



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

Date: Wednesday, 14 June 2023
Time: 9:00AM
Location: Council Chamber
Mission Road
Gununa

BUSINESS PAPER

Ordinary Council Meeting

14 June 2023

Gary Uhlmann
Chief Executive Officer

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

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

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

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

7 CONFIRMATION OF MINUTES**7.1 CONFIRMATION OF MINUTES - COUNCIL MEETING - 17 MAY 2023**

Author: Executive Manager Corporate & Community Services
Attachments: 1. Council Meeting Minutes - 17 May 2023

OFFICER'S RECOMMENDATION

That the Minutes of the Council held on Wednesday 17 May 2023 be received and the recommendations therein be adopted.

**MINUTES OF MORNINGTON SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MISSION ROAD, GUNUNA
ON WEDNESDAY, 17 MAY 2023 AT 9:00AM**

1 OPENING OF MEETING

The meeting was opened by Mayor Kyle Yanner at 9.26am

2 ACKNOWLEDGMENT OF COUNTRY

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

3 PRESENT

Mayor Kyle Yanner, Cr Dwayne Rogers, Cr Roxanne Thomas, Cr Robert Thompson
Gary Uhlmann, Skye Price, Brett de Chastel , Geoffrey Rewald, Daniel Dixon, and Rhianne Williams (via TEAMS minutetaking)

4 LEAVE OF ABSENCE**RESOLUTION 2023/68**

Moved: Cr Robert Thompson
Seconded: Cr Dwayne Rogers

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

CARRIED 4/0

5 DISCLOSURE OF INTEREST – COUNCILLORS AND STAFF

Nil

6 CONDOLENCES AND MEMORIALS

A minutes silence was undertake for the loved ones who have passed.

7 CONFIRMATION OF MINUTES**7.1 CONFIRMATION OF MINUTES - COUNCIL MEETING - 19 APRIL 2023****RESOLUTION 2023/69**

Moved: Cr Roxanne Thomas
Seconded: Mayor Cr Kyle Yanner

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

CARRIED 4/0

8 DEPUTATIONS

Nil

9 ACTION SCHEDULE

Nil

RECEPTION & CONSIDERATION OF OFFICERS REPORTS**10 MAYOR AND COUNCILLORS REPORTS**

Nil

At 9:44 pm, Mayor Cr Kyle Yanner left the meeting.

11 CHIEF EXECUTIVE OFFICER'S REPORTS**11.1 CHIEF EXECUTIVE OFFICER VERBAL REPORT****RESOLUTION 2023/70**

Moved: Cr Dwayne Rogers
Seconded: Cr Robert Thompson

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

CARRIED 3/0

11.2 COMMISSIONER FOR FAIR TRADING CORRESPONDENCE**RESOLUTION 2023/71**

Moved: Cr Roxanne Thomas
Seconded: Cr Dwayne Rogers

That Council receives and notes the report related to the Office of Fair Trading First Nations consumer rights correspondence and partakes in a meeting to be organised by the Office of Fair Trading representatives to discuss any community concerns or observations.

CARRIED 3/0

At 10:09 am, Mayor Kyle Yanner returned to the meeting.

Meeting adjourned at 10:10am by Mayor for Morning Tea.

Meeting recommenced at 10:27am by Mayor.

At 10:30 am, Cr Roxanne Thomas left the meeting.

At 10:43 pm, Cr Roxanne Thomas returned to the meeting.

12 STAFF REPORTS - WORKPLACE HEALTH AND SAFETY

Nil

13 STAFF REPORTS - GOVERNANCE AND COMMUNICATIONS

13.1 GOVERNANCE ADVISOR BRETT DE CHASTEL

RESOLUTION 2023/72

Moved: Cr Robert Thompson

Seconded: Cr Dwayne Rogers

That Council note and receive this report.

CARRIED 4/0

13.2 STOP BLACK DEATHS IN CUSTODY COMMITTEE

RESOLUTION 2023/73

Moved: Cr Roxanne Thomas

Seconded: Cr Robert Thompson

That Council receives and notes the report related to the Stop Black Deaths in Custody Committee and resolves to:

In consultation with the Mayor, send a delegate, to the Stop Black Deaths in Custody Committee State Community Justice Group State Conference, 15 and 16 June 2023.

CARRIED 4/0

14 STAFF REPORTS - TECHNICAL SERVICES

Nil

15 STAFF REPORTS - INFRASTRUCTURE SERVICES

15.1 TECHNICAL AND INFRASTRUCTURE SERVICES REPORT

RESOLUTION 2023/74

Moved: Cr Robert Thompson

Seconded: Cr Roxanne Thomas

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

CARRIED 4/0

At 12:09 pm, Cr Roxanne Thomas left the meeting.

At 12:10 pm, Cr Roxanne Thomas returned to the meeting.

Meeting adjourned at 12:18 pm by Mayor.

Meeting recommenced at 12:32 pm by Mayor.

Item 18.2 moved forward for Chief Executive Officer to give Financial Report.

18.2 FINANCIAL REPORT**RESOLUTION 2023/75**

Moved: Mayor Cr Kyle Yanner

Seconded: Cr Robert Thompson

That Council note and receive the Financial report for April 2023.

CARRIED 4/0

At 12:58 pm, Cr Dwayne Rogers left the meeting.

16 STAFF REPORTS - HOUSING REPORT**16.1 HOUSING REPORT****RESOLUTION 2023/76**

Moved: Cr Robert Thompson

Seconded: Cr Roxanne Thomas

That Council note and receive the Housing report for April 2023.

CARRIED 3/0

At 1:54 pm, Mayor Cr Kyle Yanner left the meeting.

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

17 STAFF REPORTS - FACILITIES**17.1 FACILITIES REPORT****RESOLUTION 2023/77**

Moved: Cr Robert Thompson

Seconded: Cr Roxanne Thomas

That Council note and receive the Facilities report for April 2023.

CARRIED 3/0

18 STAFF REPORTS - FINANCIAL SERVICES**18.1 WESTPAC BANKING AUTHORITY****RESOLUTION 2023/78**

Moved: Cr Robert Thompson

Seconded: Cr Roxanne Thomas

That Council endorse formal authorisations for Westpac banking and Queensland Treasury Corporation accounts.

Signatories for all Westpac Bank Accounts held by Mornington Shire Council will include:

Gary Uhlmann
Ian McCarthy
Skye Price
Geoffrey Rewald
Daniel Dixon

Administrators and approvers for all Westpac Bank Accounts held by Mornington Shire Council will include:

Gary Uhlmann
Ian McCarthy
Skye Price
Geoffrey Rewald
Daniel Dixon

CARRIED 3/0

19 STAFF REPORTS - COMMUNITY DEVELOPMENT REPORT**19.1 REQUEST FOR INDIVIDUAL COMMUNITY GRANT****RESOLUTION 2023/79**

Moved: Cr Robert Thompson

Seconded: Cr Roxanne Thomas

That Council approve the Community Grants program Individual grant request application to the value of five hundred dollars (\$500) for Atlanta Escott's planned school ski trip to New Zealand during September 2023 and undertake a Community Grants Policy review.

CARRIED 3/0

19.2 PROPOSED COUNCIL MEETING SCHEDULE 2023 - 2024**RESOLUTION 2023/80**

Moved: Cr Roxanne Thomas

Seconded: Cr Robert Thompson

That Council endorse the Council Ordinary Meeting Schedule for 2023-24.

CARRIED 3/0

20 STAFF REPORTS - HUMAN RESOURCES

Nil

21 CONFIDENTIAL REPORTS

Nil

22 NEXT MEETING

The next meeting will be held on 14 June 2023.

23 CLOSURE

Mayor Yanner closed the meeting at 2:30 pm.

Minutes Confirmed:

Mayor

Date: 18/05/2023

Gary Uhlmann
Chief Executive Officer

8 DEPUTATIONS

9 ACTION SCHEDULE

Nil

RECEPTION & CONSIDERATION OF OFFICERS REPORTS

10 MAYOR AND COUNCILLORS REPORTS

Nil

11 CHIEF EXECUTIVE OFFICER'S REPORTS**11.1 CHIEF EXECUTIVE OFFICER VERBAL REPORT**

Author: Chief Executive Officer

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

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

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION**FINANCIAL & RESOURCE IMPLICATIONS**

Nil

RECOMMENDATION

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

12 STAFF REPORTS - WORKPLACE HEALTH AND SAFETY

Nil

13 STAFF REPORTS - GOVERNANCE AND COMMUNICATIONS**13.1 SPECIAL HOLIDAYS 2024**

Author: Executive Manager Corporate & Community Services

Attachments: 1 Letter requesting Council nominate its Special Holidays for 2024

PURPOSE (EXECUTIVE SUMMARY)

This report enables Council to consider formal gazetting 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 15 May 2023. The letter requested confirmation of proposed Mornington Shire Council 2024 Special Holidays.

Council has been asked to inform the OIR of any specified dates no later than Friday 3 July 2023 (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.

There have been some discussions in the past about the prospect of Mission Australia staging a show event on Mornington Island, with support from Council. As such, holidays were gazetted for 9 September 2022 and 8 September 2023, respectively. However, grant funding for the proposed occasions were unsuccessful.

Proposed 2024 holiday dates include:

Day	Date	Comments
Mount Isa Show	Friday 21 June 2024	
Gununa Show	Friday 6 September 2024	
Memorial Day	Monday 25 November 2024	In lieu of Memorial Day falling on a Sunday.

The 2023 gazetted dates include:

Day	Date	Comments
Mount Isa Show	Friday 16 June 2023	Show is scheduled to run from 23 – 24 June 2023
Gununa Show Day	Friday 8 September 2023	
Memorial Day	Friday 24 November 2023	

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 2024 Special Holiday dates including Mount Isa Show Day, Friday 21 June 2024; Gununa Show Day, Friday 6 September 2024; and Memorial Day, Monday 25 November 2024 (in lieu of Sunday 24 November 2024); and send correspondence to the Office of Industrial Relations with proposed by no later than 3 July 2023.
2. That the prospect of a local show celebration be deferred for discussion with the incoming Council, during early 2024.



Office of
Industrial Relations

Department of Education

15 May 2023

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 2024 for districts in your local government area, please complete the attached request form and submit via email to info@oir.qld.gov.au by no later than **Friday, 3 July 2023**.

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 Service Act 2008*, 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 Ms Patricia Faulkner, Office of Industrial Relations on (07) 3406 9845 or email patricia.faulkner@oir.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "AJ James".

A J (Tony) James
Assistant Director-General
Office of Industrial Relations

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14 STAFF REPORTS - TECHNICAL SERVICES

Nil

15 STAFF REPORTS - INFRASTRUCTURE SERVICES**15.1 TECHNICAL AND INFRASTRUCTURE SERVICES REPORT**

Author: Group Manager Technical Services

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

To provide Council with an update of activities undertaken by the Technical and Infrastructure Services Division within Council.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

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

Grant Funded Project Update – April 2023

Building our Region Round 6 – Water security scope variation request approved by Department. Documentation and deliverables have been finalised with view to go to market in the second week of June. Will utilise Local buy for this project.

Building our Region Round 6 – Sewerage Pump Station upgrades – Tender documentation loaded on to Vendor panel Friday 2nd June, submissions close on 7th July for assessment.

Works for Queensland –Water Treatment Plant Upgrades - Tender assessments are completed. Of the 2 tenders received, neither have been selected to move ahead to excessive pricing and 1 being non-conforming. However, negotiating directly with preferred tenderer to finalise project deliverables that meet specification and project budget.

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

- Garbage compactor – grant agreement deed issued by department and truck has been ordered from Garwood International. Expecting delivery in July/August.
- Bin stabilisation final project – grant deed issued by department; procurement underway for the bin locks
- Transfer Station design and construct project – grant agreement being drawn up by DES. Project to kick off on 3rd July with contractor attending Island to undertake a full waste audit – the findings of this audit will shape the design and treatment options for waste management on Island into future.
- Metal Recycling project in final discussions with SIMS metal on project execution. Volumes and methodology finalised and expecting project plan completion in early May. SIMS metal have indicated a September 23 mobilisation to island to carry out works.

Queensland Reconstruction Authority (QRA) Disaster Ready Fund Round 1 – Application (attached) submitted to Queensland Reconstruction Authority under the Disaster Ready Round 1 funding arrangements. Project entails assessment, analysis and design specification for permanent wastewater treatment facilities (sewerage treatment plant) for Mornington Island.

Unfortunately, MSC was not successful with application for funding.

Remote Airstrip Upgrade Program R8 – works completed on the RAUP funded project. Runway has been re-line marked and is now compliant to part 139 MOS, drainage works at terminal carried out to stop localised flooding and runway strip ends have been graded to also stop localised flooding on the runway and erosion in surround runway strip.

Parks and Gardens

Routine daily works carried out. Facilities work orders completed.

Aerodrome internal maintenance completed – ground lighting and markers

Ongoing slashing works around runway strip

Batch Plant Operations

Maintenance and repairs completed at Batching Plant. New septic tank installation completed

May 2023

Forecast – 5m³ vs Actual – 25.5m³

Fencing

Workshop fence materials have arrived on Island, the works to begin in June.

Routine emergent works carrying out repairs to compromised Council facilities.

Facilities work orders actioned as required.

Civil Works Program

Optimal weather conditions have enabled the Civil crew to make an impact against program.

Roads completed to date;

- Airport Circuit Road
- Gold Cliffs Road
- Batching Plant Road
- Dadrigun Road
- Gee Wee Road
- Bidgigun Road

Roads underway with clearing and reclamation;

- Dwendi Road
- Gunbah Road
- Barrakiah Road
- Ballaleah Road

Tender closed Friday 2nd June with assessment underway for Pre-qualified supplier listing for plant and equipment. Once completed, MSC will engage supplementary crew to assist in close out of the 22/23 DRFA program, as well as expand road scope and potential betterment opportunities.

Aerodrome

Remote Airstrip Upgrade Program R8 – works completed on the RAUP funded project. Runway has been re-line marked and is now compliant to part 139 MOS, drainage works at terminal carried out to stop localised flooding and runway strip ends have been graded to also stop localised flooding on the runway and erosion in surround runway strip.

Routine maintenance and ARO operations running well. 1x NOTAM still active in May for Bird activity at 09 end of runway

All lighting issues have been rectified, spares on site and in stock.

Next routine maintenance works scheduled for 1st July – slashing, sweeping runway and weed spraying.

Environmental Health

A full Environmental Health team is now on board within Tech Services. The team comprises Environmental Health Manager, Russell Spargo, Animal Control Officer Graham Edwards and Environmental Health Workers Travis Link and Marnie Mow.

Work this month continues along conventual work roles, focusing on animal management and weed control areas. Lots of work has gone into publicising the upcoming Vet visit 19 to 23 June 2023. It is important community members make use of this valuable service. This visit will include large animal management. Posters as well as verbal messaging is occurring.

The team attended the EHW workshop and ACO training in Cherbourg. Attendees reported the course content and networking with like local government workers to be of great benefit.

Animal Control

Work continues along normal work patterns including responding to calls on dogs displaying aggressive behaviour & territorial displays (rushing) and other unacceptable animal behaviours. Several of these are ongoing and require return visits.

Requests for treatment of animal health services continue, largely mange & worm control. Several batches have whelped in May, requests are expected to increase for Parvo vaccinations and worming treatments.

The team participated in a safety meeting to discuss Horse Handling produced by WorkSafe Qld. A WH&S presentation is planned early June with Council WH&S Officer to cover SOP Mustering Horses.

Weed Management

The routine spraying of woody weeds, invasive weeds continue in infested areas in and around the Gununa area. This includes the spraying infested areas public spaces, council properties, private yards and along fence lines. Wind conditions in the past month has limited the number of days we can use conventional foliage spraying. We are moving towards basal injection of Fig trees & Leucaena species.

The team has been concentrating on spraying woody weeds in the coming before they set seed for the coming season. The lower winds in June will allow a return of conventional foliage spraying.

Stock and Procurement

The purchase of equipment is being considered including a battery drill used for basal drilling of larger trees. Storage lockers would be useful for EH vehicles for storing medications and chemicals. During the Cherbourg workshop, we learnt current best practice for a range of PPE used during spraying including gloves and masks.

Herbicides including Glyphosate have been removed from Technical Services Office and stored at the vet centre.

Rubbish and Illegal dumping

The team is yet to participate in DES provided online training. This is expected late June 2023.

Food Act activities

A Food Act Licenced Premises Register has been developed along with applications forms. The registration process has been discussed during a visit to the premises. The registration for food businesses is expected in July 2023.

Staff training workshops etc

The team attended the Environmental Health Workshop & AMO ATSI Public Health Program Workshop in Cherbourg 30 May to 1 June 2023. An extensive range of topics were covered including a presentation on healthy skin (scabies), pest management practises and visiting a couple of sites including the Cherbourg Material Recovery Facility, the Cherbourg Landfill & Water Treatment Plant.

For me the standout was hearing the work stories of Environmental Health Workshop (EHW) and the passion they have in carrying out Environmental Health activities for their communities. The Cert IV Animal Management Course included key elements of animal welfare subjects, along with current best practice in Queensland.

Vet Visit Info

Burton Veterinary Contractors will be on the Island 19-23 June 23. The program includes delivering small animal surgery & various medications, along with large animal management program. Existing infrastructure and equipment are being viewed for suitability for the June muster. Mustered animals will be kept at the Rodeo Ground where they will be housed, fed & watered. A supply of hay, molasses and supplementary loose food has been purchased for horses while they are being housed.

Posters announcing the upcoming visit have been posted.

An of the existing fence by 60m will create another holding paddock.

Waste Management

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

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

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

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

Southern Gulf Regional Waste Management plan issued in draft format for comment. MSC will provide notes to consultant engaged by EHP to undertake the project. MSC position will be to write our own waste management plan, which will be more aligned to our preferred activities and outcomes. This position has been given support by DES.

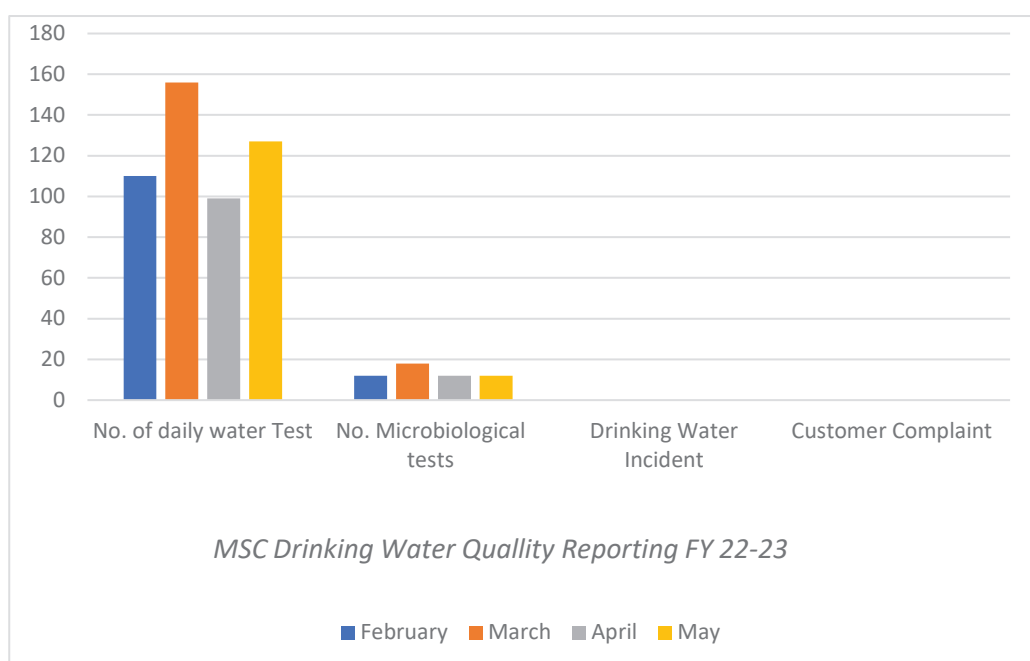
Water and Wastewater Management***Water Operations***

Water operators have been working with the water testing instruments, conducting monthly calibrations to ensure accurate results for daily water testing procedures. SOP's have been developed for all water operation activities documenting hazards, risks, and safe operating procedures. Water operators have continued with the DWQMP Developing and implementing risk mitigation strategies that are appropriate for the level of the identified risks within the reticulation and the treatment plant.

The turbidity within the water reticulation has reduced, the chlorine dosing setpoint has been changed from 2.70mg/L to 2.30mg/L and has been showing consistent results throughout the system for the past month. Mains flushing has been continued to further reduce the turbidity, and general cleanliness of the treated water throughout the reticulated mains.

Water operators and Plumbers have worked on various tasks throughout the water reticulation including

- Fire Hydrant condition assessment / Locations.
- Sluice Valve condition assessment / Locations
- Water meter locations {mapping on plans}
- New Water service installations to new developments including Council civic centre & lot 120/121.



Sewer Operations

Pump Station B, there has been constant blockages and pump faults due to large volume of rags and debris. 2x pumps need to be lifted and serviced 3 x times a week a new critical spare pump was installed due to internal damage to pump impeller caused from a rock and non-identified debris, Damaged pump has been packed and will be sent off island for repair.

Pump Stations / Sewerage Pond SOP's have been implemented with the operators to ensure safe work practices and a better understanding on general procedures to further knowledge on and offsite work.

Pump Station A & B, outlet pipework pressure gauge installation has been completed for draw down tests procedures to help identify new pump selection for W003/2023 Sewer Pump Station Upgrades.

Plumbers have installed 2 x new sewer connections for new developments including the council civic centre and lot 120/121

Grease traps and septic holding tanks at various locations have all been serviced with waste and debris removed, sidewalls, inlet and outlet drainage pipework fully cleaned, and condition assessment conducted.

Save The Children, Sewer lift station material has arrived on island 2 x new pumps, floats, pump control and rising main pipework needs to be installed to bring pump station back online. This pump station is not a council asset however tech service plumbers are involved with the new installation and rectification of this pump station.

Pump Station D {Airport} servicing of sewer lift pump stations and cleaning of rising main to non-return valve have been conducted. daily checks of pumps are continuing due to faulty probe and pump control issues. Probes and control parts have been ordered to rectify pump control components.

Table 1: Processed water going to community

Month End	Usage in KL	Month End	Usage in KL	Month End	Usage in KL	Month End	Usage in KL
Jan	36,400 KL	April	30,338 KL	July		Oct	
Feb	32,000 KL	May	28,318KL	Aug		Nov	
March	28,600 KL	June		Sept		Dec	
Total	97,000 KL	Total	58,656 KL	Total	KL	Total	KL

Table 2: Monthly rainfall

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

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

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

Workshop and Maintenance**Workshop Update**

Materials for the installation of the new fence have arrived, construction to being second week of June. Tech Services have engaged BDS mechanical to undertake a review of workshop operations, including full inventory stocktake, status reports on all fleet and equipment and overhaul of general housekeeping. Final progress will be updated in June reporting period.

Equipment Downtime Summary

Unit	Date in	Date out	Total Downtime
PL250	01/05/2023	Front tyre repair	1 hr
PL133	01/05/2023	Hoses	3 hrs
PL266	01/05/2023	NEG Starter	2 hrs
Tutt Hire Water Truck	01/05/2023	Belt	3 hrs
PL263	02/05/2023	Fuel	2 hrs
PL133	02/05/2023	Hoses	6 hrs
PL106	02/05/2023	Fuel	2 hrs
PL129	03/05/2023	Artic Cylinder	4 hrs
PL131	03/05/2023	OLing	4 hrs
PL300	03/05/2023	Door Lock	4 hrs
PL204	04/05/2023	Fuel	2 hrs
PL131	04/05/2023	Fuel	2 hrs
Housing Mower	04/05/2023	Blades	2 hrs
PL212	04/05/2023	Blades	2hrs
PL303	05/05/2023	Folks	2 hrs
Housing Mower	05/05/2023	Blades	2 hrs
Workshop Clean up	05/05/2023	05/05/2023	4 hrs
PL264	08/05/2023	Battery install (stolen)	2 hrs
PL133	08/05/2023	Hoses	4 hrs
PL129	08/05/2023	Install Cylinder	3 hrs
PL203	08/05/2023	4 x tyre repair	2 hrs
PL192	08/05/2023	Service	2 hrs
PL5	08/05/2023	Service	2 hrs
PL264	08/05/2023	1 x tyre	1 hr
PL260	09/05/2023	Install Window	1 hr
PL72	09/05/2023	Service	2 hrs
PL71	09/05/2023	Service	2 hrs
PL131	09/05/2023	Fuel	2 hrs

PL106	09/05/2023	Fuel	2 hrs
PL129	09/05/2023	Cylinder Unit Joint	4 hrs
PL269	10/05/2023	1 Tyre repair	1 hr
PL247	11/05/2023	DPF	2 hr
PL266	11/05/2023	Starter Motor	2 hr
PL133	11/05/2023	Fuel	2 hrs
PL306	11/05/2023	Fuel	2 hrs
PL267	11/05/2023	Fuel	2 hrs
PL209	11/05/2023	Gear link	2 hrs
PL212	11/05/2023	Battery Blades	2 hrs
PL266	15/05/2023	Stater Motor	4 hrs
PL267	15/05/2023	Transition	2 hrs
PL133	15/05/2023	Overheating	2 hrs
PL264	15/05/2023	Tyre Repair	1 hr
PL266	16/05/2023	Starter Motor	2 hrs
PL191	16/05/2023	Tyre repair	1 hr
PL106	16/05/2023	Fuel	2 hrs
PL197	16/05/2023	Tyre repair	1 hr
PL73	17/05/2023	New tyre repair (195x15)	1 hr
PL133	17/05/2023	Fuel	2 hrs
PL306	17/05/2023	Fuel	2 hrs
PL129	17/05/2023	Blown Hose	2 hrs
PL267	17/05/2023	Grease/System	2 hrs
PL129	18/05/2023	Hose	4 hrs
PL266	18/05/2023	Grease	2 hrs
PL196	19/05/2023	Tyre repair	1 hr
PL205	19/05/2023	2 x Battery (stolen)	2 hrs
PL268	19/05/2023	Fuel	2 hrs
PL125	22/05/2023	Fuel	2 hrs
PL195	22/05/2023	Lights	1 hr
PL133	22/05/2023	Fuel	2 hrs
PL306	22/05/2023	Fuel	2 hrs
PL197	22/05/2023	Flat battery (jump start)	0.50
PL129	23/05/2023	Hose	2 hrs
PL212 mower	23/5/2023	Blades	2 hrs
PL133	23/05/2023	Fuel	2 hrs

PL132	23/05/2023	Fuel	2 hrs
PL251	23/05/2023	Door lock	1 hr
PL301	23/05/2023	DPF	2 hrs
PL266	24/05/2023	Fuel	2 hrs
Hire Water Truck	24/05/2023	Pump/Start motor	2 hrs
PL212 mower	25/05/2023	Diagnose	2 hrs
PL204	25/05/2023	Battery/Brakes	4 hrs
PL350	25/05/2023	Battery/Brakes	4 hrs
PL204	25/05/2023	Fuel	2 hrs
PL306	25/05/2023	Fuel	2 hrs
PL267	25/05/2023	Fuel	2 hrs
PL133	25/05/2023	Fuel	2 hrs
PL212 mower	26/05/2023	Engine	2 hrs
PL132	26/05/2023	Fuel – 120 litres	2 hrs
PL306	26/05/2023	Fuel – 60 litres	2 hrs
PL267	26/05/2023	Fuel – 100 litres	2 hrs
Workshop Clean up	26/05/2023	26/05/2023	4 hrs
PL270	29/05/2023	Window windscreen	2 hrs
PL260	29/05/2023	Driver Door Window	2 hrs
PL248	29/05/2023	Driver Door Window	2 hrs
Sorry Business	29/05/2023	29/05/2023	2.50 hrs
PL247	30/05/2023	Service	4 hrs
Housing Mower	30/05/2023	Engine	2 hrs
PL350 – trailer	30/05/2023	Tyre repair	1 hr
PL250	30/05/2023	Clutch	4 hrs
PL306	31/05/2023	Fuel	2 hrs
PL133	31/05/2023	Fuel	2 hrs
PL271	31/05/2023	Flat Battery	2 hrs
PL205	31/05/2023	Battery flat	2 hrs
PL133	31/05/2023	Grease/System	2 hrs
PL268	31/05/2023	Tyre Repair	1 hr
PL250	31/05/2023	Clutch	2 hrs

Private Works Update

DATE	CUSTOMER	DESCRIPTION
03/05/2023	James Wilson	Engine Oil 5 litres (OPAL) sales
18/05/2023	Lanceston Jacob	Purchase Tyres Sales – 1 x 265/70R16
22/05/2023	Hospital – Rego: QGPV10	Diagnose
22/05/2023	Gunnamamanda Truck	Service
23/05/2023	Save the Children	1 Tyre repair (spare)
23/02/2023	Majorie Noble	Install Clutch
24/05/2023	Lolita Loogatha	Diagnose
24/05/2023	Joquin Gabori	Diagnose
25/05/2023	Mission Australia	Service & labour
25/05/2023	Wendie Loogatha	Diagnose Silver car
25/05/2023	Marjorie Noble	Diagnose finished on clutch
26/05/2023	Loretta Juhel	Light Bub Sales
30/05/2023	Printy Tom	Minor Repair Tyre BMX bike
30/05/2023	Joquin Gabori	Install bolt

Fuel Status snapshot

	31/05/2023			
	Tank dip		Estimated Life	
			Months	
Diesel				
Tank 1	34042	69042	1.83	58%
Tank 2	35000			
ULP	12911		0.47	65%

FINANCIAL & RESOURCE IMPLICATIONS

Nil

RECOMMENDATION

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

16 STAFF REPORTS - HOUSING REPORT**16.1 HOUSING REPORT**

Author: Executive Manager Housing and Facilities

Attachments: 1 3.2 Attachment - Lot 926 Lardil street house design
2 Lot 921 Mukakiya Street - Workforce Accommodation

PURPOSE (EXECUTIVE SUMMARY)

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

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

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

1. CURRENT QBUILD WORKS PROGRAMS UNDERWAY**1.1. – 2021/22 QBuild Do & Charge Program**

Approximately 1657 jobs have been issued to date via the QBuild Portal for the current financial year. Approximately 150 jobs are yet to be completed and/or invoiced.

1.2. – 2023 QBuild Do & Charge Program

Approximately 860 jobs have been issued to date via the QBuild Portal for the current financial year.

1.3. – 2021/22 QBuild Purchase Orders Program

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

165 projects have been completed.

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

A total of 174 projects are one hundred percent (100%) complete. 17 projects have commenced and are in the process of getting completed.

1.4. – 2022/23 QBuild Purchase Orders Program

We are working through and completing a number of QBuild projects from the FY22 QBuild Purchase Order Works. With the recent recruitment of tradespeople within the department, all outstanding purchase order works/projects should be completed during June and July 2023.

Efforts are occurring with Human Resources to ensure a sufficient supply of tradespeople,

including subcontractors, to assist the department to deliver the QBuild program of works, as well as grant funded projects.

There is still high employee turnover. However, efforts are being made to attract and retain tradespeople and office staff within the Housing Department, in keeping with the Council approved organisational structure. This is necessary for successful delivery of the various programs within the department and has also aided efforts to complete Facilities works. We have had a number of new tradespeople commence work with the Council over the last couple of months. We have engaged the Human Resources (HR) Department to start the process to outsource a number of positions for the Housing Department so we can deliver the number of funded projects.

2. MSC TAVERN / KITCHEN WORKS

The new Project Manager is working through the Certification Report to bring the Tavern building up to certification, which includes engaging consultants and tradespeople. There is also the engagement of a hydraulics engineer and an electrical engineer to ensure drawings are compliant for the Certifier. The Executive team has reviewed the commercial kitchen space, and we are in the process of planning a number of concept drawings for the commercial kitchen. This will give the Council a number of designs to select from after which we will engage the relevant consultants (i.e., building certifier, food safety inspector, etc) for review prior to tender process.

3. FUNDING WORKS

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

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

The contract has been signed by the building contractor for these projects. A start-up meeting has occurred with the government departments and the builder. Liaison is now occurring with the builder to establish the agreed project timeline, to deliver the two projects in a timely manner.

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

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

Council has received the first payment of thirty percent (30%). The first grant payment is for consultancy costs associated with full architecture designs, engineering, building approval and the tendering processes under each project. We are in discussions with the University of Queensland (UQ), architects and DSDSATSIP regarding the design of the single men's

community units at Lot 926 Lardil Street.

The architect engaged by DSDSATSIP has visited the island and has subsequently completed concept drawings for the single men's units. The UQ Team is working in consultation with the architects regarding the design of the buildings.

The architects have sent through several design drawings options to select from.

The Mayor and Cr Thomas have selected a concept site drawing which has been sent to DSDSATSIP so they can finalise the Development Application (DA) for Lot 926 Lardil Street.

Please find attached nine concept drawings with options.

Upon completion of the tendering processes of all the projects, Council will receive the second payment (sixty percent, 60%). The second payment will fund the delivery stage of the project.

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

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

The funding includes the following projects:

- Council Accommodation at Lot 9 Cemetery Road per 9 SP 270889 (191 Cemetery Road) and Lelka Murrin Covered Area/Renovation of Existing Toilet Block (\$1,300,000); and
- VAC Front Security Gate (\$60,000)

3.3.1. – Council Accommodation at Lot 9 Cemetery Road (191 Cemetery Road)

The Executive Management team is in the process of transferring this grant funding for the new Council house and the Tavern covered area including renovation of the existing toilet block and diverting this to a New/Second Visitors Accommodation Centre (2 VAC).

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

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

- 6 dongas with 4 rooms including ensuites in each donga, totalling 24 extra bedrooms.
- 4 shipping containers with 2 rooms in each with no ensuites, totalling 8 extra bedrooms.
- a donga kitchen,
- a donga dining room,
- a donga laundry, and;
- a donga ablution block.

The tender to engage consultants for this project has been completed. This tender was for the engagement of a Town Planner and an architect which includes all the engineering requirements and the certification.

Please find ten attachments relating to the Council accommodation.

3.3.2.– VAC Front Security Gate

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

3.4. – New Civic Centre / Council Administration Building

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

Contractors are at approximately fifty percent (50%) completion of the new Civic Centre at Lot 9 Lardil Street. The columns, bearers, floor joist, flooring, wall framing, trusses, roofing, external cladding and the electrical rough-in have been completed. The internal sheeting and soffits have commenced and the data company has been engaged by the builder to rough-in the data cabling in the next few of weeks.

The same contractor has also been working on the North West Remote Health / Wellbeing Centre building when work on the Civic Centre stalls due to the weather and/or lack of materials. The Wellbeing Centre building will be handed over to the Council when all works have been fully completed.

3.5. – Council Library Building

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

A consultant and an architect have been engaged to design the new library. The drawings have been completed and construction estimates are being established with the builder.

The State Library of Queensland has provided approximately \$60,000 to supply furniture and fixtures for a new library. The furniture and fixtures have been finalised, in consultation with the State Library.

3.6. – \$2 Million Motel and Accommodation Expansion

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

Grants and Subsidies Program (2022-2024 LGGSP).

Council has received the 30% funding for this project.

The Housing Department has engaged an electrical engineer to review the status of power supply to the Gym, Tavern and the Motel Area. We have received the electrical drawings, and a review has been done with amendments, and Ergon is in the process of supplying a quotation based on the amendments. Note that the amendments relate to the redirection of the overhead power lines to underground cabling.

The Executive Management team have purchased two dongas from an auction in April which consists of the following:

- 1 donga with 4 rooms including ensuites, totalling 4 extra bedrooms, and
- 1 donga solely for the purpose of an Office Block for the Motel / Accommodation Bookings.

3.7. – \$152K RTC Funding

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

FINANCIAL & RESOURCE IMPLICATIONS

The Housing Department is working closely with HR Department. We have now completed the recruitment of a Project Manager and an Administration Supervisor and who have both commenced employment with the Housing Department.

We are in the process of employing more staff as per the Council-approved Department organisational structure to undertake the new construction works.

RECOMMENDATION

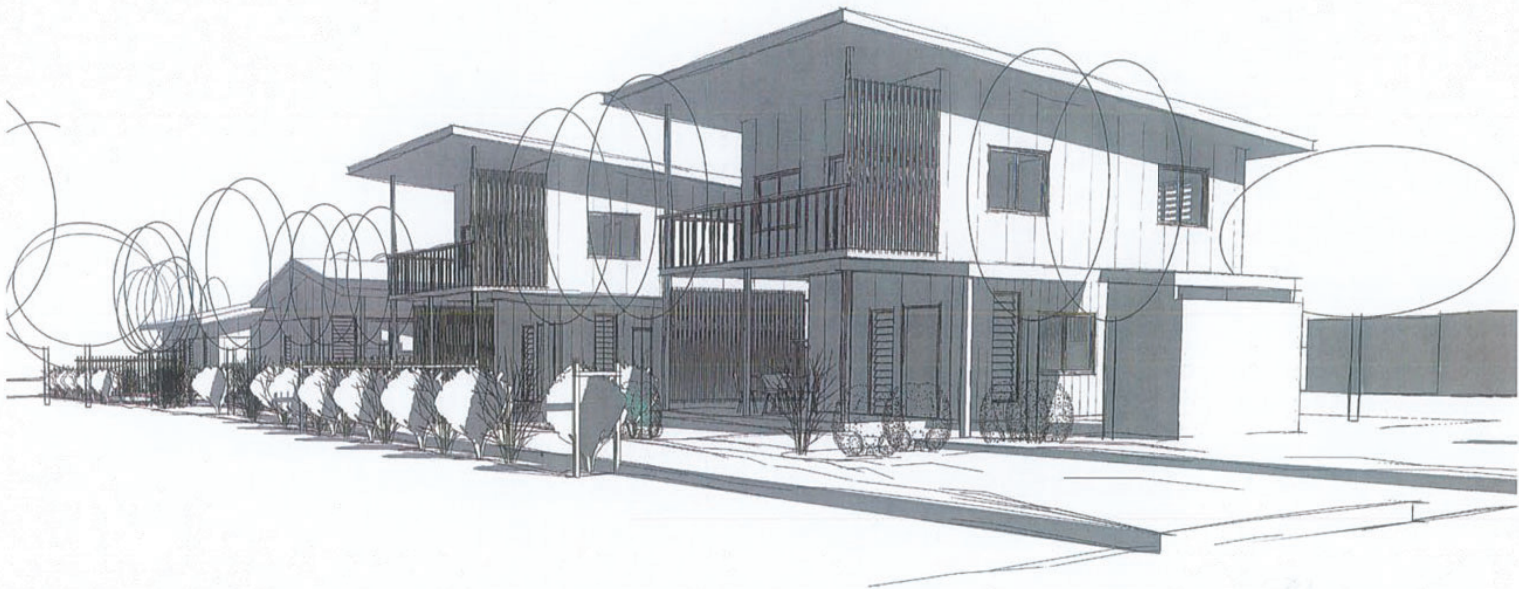
That Council:

1. note and accept this Report.; and
2. under Item 3.2, review and confirm the concept site drawing selected prior which has been sent to DSDSATSIP for finalisation of the Development Application (DA) under Lot 926 Lardil Street; and
3. under Item 3.3.1, approve the redirection of the W4Q 2020-2021 \$1,300,000 grant to the Second Visitors Accommodation Camp Project as per Item 3.3.1; to be built on Lot 921 Mukakiya Street on SP270889; and
4. under Item 3.3.1, approve to reconfiguring a lot development from 1 lot into 2 lots (i.e., rezoning and subdivision); of Lot 921 Mukakiya Street on SP270889; and
5. under Item 3.3.1, approve to submit a Material Change of Use development application and the establishment of the 'Workforce Accommodation' (Second VAC Project) of Lot 921 Mukakiya Street on SP270889; and
6. under Item 3.3.1, approve the site plan, labelled Concept C-Finalised in the attachment, for the 'Workforce Accommodation' (Second VAC Project).

MORNINGTON ISLAND HOUSE DESIGN

SITE: LOT 926 ON SP282722

Sheet Number	Sheet Name	Sheet Issue Date
A000	COVER SHEET	08/06/23
A010	DETAILED SITE PLAN	08/06/23
A101	GROUND FLOOR PLAN	08/06/23
A102	FIRST FLOOR PLAN	08/06/23



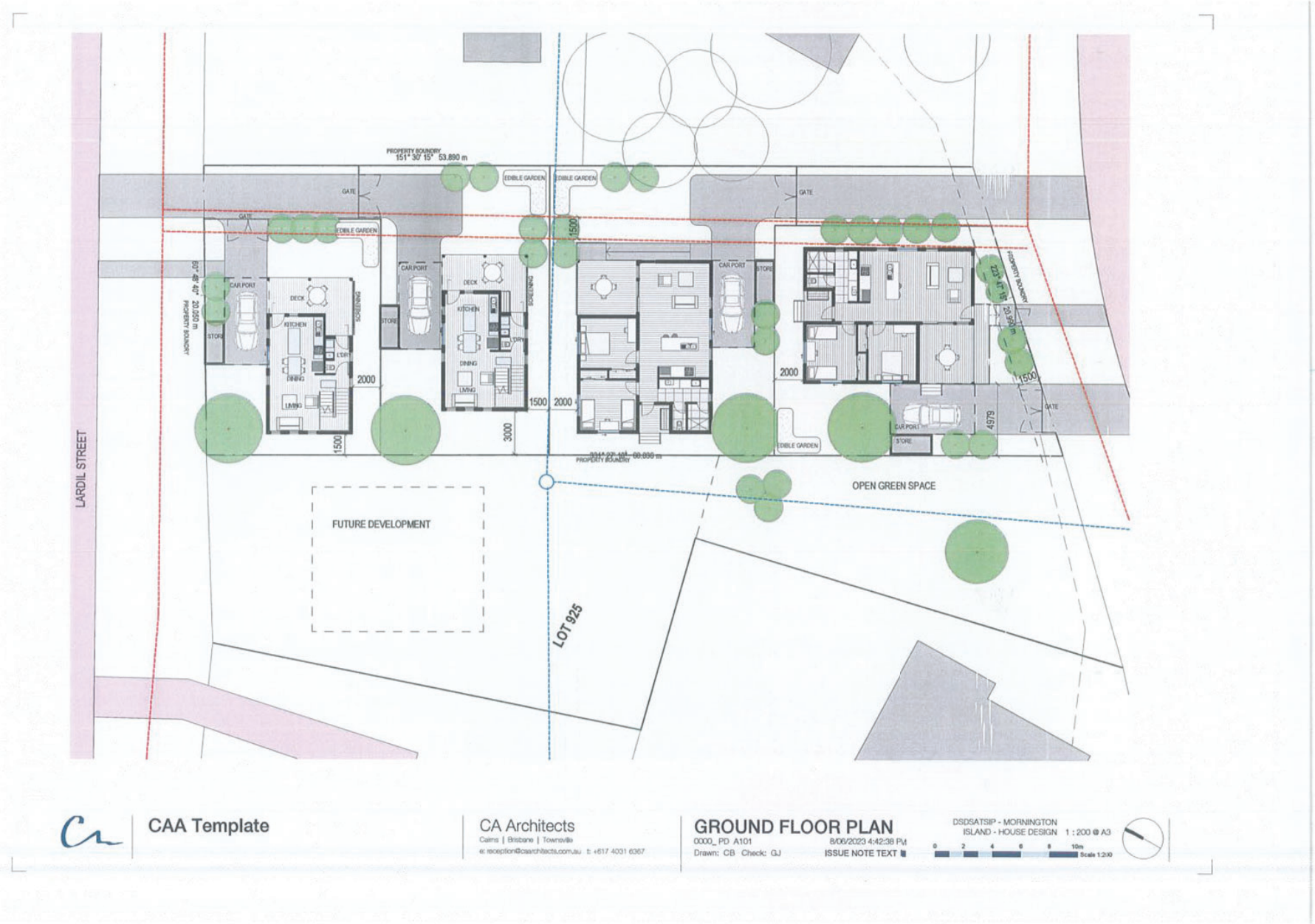
CAA Template

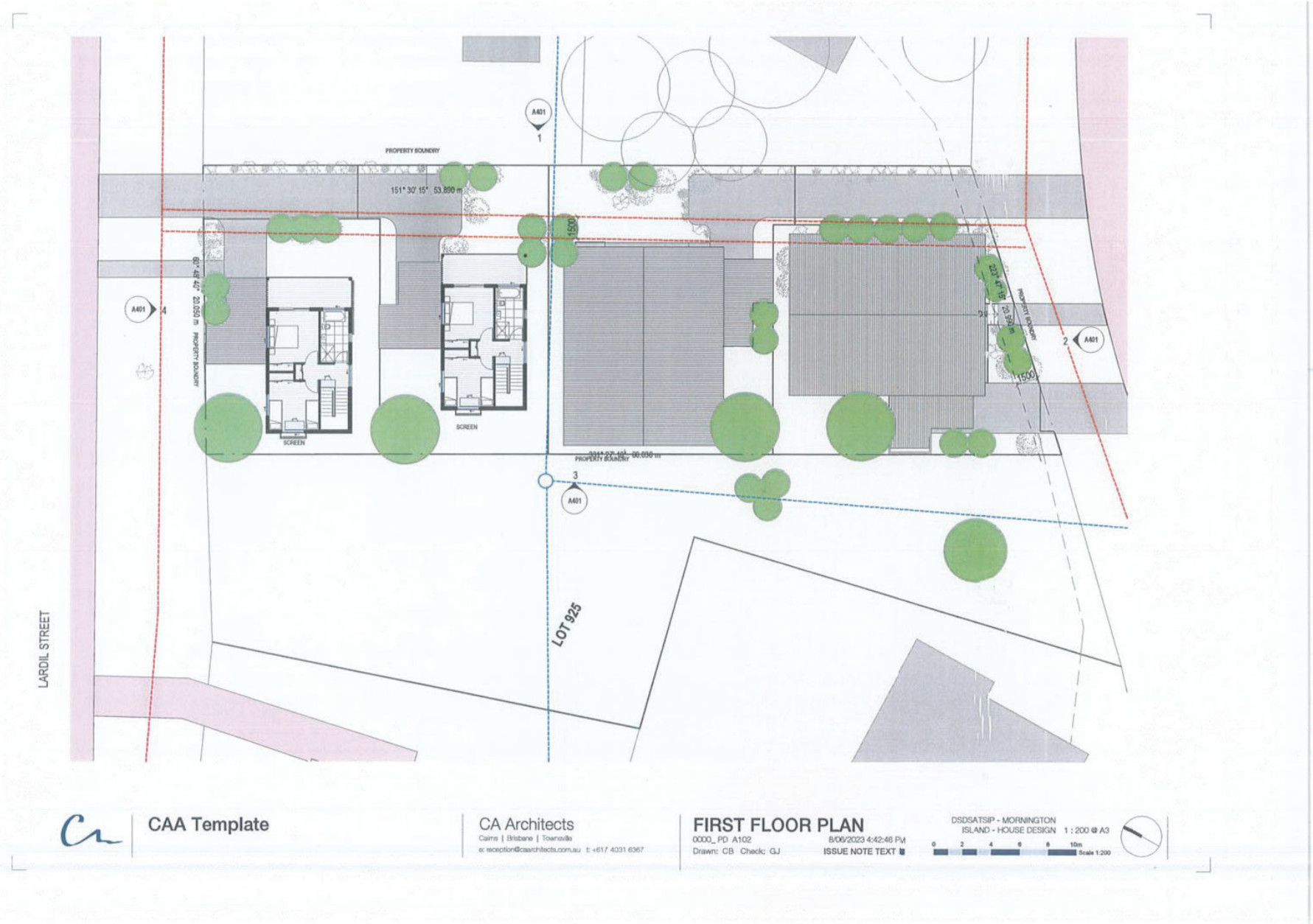
CA Architects
Cairns | Brisbane | Townsville
or reception@caarchitects.com.au t: +617 4031 6067

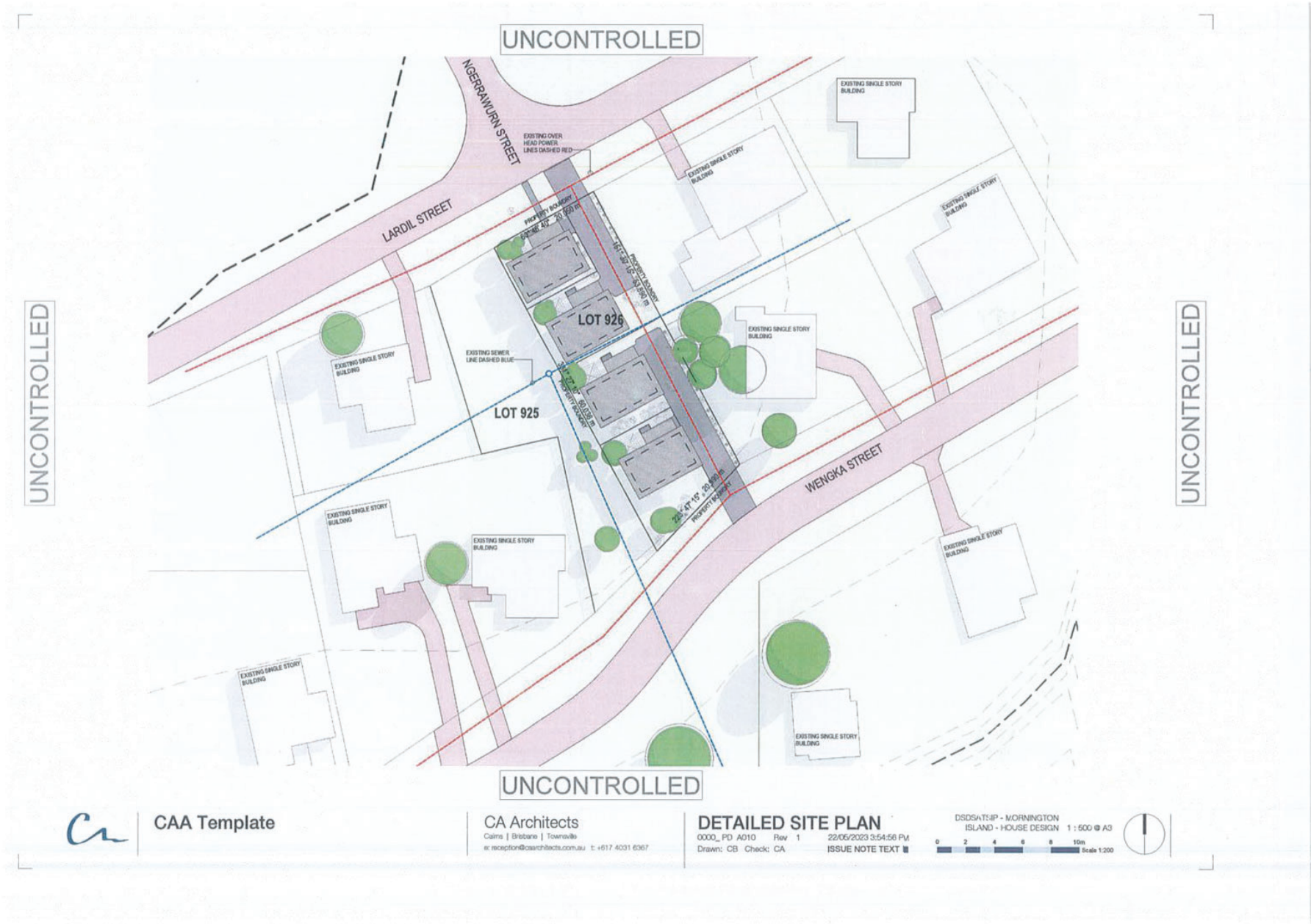
COVER SHEET
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8/06/2023 4:42:25 PM
ISSUE NOTE TEXT

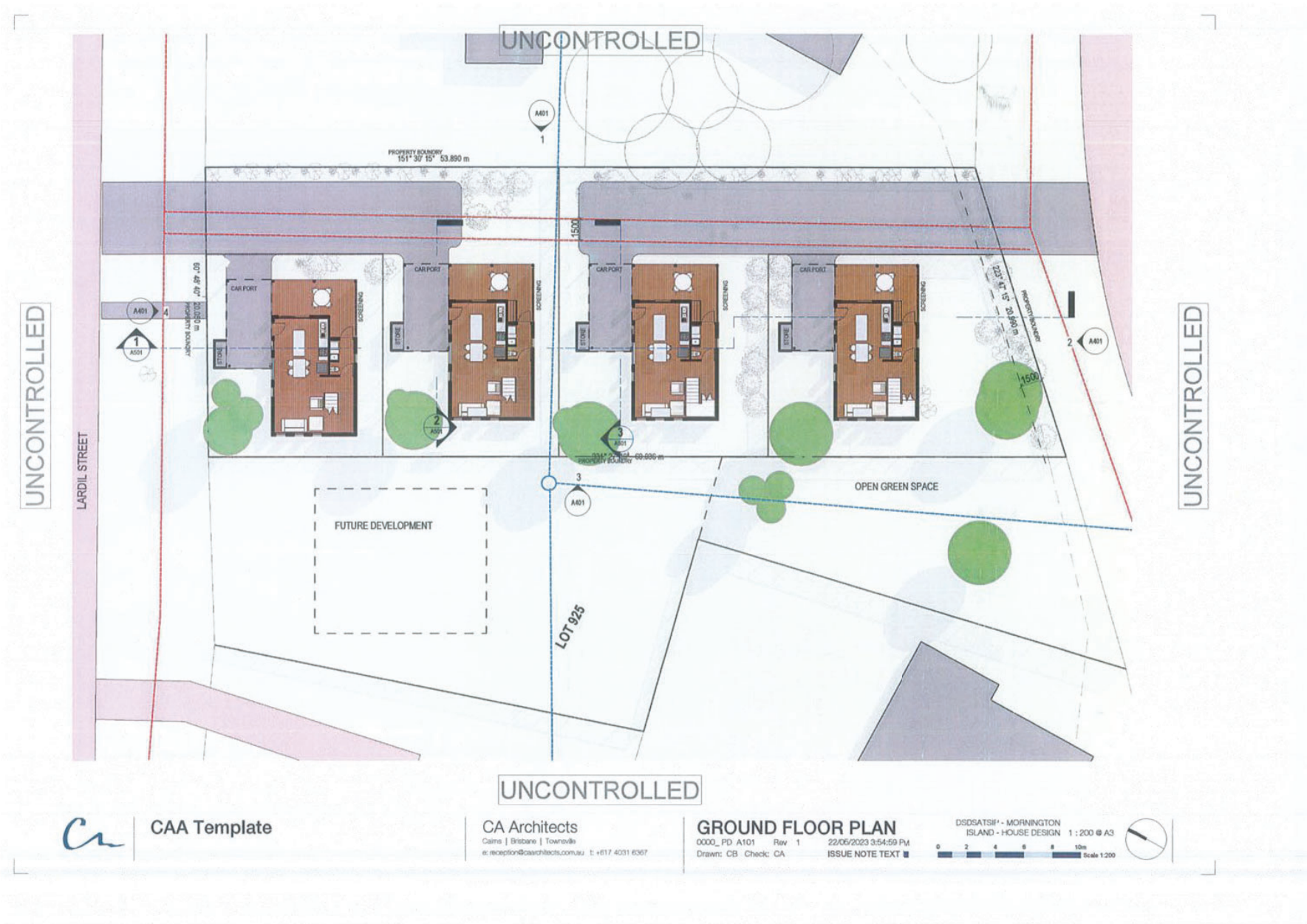
DSDSATSIP - MORNINGTON
ISLAND - HOUSE DESIGN
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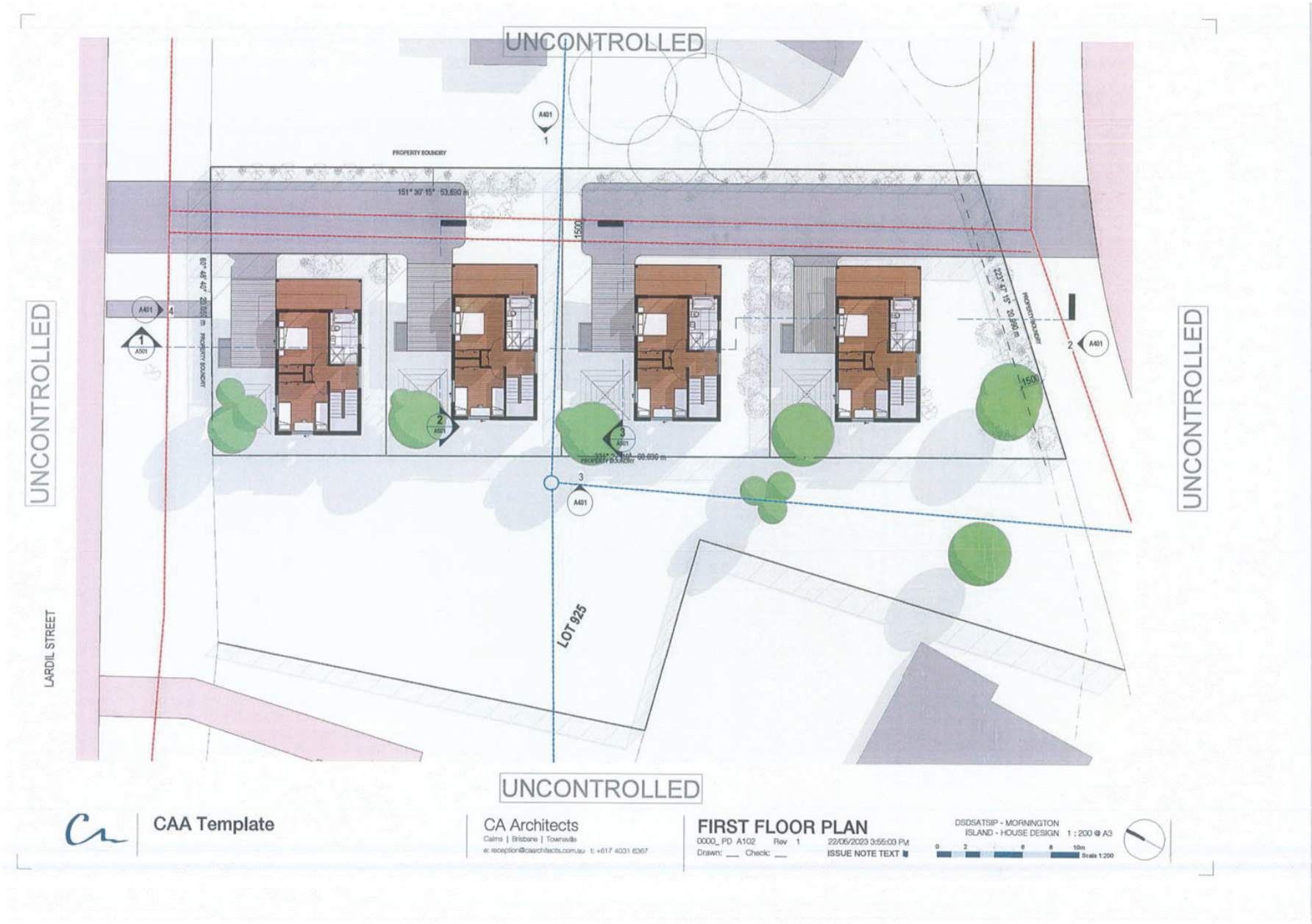


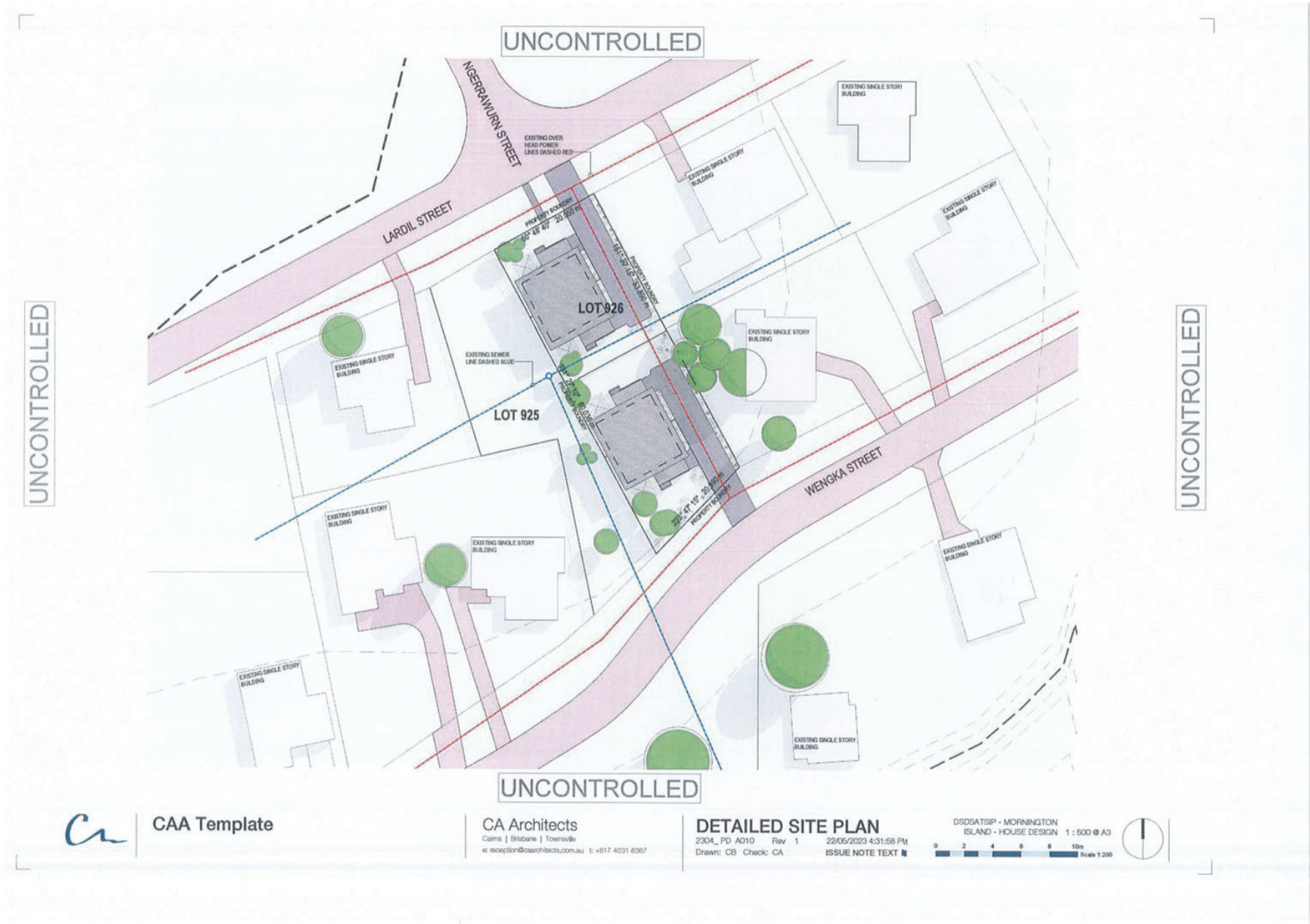


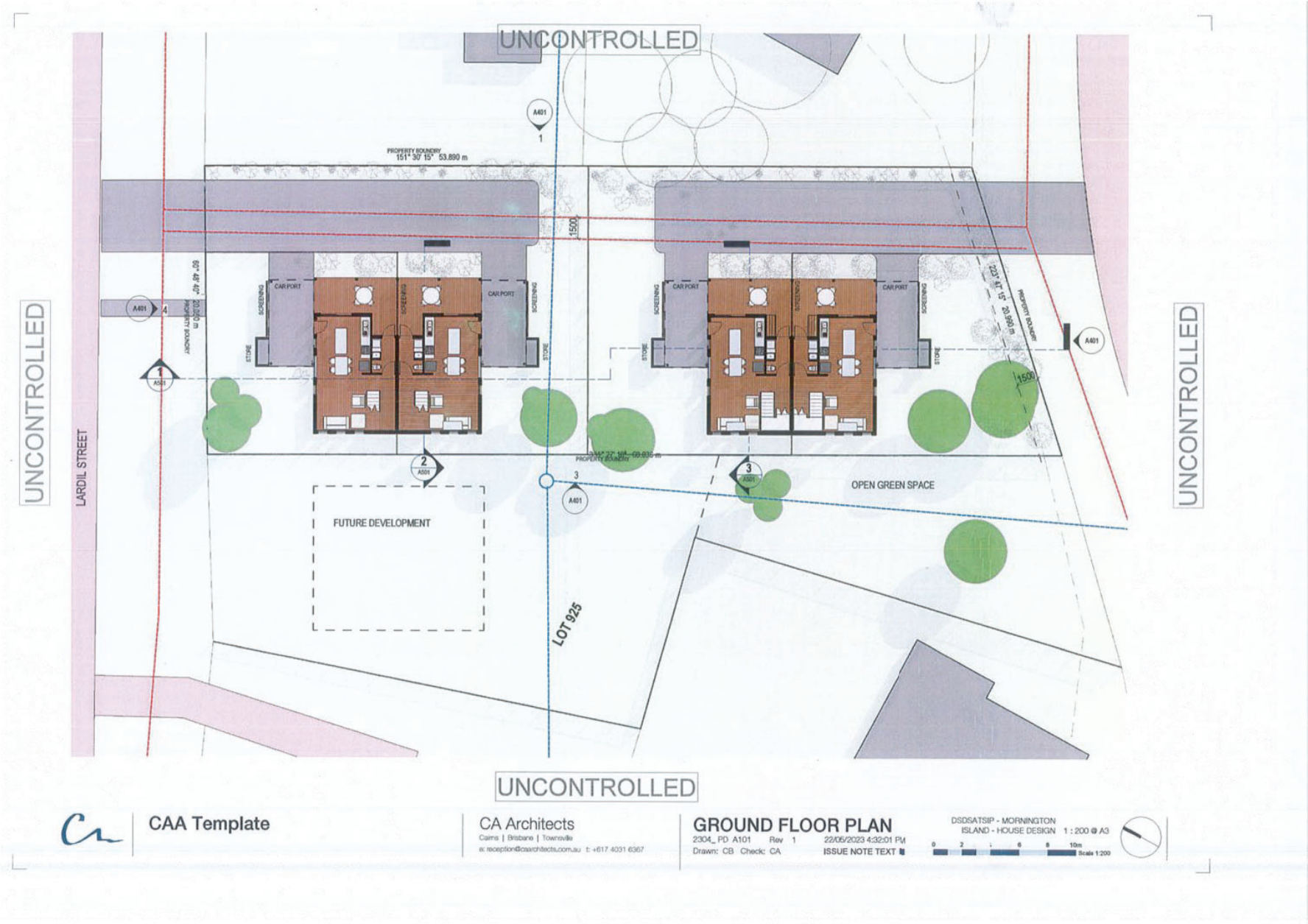


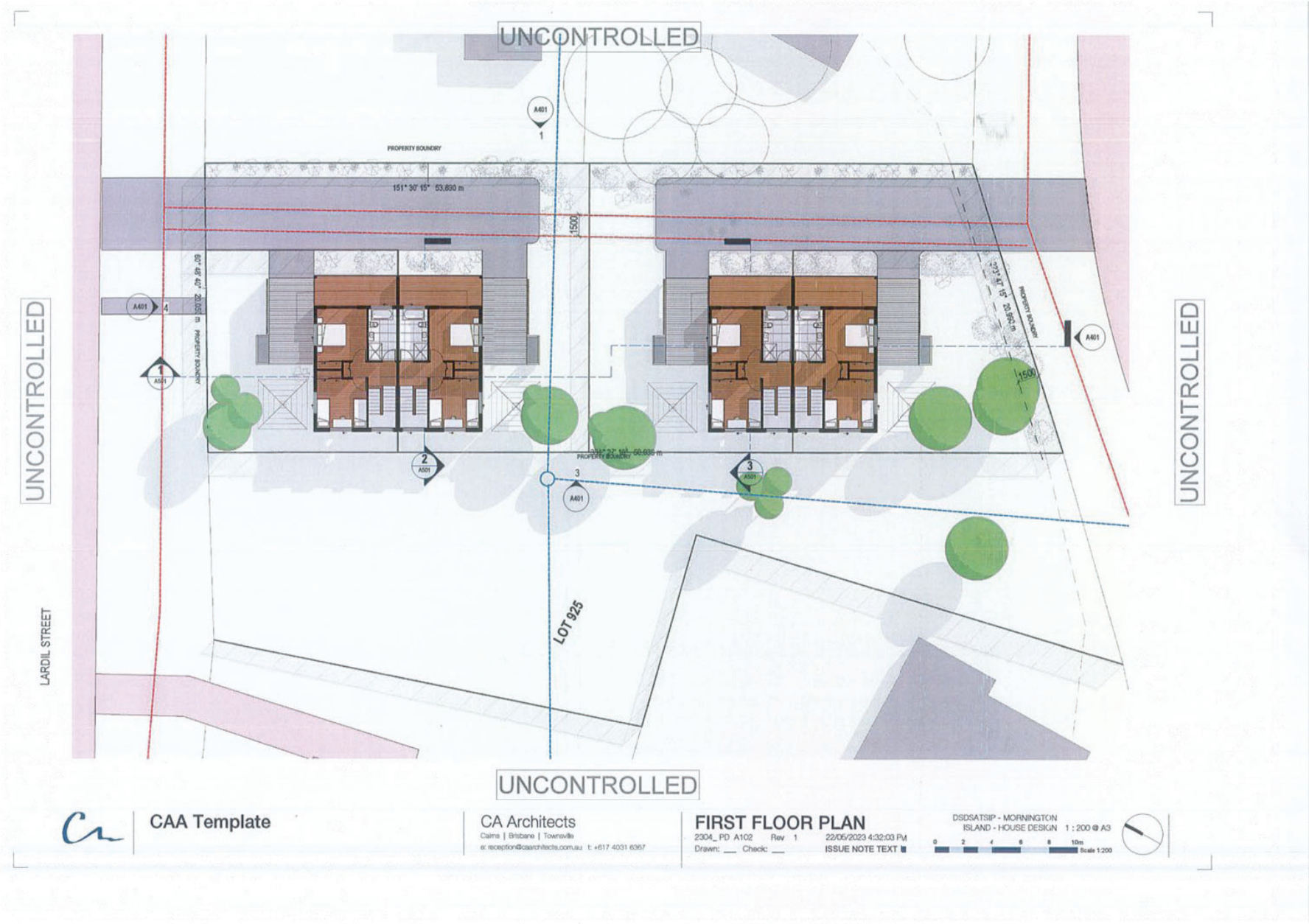














Ref: FP23 MOR 003

30 May 2023

Mornington Shire Council
1 Mission Road
Gununa QLD 4892

C/- ian.mccarthy@Mornington.qld.gov.au

Dear Ian,

**COMBINED DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT AND
CONTRACTORS CAMP ON PART OF LOT 921 ON SP270889 MUKAKIYA STREET, GUNUNA,
WELLESLEY ISLANDS (MORNINGTON ISLAND)**

Further to our recent discussions, please find herein a fee proposal for planning services regarding the proposed Contractor's Camp and associated Reconfiguring a lot (subdivision) on land known as Lot 921 on SP270889, Mukakiya Street, Gununa.

For your ease of reference, this Fee Proposal is presented in the following three (3) sections:

- **Section 1 – Understanding and Approach** (outlining our understanding of the project and recommended approach)
- **Section 2 – Professional Fees and Expenses;** and
- **Section 3 – Standard Terms and Conditions.**

wildPLAN is capable of commencing works for the project immediately upon your instruction. As confirmation of our engagement, we request that you please sign the last page of our Standard Terms and Conditions and return same to our office at your earliest convenience.

We look forward to working with you on this project. If you have any questions in relation to this proposal, please do not hesitate to contact me directly on 0487 967 533.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'DH', is written over a blue horizontal line.

DOMINIC HAMMERSLEY

DIRECTOR | PRINCIPAL PLANNER

wildPLAN Pty Ltd | ABN 26 629 367 933

PO Box 8028, Cairns QLD 4870

E dominic@wildplan.com.au | **M** 0487 967 533

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SECTION 1 – UNDERSTANDING & APPROACH

1.0 THE SITE

This fee proposal relates to land at Mukakiya Street, Gununa, which is more accurately known as Lot 921 on SP270889 (refer **Figure 1**). The site is located to the east of the airstrip, in the north of the community.

Development is proposed on a cleared part of Lot 921, which appears to be currently informally utilised for equipment / materials storage.



Figure 1. Subject site

Mornington Shire Planning Scheme 2014

Pursuant to the *Mornington Shire Planning Scheme 2014* ('the Planning Scheme'), the following planning designations apply to the site:

Zone

- Environmental Management and Conservation

Overlays

- SC2.22 Airport Environs Overlay
 - Take-off / approach path RWY 09/27
 - Area B: Maximum - 8 metres

Priority Infrastructure Area

- Priority Infrastructure Area

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State Assessment and Referral Agency (SARA) DA Mapping

SARA DA Mapping identifies that the following Matters of State Interest are of relevance to Lot 921:

- Coastal management district
- Coastal area - erosion prone area (not affecting the site of proposed development and hence, not triggering referral requirements for Tidal works or work in a coastal management district relevant to Schedule 10 of the *Planning Regulation 2017*)
- Regulated vegetation management map (Category A and B extract)

Note: Category B regulated vegetation is identified as being located approximately 20 metres beyond the proposed development footprint. We understand that that the proposed development will not require the clearing of regulated vegetation, however, it appears that the proposed Reconfiguring a Lot may create opportunities for 'accepted operational work' to occur as a result of the development (including the clearing of native vegetation for essential management for routine management).

- Great artesian water resource plan area.

In accordance with the above, our preliminary review indicates that a development application lodged regarding the proposed development will likely require referral to the SARA relevant to matters of State interest.

Refer **Schedule 1 – SARA DA Mapping Report**.

Other – Mornington Island Master Plan

We note that the 'Mornington Island Master Plan' was prepared in 2020. Albeit not a legislated local planning instrument, the Master Plan identified the subject land as incorporating a 'foot traffic connection' to future residential development to be sited north of the site. It is however identified that an existing alternative connection exists to the eastern boundary of the site of proposed development. The proposed development therefore will not impact upon future residential development north of the site.

2.0 THE PROPOSAL

We understand that Mornington Shire Council seek to undertake Reconfiguring a Lot development and establish a Contractors Camp at the subject premises, generally in accordance with the Contractor Camp Concept Plan (Concept B-Finalised¹ – refer **Schedule 2**).

- The Contractors Camp will incorporate:
- Accommodation rooms for up to 10 persons
- Laundry
- BBQ facilities
- Kitchen and dining areas
- Bathroom amenities
- Temporary car parking area.

It is understood that the proposed Contractor Camp will gain access via Mukakiya Street.

¹ Including associated floor plans etc.

Pursuant to Table 5.5.1 of the Planning Scheme, the proposed Reconfiguring a Lot development would be subject to **code assessment**, and the applicable assessment benchmark is the Environmental Management and Conservation Zone Code.

Pursuant to the *Planning Regulation 2017*², the appropriate land use is deemed to be 'Workforce Accommodation', which is defined below.

workforce accommodation—

(a) means the use of premises for—

- i. accommodation that is provided for persons who perform work as part of—
 - A. a resource extraction project; or
 - B. a project identified in a planning scheme as a major industry or infrastructure project; or
 - C. a rural use; or
- ii. recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but

(b) does not include rural workers' accommodation.

Pursuant to Table 5.4.6 of the Planning Scheme, the proposed Material Change of Use development would be subject to **impact assessment**, assessable against the whole of the Planning Scheme, to the extent relevant.

We identify key assessment benchmarks to include:

- Strategic framework
- Environmental management and conservation zone code
- Healthy waters code.

We note that public notification of the development application will be required pursuant to section 53 of the *Planning Act 2016* ('the Planning Act'), in the manner prescribed by the Development Assessment Rules. The minimum period of public notification is 15 business days. The Planning Act provides that Submitters (of properly made submissions) are afforded third party appeal rights in the event of a Decision of Council.

We note that Owner's Consent will be required for the making of the development application. wildPLAN will prepare the relevant form and forward to Council for execution.

3.0 APPROACH

In accordance with the above, wildPLAN proposes to provide the following services, forming our approach in respect of the project:

- a) Prepare and/or lodge an impact assessable Development Application for Reconfiguring a Lot (1 into 2 lots) and Material Change of Use (Workforce Accommodation) Development, seeking a development permit (i.e. development approval) for the proposed development
- b) Manage the Development Application post-lodgment to receipt of the Decision Notice (including to prepare responses to any Information Requests received); and
- c) Provide services post-receipt of the Decision Notice if required (for example, conditions negotiation).

We note that the professional services detailed above are for town planning services only. Additional services that may be required in respect of the proposed development include surveying / drafting.

wildPLAN is happy to assist in the engagement of ancillary services relevant to the proposed

² Non-resident workforce accommodation is no longer a defined land use pursuant to the *Planning Regulation 2017*.

development as required.

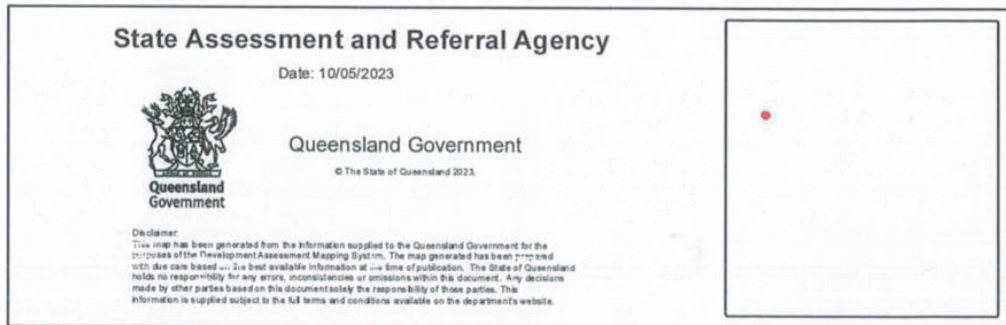
4.0 TIMING

wildPLAN can commence work on the project immediately upon receipt of a signed Terms and Conditions attached as **Attachment 1**.

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SCHEDULE 1 –
SARA DA MAPPING





Matters of Interest for all selected Lot Plans

Coastal management district
Coastal area - erosion prone area
Great artesian water resource plan area
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 921SP270889 (Area: 127700 m²)
Coastal management district
Coastal area - erosion prone area
Great artesian water resource plan area
Regulated vegetation management map (Category A and B extract)



State Assessment and Referral Agency

Date: 10/05/2023



Queensland Government
© The State of Queensland 2023.

Legend

Coastal area - erosion prone area



Coastal area - erosion prone area

0 140 280 420 560
Metres

Disclaimer:
This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.





17 STAFF REPORTS - FACILITIES**17.1 FACILITIES REPORT**

Author: Executive Manager Housing and Facilities

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

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

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

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

1. FACILITY STAFFING**1.1. Maintenance Crew**

Staff attendance remains an issue. The team is finding it hard to have a full crew in attendance for an entire week. There are a significant number of tasks that require completion weekly, and on an ad-hoc basis. However, employee absences are greatly affecting weekly work schedules. The Council organisational structure is being reviewed to add more staff to the Facilities maintenance crew.

1.2. Cleaning Crew

Average attendance of approximately ten (10) cleaners each day. Approximately twenty (20) cleaners are on the payroll system. Additional new casuals have been employed recently and others have been terminated, due to poor attendance.

1.3. Administration

A new Facilities Manager and Facilities Administration Officer have recently been appointed, in keeping with the Council approved organisational structure.

2. COUNCIL COMMERCIAL PROPERTIES**2.1. VAC Accommodation**

Kitchen and cookware from the Motel to the VAC kitchens is being changed over. Council recently acquired items at auction including linen, curtains, and pillows. The items have arrived on the island in two 10 foot shipping containers. The cleaning staff are currently undertaking a stocktake of the items, as well as washing and sorting for the two Council accommodation properties at the Motel and VAC.

From the inspection carried out during February 2023 in various VAC rooms, all desks have been replaced in the 32 rooms. Repairs to wall sheets and flooring will be scheduled when stock is available.

All VAC room doors have been fitted with new master keys (upper deadlock) and passage sets (lower). This has stopped break-ins through the entrance doors for each room.

Due to loitering by several local young people around the VAC rooms throughout the day and night, fencing has been installed in the spaces between each Donga to help avoid vandals from accessing the compound via the back fence and entering the accommodation areas. This system seems to be working at present.

A master key system for the VAC Kitchen & Laundry has been completed and is now in place.

Full refurbishments have begun for VAC Donga's 3, 8 and 10. Most of the materials have arrived and works have started. Most of the internal sheeting has been installed and a new kitchen has been installed in Donga 10. New roofs have been installed on Dongas 3, 6, 8 and 10. New furniture has been ordered for the three dongas.

2.2. Motel Accommodation

New furniture and equipment have been purchased for the motel rooms and most of the equipment and furniture has arrived on the island.

New lounge armchairs have been placed in each of the rooms. Outdoor chairs for each balcony area of each motel room have also been received.

New sets of dinner plates, bowls and cutlery have arrived and will replace the existing sets which will be repurposed at the VAC kitchens.

New and second-hand sheets and doona sets have also been received for the rooms.

Several flooring repairs tasks to several rooms have been completed.

Air conditioning servicing and cleaning is continuing for the motel rooms.

2.3. RTC Offices

New windows, steel frames and steel door screens throughout the buildings are being purchased and quotes to repaint the building are being obtained.

2.4. APH

The motor has not yet arrived for the existing steel sliding gate. Awaiting on the supplier to deliver the motor to the island.

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

2.5. Maintenance Commercial Works

Servicing of all plumbing fixtures and fitting throughout all the commercial properties are still ongoing. In May, an electrical company was engaged to complete the six (6) monthly electrical testing throughout all Council commercial buildings.

Air conditioning serving and cleaning throughout all Council Commercial buildings is ongoing.

3. COUNCIL PROPERTIES RESIDENTIAL

3.1. Staff Accommodation

The following properties are currently vacant:

- VAC Donga 3 – Undergoing refurbishment.
- VAC Donga 8 – Undergoing refurbishment.
- VAC Donga 10 – Undergoing refurbishment.

We have no staff housing available for any new staff coming to the island.

3.2. Maintenance Residential Works

164 Mukakiya Street – Some furniture has arrived. Most of the repairs have been completed throughout the house and veranda works have been completed.

345 Kulthangarr Street – A temporary door has been installed on the back entrance until the new glass sliding door arrives. Some new furniture has arrived.

161A - Mukakiya Street – Repairs to front and back verandas is completed.

161B – Mukakiya Street – Repairs to front and back verandas is completed.

161C – Mukakiya Street – Repairs to front and back verandas is completed.

Servicing of all plumbing fixtures and fitting throughout all the residential properties is ongoing.

Air conditioner cleaning is continuing throughout Council owned staff houses.

Guest House maintenance works have been completed including a full clean throughout the building. All air conditioners have been cleaned. All the bedrooms and external door handles have been replaced with new locks, some of the doors have been replaced as required, existing stove has been replaced as required, damaged back external wall and landing has been rebuilt, and new smoke alarms have been installed throughout the building.

Any smoke alarms that required replacement have been replaced in several Council buildings. This task is also being progressively undertaken in all Council residential houses.

3.3. Internet Service

The Telstra internet service upgrade on the island which requires a change from copper to fibre optic is planned to commence during August 2023. A service provider has also been engaged to supply a data service for the Council.

The Uniting Church Star Link service kit has arrived and has been delivered to the church. This will be a twelve (12) month free trial.

3.4. Security (Asset Protection) Services

The security service provision is essential to safeguard all Council residence and commercial properties. One security guard currently works from 6:00pm through to 6:00am, undertaking patrols, seven days a week.

FINANCIAL & RESOURCE IMPLICATIONS

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

RECOMMENDATION

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

17.2 PROPOSED PERIMETER FENCE AT TRADITIONAL WELLBEING CENTRE

Author: Executive Manager Housing and Facilities

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to advise Council of the Executive Management Team's proposed installation of a new perimeter fence around the existing Wellbeing Centre facility, after renovation works have been completed.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The Wellbeing Centre, which is located at the corner of Lardil and Dijinkiya Streets (Lot 118 Lardil Street on SP270889), was operated by North-West Remote Health (NWRH) for several years until fire damage to buildings nearby in Dijinkiya Street (Lot 117 Dijinkiya Street on SP70889) affected the building structure.

Renovation works are currently underway and the builder is scheduled to have formal practical completion on 01 July, 2023.

Council has been advised that, upon completion of the renovation works, Council will assume ownership of the Wellbeing Centre, located at Lot 118 Lardil Street on SP270889.

Council has subsequently decided that the Wellbeing Centre will be repurposed as a new Youth Hub facility, given its location and accessibility and hence, suitability for program/service delivery.

The building has been subject to ongoing vandalism, both inside as well as on the exterior of the building, given that it is situated in the main centre of Mornington Island.

Installation of a perimeter fence around the Wellbeing Centre will help to minimise further vandalism and/or damage to the building and will provide a safe environment for the users of the new Youth Hub facility.

A quotation for materials and construction of a suitable fence is attached.

The proposal is to fence both Lot 118 Lardil Street and Lot 117 Dijinkiya at a total cost of \$149,165.66, as per below. The building at Lot 117 Dijinkiya has been demolished, due to fire damage. The lot is proposed for a half court outdoor sports playing facility for youth.



Quotations have been received from potential suppliers.

FINANCIAL & RESOURCE IMPLICATIONS

As this building will be fully renovated at no cost to Council, assuming ownership and installing a new perimeter fence around the property would require inclusion of associated costs into the Capital Expenditure Budget, unless grant funds are secured.

RECOMMENDATION

That Council:

1. Note and accept the report related to perimeter fencing at the traditional Wellbeing Centre
2. Endorse installation of a new 2400 millimetre high fence around the boundaries of Lot 118 Lardil Street on SP270889 and Lot 117 Dijinkiya Street on SP270889; and
3. Endorse operational funds expenditure for purchase and installation of the new fence, if grant funding cannot be secured.

18 STAFF REPORTS - FINANCIAL SERVICES**18.1 FINANCIAL REPORT**

Author: Chief Financial Officer

Attachments: 1 Balance sheet and Statement of financial position

PURPOSE (EXECUTIVE SUMMARY)

To provide Council with a financial report as required under section 204 of the Local Government Regulation 2012.

The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year.

This report provides the following attachments as supporting information for May 2023:

- Balance sheet
- Statement of financial position

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The income and expenditure statement show a trading loss for the eleven months of \$(1,295,242) after deducting depreciation of \$5,417,013.

However, due to the state of the financial records, this will vary as we review all the transactions that have occurred and not been recorded during the 2023 financial year. We have undertaken a full review of Grant Funding and Commercial Leases which should improve this result as we acquit grants against expenditure and raise income from leases that have not been invoiced.

The financial records are now being examined to ensure correct allocations

Q Build invoicing has been a high priority and will continue into the next few months to clear the backlog of jobs completed.

Matters of concern have included:

- Commercial leases have not been invoiced
- Rates and Charges on Commercial properties have not been invoiced.
- Acquittal of grants not properly recorded.
- Customers have not been invoiced
- Debtors have not been followed up in a timely basis to ensure recovery
- Creditor invoices have not been entered into the financial records in a timely basis.
- Taxable Payments Annual Reports (TPAR) have not been lodged for the 2020, 2021 and 2022 financial years.

We are now raising a Administration fee on all grants of 15% to cover Council's costs.

Despite the above the operations of the Council have continued however projects have been delayed and not completed. This is reflected when you compare the actual results with our budget projections.

The rectification of the financial records has been a involved process and has covered every aspect of Council's operations.

Financial analysis has revealed a number of critical issues:

1. Grant management
2. Cashflow management
3. Invoicing
4. Debt recovery
5. Project Management
6. Budget
7. Proper reporting to Council
8. Vehicle and equipment replacement strategy
9. Commercial Lease Management

FINANCIAL & RESOURCE IMPLICATIONS

Council programming and business as usual activities have been occurring within grant funded and nominal budgetary guidelines.

RECOMMENDATION

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

MORNINGTON ISLAND SHIRE COUNCIL
MAY 2023 COUNCIL MEETING

ABRIDGED BALANCE SHEET

Assets

Cash at Bank	5,547,727
QTC	4,284,260
Debtors	3,695,820
Avdata	149,738
	<u>13,677,545</u>

Notes

Restricted Funds \$3.4m
Restricted Funds \$2.6m
I would estimate that \$1.5m is not recoverable (see note below)
Doubtful debts of \$14k

Liabilities

Creditors	1,222,062
Retentions	57,731
GST	-335,086
PAYG	1,428,250
Employee Entitlements	441,973
	<u>2,814,930</u>

Includes \$835k builder's claim on Civic Centre
Q Build
Will be resolved as BAS's are settled
As above
Annual leave and LSL

Top 10 Debtors	Total	Over 90 days	Notes
1 Q Build	584,518	137,637	
2 Australian Indigenous Security	531,244	325,553	\$205k billed in May
3 Gunnamanda	349,216	323,328	All trade on 7 days payment
4 BYNOE	285,926	284,171	Dispute over lease charges
5 H C Construction	214,553	143,840	Dispute over a previous contract
6 Department of Environment	107,662	0	
7 N & J Building	100,991	100,991	Charges from a prior contract
8 Gulf Regional Aboriginal Corporation	92,084	92,804	Have queried the charges
9 SB5M Investments	83,409	83,409	Tracking down, acted as consultants on QRA work
10 James Construction	79,380	35,618	Have queried 2 invoices and have paid \$15k. Will be cleared by July
Total	<u>\$2,428,983</u>	<u>\$1,527,351</u>	
Creditors			
1 Ergon	\$275,818		We have written to Ergon and requested a 50% write off of the invoice Payment of remaining 50% to be over 12 months
2 Australian Indigenous Security Service	\$365,000		Auditors have agreed to take the majority of these costs up in the 2022 financials. Invoices incurred prior to June 2022 and not entered into Xero These will be taken up in the 2022 financial statements.

MORNINGTON ISLAND SHIRE COUNCIL
MAY 2023 COUNCIL MEETING

Statement of Financial Position

YTD End of Month Reporting - May 2023

	Actual	Budget	Variance	Comments
Revenue				
Recurrent Revenue				
Fees & Charges	2,963,064	2,957,285	5,779	As fees and charges were averaged across 12 months this surplus to budget will diminish by June 30
Sales Revenue - Building Construction	3,022,536	9,536,433	-6,513,897	Q Build was invoiced \$315k during May and progress is continuing
Sales Revenue - Enterprises	1,533,082	3,291,817	-1,758,735	Invoicing of services provided by Council being addressed
Accommodation	1,693,167	2,622,952	-929,785	Invoices for accommodation corrected in May and \$427k billed.
Grants, Subsidies, Contributions & Donations	4,448,563	5,671,413	-1,222,850	Reconciliation of Grants is continuing
Total Recurrent Revenue	13,660,412	24,079,900		
Capital Revenue				
Capital, Grants, Subsidies, Contributions & Donations	6,673,133	10,675,996	-4,002,863	As above
Capital Income	3,000	0	3,000	Surplus on sale
Total Capital Revenue	6,676,133	10,675,996		
Rental income	409,330	947,002	-537,672	A full review of all commercial leases is being undertaken .
Interest received	202,537	37,477	165,060	Due to Grants not acquitted and a higher interest rate.
Airport Landing & Passenger fees	434,532	407,916	26,616	The airport landing and passenger charges have never been properly recorded in the financial records of the Council.
Other income	52,403	14,326	38,077	
	<u>1,098,802</u>	<u>1,406,721</u>		
Total Revenue	<u>21,435,347</u>	<u>36,162,617</u>		
Expenses				
Recurrent Expenses				
Employee Benefits	7,089,698	8,295,221	-1,205,523	As a result of positions unfilled
Materials & Services	10,223,878	12,664,534	-2,440,656	Contract services and grants not completed or acquitted.
Total Recurrent Expenses	17,313,576	20,959,755		
Capital expenses	689	0	689	
Total Expenses	18,748,016	20,959,755		
Net Operating Surplus/ (Deficit) Before Depreciation	4,121,771	15,202,862		
Less: Non Cash Expenditure				
Depreciation	5,417,013	5,456,319		
Net Operating Surplus/ (Deficit)	<u>-51,295,242</u>	<u>\$9,746,543</u>		
			Depreciation	
			Buildings	1,053,877
			Sewerage	231,272
			Roads	2,752,416
			Water	443,960
			Plant & Vehicles	313,261
			Other	542,245
			Furniture & Equipment.	79,982
				<u>5,417,013</u>

19 STAFF REPORTS - COMMUNITY DEVELOPMENT REPORT**19.1 NATIONAL SOCIAL HOUSING SURVEY**

Author: Executive Manager Corporate & Community Services

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

The Mayor and CEO received an e-mail from Lonergran Research company dated 9 June 2023. The e-mail advised that the research companying has been commissioned by the Australian Institute of Health and Welfare, as well as the Queensland Department of Communities, Housing & Digital Economy to conduct the 2023 National Social Housing Survey (NSHS). The NSHS is a national survey covering Community Housing, Public Housing, State Owned and Managed Indigenous Housing and Indigenous Community Housing.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Lonergran Research have advised that they would like to conduct resident interviewing at Mornington Island during June 2023. In consultation with Queensland Government Departments, they have determined that the most appropriate method to reach tenants in Indigenous Community Housing is via a culturally appropriate face-to-face approach.

Lonergran Research's preferred method of surveying is via unsolicited door knocking, whereby interviewers work in pairs and knock on the doors of each tenancy (until their quota is reached). Interviewing is generally conducted on the doorstep unless the tenant needs to be seated for their comfort.

The week commencing Monday 26 June 2023 is recommended for Lonegran Research's visit. There are not any community events or activities included in the calendar. However, a funeral is scheduled for Mr R. Kelly, Tuesday 27 June, from 3:00pm at the Church. Sorry business will commence from 1:00pm.

FINANCIAL & RESOURCE IMPLICATIONS

Lonegran Research's proposed June 2023 surveying and interviewing will not have any financial expenditure for Council. The researchers may require accommodation and transport through Council, which would be an income.

RECOMMENDATION

That Council receive and note the report related to the National Social Housing Survey and endorse a Lonergran Research visit to Mornington Island the week commencing Monday 26 June 2023.

19.2 COMMUNITY DEVELOPMENT REPORT

Author: Community Development Officer

Attachments: Nil

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to update Council on Community Development activities for the month of May 2023.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The role of the Community Development Coordinator is to develop community activities, youth programs, manage, oversee, support, resource, and facilitate the events prescribed in the Calendar of events for the benefit of the community. This includes to increase utilisation of Councils gym.

Updates**Carriage Limit**

- Office of Liquor Gaming Regulations (OLGR) have a planned visit for 21-23 July 2023 to conduct a compliance report on the Gununa Post Office and the Barge shed.
- Mornington Island have had a carriage limit now for fourteen (14) months. The proposed increase to the current carriage limit of one (1) carton is still pending. A formal request from Council should assist with moving the proposal forward. The carriage limit administration will be alleviated immediately once approved.

Motel Tavern Liquor Licence

- Installation of the SwiftPOS system completed. New Tyro EFTPOS machines are integrated with the SwiftPOS system. Over 400 membership cards have been issued to date; and have been working well. Staff wristbands are now used for logging into the system.
- Licencing conditions: OLGR hope to finalise their risk assessment on their upcoming visit and then send Council a consent to licence trading conditions. However final approval relies on the completion of a commercial kitchen facility. This has no current completion date.

Community Safety Committee

- Ongoing updates to the Community Safety Plan (CSP) Action Plan with assistance from DSDSATSIP.
- Next meeting scheduled for Thursday 22 June 2023, 11:00am.
- Storyboards for the Old Village: Structure has been ordered. Awaiting delivery

Grants

- Moveit NQ: New funding approved for 2023.
- Gulf Social Development Fund: Gym upgrade project has commenced. Must be completed and invoiced by 30 June 2023, to receive funding. Project funding is at risk of being lost.

Miscellaneous

- PCYC Funding: Working on the auspice agreement: ONGOING
- Preferred Supplier Arrangement: ONGOING
- Community Development current job vacancies: Community Bus Driver, Administration Assistant and Events Officer.

Upcoming events

- Restarting soon, Thalidi Gilmoo Luuli Touch Footy programs (Tuesdays)
- Restarting soon, Baya Kuburda Community Boxing night (Thursdays)
- 5 July 2023, Senior Elders dinner for NAIDOC week
- 8 July 2023, NAIDOC week, "For our Elders" theme
- 12 July 2023, State of Origin Game 3

FINANCIAL & RESOURCE IMPLICATIONS

Nil

RECOMMENDATION

That Council note and accept the Community Development report for June 2023.

20 STAFF REPORTS - HUMAN RESOURCES

Nil

21 CONFIDENTIAL REPORTS

Nil

22 NEXT MEETING

Wednesday 19 July 2023

23 CLOSURE