILL STREET, GUNUNA, MORNINGTON ISLAND.

SECTION 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE, DEVELOPMENT LOCATED AT LOT 911 ON SP270889, LARDILL STREET, GUNUNA, MORNINGTON ISLAND.

**Strategic Considerations**

Council assessed the application to be compliant with its Corporate and Operational Plans objectives "Strong Governance".

Corporate Plan	Operational Plan
Not available	<a href="#">Mornington-Shire-Council_Annual-Operational-Plan_2023-2024.pdf</a>

**Budget, Financial and Resource Implications**

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

**Asset Management**

Not Applicable

**Executive Summary**

Council is in receipt of a development application for:

1. Development Permit for Material Change of Use (Multiple Dwelling) x 13 dwellings.

(Attachment B, Locality Plan)

The proposed development is zoned within the General Residential, Community Facilities and Environmental Management and Conservation Zones 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 proposed development is assessment provisions are set out in the tables below and is assessable development in accordance with the provisions of the planning scheme and the *Planning Act 2016*.


**Note:** This Material Change of Use application is lodged with Council following an approved Reconfiguration of a Lot which is complementary to the proposed development.

Application & Site Details Summary	
<b>Applicant:</b>	Mornington Shire Council C/- wildPLAN Pty Ltd
<b>Proposed Development:</b>	Material Change of Use (Multiple Dwelling) x 13 dwellings
<b>Type of Approval sought:</b>	Development Permit
<b>Street Address:</b>	27 Lardil Street and 911 Marndatharrkan Street, Gununa (Mornington Island) QLD 4871
<b>RP Description:</b>	Lot 20 and 21 on SP270889 ; and Lot 911 on SP270889
<b>Land Area:</b>	Lot 911: 47,310m <sup>2</sup> (4.731 hectares) Lot 20: 1,945m <sup>2</sup> Lot 21: 437m <sup>2</sup>
<b>Existing Use of Land:</b>	Lot 911: Unimproved, with the exception of shade structures and shipping containers stored on site Lot 20: Dwelling House <sub>1</sub> Lot 21: Donger <sub>1</sub>

Date Report: XXX 2023

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Local Plan Summary	
<b>Local Plan:</b>	Mornington Shire Planning Scheme 2014
<b>Zoning:</b>	<ul style="list-style-type: none"> <li>• Environmental Management and Conservation Zone</li> <li>• General Residential Zone</li> <li>• Community Facilities Zone</li> </ul> 
<b>Codes</b>	<ul style="list-style-type: none"> <li>• Strategic framework</li> <li>• Community Facilities Zone Code</li> <li>• Environmental Management and Conservation Zone Code</li> <li>• General Residential Zone Code</li> <li>• Airport Environs Overlay Code (500 metre buffer)</li> <li>• Coastal Protection Overlay Code (Medium Storm Tide Hazard)</li> <li>• Healthy Waters Code.</li> </ul>
<b>Level of Assessment:</b>	Impact Assessment



Master Plan Summary	
<b>Master Plan:</b>	Mornington Island Master Plan
<b>Land Use:</b>	<p>Land fronting Lardil Street is proposed residential use.</p> 
<b>Assessment:</b>	The proposed development will be in keeping with the outcomes of the Master Plan and will allow for future residential use to address overcrowding within the community.

State Requirements Summary	
<b>DA Mapping:</b>	Queensland Waterway for Waterway Barrier Works (Low) Coastal Area – Medium Storm Tide Inundation Area
<b>Pre-lodgement:</b>	n/a
<b>Referral:</b>	n/a
<b>State Development Assessment Codes</b>	n/a

IMPACT ASSESSMENT CONSULTATION	
<b>Consultation Period:</b>	11 March 2024- 3 April 2024
<b>Submissions:</b>	Nil
<b>Assessment:</b>	n/a

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The proposal seeks to obtain a Development Permit as reflected in the table below.

Material Change of Use (MCU)	
<p>Lot 20 and 21 on SP270889 and Lot 911 on SP270889</p>	<p>Material Change of Use (Multiple Dwelling) x 13 dwellings</p> <p>The proposed Multiple Dwelling development will incorporate:</p> <ul style="list-style-type: none"> <li>• 6 x 2 bedroom (2 storey) dwellings</li> <li>• 1 x 3 bed (2 storey) dwelling</li> <li>• 3 x 3 bed (single storey) dwellings</li> <li>• 3 x 4 bed (single storey) dwellings</li> </ul>
	
	

The proposal can be considered to be generally in accordance with the following relevant overall outcomes of the Mornington Shire Council Planning Scheme 2018, in particular the proposed development:

- Will be a logical continuation of the existing development within the vicinity 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 to accommodate for future residential land and address overcrowding.

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**For Council Decision – Recommendation**

**That Council approve:**

- Material Change of Use for Multiple Dwellings to be established over Lot 20 and 21 on SP270889 and Lot 911 on SP270889.

Subject to the below conditions:

CONDITIONS OF APPROVAL	TIMING																																																																				
<p><b>1. Administration</b></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><b>2. Currency Period</b></p> <p>2.1. The applicable currency periods are:</p> <p>2.1.1. Material Change of Use - <b>6 Years</b></p>	As per condition																																																																				
<p><b>3. Approved Site Drawings/Plans</b></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" data-bbox="311 1055 1062 1639"> <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>COVER SHEET</td><td>A00</td><td></td><td>12-Jan-24</td></tr> <tr><td>Locality plan</td><td>A01</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Site Plan</td><td>A02</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Plans (2 Bed- 2 storey)</td><td>A03</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Elevations (2 Bed- 2 storey)</td><td>A04</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Plans (3 Bed - type 1)</td><td>A05</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Elevations (3 Bed - type 1)</td><td>A06</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Plans (3 Bed - type 2a)</td><td>A07</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Elevations (3 Bed - type 2a)</td><td>A08</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Plan (3 Bed- 2 storey)</td><td>A09</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Elevations (3 Bed- 2 storey)</td><td>A10</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Plans (4 Bed)</td><td>A11</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Elevations (4 Bed)</td><td>A12</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Plans (4 Bed – mirror)</td><td>A13</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Elevations (4 Bed – mirror)</td><td>A14</td><td>DA1</td><td>12-Jan-24</td></tr> <tr><td>Contoured Site plan</td><td>A03</td><td>DA2</td><td>04-May-24</td></tr> </tbody> </table>	Plan / Document Name	Drawing Number	Sheet No / Ref.	Date/DWG	COVER SHEET	A00		12-Jan-24	Locality plan	A01	DA1	12-Jan-24	Site Plan	A02	DA1	12-Jan-24	Plans (2 Bed- 2 storey)	A03	DA1	12-Jan-24	Elevations (2 Bed- 2 storey)	A04	DA1	12-Jan-24	Plans (3 Bed - type 1)	A05	DA1	12-Jan-24	Elevations (3 Bed - type 1)	A06	DA1	12-Jan-24	Plans (3 Bed - type 2a)	A07	DA1	12-Jan-24	Elevations (3 Bed - type 2a)	A08	DA1	12-Jan-24	Plan (3 Bed- 2 storey)	A09	DA1	12-Jan-24	Elevations (3 Bed- 2 storey)	A10	DA1	12-Jan-24	Plans (4 Bed)	A11	DA1	12-Jan-24	Elevations (4 Bed)	A12	DA1	12-Jan-24	Plans (4 Bed – mirror)	A13	DA1	12-Jan-24	Elevations (4 Bed – mirror)	A14	DA1	12-Jan-24	Contoured Site plan	A03	DA2	04-May-24	At all times
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CONDITIONS OF APPROVAL	TIMING
<p>3.2. 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>3.3. Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.</p>	
<p><b>4. Construction</b></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>	<p>At all times</p> <p>Prior to commencement of construction.</p>
<p><b>5. Damage to Infrastructure</b></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>	<p>At all times</p>
<p><b>6. Drainage</b></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 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><b>7. Access/Parking/ Emergency Vehicle Access</b></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. Bicycle and 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>7.3. Car parking in the form of sealed parking and manoeuvring areas provided to FNQROC Design Standards or Council’s standard engineering specifications and to the satisfaction of the Chief Executive Officer.</p>	<p>Prior to the commencement of the use.</p> <p>At all times</p> <p>At all times.</p>

DA2023\_049

CONDITIONS OF APPROVAL	TIMING
7.4. Road widths, and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies.	Prior to the commencement of the use.
<b>8. Infrastructure Services</b> 8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice. 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. 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. 8.4. Electricity provision certificate must be provided to the Local Authority. 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. 8.6. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.	At all times.
<b>9. Fire Hydrants, Fire Management and Emergency Access</b> 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 or an alternative provided to FNQROC Design Standards or Council’s standard engineering specifications and to the satisfaction of the Chief Executive Officer. 9.2. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours. 9.3. 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. 9.4. 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.	Prior to use of site.       At all times
<b>10. Acid Sulfate Soils</b> 10.1. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants. 10.2. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.	Prior to the commencement of the use.
<b>11. Landscaping and Fencing</b> 11.1. Landscaping and fencing to be erected to enhance the appearance of the site to the road and provide a buffer to adjoining sites. 11.2. The landscaping and fencing 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 generally in accordance with the following relevant overall outcomes.

In particular

- Will be a logical continuation of the existing development within the vicinity 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 to accommodate for future residential land and address overcrowding.

DA2023\_049

**Historical Information**

- Reference is made to DA2021\_022 which approved a lot layout complementary to the subject development proposal for social housing.

**Policy Implications**

Nil

**Risk Management Implications**

Nil.

**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 Island Planning Scheme 2014 (Alignment Amendment adopted 18 July 2018 and commenced 30 July 2018)*
- *Mornington Island Master Plan 2020*

**Consultation**

- Chief Executive Officer, Mornington Shire Council

**Attachments**

<b>Attachment A:</b>	Application Assessment
<b>Attachment B</b>	Qld Globe Map of Premises
<b>Attachment C:</b>	Development Plans

**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	29 January 2024
Action Notice Issued	n/a
Confirmation Notice Issued	07 February 2024
<i>Referrals Information Received</i>	n/a
<i>Impact Consultation period</i>	11 March 2024- 3 April 2024
<i>Planning Act 2016 - Decision Making Period Concludes</i>	22/05/2024
Applicant agreed Decision Making Period Extension Concludes	n/a
Council Meeting	19 June 2024
Decision Notice preparation and mail-out Period Concludes	27 June 2024

**Assessment against relevant legislation.**

The development proposal is determined to be Assessable Development.

The development proposal is assessable under the Mornington Shire Council Planning Scheme 2014 (Alignment Amendment adopted 18 July 2018 and commenced 30 July 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*, Material Change of Use, in the General Residential, Community Facilities and Environmental Management and Conservation Zone is determined to be **Impact** Assessable development and does 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 Mornington Shire Council Planning Scheme has been undertaken as reflected hereunder:

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

Mornington Shire Council Planning Scheme 2014 (Amendment Alignment Amendment adopted 18 July 2018 and commenced 30 July 2018)		
Code	Purpose	Assessment
General Residential Code	1) The purpose of the zone is to provide for residential activities supported by a range of community uses and	The proposed development seeks to establish a Multiple Dwelling development in

Mornington Shire Council Planning Scheme 2014 (Amendment Alignment Amendment adopted 18 July 2018 and commenced 30 July 2018)		
Code	Purpose	Assessment
	<p>small-scale services and facilities that cater for local residents.</p> <p>2) The purpose of the zone code is to achieve the overall outcomes.</p> <p>3) The overall outcomes for the zone are:</p> <ul style="list-style-type: none"> <li>a. A range of residential uses such as dwelling houses, dual occupancies, multiple dwellings, community residences and residential care facilities that provide housing choice and meet the needs of the community and are consistent with the amenity of the residential areas of Gununa.</li> <li>b. Residential development:                             <ul style="list-style-type: none"> <li>i. is appropriately separated from existing areas of industrial importance and is not sited in areas that may impact on economic viability or future sustainable development of commercial facilities;</li> <li>ii. is of a scale and type that does not have a detrimental impact on the existing amenity of the surrounding area; and</li> <li>iii. where in proximity to the airport, is compatible with the safe operation of the aviation facilities and is of an appropriate scape and design to function as a compatible use.</li> </ul> </li> <li>c. The scale and density of development is consistent with existing residential uses and local housing needs.</li> <li>d. Development provides for a high standard of amenity, an appropriate level of privacy and well-designed private and public open space, including play and other recreational areas.</li> <li>e. New development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.</li> <li>f. Accommodation activities have access to infrastructure and services. New development is connected to all urban services.</li> <li>g. 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.</li> <li>h. Development:                             <ul style="list-style-type: none"> <li>i. maintains access to the sea, beach and wetlands;</li> <li>ii. protects and enhances coastal and marine resources; and</li> <li>iii. maintains natural physical coastal processes.</li> </ul> </li> <li>i. Small scale non-residential uses are only provided where they cater directly to community needs, where the character and residential amenity is maintained and where they do not replicate the uses in the Gununa Town Centre.</li> <li>j. 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</li> </ul>	<p>order establish residential accommodation outcomes for the township of Gunana, Mornington Island.</p> <p>The establishment of a higher density residential developments over the site addresses the issue of housing supply on the island and subsequent overcrowding issues. The proposed development is considered to be infill development making the use of urban land and existing infrastructure.</p>

Mornington Shire Council Planning Scheme 2014 (Amendment Alignment Amendment adopted 18 July 2018 and commenced 30 July 2018)		
Code	Purpose	Assessment
	<p>future land uses. Any impacts expected by new development are mitigated appropriately.</p> <ul style="list-style-type: none"> <li>k. Low impact home based businesses operate within the residential area and provide for small scale and emerging business activities.</li> <li>l. Development in areas that have a high probability of containing acid sulfate soil avoids or minimizes disturbance. Where disturbance cannot be avoided, development is consistent with the mitigation measures which form part of management regime developed in accordance with the State Planning Policy</li> <li>m. New lots are designed and developed with sufficient area and proportions for activities and works associated with the proposed use.</li> </ul>	
Community Facilities Zone Code	<ol style="list-style-type: none"> <li>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.</li> <li>2) The purpose of the zone is to achieve the overall outcomes.</li> <li>3) The overall outcomes for the zone are:                             <ul style="list-style-type: none"> <li>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.</li> <li>b. Development provides opportunities for co-location of community activities to create identifiable community nodes.</li> <li>c. Development has access to development infrastructure and essential services.</li> <li>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.</li> <li>e. Development is designed to incorporate sustainable practices including as maximising energy efficiency, water conservation and transport use.</li> <li>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.</li> <li>g. The primary use of land described as Lot 2 on Compiled Plan WLY2 is for an educational establishment being the Mornington State School.</li> <li>h. The primary use of land described as Lot 10 on Compiled Plan WLY6 is for hospital and allied health</li> </ul> </li> </ol>	<p>It is noted that the proposed development is intended to support however for the purposes of this assessment, it is considered that the reconfiguration will not impact on the outcomes of the Community Facilities Zone Code.</p> <p>The proposed lot layout over the area of the site zoned within the Community Facilities zone is satisfactorily design to maintain the character of the site.</p>

Mornington Shire Council Planning Scheme 2014 (Amendment Alignment Amendment adopted 18 July 2018 and commenced 30 July 2018)		
Code	Purpose	Assessment
	<p>uses, including education and research uses and staff accommodation being the Mornington Island Hospital.</p> <ul style="list-style-type: none"> <li>i. The primary use of land described as Lot 8 on Compiled Plan WLY8 is for emergency purposes being the Mornington Island Police Station.</li> <li>j. The viability of community uses and other community infrastructure is protected by excluding development that may prejudice the on-going operation and expansion of existing uses or the development of new facilities.</li> <li>k. Development in areas that have a high probability of containing acid sulfate soils avoids or minimises disturbance. Where disturbance cannot be avoided, development is consistent with the mitigation measures which form part of a management regime developed in accordance with the State Planning Policy</li> <li>l. Development:                         <ul style="list-style-type: none"> <li>i. maintains access to the sea, beach and wetlands;</li> <li>ii. protects and enhances coastal and marine resources; and</li> <li>iii. maintains natural physical coastal processes.</li> </ul> </li> <li>m. 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.</li> <li>n. Development maintains public access to the sea, beach, wetlands and the bush.</li> <li>o. New lots are designed and developed with sufficient area and proportions for activities and works associated with the proposed use.</li> </ul>	
Environmental Management and Conservation Zone Code	<ul style="list-style-type: none"> <li>1) The purpose of the zone is to provide for areas identified as supporting significant biological diversity and ecological integrity.</li> <li>2) The purpose of the zone is to achieve the overall outcomes.</li> <li>3) The overall outcomes for the zone are:                         <ul style="list-style-type: none"> <li>a) Areas identified as important for biological diversity, ecological functioning, and scenic amenity are protected from development.</li> <li>b) Development does not adversely affect and provides for the retention of:                                 <ul style="list-style-type: none"> <li>i) resources including land, plants, animals, extractive minerals in the earth, saltwater, freshwater and all natural environments and culturally important places;</li> <li>ii) access and use of resources by traditional owners and local people in pursuance of traditional and cultural lifestyle practices;</li> <li>iii) access to the sea, beach and wetlands</li> <li>iv) places for people to live in their Country and continue traditional practices and lifestyles;</li> </ul> </li> <li>c) Development is designed, constructed and operated so that it:</li> </ul> </li> </ul>	<p>A portion of the development is located within the Environmental Management and Conservation Zone.</p> <p>The development has been designed to respond to the existing site features and contours of the site in order to minimize any potential risks to the environment.</p>

Mornington Shire Council Planning Scheme 2014 (Amendment Alignment Amendment adopted 18 July 2018 and commenced 30 July 2018)		
Code	Purpose	Assessment
	<ul style="list-style-type: none"> <li>i) responds and respects the natural environment and potential risks from natural hazards and climate change;</li> <li>ii) maintains natural physical coastal processes and does not detract from amenity, cultural importance or the ongoing practice of traditional activities;</li> <li>d) Development in areas that have a high probability of containing acid sulfate soils avoids or minimises disturbance. Where disturbance cannot be avoided, development is consistent with the mitigation measures which form part of a management regime developed in accordance with the State Planning Policy</li> <li>e) Low impact tourist uses that recognise and depend on the values of the cultural features or natural resources or features in an area may be located in the zone where there is a proven real and ongoing benefit to the community;</li> <li>f) Outstations located on Mornington Island, Denham Island, Forsyth Island and Bentinck Island provide for the accommodation of small family-based groups to enable people to get back onto their 'country' to engage in traditional practices;</li> <li>g) 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.</li> <li>h) Development provides on-site infrastructure appropriate to intended use and site characteristics and which has no detrimental effects on the natural environment. Such infrastructure is provided and maintained at no cost to Council.</li> <li>i) Other uses may be located in this zone where it:                         <ul style="list-style-type: none"> <li>i) Has a direct link to the environmental and cultural values of the area;</li> <li>ii) Allows people to carry out traditional and cultural practices, including hunting, fishing, gathering, camping and managing the land;</li> <li>iii) Does not restrict access to, distract from or result in the loss of access to the beach, bush, and places that are environmentally or culturally important;</li> <li>iv) Integrates with the natural environment;</li> </ul> </li> <li>j) Provides a benefit to the local people and the traditional owners.</li> <li>k) Future urban development is accommodated efficiently and through the expansion of the Gununa urban area onto developable land in the Investigation Area to the north/north east in the location shown on</li> <li>l) Environmental management and conservation zone code Map 1. Development that proposes to use or</li> </ul>	

Morningside Shire Council Planning Scheme 2014 (Amendment Alignment Amendment adopted 18 July 2018 and commenced 30 July 2018)		
Code	Purpose	Assessment
	<p>that result in the use of resources provides a real and ongoing benefit to the community.</p> <p>m) New lots are designed and developed with sufficient area and proportions for activities and works associated with the proposed use.</p>	
Airport Environs Overlay Code	<p>1) The purpose of the Airport environs overlay code is to protect the existing and future operational requirements of the Morningside Island Airport and to provide the most compatible development of surrounding lands.</p> <p>2) The purpose of the code is to achieve the overall outcomes.</p> <p>3) The overall outcomes are:</p> <p>a) conflicts between the Morningside Island Airport, including the Non-Directional Beacon, and surrounding uses are avoided;</p> <p>b) development does not introduce or intensify uses that are sensitive to noise interference or nuisance unless, where practicable, adequate mitigation measures are incorporated into the development;</p> <p>c) development mitigates impacts to ensure an appropriate level of amenity; and</p> <p>d) safe and efficient airport operations, including operational airspace, are protected.</p>	<p>The proposed residential development is unlikely to introduce any impacts which would adversely effect the operation of the airport.</p> <p>The proposed design can achieve the outcomes of the Airport Environs Overlay Zone.</p>
Coastal Protection Overlay Code	<p>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:</p> <p>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</p> <p>b) protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity.</p> <p>2) The purpose of the code is to achieve the overall outcomes.</p> <p>3) The overall outcomes are:</p> <p>a) conservation of coastal resources, including the foreshore; and</p> <p>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;</p> <p>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.</p>	<p>The Coastal Protection Overlay encroaches into a portion of Lot 911, however does not cover the portion of the lot which is the focus of the provided subdivision.</p> <p>In this instance, it is considered that the proposed development will not impose a risk to community with respect to the outcomes sought by the Coastal Protection Overlay.</p>

**State Interest Assessment**

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

1. State Planning Policy (SPP)

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

The SPP focusses on delivery of outcomes and applies to:

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

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

**Assessment:**

**Housing Supply and Diversity**

The proposal provides the opportunity for accessible and well-services housing, and land for housing and supports affordable housing outcomes.

**Liveable Communities**

The proposed development intends on designing the site in order 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 and by incorporating a new public gazetted road which will provide ease of access to residents in the event of an emergency.

**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

Attachment B: Qld Globe Map of Premises

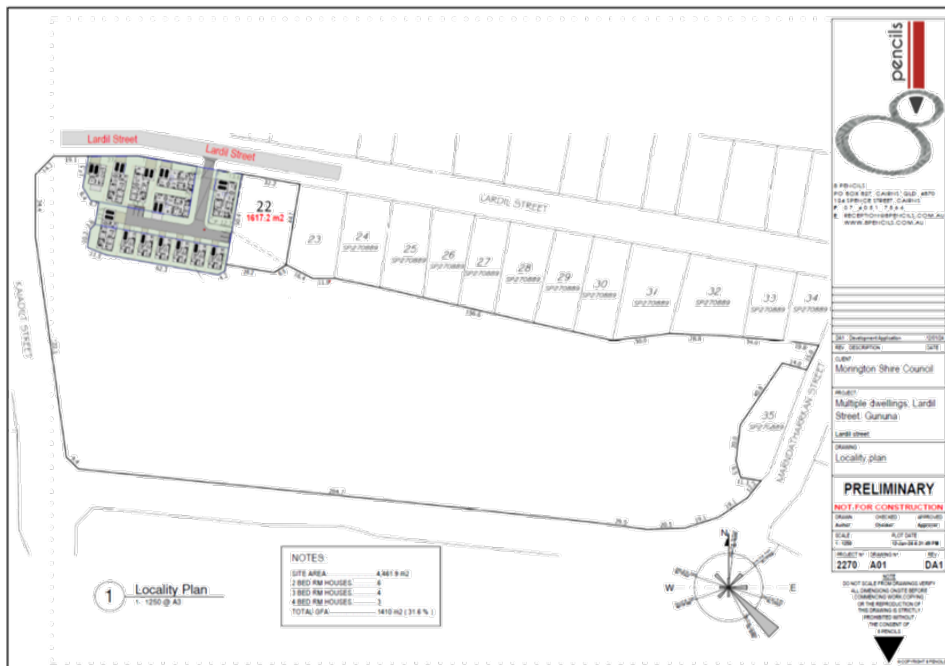


Figure: Queensland Globe map extract of development site.



Figure: Queensland Globe map extract of development site

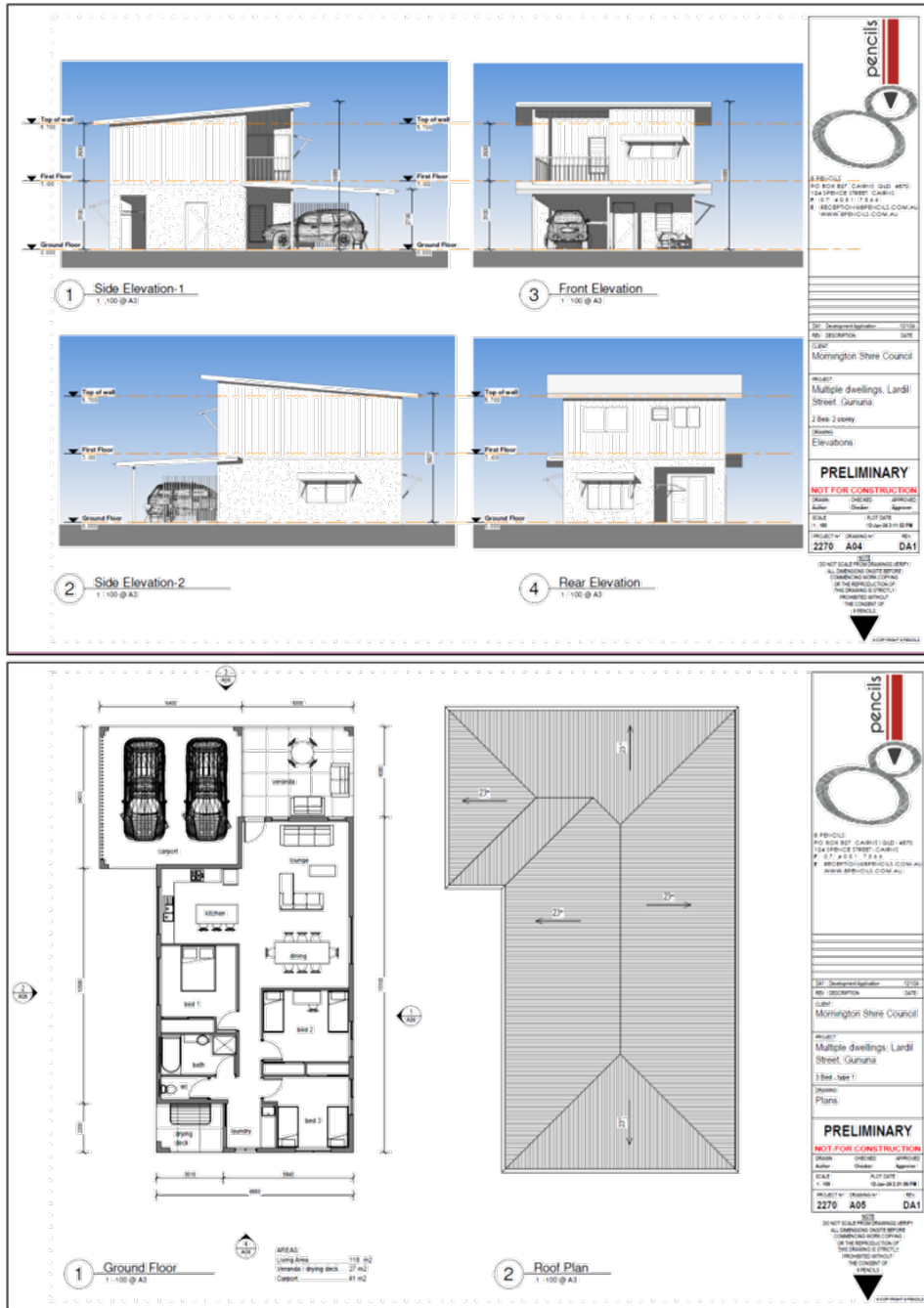
Attachment C: Development Plans



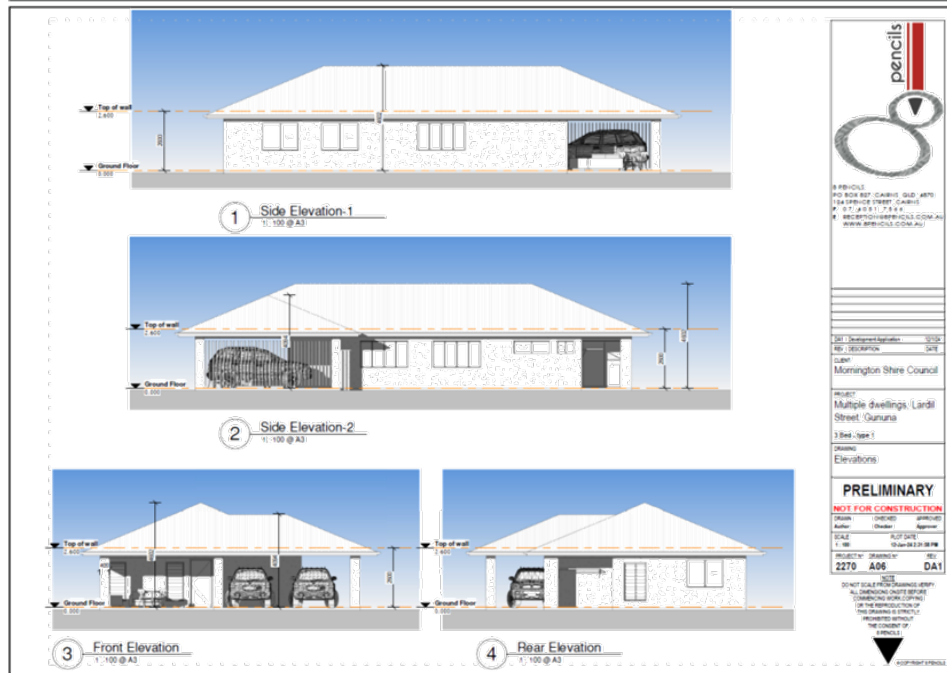
Attachment C: Site Plan of premises



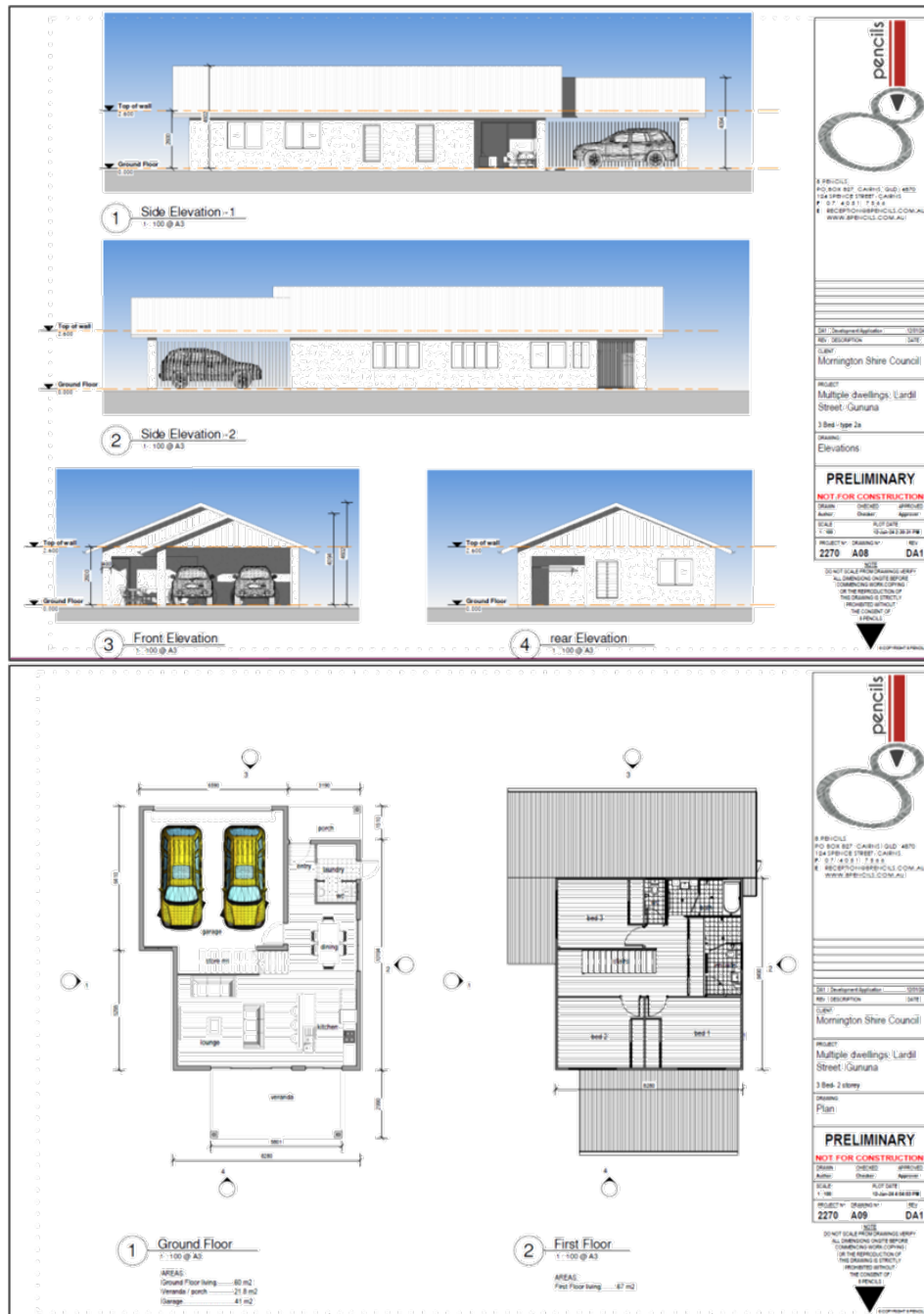
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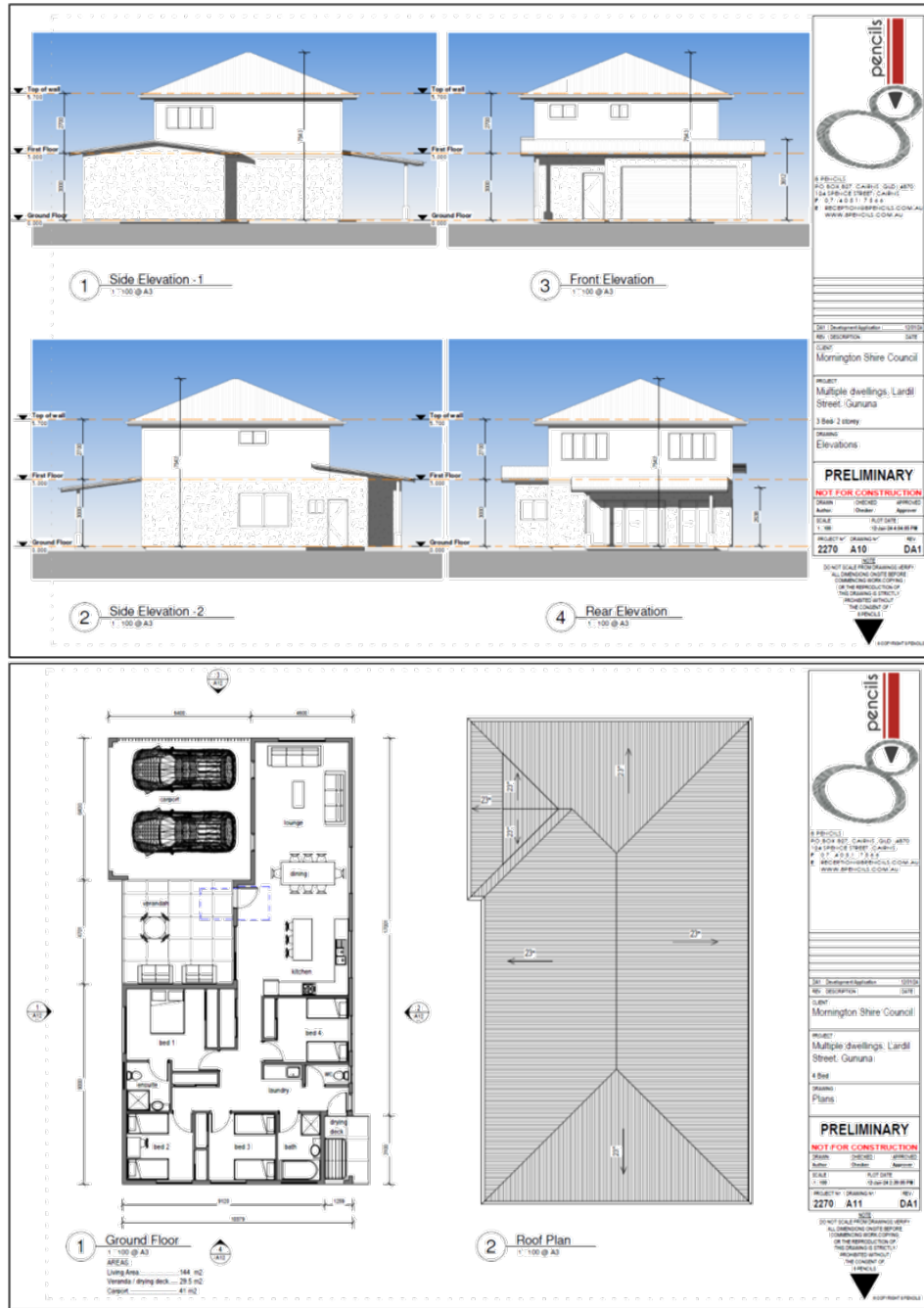
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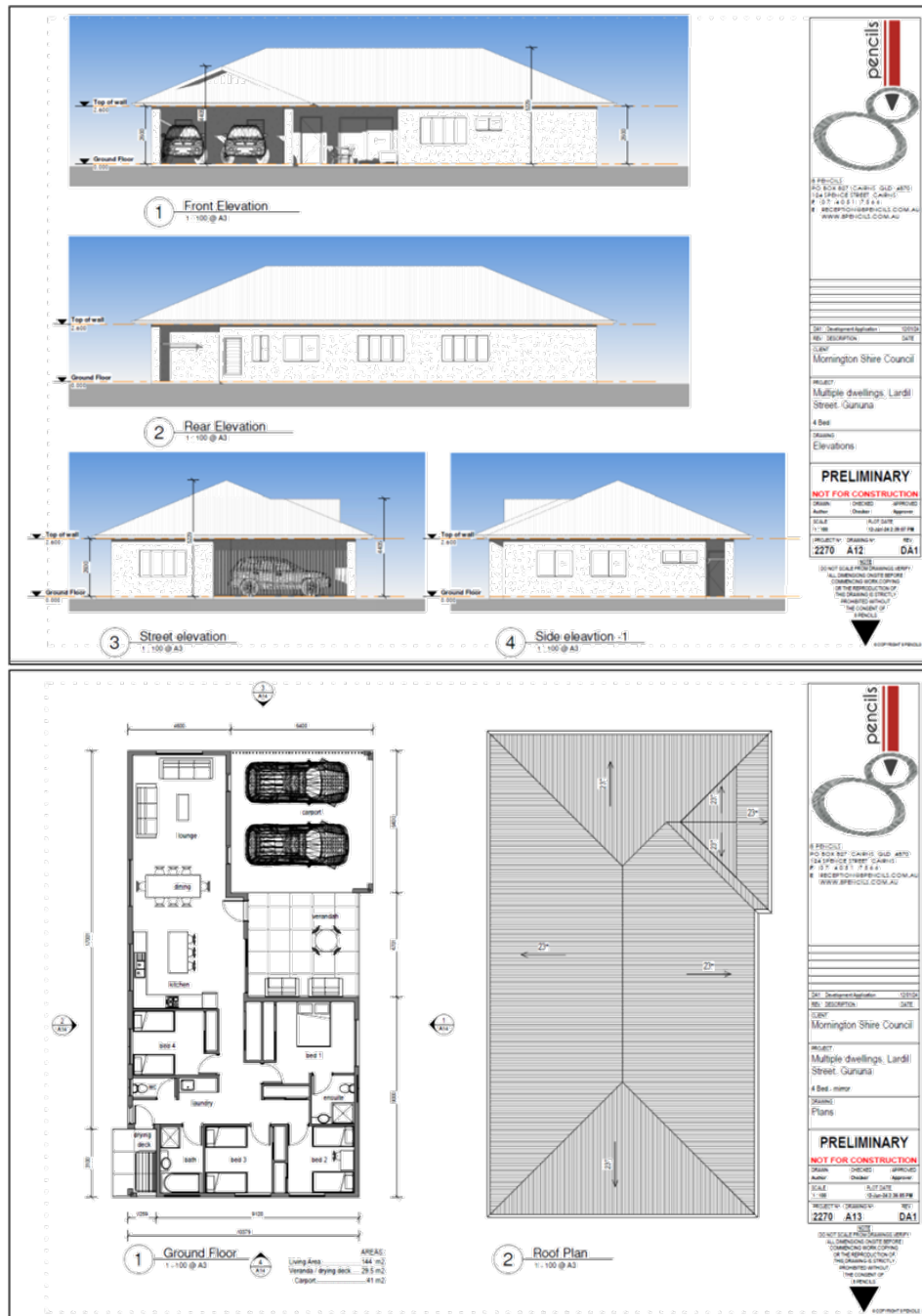
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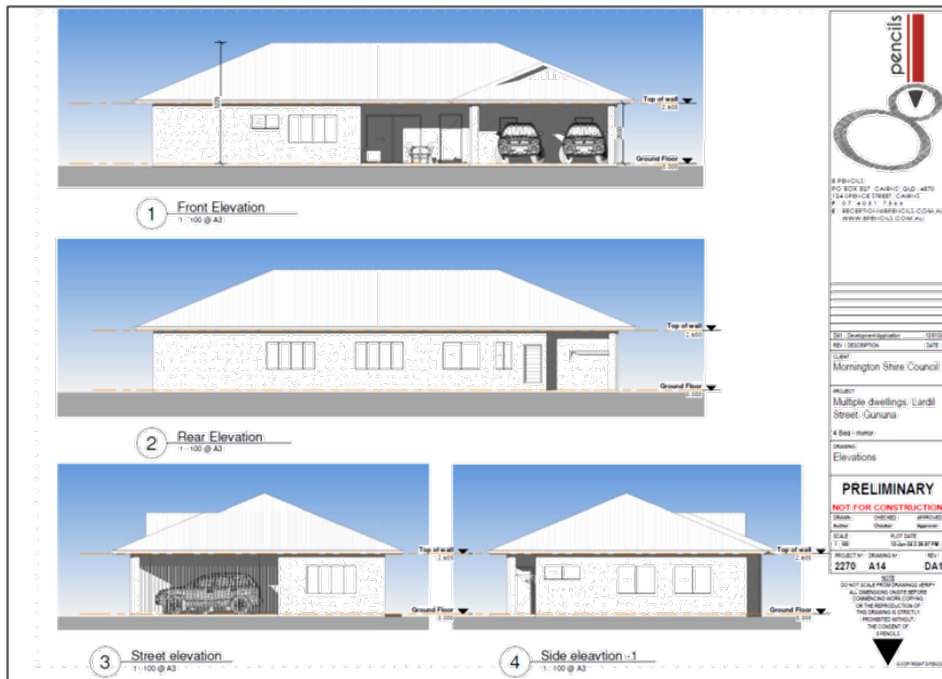
Attachment C: Site Plan of premises



Attachment C: Site Plan of premises



Attachment C: Site Plan of premises



**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 Council with an update of Housing department activities for the month of June 2024.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION****QBuild works programs*****2023/24 QBuild Do & Charge Program***

As of 31 May 2024, total of 456 Work Orders have been issued in 2024, 105 of them in May. Full focus is on completing invoicing for the 29 outstanding 2023 'Do & Charge' work orders, many of these awaiting materials to arrive, and be up to date with all QBuild 'Do & Charge' by end of June.

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

Council has completed painting of twenty-four (24) Community houses since the painting program commenced in April 2024 and works are underway for another eight (8), with estimated completion by 30 June 2024. In addition to this, another two (2) refurbishment projects have been completed in the month of May.

***MSC Tavern / Kitchen Works***

Project Manager is working in collaboration with the Tavern Manager; plan with costings to be submitted to Executive and Finance for staged implementation and budget consideration.

**Funded programs*****\$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***

After some minor delays in May, works have re-commenced. The building is now at lock-up stage, with all windows and doors installed and the building secure. Internal plastering works have been completed, and after skirting, cornices and door frames have been installed, painting works are scheduled to commence before the end of June, followed by vinyl flooring installation.

Estimated completion date 15 August 2024.



**Plug-in 30 Lardil Street**

The plug in for 30 Lardil Street has had roof and external cladding installations completed, and the building has progressed to internal fit out stage. Estimated completion date 7 August 2024.

**\$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).

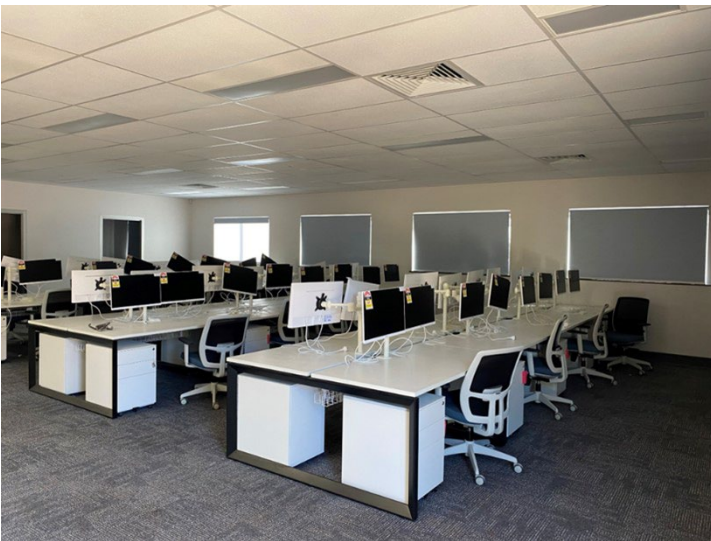
The Capital Housing Strategy has been sent in for Council review and endorsement.

**\$5.9million Council Civic Centre/ Administration building**

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

In the past month construction work and ICT installation work has been brought to completion at the Council Administration building. With the building now at practical completion, a number of defects are currently being rectified. Hand over documents have been received by the Council.

Housing and facilities contractors have assembled all furniture and we are expected to have the building move-in ready in the first week of July 2024.





### **Indigenous Knowledge Centre (IKC)**

Council is utilising remaining funds from the Council Civic Centre/Administration Building project for construction of a Library (Indigenous Knowledge Centre).

Since last month, the wall frames have been erected and electrical wiring installation has commenced.



### **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.

### **Youth Hub – Security Fencing**

Youth hub fencing works are to commence by end of May 2024 once VAC fencing is completed.



***Ergon Power Upgrade & Motel 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 engaged Ergon for the overhead powerlines to be removed and a design for the redirection of the overhead power lines to underground cabling. The purpose of Ergon to provide this design is to allow the expansion of 8 extra motel style buildings and a dedicated motel reception area.

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 Main Switch Board which is overloaded and requires immediate attention.

Project managers have been researching the most cost-effective options for board manufacturing and motel cabins. After lengthy discussions with electrical consultants to have the switchboard design suit the tavern's long term electricity requirements and a quotation process with electrical contractors, Council has engaged Wentworth Electrical for the supply of a custom built Main Switch Board and a Sub-Board.

**FINANCIAL & RESOURCE IMPLICATIONS**

All projects are operating within designated budget parameters.

**RECOMMENDATION**

That Council receive the housing report for June 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 Council with an update of the Facilities Department for the month of June 2024.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

The report below outlines various work undertaken by the Facilities Department.

**Staffing**

Facilities administrative trainee commenced employment in May 2024 and is completing entry and exit inspections for staff housing, to ensure that maintenance requests are being promptly raised in Council's maintenance system. Recruitment process is currently underway for a Building supervisor to re-commence structural condition inspections and upgrade estimates that were started by the previous Building supervisor.

**Council Properties – Commercial***Council Administration Building*

Plans for a thorough structural condition report to be undertaken for the old Council Administration Building after all staff move into the new Administration Building in early July 2024. Based on the report we can ascertain the extent of upgrades required for the old administration building and forward the estimated costs for budget consideration.

*Motel and VAC*

Motel and Visitor Accommodation is running at near full capacity. Since the security fencing completion at VAC, planning will be required for more accommodation units at the VAC. Plans have been drafted and are currently under cost estimation for an onsite caretaker cabin.

**Maintenance**

Works undertaken continue to be predominantly reactive repairs caused by vandalism and in some instances a lack of programmed/ preventative maintenance to date.

An inspection workflow has been created with new processes to record tasks to be undertaken including action dates to manage and control completion of works. Further inspections pending recruitment outcomes for a new building supervisor.

A heightened need for regular pest control requirements has been identified since internet service to Council buildings were disrupted for a number of days due to damage caused to electrical wiring by Singapore ants that are prevalent in the Carpentaria region. Council is currently investigating solutions to prevent similar damage from occurring again.

**Council properties – Residential***MSC Staff Accommodation | Maintenance Residential Works*

Council is seeking funding for staff accommodation upgrades and possible new builds for the new financial year 2024/25.

Staff housing is being inspected systematically to comply with the current QFES smoke alarm legislation. Several compliance issues have been rectified and installation of new photo electric smoke alarms have been completed.

**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 2024, Council had been unduly paying for lease holder repairs.

**RECOMMENDATION**

That Council receive the facilities report for June 2024.

**19 ENGINEERING****19.1 ENGINEERING VERBAL REPORT**

**Author:** Director Engineering

**Attachments:** Nil

**PURPOSE (EXECUTIVE SUMMARY)**

The purpose of this report is to provide the Council with an update for the month of June 2024.

**BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**

Director of Engineering, Micheal Leslie will provide a verbal report to Council

**FINANCIAL & RESOURCE IMPLICATIONS**

The Engineering department have been operating within 2023/24 budget allocations.

**RECOMMENDATION**

That Council receive the engineering department verbal report for June 2024.

**20 GENERAL BUSINESS**

Nil

**21 CONFIDENTIAL REPORTS**

Nil

**22 NEXT MEETING**

Wednesday 17 July 2024

**23 CLOSURE**