MORNINGTON SHIRE COUNCIL

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

Date:	**Wednesday 25 November 2026**
Time:	**9:00 am**
Location:	**Corner Jinkiya & Lardil Street Gununa**

MORNINGTON SHIRE COUNCIL

Ordinary Council Meeting
Wednesday 25 November 2026

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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ORDER OF BUSINESS

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 Minutes of the Ordinary Council Meeting – 28 October 2026

Author: **Director Corporate & Communications**

Attachments: **Mornington Shire Council - Unconfirmed minutes – 28 October 2026 – 11 pages.**

RECOMMENDATION

That the Minutes of the Ordinary Council Meeting – 28 October 2026 be received and the recommendations therein be adopted.

MORNINGTON SHIRE COUNCIL

UNCONFIRMED

MINUTES OF MEETING

Ordinary Council Meeting
Wednesday 28 October 2026

ORDER OF BUSINESS

1 OPENING OF MEETING

Meeting opened by Mayor Richard Sewter at 9:06am

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

Mayor Richard Sewter, Deputy Mayor Robert 'Bobby' Thompson, Cr Farrah Linden, Cr Renee Wilson and Cr Jane Ah Kit.

Matthew Fox (Acting Chief Executive Officer) and Emma Kruse (Executive Assistant - Minutes)

4 LEAVE OF ABSENCE

Nil.

5 DISCLOSURE OF INTEREST - COUNCILLORS AND STAFF

Nil.

6 CONDOLENCES AND MEMORIALS

A minute's silence was held for lost loved ones.

7 CONFIRMATION OF MINUTES

7.1 Minutes of the Ordinary Council Meeting – 30 September 2026

RESOLUTION 2026/175

Moved: Cr Robert 'Bobby' Thompson
Seconded: Cr Jane Ah Kit

That the Minutes of the Ordinary Council Meeting – 23 September 2026 be received and the recommendations therein be adopted.

CARRIED 5/0

UNCONFIRMED

8 DEPUTATIONS

9:00am – Nick Lennon, Lead Civil Engineer, ERSCON and Dean Patchett, Regional Liaison Officer, Queensland Reconstruction Authority

Presentation of the 2026 roads program and the upcoming plan for 2027.

(commenced 9:08am – 10:05am)

Mayor Richard Sewter left the meeting at 9:44am and returned at 9:45am

Cr Renee Wilson left the meeting at 9:50am and returned at 9:57am

Short Break – 10:05am – 10:21am

9 ACTION SCHEDULE

9.1 Open Action Items

MORNINGTON SHIRE COUNCIL

ACTION SCHEDULE

DATE	DIRECTOR RESPONSIBLE	ACTION	OUTCOME	STATUS
27/05/2026	CEO / DCC	Policy and Procedure for burials, funerals and sorry business to be done by Council. Follow up with DG for assistance.	Data Provided by Cr. Linden for input into consolidated Policy and procedure.	In Progress
26/08/2026	DCC	Organise meeting with Councillors on Tesday 01 September to discuss funeral & sorry business procedures and policy.	Meeting to be rescheduled.	In Progress
30/09/2026	DEI	Update Cemetery Map with names and lot numbers		In Progress
30/09/2026	DEI	Request to clean up the gardens around the Totem Poles and Memorial at the Airport including rocks as they cause a hazard		In Progress
30/09/2026	DEI	Review of process of Heavy vehicle transport and traffic management on Island. and qualifications on Island. WHS and qualification checks to be conducted with Contractors working on the Island		In Progress
30/09/2026	DHA	Review Fees and Charges for Motel bookings with multiple occupancy. Report to be presented to the October Meeting		In Progress

Action Item: Acting CEO to organise for the trees around the Totem Poles at the Memorial Garden at the Airport to be removed prior to Memorial Day.

10 MAYOR AND COUNCILLOR REPORTS

10.1 Mayor and Councillor Verbal Reports

Mayor Richard Sewter

- Attended meetings with GREAT & ADBT
- Attended the LGAQ Conference including a meeting with Queensland Indigenous Council Leaders Accord.

UNCONFIRMED

- Met with Steve Jones, QLD State Manager, Rex. Discussed the Local Fare Scheme and additional flights.
- Upcoming meeting with Premier and Cabinet in Brisbane.
- Upcoming visit to Bamaga with OLGR.

Deputy Mayor Bobby Thompson

- Went onsite to visit the roads crew. Discussed travel between depot and work site during the day.

RESOLUTION 2026/176

Moved: C Robert 'Bobby' Thompson

Seconded: Cr Farrah Linden

That Councillors excuse Cr Renee Wilson from the meeting for 1 hour to present at an IBA seminar.

CARRIED 4/0

Mayor Richard Sewter left the meeting at 10:47am

Cr Renee Wilson left meeting at 10.49am

Mayor Richard Sewter returned at 10.52am

Cr Jane Ah Kit

- Attended the 54 Reasons Make It Pink Breast Cancer Awareness Day. A presentation on the day discussed the issue of online gambling.
- Attended the Elders Morning Tea
- Indigenous Leaders Forum – does not feel its reflective of indigenous Local Government.
- WQPHN recently held a regional workshop on SEWB framework - only 3 indigenous people in attendance.
- Lighting of streets and accommodation areas was raised at this month's Community Safety Committee Meeting, would like Council to investigate.
- Inability for residents to renew Driver Licence and vehicle registrations. TMR visit island twice a year.

Cr Farrah Linden

- Attended the LGAQ Conference
- Spoke with QRL representatives about funding received for the oval upgrade. Requested an update on oval remediation activities.
- RACQ – have funding options available for volunteers to come to the Island and complete small projects.
- RACQ – Road Safety Education for community. Look at sponsorship opportunities for child restraint supply and installation.

UNCONFIRMED

- Road improvements – line marking and reflectors need replacing.
- Motion for LGAQ 2027 conference. Would like to present a motion next year regarding AMP.
- Ongoing sorry business in remote communities. More attention from government and increased funding for betterment of cemeteries.
- Hope Vale Aboriginal Shire Council presented on Family and Domestic Violence at the LGAQ conference. Would like to receive a copy of the presentation.
- Council's newly appointed Funeral Coordinator is doing a great job in the role.
- If someone has passed on island and are transported off island to the Coroner families must deal with a funeral home go out to coroner need to deal with funeral homes. Why can't Council deal directly for bodies that don't leave island. Burial assistance funding.
- SEWB – Report and outcome from Ngarnal? Where are the gaps? How do we come together as a community. $14M funding for Thrillily

Cr Jane Ah Kit left the meeting at 11:20am and returned at 11:25am

Cr Renee Wilson

- Attended the LGAQ conference – great networking opportunity. Was great to talk to other Councils about their issues.
- QRL – Funding for Oval upgrade.
- RACQ – Road Safety Issues including child restraints and correct installation.
- Recent visit to Canberra. Visited a number of significant sites including Parliament House, AIATSIS and the National Gallery. It was great to see some of our collections on display.
- Attended First Indigenous Business Forum – online event. IBA, Business Foundations, Fair Trading. Presented on car hire business. Extended invitation to come to Island to share info.
- Request for updated uniforms to attend events.

RESOLUTION 2026/177

Moved: Cr Jane Ah Kit

Seconded: Cr Robert 'Bobby' Thompson

That Councillors receive and note the Mayor and Councillors' verbal reports for September 2026.

CARRIED 5/0

UNCONFIRMED

11 CHIEF EXECUTIVE OFFICER REPORT

11.1 Chief Executive Officer Report – September 2026

Action Item: Acting CEO to provide update on preparation for wet season and Disaster Management activities.

RESOLUTION 2026/178

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Farrah Linden

That Council receive and note the Acting Chief Executive Officer's report for September 2026.

CARRIED 4/0

11.2 Request for Support for Memorial Day Activities

RESOLUTION 2026/179

Moved: Cr Farrah Linden

Seconded: Cr Jane Ah Kit

That Council provide a Community Grant of $10,000.00 and in-kind support of $6,540.00 to GRAC to assist with the planned Memorial Day activities for 2026; and

That Council delegate to the CEO, approval to assess and approve all future requests for in-kind support for this GRAC event and add the value of all contributions to the general ledger.

CARRIED 4/0

Lunch Break – 11:55am – 1:00pm

12 FINANCE

12.1 Financial Report – September 2026

Cr Renee Wilson returned to meeting at 1:03pm

Cr Farrah Linden returned to meeting at 1:07pm

RESOLUTION 2026/180

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Renee Wilson

That Council receive and note the Financial Report for September 2026.

CARRIED 5/0

UNCONFIRMED

12.2 Finance Report – Outstanding Debtors

RESOLUTION 2026/181

Moved: Cr Jane Ah Kit

Seconded: Cr Farrah Linden

That Council accept the request and approves the write-off of $6,811.94.

CARRIED 5/0

12.3 Projects Office – Masterplan Monthly Update September 2026

RESOLUTION 2026/182

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Jane Ah Kit

That Council receive and note the periodic Capital Projects Office Masterplan overview for September 2026.

CARRIED 5/0

12.4 Procurement – Fuel Supply

RESOLUTION 2026/183

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Farrah Linden

That Council approves formal engagement of Gulf Engineering & Constructions (ABN: 52 011 042 621) in accordance with Qld Local Government Regulation 235 (a) and authorises the CEO to enter into a 12-month fixed term contractual arrangement.

CARRIED 5/0

13 COMMUNITY

13.1 Community Report – September 2026

RESOLUTION 2026/184

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Farrah Linden

That Council receive and note the Community Report for September 2026.

CARRIED 5/0

UNCONFIRMED

13.2 Jetty Enhancement Project

RESOLUTION 2026/185

Moved: Cr Farrah Linden

Seconded: Cr Renee Wilson

That Council:

1. Endorse the proposed Stage 2 enhancements to the Community Jetty as part of a Waterfront Recreation Precinct; and
2. Support Officers progressing funding opportunities for the proposed works.

CARRIED 5/0

14 HUMAN RESOURCES

14.1 Human Resources Report – September 2026

RESOLUTION 2026/186

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Farrah Linden

That Council receive and note the Human Resources report for September 2026.

CARRIED 5/0

14.2 Recruitment & Selection Policy

RESOLUTION 2026/187

Moved: Cr Jane Ah Kit

Seconded: Cr Renee Wilson

That Council resolves to adopt the Recruitment and Selection Policy as tabled.

CARRIED 5/0

15 CORPORATE AND COMMUNICATIONS

15.1 Corporate & Communications Report – September 2026

RESOLUTION 2026/188

Moved: Cr Renee Wilson

Seconded: Cr Farrah Linden

That Council receive and note the Corporate and Communications report for September 2026.

CARRIED 5/0

UNCONFIRMED

15.2 Operational Plan – Q1 Report

RESOLUTION 2026/189

Moved: Cr Jane Ah Kit

Seconded: Cr Renee Wilson

That Council receive and note the Q1 report of the Mornington Shire Council Annual Operational Plan for financial year 2026/27.

CARRIED 5/0

16 HOUSING AND FACILITIES

16.1 Housing and Facilities Report – September 2026

RESOLUTION 2026/190

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Jane Ah Kit

That Council receive and note the Housing and Facilities report for September 2026.

CARRIED 5/0

17 ENGINEERING & INFRASTRUCTURE

17.1 Engineering and Infrastructure Report – September 2026

RESOLUTION 2026/191

Moved: Cr Renee Wilson

Seconded: Cr Robert 'Bobby' Thompson

That Council receive and note the Engineering and Infrastructure report for September 2026.

CARRIED 5/0

Short Break – 2:30pm – 2:37pm

UNCONFIRMED

18 HOSPITALITY AND ACCOMMODATION

18.1 Hospitality and Accommodation Report – September 2026

RESOLUTION 2026/192

Moved: Cr Robert 'Bobby' Thompson

Seconded: Cr Farrah Linden

That Council receive and note the Hospitality and Accommodation report for September 2026.

CARRIED 5/0

RESOLUTION 2026/193

Moved: Mayor Richard Sewter

Seconded: Cr Robert 'Bobby' Thompson

That Council:

1. Endorse the concept of the interim tavern kitchen solution as proposed by the Director of Hospitality and Accommodation; and
2. Enable the Director of Hospitality and Accommodation to present a detailed plan including estimated costings be prepared and presented to the November Ordinary Council Meeting.

CARRIED 5/0

19 CORRESPONDENCE

- Correspondence from Gulf Savannah Development to The Hon Matt Thistlethwaite MP - RE: FNQ Designated Area Migration Agreement - Deed of Variation include Burke, Carpentaria, Doomadgee and Mornington Island Local Government Areas.

20 GENERAL BUSINESS

Cr Jane Ah Kit

- TMR – Community members are unable to access TMR services on Island to renew Drivers Licence and Vehicle Registrations. Issues with the Local Fare Scheme.
- Enquired if there was a subsidy available for community for drinking water.
- Acknowledged the performance of the Acting CEO and Executive during the current acting period whilst the CEO is on leave.

UNCONFIRMED

Cr Farrah Linden

- Requested a review of the current CEO contract and for the draft CEO Appointment and Performance strategic policy to be presented for Council approval at the November Ordinary Council Meeting.

Mayor Richard Sewter

- Asked for all Directors to be present at future Council Meetings to present their reports. If they are unavailable request that they send a delegate.

20.1 Location of Plug In – 37 Lardil Street, Gununa

RESOLUTION 2026/194

Moved: Cr Jane Ah Kit

Seconded: Cr Renee Wilson

That Council resolve to adopt 37 Lardil Street as the location for the final plug-in for this round of funding.

CARRIED 5/0

21 CONFIDENTIAL REPORTS

Nil.

22 NEXT MEETING

The next scheduled ordinary council meeting to be held on Wednesday 25 November 2026 as per Resolution 2025/177.

23 CLOSURE

Meeting closed at 3:28pm

UNCONFIRMED

8 DEPUTATIONS

9 ACTION SCHEDULE

9.1 Open Action Items

MORNINGTON SHIRE COUNCIL

ACTION SCHEDULE

DATE	DIRECTOR RESPONSIBLE	ACTION	OUTCOME	STATUS
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30/09/2026	DEI	Request to clean up the gardens around the Totem Poles and Memorial at the Airport including rocks as they cause a hazard	Completed	In Progress
30/09/2026	DEI	Review of process of Heavy vehicle transport and traffic management on Island. and qualifications on Island. WHS and qualification checks to be conducted with Contractors working on the Island	Discussed with Engineering Director and WHS Officer. Futher work required.	In Progress
30/09/2026	DHA	Review Fees and Charges for Motel bookings with multiple occupancy. Report to be presented to the October Meeting		In Progress

10 MAYOR AND COUNCILLOR REPORTS

10.1 Mayor and Councillor Verbal Reports

RECOMMENDATION

That Councillors receive and note the Mayor and Councillors' verbal reports for October 2026.

11 CHIEF EXECUTIVE OFFICER REPORT

11.1 Chief Executive Officer Report – October 2026

Author: **Chief Executive Officer**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

This purpose of this report is to provide Elected Members with the Chief Executive Officer's report for October 2026.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

- The Council's financial position for the financial year continues to be strong and our financial management processes are maintaining the disciplines introduced Council.
- Water Treatment Plant is progressing well with concrete pour completed.
- Waste Management Facility project is progressing as anticipated.
- Splashpark procurement activities have commenced.
- LDMG meeting was held and preparations are underway for disaster season.

- Support activities for GRAC memorial day event have been well supported by Council.
- Economic Development working group preparations have commenced with DWATSIPM and MSC.
- CEO unscheduled leave has been managed well by the executive team. Operations have continued with minimal interruption.

FINANCIAL & RESOURCE IMPLICATIONS

Council is operating within the approved 2026/27 allocated budget parameters.

RECOMMENDATION

That Council receive and note the Chief Executive Officer’s report for October 2026.

12 FINANCE

12.1 Financial Report – October 2026

Author: **Director of Finance and Commercial Support Services**

Attachments: **October 2026 Financial report – 6 Pages**

PURPOSE (EXECUTIVE SUMMARY)

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

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Council continues to work incredibly hard to ensure that ongoing financial sustainability is achievable and that any challenges to this are rectified. We have entered into a new financial year.

Key items to note for the month of October:

- Interest received on funds continue to improve as interest rates continue to rise (+$0.22m)
- Operational grants are higher than expected (+$0.5m) due to better acquittal and recognition processes
- Capital Income a little behind expected budget (-$1.4m) as projects slowly ramp up
- Employee benefits (-$0.3m) less due to vacancies and absenteeism higher than budgeted.
- Higher Materials and Services (+$1.5m) costs than budgeted due to insurance increases higher than budget; Higher Operational maintenance for the month. It is expected that these costs recognised now will balance out over the year compared to Budget.
- Interim Net operating result is positive(+$0.3m),

FINANCIAL & RESOURCE IMPLICATIONS

Council is mostly operating within 2026/27 budget allocations.

RECOMMENDATION

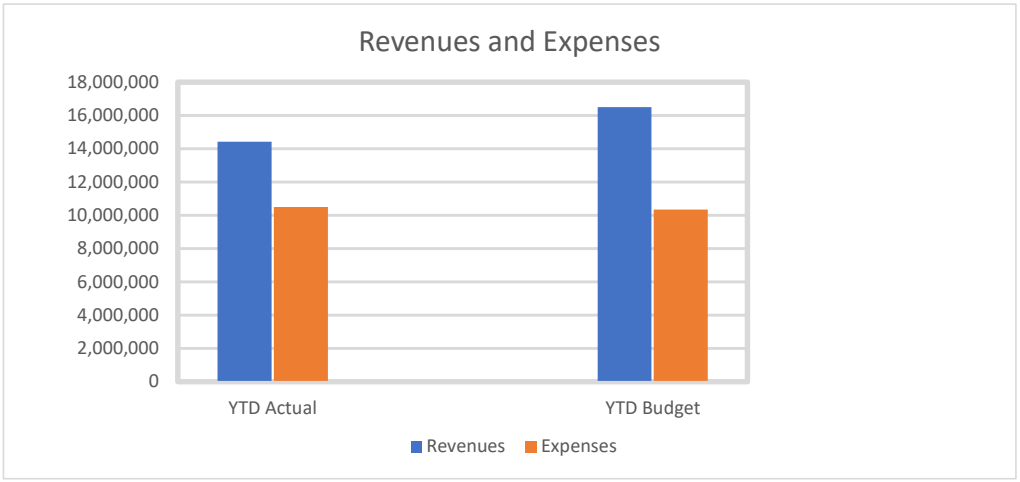
That Council receive and note the Financial Report for October 2026.

This Month Story

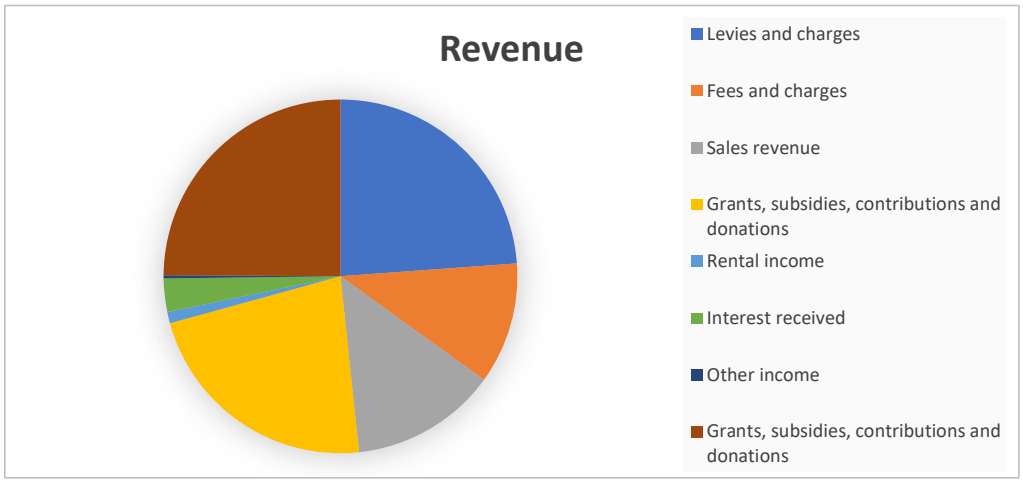
Council has $26m invested with Queensland Treasury Corporation, earning interest.	✔
Unrestricted cash holdings increased. Currently almost 4.2 months. Target is four months, we finally did it!	✔
Capital grants are under budget at this time	ⓘ
Net operating result positive	✔
Recording and recouping all revenues must be a focus going forward to maintain our cash position. Improving slowly	ⓘ
2026 Financial Statements were completed on time!	✔
Financial Statements to be presented	✔
Audit management Report to be presented	✔
Accounts Receivables increased as with additional revenues shown	✔

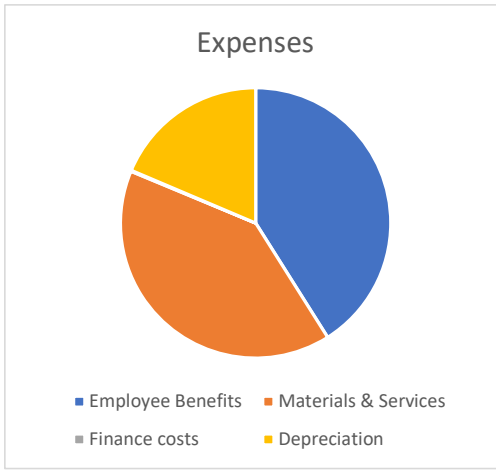
Revenues and Expenses

All numbers are year to date up until 31-October-2026



Where did the Money come from?



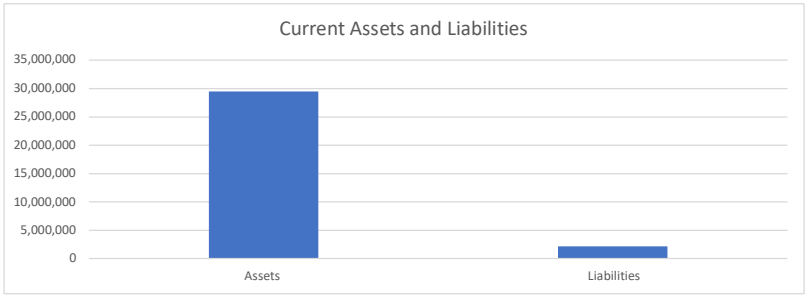


Details in the numbers

Interim Statement of Comprehensive Income Year to date u	31-October-2026					
Income	**Actual**	**Budget**	**Variance**		**Year to Date Last Year**	
Revenue	**$**	**$**	**$**		**$**	
Recurrent Revenue						
Levies and charges	3,438,220	3,905,434	-467,213	✗	3,192,243	✓
Fees and charges	1,606,684	1,950,328	-343,644	✗	1,403,195	✓
Sales revenue	1,926,252	2,454,146	-527,894	✗	3,456,624	✗
Grants, subsidies, contributions and donations	3,231,870	2,680,313	551,557	✓	4,827,012	✗
Total Recurrent Revenue	10,203,026	10,990,220	-787,194	✗	12,879,075	✗
Rental income	150,886	280,000	-129,114	✗	392,380	✗
Interest received	439,076	216,667	222,410	✓	316,025	✓
Other income	44,271	0	44,271	✓	38,347	✓
Total operating revenue	10,837,259	11,486,887	-649,627	✗	13,625,826	✗
Capital Income						
Grants, subsidies, contributions and donations	3,590,668	5,007,255	-1,416,587	✗	4,942,130	✗
Total capital income	3,590,668	5,007,255	-1,416,587		4,942,130	
Total income	14,427,927	16,494,141	-2,066,214	✗	18,567,956	✗
Expenses						
Recurrent Expenses						
Employee Benefits	4,308,033	4,616,111	308,077	✓	4,077,709	✗
Materials & Services	4,218,240	2,709,416	-1,508,824	✗	3,781,527	✗
Finance costs	10,522	20,180	9,658	✓	9,131	✗
Depreciation	1,956,151	3,015,815	1,059,665	✓	1,948,636	✗
	10,492,947	10,361,522	131,425	✗	9,817,004	✓
Capital expenses	0	0	0		0	
Total expenses	10,492,947	10,361,522	131,425	✗	9,817,004	✗
Net result	3,934,980	6,132,619	-2,197,639	✗	8,750,952	✗
Net operating result	344,313	1,125,365	-781,052	✗	3,808,822	✗

Cash Position

All numbers are year to date up until 31-October-2026





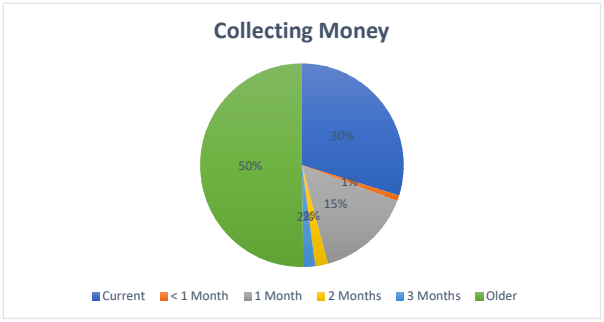
Assets		**Liabilities**	
Cash at bank Unrestricted	10,941,177	Creditors	1,230,097
Cash at bank Restricted	15,750,284	GST	1,880
Debtors	2,768,010	PAYG	0
	29,459,471	Employee entitlements	932,015
			2,163,992

Receivables

Current	< 1 Month	1 Month	2 Months	3 Months	Older	Total
660,924.54	20,533.43	336,234.90	44,742.63	42,609.43	1,113,867.72	2,218,912.65
30%	8%	2%	2%	2%	56%	100%

Payables

Current	< 1 Month	1 Month	2 Months	3 Months	Older	Total
1,539,978.43	99,504.24	67,604.28	0.00	0.00	116,186.18	1,823,273.13
80%	5%	5%	1%	0%	9%	100%

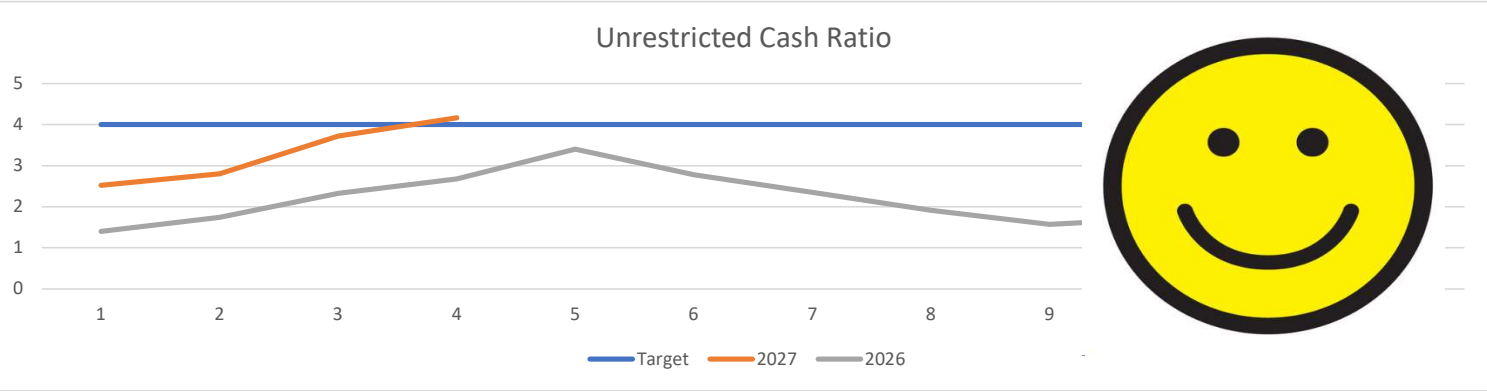


Who owes us money (Debtors) But hasn't paid soon enough	Over 90 days	Total	Comments
GUNUNAMANDA LIMITED T/A Gununamanda Store	300,833	363,718	Decreasing
HC Building and Construction	141,977	141,977	
James Construction Queensland Pty Ltd	506,852	506,852	
Total of above and others	**$1,113,868**	**$2,218,913**	

Cashflow

All numbers are year to date up until 31-October-2026

Account	June 2026	July 2026	Sept 2026	Oct 2026
Normal Business				
Money in	6,598,162.33	4,190,845.19	1,421,090.67	3,586,719.29
Money Out	(2,037,653.03)	(1,975,960.33)	(2,453,380.01)	(1,813,029.86)
Difference	**4,560,509.30**	**2,214,884.86**	**(1,032,289.34)**	**1,773,689.43**
Capital Grants				
Money in	1,509,406.81	0.00	2,278,309.86	0.00
Money Out	(2,936,508.27)	(892,995.54)	(727,495.04)	(1,261,481.47)
Difference	**(1,427,101.46)**	**(892,995.54)**	**1,550,814.82**	**(1,261,481.47)**
Other (Super BAS)	(20,702.97)	551,185.52	558,850.02	935,881.16
	(20,702.97)	**551,185.52**	**558,850.02**	**935,881.16**
	3,112,704.87	**1,873,074.84**	**1,077,375.50**	**1,448,089.12**
Bank				
Start	3,121,624.74	6,234,329.61	8,415,638.13	9,493,088.03
Difference	**3,112,704.87**	**1,873,074.84**	1,077,375.50	1,448,089.12
End	6,234,329.61	8,107,404.45	9,493,013.63	10,941,177.15



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

Task	Traffic Light	Due	Due next	Notes
ATO Reporting	✔		21/11/2027	
Workcover	✔		15/09/2027	
Audit 2027	✔		31/10/2027	
Grant reporting	✔		11/11/2026	On target
Paying Invoices	✔	Ongoing		Up-to-date and cle
5 Year Plan	✔	Ongoing		
QTC 10 Year forecast	✔	Ongoing		
Policies	–	Over		To be reviewed an
Budget 2027	✔		1/06/2027	
Debt Recovery	–			Solid improvement
Contracts Register $200k+	–			Register currently l
Contracts Register All	–			Works underway b

Measures of Financial Sustainability

Operating Surplus Ratio

Target: 0% 6%

Net operating result divided by total operating revenue

Operating Cash Ratio

Target: Greater than 0% 24%

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

12.2 Projects Office – Masterplan Monthly Update October 2026

Author: **Director of Finance and Commercial Support Services**

Attachments: **PMO Report to Council – October – 1 Page.**

PURPOSE (EXECUTIVE SUMMARY)

The Project Management Office (PMO) is a department within Council that focuses purely on the delivery of key capital projects to the community. The purpose of this report is to provide the Mayor and Councillors a view of the works being undertaken (the Master Planning Scheme) and the indicative finish dates for their noting.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Key project work undertaken during the month:

- Lot 926 houses are progressing well with tiling completed internally and driveways prepared for concreting
- Sites of 10 granny flats have been surveyed and soil tested. Tender process to be undertaken once Council approval is provided
- VAC refurbishment- negotiations being undertaken and contract ready to award once Council approval is provided
- Landfill project – initial surveys now complete, with Tender for Wet Plant hire to be award once Council approval is provided. This will allow for the works to begin
- Water Splashpark – initial tender documents complete. Awaiting further direction before progressing to market
- Seawall – awaiting further feedback from GRAC before awarding tender.

FINANCIAL & RESOURCE IMPLICATIONS

Most capital projects are operating within assigned budgetary and grant funding parameters for 2026/27.

RECOMMENDATION

That Council receive and note the periodic Capital Projects Office Masterplan overview for October 2026.

PMO PROJECTS

31/10/2026

Project Name	Project stage	Project Timing	Start Date	Completed/ Indicative Finish Date	Comments
Tech Services Shed	Works Completed	Within Timeframe	9/04/2025	7/11/2025	Further works will be needed for electrical works and ramping into site for vehicles.
Cool Room Freezer Installations	Works Completed	Within Timeframe	1/09/2025	23/01/2025	In operation now.
30 Lardil Street	Works Completed	Within Timeframe	29/08/2025	15/01/2026	Tenant already occupying property. Works completed early March.
152 Lardil Street	Works Underway	60+ Days	10/02/2025	30/01/2026	Qbuild have started Project Management of the site.
Library Rectification Works	Works Completed	Within Timeframe	10/02/2025	19/12/2025	Complete
Lot 926 - 4 x Houses	Works Underway	Within Timeframe	10/02/2025	23/04/2026	Build on time. Driveways complete, kitchen and laundry joinery complete. Painting and internal finishes continuing. Final services testing and commissioning 90% complete with electrician and plumber on-island in December Preparation for landscaping in progress. Full Completion and handover due in February 2027.
Motel Expansion - 4 units	Works Completed	Within Timeframe	10/02/2025	30/06/2026	Complete
Seawall & Foreshore Project	Planning	Future	1/09/2025	23/11/2027	Tender complete. In negotiations with preferred supplier. In discussions with GRAC regarding their involvement in site investigations. GRAC to have input once design stage is nearing finalisation.
Plug in - Lot 233 - 192 Yarrabarkan Street - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug in - Lot 193 - 205 Lardil - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug In - Lot 198 - 327 Mukakiya Street - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug In- Lot 221 -318B Wangi Close - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug in - Lot 137 - 103 Wurruku Cres - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	Site investigations have been completed. Tender documentation is prepared and ready for release, pending Council confirmation of the tender process.
Plug in - Lot 42 - 9 Lardil St - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug in - Lot 49 - 16 Lardil St - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug In - Lot 52 -19 Lardil Street - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug In - Lot 64 - 251 Lardil Street - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Plug In - Lot 32 - 37 Lardil Street - 2 Bed	Planning (F)	Future	1/06/2026	25/06/2027	
Infill - Lot 246 - 286a Mukakiya St	Planning (F)	Future	19/01/2026	18/12/2026	
Infill - Lot 206 - 323A Mukakiya St	Planning (F)	Future	19/01/2026	18/12/2026	Sites confirmed. Department of Housing reviewing the program schedule to confirm roles and responsibilities.
Infill - Lot 2 - 126B Wengka St	Planning (F)	Future	19/01/2026	18/12/2026	
Infill - Lot 70 - 254 Warddirrkan Street	Planning (F)	Future	19/01/2026	18/12/2026	
Infill - Lot 925	Planning (F)	Future	19/01/2026	18/12/2026	
Tavern Kitchen upgrade	Planning	Within Timeframe	10/02/2025	11/08/2027	Project transferred to Housing & Facilities
Council Building upgrades (Tech Services/Bakery)	Concept	Unknown Timeframe	16/02/2026	16/09/2027	Prioritisation of other projects (social housing) have put this project behind schedule and will be revisited soon
Lot 911 Lardil - 13 Dwellings	Planning (F)	Future	1/02/2027	1/12/2028	Geotechnical results due 30 November. Preparing a revised reference design in consideration of the Burrundi Report. Once the geotechnical findings are received, the design will be reviewed and progressed with an architect before consultation with Council. The design will be presented once site suitability is confirmed.
Accommodation Upgrade/Refurbishment	Planning (F)	Within Timeframe	1/07/2026	30/06/2027	Project transferred to Housing & Facilities

12.3 2025/26 Audited Financial Statement and Closing Report

Author: **Director of Finance & Commercial Support**

Attachments: **Audited Financial Statement 2025/26**

Closing Management Report

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to present Elected Members the final audited financial statements for the Financial year 2025/26.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Council has made strong progress in addressing the backlog of financial statements from previous financial years. The completion of the 2025–26 financial statements within the statutory deadline marks a significant milestone, with Council's financial reporting now up to date for the first time in many years.

This achievement reflects a substantial improvement in Council's financial management and reporting capability. While there is still further work to strengthen processes, procedures and compliance, the overall number of deficiencies has reduced significantly and is expected to continue to decline during 2026–27.

Two additional significant deficiencies were identified during the year. These had been raised as a concern internally, and have now been picked up by the independent audit. Action must be taken by Council to ensure that this doesn't occur again and to remain compliant.

FINANCIAL & RESOURCE IMPLICATIONS

None.

RECOMMENDATION

That Council receive and note the Audited Financial Statements for the Financial year 2025/26.

Mornington Shire Council

Financial Statements

for the year ended 30 June 2026

Mornington Shire Council
Financial statements
for the year ended 30 June 2026

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Mornington Shire Council
Statement of comprehensive income
for the year ended 30 June 2026

	Note	2026 $	Restated* 2025 $
Income			
Recurrent revenue			
Levies and charges	3(a)	3,531,879	3,223,709
Fees and charges	3(b)	4,280,268	4,509,827
Sales revenue	3(c)	8,342,554	9,716,664
Grants, subsidies, contributions and donations	3(d)(i)	13,096,377	12,703,973
Total recurrent revenue		29,251,078	30,154,173
Rental Income	14	1,202,394	548,597
Interest Revenue	4(a)	598,165	552,605
Other Income	4(b)	393,887	92,372
Total operating revenue		31,445,525	31,347,747
Capital Income			
Grants, subsidies, contributions and donations	3(d)(ii)	13,094,845	7,740,058
Other capital income	5,14	53,298	285,952
Total capital income		13,148,143	8,026,010
Total income		44,593,667	39,373,757
Expenses			
Recurrent expenses			
Employee benefits	6	(14,389,094)	(12,859,937)
Materials and services	7	(9,465,512)	(12,930,071)
Finance costs	8	(239,746)	(238,331)
Depreciation	15	(6,948,159)	(6,330,296)
		(31,042,511)	(32,358,636)
Capital expenses	5,9	(220,994)	(605,629)
Total expenses		(31,263,504)	(32,964,265)
Net result		13,330,163	6,409,492
Other comprehensive income			
Items that will not be reclassified to net result			
Increase / (decrease) in asset revaluation surplus	19	9,140,187	13,440,571
Total other comprehensive income for the year		9,140,187	13,440,571
Total comprehensive income for the year		22,470,349	19,850,063

The above statement should be read in conjunction with the accompanying notes and accounting policies.

**Comparative figures have been restated. Refer to Note 25 for details.*

Mornington Shire Council
Statement of financial position
for the year ended 30 June 2026

	Note	2026 $	Restated* 2025 $
Current assets			
Cash and cash equivalents	10	25,519,280	15,322,643
Receivables	11	1,932,417	2,764,661
Inventories	12	1,147,490	1,423,085
Contract assets	13(a)	3,663,876	1,055,487
Lease receivable	14	288,282	275,371
Total current assets		32,551,344	20,841,247
Non-current assets			
Lease receivable	14	5,379,878	5,663,952
Property, plant and equipment	15	209,338,297	192,991,803
Total non-current assets		214,718,175	198,655,756
Total assets		247,269,519	219,497,002
Current liabilities			
Payables	17	2,759,684	4,455,418
Contract liabilities	13(b)	17,744,887	10,869,656
Provisions	18	131,299	98,625
Total current liabilities		20,635,870	15,423,699
Non-current liabilities			
Provisions	18	1,815,009	1,725,012
Total non-current liabilities		1,815,009	1,725,012
Total liabilities		22,450,879	17,148,711
Net community assets		224,818,640	202,348,291
Community equity			
Asset revaluation surplus	19	181,039,913	171,899,726
Retained surplus		43,778,727	30,448,565
Total community equity		224,818,640	202,348,291

The above statement should be read in conjunction with the accompanying notes and accounting policies.
**Comparative figures have been restated. Refer to Note 25 for details.*

Mornington Shire Council
Statement of changes in equity
for the year ended 30 June 2026

	Note	Asset Revaluation Surplus	Retained Surplus	Total
		$	$	$
Balance as at 1 July 2025 *		171,899,726	30,448,565	202,348,291
Net operating result		-	13,330,163	13,330,163
Other comprehensive income for the year				
Movement in asset revaluation reserve	19	9,140,187	-	9,140,187
Total comprehensive income for the year		9,140,187	13,330,163	22,470,349
Balance as at 30 June 2026		181,039,913	43,778,727	224,818,640
Balance as at 1 July 2024 *		158,459,155	24,039,072	182,498,227
Net operating result *		-	6,409,492	6,409,492
Other comprehensive income for the year				
Movement in asset revaluation reserve	19	13,440,571	-	13,440,571
Total comprehensive income for the year *		13,440,571	6,409,492	19,850,063
Balance as at 30 June 2025 *		171,899,726	30,448,565	202,348,291

The above statement should be read in conjunction with the accompanying notes and accounting policies.

**Comparative figures have been restated. Refer to Note 25 for details.*

Mornington Shire Council
Statement of cash flows
for the year ended 30 June 2026

	Note	2026 $	Restated* 2025 $
Cash flows from operating activities			
Receipts from customers		17,529,961	20,960,996
Payments to suppliers and employees		(23,418,079)	(32,328,228)
		(5,888,118)	(11,367,232)
Rental income	14	1,202,394	548,597
Interest received	4(a)	598,165	552,605
Operating grants and contributions	3(d)(i)	13,096,377	12,703,973
Net cash inflow (outflow) from operating activities	20	9,008,818	2,437,944
Cash flows from investing activities			
Payments for property, plant and equipment		(14,315,436)	(9,031,474)
Proceeds from disposals		-	246,641
Finance lease receipts	14	275,371	267,079
Grants, subsidies, contributions and donations		15,227,885	15,667,172
Net cash (outflow) from investing activities		1,187,819	7,149,418
Net increase / (decrease) in cash and cash equivalents held		10,196,637	9,587,362
Cash and cash equivalents at the beginning of the financial year		15,322,643	5,735,282
Cash and cash equivalents at end of the financial year	10	25,519,280	15,322,643

The above statement should be read in conjunction with the accompanying notes and accounting policies.

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

1 Information about these financial statements

1.A Basis of preparation

Mornington Shire Council is constituted under the Queensland *Local Government Act 2009* and is domiciled in Australia.

These general purpose financial statements are for the period 1 July 2025 to 30 June 2026 and have been prepared in compliance with the requirements of the Local Government Act 2009 and the Local Government Regulation 2012.

Council is a not-for-profit entity for financial reporting purposes and these financial statements comply with Australian Accounting Standards and Interpretations as applicable to not-for-profit entities.

These financial statements have been prepared under the historical cost convention except for the revaluation of certain classes of property, plant and equipment and investment property.

1.B New and revised Accounting Standards adopted during the year

Council has adopted all standards which became mandatorily effective for annual reporting periods beginning on 1 July 2025.

There were no relevant new accounting standards mandatorily effective for the year ended 30 June 2026.

There has not been a material impact on Council's reporting.

1.C Standards issued by the AASB not yet effective

The AASB has issued Australian Accounting Standards and Interpretations which are not mandatorily effective at 30 June 2026. These standards have not been adopted by Council and will be included in the financial statements on their effective date. The standards are not expected to have a material impact upon Council's future financial statements.

1.D Estimates and judgements

Council makes a number of judgements, estimates and assumptions in preparing these financial statements. These are based on the best information available to Council at the time, however due to the passage of time, these assumptions may change and therefore the recorded balances may not reflect the final outcomes. The significant judgements, estimates and assumptions relate to the following items and specific information is provided in the relevant note:

Judgements, estimates and assumptions	Note
Valuation and depreciation of property, plant and equipment	15
Impairment of property, plant and equipment	15
Provisions	18
Contingent liabilities	22
Valuation of finance leases	14
Revenue recognition	3

1.E Rounding and comparatives

The financial statements are in Australian dollars and have been rounded to the nearest $1. Comparative information is prepared on the same basis as the prior year.

1.F Taxation

Council is exempt from income tax, however is subject to Fringe Benefits Tax and Goods and Services Tax ('GST') on certain activities. The net amount of GST recoverable from the ATO or payable to the ATO is shown as an asset or liability respectively.

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

2 Analysis of results by function

2(a) Components of Council functions

The activities relating to the Council's components reported on in Note 2(b) are as follows:

Council and Executive leadership team

Council operates under an administrative structure comprising seven departments, each overseen by an Executive Manager. The Executive Leadership Team includes the Chief Executive Officer and Members of the Council. In addition to their executive leadership responsibilities, the Chief Executive Officer holds delegated authority for the coordination of disaster management and oversight of travel-related functions.

Corporate and communities

Corporate and Communities advises on legal and governance issues and is responsible for governance of the council, risk management, planning, funerals and cemetery, library and information services, public and community relations, youth activities and sports and recreation.

Engineering

To provide and maintain infrastructure such as roads, drainage, footpaths, aerodromes, batching plant, marine facilities, water supply and services, sewerage, plant and machinery, town amenities, parks and gardens, and environmental health.

Finance

This comprises the support functions for the management of Council's finances and financial reporting obligations. Finance is responsible for logistics and procurement, financial statements and audit, management accounting, grant writing and reporting, accounts payable, accounts receivable, payroll, warehouse and inventory management, and property management (leasing).

Hospitality and accommodation

Hospitality and Accommodation operates the council's food and beverage, short and long term accommodation businesses. It is responsible for staff housing, bakery, cleaning, visitors accommodation centres, motel, tavern, airport café, carriage and events.

Housing facilities and major projects

To provide and maintain housing infrastructure and is responsible for major projects, contractor liaison and management, contract negotiations, repairs and maintenance, QBuild works, tenders, and council properties.

Human resources

Human resources comprises the council's human resources function, workforce strategy, recruitment, performance management, training and development, employee relations, and workplace health and safety.

Information and Communications Technology

To provide Information and Communications Technology, systems implementation, management and implementation, cyber security, supply and distribution of equipment and records management.

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

2 Analysis of results by function

(b) Income and expenses defined between recurring and capital are attributed to the following functions:

Year ended 30 June 2026

Functions	Gross program income				Total income	Gross program expenses		Total expenses	Net result from recurrent operations	Net result	Assets
	Recurrent		Capital			Recurrent	Capital				
	Grants	Other	Grants	Other							
	2026 $	2026 $	2026 $	2026 $	2026 $	2026 $	2026 $	2026 $	2026 $	2026 $	2026 $
Council and executive leadership team	-	-	66,706	-	66,706	(2,787,609)	-	(2,787,609)	(2,787,609)	(2,720,903)	-
Corporate and Communities	252,627	1,548,768	309,912	-	2,111,307	(1,171,509)	-	(1,171,509)	629,886	939,799	-
Engineering	1,022,524	7,127,016	10,088,377	-	18,237,918	(10,185,349)	-	(10,185,349)	(2,035,808)	8,052,569	147,895,027
Finance	11,756,584	1,030,563	-	53,298	12,840,444	(3,080,481)	(220,994)	(3,301,475)	9,706,666	9,538,970	37,931,222
Hospitality and Accommodation	-	5,375,380	-	-	5,375,380	(3,612,921)	-	(3,612,921)	1,762,460	1,762,460	-
Housing Facilities and Major Projects	-	3,267,421	2,629,849	-	5,897,270	(8,254,788)	-	(8,254,788)	(4,987,367)	(2,357,519)	61,443,270
Human Resources	64,641	-	-	-	64,641	(1,164,469)	-	(1,164,469)	(1,099,827)	(1,099,827)	-
Information and Communications Technology		-	-	-	-	(785,385)	-	(785,385)	(785,385)	(785,385)	-
Total Council	13,096,377	18,349,148	13,094,844	53,298	44,593,667	(31,042,510)	(220,994)	(31,263,504)	403,015	13,330,163	247,269,519

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

Year ended 30 June 2025

Functions	Gross program income				Total income	Gross program expenses		Total expenses	Net result from recurrent operations	Net result	Assets
	Recurring		Capital			Recurring	Capital				
	Grants	Other	Grants	Other							
	2025 $	2025 $	2025 $	2025 $	2025 $	2025 $	2025 $	2025 $	2025 $	2025 $	2025 $
Council and executive leadership team	-	-	454,689	-	454,689	(2,615,631)	-	(2,615,631)	(2,615,631)	(2,160,943)	-
Corporate and Communities	63,875	570,668	386,391	-	1,020,934	(1,104,351)	-	(1,104,351)	(469,808)	(83,417)	-
Engineering	520,989	5,796,330	4,926,709	-	11,244,028	(9,717,298)	-	(9,717,298)	(3,399,979)	1,526,730	136,888,730
Finance	11,803,199	1,704,781	-	-	13,507,980	(3,725,710)	(605,629)	(4,331,339)	9,782,270	9,462,593	26,505,199
Hospitality and Accommodation	-	6,277,597	14,648	-	6,292,246	(4,052,542)	-	(4,052,542)	2,225,055	2,239,704	-
Housing Facilities and Major Projects	251,365	4,294,397	1,957,621	-	6,503,383	(9,364,209)	-	(9,364,209)	(5,030,273)	(2,860,825)	56,103,073
Human Resources	64,545	-	-	-	64,545	(1,166,672)	-	(1,166,672)	(890,302)	(1,102,127)	-
Information and Communications Technology		-	-	-	-	(612,223)	-	(612,223)	(612,223)	(612,223)	-
Total Council	12,703,973	18,643,774	7,740,058	-	39,087,805	(32,358,636)	(605,629)	(32,964,265)	(1,010,891)	6,409,492	219,497,002

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

3 Revenue

(a) Levies and charges

Levies and charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid levies and charges are recognised as a financial liability until the beginning of the rating period.

	2026	2025
	$	$
Water	1,632,106	1,507,974
Sewerage	861,251	779,725
Garbage charges	781,037	722,450
General service charges	257,485	213,560
	3,531,879	3,223,709

(b) Fees and charges

Revenue arising from fees and charges is recognised at the point in time when the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases, the customer is required to pay on the provision of the service. There is no material obligation for Council in relation to refunds or returns.

Airport landing fees are measured based on the weight of the aircraft and number of passengers, they are recognised net of amount not expected to be recoverable.

Accommodation fees consist of revenues from bookings at Council run Motel and Visitors Accommodation Centre and other accommodation which is not subject to a commercial leasing arrangement. Revenue is recognised at the time of occupancy of the premises (subject to conditions of cancellation polices) and measured at the prices listed in the Fees and Charges Schedule.

Airport landing fees	652,424	597,870
Accommodation fees	3,526,478	3,725,285
Other fees and charges	101,366	186,672
	4,280,268	4,509,827

(c) Sales revenue

Sale of goods revenue is recognised at the point in time that the customer obtains control of the goods, generally at delivery. Revenue from services is recognised when the service is rendered.

Contract and recoverable works generally comprises a recoupment of material costs together with an hourly charge for use of equipment and employees. The revenue and the associated costs are recognised by reference to the stage of completion of contract activity based on costs incurred at the reporting date. Where consideration is received for the service in advance it is included in other liabilities and is recognised as revenue in the period when the service is performed. Council has a number of contracts in progress at year end. The contract work carried out is not subject to retentions.

Rendering of services		
Contract works	2,108,426	1,951,900
Other recoverable works	2,060,932	2,566,956
	4,169,358	4,518,856
Sale of goods		
Sale of goods	4,173,196	5,197,808
	4,173,196	5,197,808
Total sales revenue	8,342,554	9,716,664

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

3 Revenue (continued)

(d) Grants, subsidies, contributions and donations

Grant income under AASB 15
Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue is recognised when each performance obligation is satisfied.

Performance obligations vary in each agreement but include events, disability support services, etc. Payment terms vary depending on the terms of the grant. Cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, revenue is recognised using either costs or time incurred.

Grant income under AASB 1058
Assets arising from grants in the scope of AASB 1058 are recognised at the asset's fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Capital grants
Capital grants received to enable Council to acquire or construct an item of property, plant and equipment to identified specifications which will be under Council's control and which are enforceable are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred.

	2026	Restated* 2025
(i) Operating	$	$
General purpose grants	11,756,584	11,803,199
State government subsidies and grants	1,022,524	772,354
Other subsidies and grants	317,268	128,420
	13,096,377	12,703,973

(ii) Capital

Capital revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of the existing non-current asset and /or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from lessees.

Commonwealth government subsidies and grants	389,055	157,956
NDRRA / DRFA Funding	6,465,958	4,018,339
State government subsidies and grants	6,239,833	3,563,763
	13,094,845	7,740,058

(iii) Timing of revenue recognition for grants, subsidies, contributions and donations

	2026 Revenue recognised at a point in time	2026 Revenue recognised over time	2025 Revenue recognised at a point in time	2025 Revenue recognised over time
	$	$	$	$
Grants, subsidies, contributions and donations	11,178,517	15,012,704	11,552,891	8,891,140

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

4 Interest and Other income	Notes	2026 $	2025 $
(a) Interest received			
Interest received from financial institutions		598,165	552,605
		598,165	**552,605**
(b) Other income			
Other Income / (expense)		360,380	70,653
Insurance recoveries		33,506	21,719
		393,887	92,372
5 Capital income			
Gain / (loss) on revaluation of 40 year leases	14	4,207	285,952
Gain / (loss) on sale of assets		49,091	17,963
		53,298	303,915
6 Employee benefits			
Staff wages and salaries		11,602,671	10,478,281
Councillors' remuneration		501,110	507,832
Termination benefits		15,349	56,038
Annual, sick and long service leave entitlements		264,056	48,836
Superannuation	23	1,539,180	1,388,053
		13,922,365	12,479,038
Other employee related expenses		1,645,291	1,105,275
		15,567,656	13,584,313
Less: Capitalised employee expenses		(1,178,563)	(724,376)
		14,389,094	12,859,937

Councillor remuneration represents salary and other allowances paid in respect of carrying out their duties.

Total Council employees at the reporting date:	2026 Number	2025 Number
Elected members	5	5
Administration staff	26	26
Depot and outdoor staff	99	89
Total full time equivalent employees	130	120

7 Materials and services	2026 $	Restated* 2025 $
Administration expenses	3,130,534	2,722,619
Audit of annual financial statements by the Auditor-General of Queensland*	100,500	96,724
Community and civic expenses	157,629	353,472
Consultants	515,501	257,373
Contract works	152,948	319,222
Contractors	2,467,073	2,793,583
Cost of goods sold	2,919,561	4,147,138
Insurance	971,983	749,723
Management fees and subscriptions	130,939	157,694
Motor vehicle expenses	624,338	664,163
Other materials and services	1,191,422	1,443,031
Other recoverable works	120,381	339,598
Repairs and maintenance	254,302	809,084
Internal Plant Recoveries	(3,271,597)	(1,923,353)
	9,465,512	12,930,071

*Total estimated audit fees quoted by the Queensland Audit Office relating to the 2025-26 financial statements are $110,000 (2025: $105,500)

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

8 Finance costs		2026 $	2025 $
Bank charges		59,513	96,443
Impairment of receivables		180,233	141,888
		239,746	238,331

9 Capital expenses			
Provision for restoration of landfill			
Discount rate adjustment to landfill restoration provision	18	60,025	34,034
		60,025	34,034
Loss on disposal of non-current assets			
Capital WIP Write Off		30,000	270,000
Proceeds from sale of property, plant and equipment		-	(246,641)
Less: carrying value of disposed property, plant and equipment		130,969	548,236
		160,969	571,595
Total capital expenses		220,994	605,629

10 Cash and cash equivalents		
Cash at bank and on hand	25,519,280	15,322,643

The Council may be exposed to credit risk through its investments in the QTC Cash Fund or other financial institutions in Australia. The QTC Cash Fund is an asset management portfolio that invests with a wide range of high credit rated counterparties. Deposits with the QTC Cash Fund are capital guaranteed. Working Capital Facility deposits have a duration of one day and all investments are required to have a minimum rating of "A-". therefore the likelihood of the counterparty not having capacity to meet its financial commitments is low.

Unrestricted cash		
Cash and cash equivalents	25,519,280	15,322,643
Less: Externally imposed restrictions on cash	(17,744,887)	(10,869,656)
Unrestricted cash	7,774,394	4,452,987

Council's cash and cash equivalents are subject to a number of external restrictions that limit amounts available for discretionary or future use.

(i) Externally imposed expenditure restrictions at the reporting date relate to the following cash assets:

Unspent government grants and subsidies	17,744,887	10,869,656
Total externally imposed restrictions on cash assets	**17,744,887**	**10,869,656**

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

11 Receivables

Settlement of receivables is required within 30 days after the invoice is issued.

Receivables are measured at amortised cost which approximates fair value at reporting date.

	2026	2025
Current	$	$
Trade debtors	2,450,057	4,083,817
Other debtors and prepayments	833,302	382,295
Less : Impairment	(1,612,775)	(1,782,154)
GST recoverable	261,833	80,704
	1,932,417	2,764,661

Council applies normal business credit protection procedures prior to providing goods or services to minimise credit risk.

The council does not require collateral in respect of respect of trade and other receivables.

Opening balance at 1 July	1,782,154	1,833,976
less: Debts written off during the year	(1,336)	(86,782)
Additional impairments recognised	(168,043)	34,960
Closing balance at 30 June	1,612,775	1,782,154

Trade and other receivables
Council assesses the credit risk before providing goods or services and applies normal business credit protection procedure to minimise the risk.

The council does not require collateral in respect of trade and other receivables.

A summary of the Council's exposure to credit risk for trade receivables is as follows:

	2026 Not credit-impaired	2026 Credit-impaired	2025 Not credit-impaired	2025 Credit-impaired
	$	$	$	$
Not past due	637,686	-	625,525	-
Past due 31-60 days	23,474	-	36,559	-
Past due 61-90 days	5,868	1,626	42,255	-
More than 90 days	74,406	1,436,565	1,396,113	1,782,154
Total gross carrying amount	741,435	1,438,191	2,100,453	1,782,154
Loss allowance	-	-	-	-
	741,435	1,438,191	2,100,453	1,782,154

Mornington Shire Council
Notes to the Financial Statements
for the year ended 30 June 2026

12 Inventories

Inventories held for distribution are valued at the lower of cost and net realisable value and include, where applicable, direct material, direct labour and an appropriate portion of variable and fixed overheads. Costs are assigned on the basis of weighted average cost.

Inventories held for distribution are goods to be supplied at nil or nominal charge and goods to be used for the provision of services at nil or nominal charge. These goods are valued at cost and adjusted where applicable, for any loss of service potential.

	2026	2025
Inventories held for distribution	$	$
Bakery	9,971	11,448
Batching Plant	12,566	183,349
Beverage	24,781	63,004
Fuel	196,871	188,777
Mechanical Workshop	170,643	202,659
Warehouse and building materials	732,657	773,849
Total Inventories	1,147,490	1,423,085

13 Contract balances

	$	$
(a) **Contract assets**	3,663,876	1,055,487
(b) **Contract liabilities**		
Funds received upfront to construct Council controlled assets	14,835,510	10,094,081
Non-capital performance obligations	2,909,377	775,575
	17,744,887	10,869,656
Revenue recognised that was included in the contract liability balance at the beginning of the year		
Funds received upfront to construct Council controlled assets	6,705,987	1,091,121
Non-capital performance obligations	396,463	674,411
	7,102,450	1,765,532

(c) **Satisfaction of contract liabilities**
The contract liabilities in relation to capital grants relate to funding received prior to the work being performed since revenue is recognised as Council constructs the assets. Council expects to recognise the contract liability as income in the next one to five years.

(d) **Significant changes in contract balances**
Significant movements in contract balances occurred during the year. Contract assets decreased as amounts were paid. Contract liabilities decreased as funding received from the Queensland Reconstruction Authority in the previous financial year was expended. However, this was offset by significant prepaid funding received for the Forward Remote Capital Program, resulting in an overall increase in contract liabilities.

14 Leases

Council as a lessor

Finance lease:

Council has leased 230 dwellings as lessor to the Queensland Government for 40 years. The total lease payment per dwelling in the current year is $1,161. These lease payments are required to be adjusted each year by the change in the Consumer Price Index (All Groups) for Brisbane. As the gross lease payments are insufficient to cover the fair value (depreciated replacement cost) of the leased properties, there is no interest rate implicit in the leases and therefore no finance income will arise from the leases. Consequently, the leases are recognised at the present value of the expected future lease payments receivable (fair value). Gains on revaluation of finance lease assets are recognised as other income.

There are no unearned finance income and unguaranteed residual values accruing to the benefit of Council, accumulated allowance for uncollectible minimum lease payments receivable or contingent rents recognised as income applicable to the lease.

	2026	2025
Current	$	$
Finance leases receivable	288,282	275,371
	288,282	275,371
Non-current		
Finance leases receivable	5,379,878	5,663,952
	5,379,878	5,663,952

A reconciliation between the gross investment in the lease and the fair value of lease payments is as follows:

Gross minimum lease payments receivable:		
Not later than one year	288,282	275,371
Later than one year but not later than five years	1,153,126	1,101,482
Later than five years	5,724,860	5,743,836
	7,166,267	7,120,689
Add: Estimated contingent rent	2,738,339	2,861,686
Less: Present value adjustment	(4,236,447)	(4,043,052)
Fair value of lease payments	5,668,159	5,939,323

The fair value of lease payments is receivable as follows:

Not later than one year	288,282	275,371
Between one and two years	282,418	271,246
Between two and three years	276,675	267,184
Between three and four years	271,048	263,182
Between four and five years	265,535	259,241
Later than five years	4,284,202	4,603,099
	5,668,159	5,939,323

Movements in finance leases were as follows:

Opening balance	5,939,322	5,920,450
Less: Lease receipts	(275,371)	(267,079)
Add: Gain/(Loss) on revaluation	4,207	285,952
Closing balance	5,668,159	5,939,322

The calculation of fair value has included an estimate of average annual CPI increases of 2.6% (2025: 2.6%) and a discount rate of 4.73% (2025: 4.16%).

Finance leases are to the State of Queensland, represented by the Department of Housing and Public Works. The likelihood of this counterparty not having the capacity to meet its financial commitments is considered low.

Movements on revaluation of finance lease assets are recognised as other income/expenses.

Operating leases:
Where Council retains the risks and rewards relating to a lease, they are classified as operating leases.

Rent from properties is recognised as income on a straight line basis over the lease term.

	2026 $	2025 $
Rental income (excluding variable lease payments not dependent on an index or rate)	1,202,394	548,597

There is nil unearned finance income, unguaranteed residual values accruing to the benefit of Council, accumulated allowance for uncollectible minimum lease payments receivable or contingent rents recognised as income applicable to the leases.

The Council has entered into commercial property leases on some of its buildings. Minimum lease receipts are as follows:

Not later than one year	773,347	528,419
One to five years	2,010,703	976,015
Later than five years	2,852,735	3,467,515
	5,636,786	4,971,950

Mornington Shire Council

Notes to the financial statements
for the year ended 30 June 2026

15 Property, plant and equipment

30 June 2026	Note	Buildings	Plant & equipment	Roads and drainage network	Water	Sewerage	Other infrastructure assets	Work in progress	Total
Basis of measurement		Fair Value	Cost	Fair Value	Fair Value	Fair Value	Fair Value	Cost	
Fair value category		Level 3		Level 3	Level 3	Level 3	Level 3		
Asset values		$	$	$	$	$	$	$	$
Opening gross value as at 1 July 2025*		83,862,826	11,869,265	92,962,973	40,124,221	11,953,308	27,843,789	1,251,263	269,867,646
Additions		47,733	925,280	-	95,304	60,099	-	13,187,019	14,315,436
Disposals		-	(971,178)	-	-		-	(30,000)	(1,001,178)
Contributed assets		-	-	-	-	-	-	-	-
Writeback of repaired damage	15 (g)	-	-	(5,901,216)	-	-	-	-	(5,901,216)
Revaluation adjustment to asset revaluation surplus	19	5,457,078	-	3,143,886	2,051,846	386,792	1,837,690	-	12,877,292
Transfers between classes		1,657,052		6,679,613	-		67,608	(8,404,273)	-
Closing gross value as at 30 June 2026		91,024,689	11,823,367	96,885,256	42,271,372	12,400,199	29,749,086	6,004,009	290,157,978
Accumulated depreciation and impairment									
Opening gross value as at 1 July 2025*		26,012,244	7,256,086	21,323,376	9,162,981	3,824,526	9,296,629	-	76,875,842
Depreciation expense		1,759,106	1,516,017	2,189,980	598,021	238,260	646,775	-	6,948,159
Depreciation on disposals		-	(840,209)	-	-	-	-	-	(840,209)
Writeback of repaired damage	15 (g)	-	-	(5,901,216)	-	-	-	-	(5,901,216)
Revaluation adjustment to asset revaluation surplus	19	1,810,070	-	664,551	486,024	120,197	656,265	-	3,737,105
Write-down of damage as a result of 2024 weather events	15	-	-	-	-	-	-	-	-
Accumulated depreciation as at 30 June 2026		29,581,419	7,931,893	18,276,690	10,247,026	4,182,983	10,599,669	-	80,819,681
Carrying amount as at 30 June 2026		61,443,270	3,891,474	78,608,566	32,024,345	8,217,216	19,149,418	6,004,009	209,338,297
Range of estimated useful life in years		10-100	5-40	12-100	10-100	13-100	4-100	-	-

*Comparative figures have been restated. Refer to Note 25 for details.

Mornington Shire Council

Notes to the financial statements
for the year ended 30 June 2026

15 Property, plant and equipment

30 June 2025	Note	Buildings	Plant & equipment	Roads and drainage network Restated	Water	Sewerage	Other infrastructure assets	Work in progress	Total
Basis of measurement		Fair Value	Cost	Fair Value	Fair Value	Fair Value	Fair Value	Cost	
Fair value category		Level 3		Level 3	Level 3	Level 3	Level 3		
Asset values		$	$	$	$	$	$	$	$
Opening gross value as at 1 July 2024 *		73,130,471	10,724,561	84,232,992	38,737,142	10,071,650	25,750,773	6,093,718	248,741,308
Additions		73,666	1,189,238	-	-	-	-	8,167,634	9,430,538
Disposals		-	(438,003)	-	-	(762,389)	-	(417,700)	(1,618,092)
Contributed assets		-	-	-	-	-	-	-	-
Writeback of repaired damage	15 (g)	-	-	(4,016,596)	-	-	-	-	(4,016,596)
Revaluation adjustment to asset revaluation surplus	19	5,137,165	-	8,345,385	1,387,079	627,077	1,833,781	-	17,330,488
Transfers between classes *		5,521,524	393,469	4,401,191	-	2,016,970	259,235	(12,592,388)	-
Closing gross value as at 30 June 2025		83,862,826	11,869,265	92,962,973	40,124,221	11,953,308	27,843,789	1,251,263	269,867,646
Accumulated depreciation and impairment									
Opening gross value as at 1 July 2024 *		22,658,291	6,274,259	22,291,474	8,268,898	3,742,620	8,088,842	-	71,324,383
Depreciation expense		1,657,735	1,225,022	2,053,202	576,839	185,606	631,893	-	6,330,296
Depreciation on disposals		-	(243,194)	-	-	(408,964)	-	-	(652,158)
Writeback of repaired damage		-	-	(4,016,596)	-	-	-	-	(4,016,596)
Revaluation adjustment to asset revaluation surplus		1,696,218	-	995,297	317,244	305,264	575,894	-	3,889,917
Write-down of damage as a result of 2024 weather events	15	-	-	-	-	-	-	-	-
Accumulated depreciation as at 30 June 2025		26,012,244	7,256,086	21,323,376	9,162,981	3,824,526	9,296,629	-	76,875,842
Carrying amount as at 30 June 2025		57,850,582	4,613,179	71,639,597	30,961,240	8,128,782	18,547,160	1,251,263	192,991,803
Range of estimated useful life in years		10-100	5-40	12-100	10-100	13-100	4-100	-	-

*Comparative figures have been restated. Refer to Note 25 for details.

15 Property, plant and equipment (continued)

(a) Recognition

The asset capitalisation threshold for Council is:
- Plant and equipment $ 7,000
- Infrastructure assets $14,000

Each class of property, plant and equipment is stated at cost or fair value less, where applicable, any accumulated depreciation and accumulated impairment loss.

Individual assets valued below the asset recognition threshold are recognised as an asset if connected to a larger network, for example the components of roads.

Capital and operating

Direct labour and materials and an appropriate proportion of overheads incurred in the acquisition or construction of assets are treated as capital expenditure. Assets under construction are not depreciated until they are completed and commissioned, at which time they are reclassified from work in progress to the appropriate class of property, plant and equipment.

Deed of Grant in Trust

The Council is located on land assigned to it under a Deed of Grant in Trust (DOGIT) under Section 34I of the *Land Act 1994*.

The land is administered by the Department of Natural Resources and Mines and the Council has restricted use of this land for the benefit of shire inhabitants. The DOGIT land has not been taken up in the Council's assets as it cannot be reliably measured.

(b) Measurement

Property, plant and equipment assets are initially recorded at cost. Subsequently, each class of property, plant and equipment is stated at cost or fair value less, where applicable, any accumulated depreciation and accumulated impairment loss.

When Council raises a provision for the restoration of a Council-controlled site, such as a landfill site, the provision is initially recognised against property, plant and equipment. Subsequent changes in the provision relating to the discount rate or the estimated amount or timing of restoration costs are recognised against a capital expense in the statement of comprehensive income.

(c) Depreciation

Assets are depreciated from the date of acquisition or when an asset is ready for use.

Depreciation, where applicable, is calculated on a straight-line basis such that the cost of the asset less its residual value is recognised progressively over its estimated useful life to Council. Management believe that the straight-line basis appropriately reflects the pattern of consumption of all Council assets.

Where assets have separately identifiable components, these components have separately assigned useful lives.

Mornington Shire Council

15 Property, plant and equipment (continued)

Key judgments and estimates:

Straight line depreciation is used as that is consistent with the even consumption of service potential of these assets over their useful life to the Council.

Management reviews its estimate of the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical or physical obsolescence that may change the utility of infrastructure assets.

(d) Impairment

Property, plant and equipment held at cost is assessed for indicators of impairment annually. If an indicator of possible impairment exists, the Council determines the asset's recoverable amount. Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss.

(e) Valuation

Key judgments and estimates:

Some of the Council's assets and liabilities are measured at fair value for financial reporting purposes.

In estimating the fair value of an asset or a liability, the Council uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Council engages third party qualified valuers to perform the valuation. The Council works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed within this note.

Mornington Shire Council

(f) Valuation process

Council compares the carrying amount of its property, plant and equipment on an annual basis to current fair value and makes adjustment where these are materially different. Every 5 years, council performs a full comprehensive revaluation by engaging an external professionally qualified valuer.

In the intervening years, Council undertakes:
A "desktop" valuation for buildings and plant asset classes which involves management providing updated information to the valuer regarding additions, deletions and changes in assumptions such as useful life, residual value and condition rating. The valuer then determines suitable indices which are applied to each of these asset classes.

Revaluation increases are recognised in the asset revaluation surplus unless they are reversing a previous decrease which was taken through the income statement, in that case the increase is taken to the income statement to the extent of the previous decrease.

Revaluation decreases are recognised in the asset revaluation surplus, where there is sufficient amount available in the asset revaluation surplus relating to that asset class. Where there isn't sufficient amount available in the surplus, the decrease is recognised in the statement of comprehensive income. Where the class of asset has previously decreased in value and this reduction was recognised as an expense, an increase in the value of the class is recognised in the statement of comprehensive income.

Fair values are classified into three levels as follows:

- Level 1 - fair value based on quoted prices (unadjusted) in active markets for identical assets or liabilities

- Level 2 - Fair value based on inputs that are directly or indirectly observable, such as prices for similar assets, for the asset or liability

- Level 3 - Fair value based on unobservable inputs for the asset and liability

There were no transfers between levels during the year.

On revaluation, accumulated depreciation is restated proportionately with the change in the carrying amount of the asset and any change in the estimate of remaining useful life.

Separately identified components of assets are measured on the same basis as the assets to which they relate.

Mornington Shire Council

15 Property, plant and equipment (continued)

(g) DRFA Capital Works

DRFA funding is received in response to declared natural disaster events which have resulted in significant damage to essential public assets. The expenditure to restore the asset to its pre-disaster condition is treated as a capital addition in the financial year that the work is carried out.

The decrease to the value of the asset as a result of the natural disaster event is treated as follows:

- A downward revaluation adjustment is applied to the revaluation reserve against accumulated depreciation when the write down to the asset value in the financial year the natural disaster event occurred is determined. This adjustment is limited to the revaluation reserve balance for the specific category, and any remaining excess is recognised as a capital expense in the statement of comprehensive income.

- In the year that the restoration work is then carried out, an adjustment is processed to reverse the prior year's adjustment to accumulated depreciation and record a decrease in the replacement cost of the asset, resulting in no movement in the fair value of the asset. The actual costs of the restoration work are then recorded as a capital addition.

16 Fair value measurement

Asset class and fair value hierarchy	Valuation approach	Fair value hierarchy	Last comprehensive valuation date	Valuer engaged	Key assumptions and estimates (related data sources)	Index applied (change in index recognised this year)	Indexation revaluation adjustment made
Buildings	Current replacement cost	3	30-Jun-23	APV Valuers and Asset Management	Current replacement cost for a modern equivalent asset with a similar service potential - Standardised unit rates for construction as at the date of last revaluation (based on industry standard cost guides, valuer database and project costs from recently completed projects)	Indexation rate for this asset class was determined by APV Valuers and Asset Management with reference to external sources such as AIQS, Rawlinson's, Australian Bureau of Statistics and internal market research and costing data.	An average indexation rate of 6.5% was applied to this asset class, based on information from stated sources for the 12 months to 30 June 2026.
Roads and drainage network	Current replacement cost	3	30-Jun-23	APV Valuers and Asset Management	Current replacement cost for a modern equivalent asset with a similar service potential - Standardised unit rates for construction as at the date of last revaluation (based on industry standard cost guides, valuer database and project costs from recently completed projects)	Indexation rate for this asset class was determined by APV Valuers and Asset Management with reference to external sources such as AIQS, Rawlinson's, Australian Bureau of Statistics and internal market research and costing data.	An average indexation rate of 3.4% was applied to this asset class, based on information from stated sources for the 12 months to 30 June 2026.
Water	Current replacement cost	3	30-Jun-23	APV Valuers and Asset Management	Current replacement cost for a modern equivalent asset with a similar service potential - Standardised unit rates for construction as at the date of last revaluation (based on industry standard cost guides, valuer database and project costs from recently completed projects)	Indexation rate for this asset class was determined by APV Valuers and Asset Management with reference to external sources such as AIQS, Rawlinson's, Australian Bureau of Statistics and internal market research and costing data.	An average indexation rate of 5.1% was applied to this asset class, based on information from stated sources for the 12 months to 30 June 2026.
Sewerage	Current replacement cost	3	30-Jun-23	APV Valuers and Asset Management	Current replacement cost for a modern equivalent asset with a similar service potential - Standardised unit rates for construction as at the date of last revaluation (based on industry standard cost guides, valuer database and project costs from recently completed projects)	Indexation rate for this asset class was determined by APV Valuers and Asset Management with reference to external sources such as AIQS, Rawlinson's, Australian Bureau of Statistics and internal market research and costing data.	An average indexation rate of 3.2% was applied to this asset class, based on information from stated sources for the 12 months to 30 June 2026.
Other infrastructure assets	Current replacement cost	3	30-Jun-23	APV Valuers and Asset Management	Current replacement cost for a modern equivalent asset with a similar service potential - Standardised unit rates for construction as at the date of last revaluation (based on industry standard cost guides, valuer database and project costs from recently completed projects)	Indexation rate for this asset class was determined by APV Valuers and Asset Management with reference to external sources such as AIQS, Rawlinson's, Australian Bureau of Statistics and internal market research and costing data.	An average indexation rate of 6.6% was applied to this asset class, based on information from stated sources for the 12 months to 30 June 2026.

17 Payables

Creditors are recognised upon receipt of the goods or services ordered and are measured at the agreed purchase/contract price net of applicable discounts other than contingent discounts. Amounts owing are unsecured and are generally settled on 30 day terms.

A liability for annual leave is recognised. Short-term benefits which are expected to be wholly settled within 12 months are calculated on current wage and salary levels and include related employee on-costs. Amounts not expected to be wholly settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values, if considered material. As Council does not have an unconditional right to defer this liability beyond 12 months annual leave is classified as a current liability. This liability represents an accrued expense and is reported as a payable.

	2026	2025
Current	$	$
Creditors and accruals	1,441,955	3,388,515
Annual leave	800,716	609,958
Payroll liability	62,276	302,360
Other payables	454,737	154,585
	2,759,684	4,455,418

18 Provisions

	2026	2025
	$	$
Current		
Long service leave	131,299	98,625
	131,299	98,625
Non-current		
Long service leave	215,884	185,912
Landfill restoration	1,599,125	1,539,100
	1,815,009	1,725,012

Long service leave

A liability for long service leave is measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the reporting date. The value of the liability is calculated using current pay rates and projected future increases in those rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in the Council's employment or other associated employment which would result in the Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the result is discounted to present value. The interest rates attaching to Commonwealth Government guaranteed securities at the reporting date are used to discount the estimated future cash outflows to their present value.

Where employees have met the prerequisite length of service and Council does not have an unconditional right to defer this liability beyond 12 months, long service leave is classified as a current liability. Otherwise it is classified as non-current.

18 Provisions (continued)

Landfill restoration

A provision is made for the cost of restoring refuse dumps and quarries where it is probable the council will have an obligation to rehabilitate the site when the use of the facilities is complete.

Details of movements in refuse restoration provision:	2026	2025
Landfill restoration	$	$
Balance at beginning of financial year	1,539,100	1,505,066
Increase (decrease) in provision due to change in discount rate or unit cost	60,025	34,034
Balance at end of financial year	1,599,125	1,539,100

The calculation of the provision uses assumptions including application of environmental legislation, site closure dates, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. The provisions are reviewed at least annually and updated based on the facts and circumstances available at the time.

Refuse restoration provision represents the present value of anticipated future costs associated with the closure of the dump sites, decontamination and monitoring of historical residues and leaching on these sites.

The expected closure date of the current landfill site has been assessed as at 30 June 2030.

The total projected cost of $1,599,125 is expected to be incurred between 2036 and 2065. The figure excludes rehabilitating landfill cells on existing sites that are yet to be constructed or used, but which are in the current site plan.

19 Asset revaluation surplus

The asset revaluation surplus comprises revaluation movements on property, plant and equipment. Increases and decreases on revaluation are offset within a class of assets.

	2026	2025
Movements in the asset revaluation surplus were as follows:	$	$
Balance at the beginning of the year	171,899,726	158,459,155
Net adjustment to non-current assets at end of period to reflect a change in current fair value:		
- Building	3,647,008	3,440,947
- Roads and drainage network	2,479,336	7,350,089
- Water	1,565,822	1,069,835
- Sewerage	266,595	321,813
- Other infrastructure	1,181,425	1,257,887
Balance at the end of the year	181,039,913	171,899,726

Asset revaluation surplus analysis

The closing balance of the asset revaluation surplus comprises the following asset categories:		
- Building	90,900,926	87,253,918
- Roads and drainage network	44,178,618	41,699,282
- Water	31,056,328	29,490,505
- Sewerage	4,485,650	4,219,055
- Other infrastructure	10,418,391	9,236,966
	181,039,913	171,899,726

Mornington Shire Council
Notes to the financial statements
for the year ended 30 June 2026

20 Reconciliation of net result for the year to net cash inflow (outflow) from operating activities

	Note	2026 $	Restated 2025 $
Net result		13,330,162	6,409,492
Non-cash items:			
Depreciation	15	6,948,159	6,330,296
(Gain) / loss on revaluation of finance leases	14	(4,207)	(285,952)
Impairment of debtors	11	180,233	141,888
		7,124,185	6,186,232
Investing and development activities:			
Capital grants and contributions	3 (d)(ii)	(13,094,845)	(7,740,058)
Disposal of property, plant and equipment	9	160,969	571,595
		(12,933,876)	(7,168,463)
Changes in operating assets and liabilities:			
(Increase) / decrease in receivables		652,012	986,459
(Increase) / decrease in inventory		275,596	(267,409)
Increase/(decrease) in payables		(1,695,734)	(3,563,135)
Increase/(decrease) in contract liabilities		2,133,802	(210,923)
Increase/(decrease) in other provisions		122,671	65,687
		1,488,347	(2,989,320)
Net cash inflow / (outflow) from operating activities		9,008,818	2,437,941

21 Commitment for expenditure

The Council has not entered into any contractual arrangements at the year end which are not recognised in the financial statements.

22 Contingent liabilities

Local Government Mutual
The council is a member of the local government mutual liability self-insurance pool, LGM Queensland. In the event of the pool being wound up or it is unable to meet its debts as they fall due, the trust deed and rules provide that any accumulated deficit will be met by the individual pool members in the same proportion as their contribution is to the total pool contributions in respect to any year that a deficit arises.

As at 30 June 2026 the financial statements reported an accumulated surplus and it is not anticipated any liability will arise.

Local Government Workcare
The council is a member of the Queensland local government worker's compensation self-insurance scheme, Local Government Workcare. Under this scheme the Council has provided an indemnity towards a bank guarantee to cover bad debts which may remain should the self insurance licence be cancelled and there was insufficient funds available to cover outstanding liabilities. Only the Queensland Government's workers compensation authority may call on any part of the guarantee should the above circumstances arise. The council's maximum exposure to the bank guarantee is $120,000.

23 Superannuation

Council contributes to Brighter Super Regional Defined Benefits Fund (the scheme), at the rate of 12% for each standard permanent employee who is a defined benefit member. This rate is set in accordance with the Brighter Super trust deed and may be varied on the advice of an actuary. The Regional Defined Benefits Fund is a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation and is also governed by the Local Government Act 2009. The scheme is managed by the Brighter Super trustee.

The scheme is a pooled defined benefit plan and it is not in accordance with the deed to allocate obligations, plan assets and costs at the Council level.

Any amount by which the scheme is over or under funded may affect future contribution rate obligations, but has not been recognised as an asset or liability of the Council.

Council may be liable to the scheme for a portion of another local governments' obligation should that local government be unable to meet them. However, the risk of this occurring is extremely low and in accordance with the Brighter Super trust deed changes to the Council's obligations will only made on the advice of an actuary.

The last completed triennial actuarial assessment of the scheme was undertaken as at 1 July 2024. The actuary indicated that "At the valuation date of 1 July 2024, the net assets exceeded the vested benefits and the Regional DBF was in a satisfactory financial position." The Council is not aware of anything that has happened since that time that indicates the assets of the scheme are not sufficient to meet the vested benefits, as at the reporting date.

No changes have been made to prescribed employer contributions which remain at 12% of employee assets and there are no known requirements to change the rate of contributions.

The next triennial actuarial review is not due until 1 July 2027.

The most significant risks that may result in Brighter Super increasing the contribution rate, on the advice of the actuary, are:
- Investment risk - The risk that the scheme's investment returns will be lower than assumed and additional contributions are needed to fund the shortfall.
- Salary growth risk - The risk that wages or salaries will rise more rapidly than assumed, increasing vested benefits to be funded.

	Note	2026 $	2025 $
Superannuation contributions made to the Regional Defined Benefits Func		1,272,324	672,383
Other superannuation contributions for employees		266,856	715,669
Total superannuation contributions paid by Council for employees	6	1,539,180	1,388,053

24 Events after the reporting period

There were no material events after the reporting date which require adjustments as at the reporting date

Mornington Shire Council
Notes to the financial statements
for the year ended 30 June 2026

25 Correction of error

In preparing these financial statements, errors were identified in the preparation and presentation of the financial statements for the year ended 30 June 2025 and prior years.
Improvements to an asset leased for forty years by the Council to a third party were incorrectly capitalised and revenues shown as capital in nature.

Revenues have now been reclassified.
Expenses capitalised how now been expensed through the Statement of Comprehensive Income
The errors described above have been corrected by restating the comparative information. The impact on each item in the financial statements is shown below.

Reconciliation of restated balances as at 30 June 2025

	Original balance as presented at 30 June 2025 $	Revenue classsification errors $	Restated balance at 30 June 2025 $
Statement of comprehensive income			
Revenue			
Income			
Grants, subsidies, contributions and donations	12,452,608	251,365	12,703,973
Total recurrent revenue	**29,902,808**	**251,365**	**30,154,173**
Capital Income			
Grants, subsidies, contributions and donations	7,991,423	(251,365)	7,740,058
Total capital income	**8,277,375**	**(251,365)**	**8,026,010**
Total Income	**39,373,757**	-	**39,373,757**
Expenses			
Materials and services	(12,678,706)	(251,365)	(12,930,071)
Total expenses	**(32,107,271)**	**(251,365)**	**(32,358,636)**
Net Result	**6,660,857**	**(251,365)**	**6,409,492**
Total comprehensive income for the year	**20,101,428**	**(251,365)**	**19,850,063**

	Audited FS 2025 $	Correction 30 June 2025 $	Restated 2025 $
Statement of financial position			
Property, plant and equipment	195,217,283	(2,225,480)	192,991,803
Total non-current assets	**200,881,236**	**(2,225,480)**	**198,655,756**
Total assets	**221,722,482**	**(2,225,480)**	**219,497,002**
Net community assets	**204,573,771**	**(2,225,480)**	**202,348,291**
Community Equity			
Retained surplus	32,674,045	(1,974,116)	30,699,929
Balance at 30 June 2025	**204,573,771**	**(2,225,480)**	**202,348,291**

Mornington Shire Council
Notes to the financial statements
for the year ended 30 June 2026

26 Transactions with related parties

(a) Transactions with key management personnel (KMP)

KMP include the Mayor, Councillors, Council's Chief Executive Officer and some executive management. The compensation paid to KMP comprises:

	2026 $	2025 $
Short-term employee benefits	1,859,847	1,676,103
Long-term employee benefits	26,721	18,227
Termination employee benefits	6,538	-
Post-employment benefits	213,006	181,452
	2,106,112	**1,875,782**

Detailed remuneration disclosures are provided in the annual report.

(b) Transactions with other related parties

Other related parties include the close family members of KMP and any entities controlled or jointly controlled by KMP or their close family members. Close family members include a spouse, child and dependent of a KMP or their spouse.

Details of transactions between Council and other related parties are disclosed below:

Details of Transaction	Additional information	2026 $	2025 $
Employee expenses for close family members of KMP	(b)(i)	527,340	351,604
Purchases of materials and services from entities controlled by KMP	(b)(ii)	9,818	18,756
Rental income charged to related parties	(b)(iii)	24,774	23,460

(i) All close family members of KMP were employed through and arm's length process. They are paid in accordance with the Award for the job they perform.
Council employs 140 (2025: 191) staff of which only 11 (2025: 6) are close family members (CFM) of key management

(ii) The Council purchased materials and services from close family members and entities controlled by key management personnel. All purchases were at arm's length and were in the normal course of Council operations.

(iii) Income generated from rental and lease income provided to KMP, close family members of KMP and/or jointly controlled entities of KMP were on arm's length basis and commensurate with similar arrangements with independent individuals and organisations.

Mornington Shire Council
Notes to the financial statements
for the year ended 30 June 2026

26 Transactions with related parties (continued)

(c) Outstanding balances

The following balances are outstanding at the end of the reporting period in relation to transactions with related parties:

	2026	2025
Receivables	$	$
Amounts owed by entities controlled by KMP and CFM		
Current	-	128
Past due 31-60 days	-	288
Past due 61-90 days	-	2,738
More than 90 days overdue	47,270	75,518
Total	47,270	78,672

(d) Loans and guarantees to/from related parties

Council does not make loans to or receive loans from related parties. No guarantees have been provided.

(e) Commitments to/from other related parties

Council does not have any commitments to/from related parties.

(f) Transactions with related parties that have not been disclosed

The majority of the entities and people that are related parties of Council live and operate within the Mornington Shire Council area. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include;
- Purchase of fuel and other workshop services
- Purchase of gas bottles and other general store items
- Payment of barge handing and other fees

Council has not included these types of transactions in its disclosures because they are made on the same terms and conditions available to the general public.

Due to the size and location of Mornington Shire Council is one of the primary employers. Therefore, staff members may be identified as close family members of key management personnel.

Mornington Shire Council
Financial statements
for the year ended 30 June 2026

Management Certificate
For the year ended 30 June 2026

These general purpose financial statements have been prepared pursuant to sections 176 and 177 of the *Local Government Regulation 2012* (the Regulation) and other prescribed requirements.

In accordance with section 212(5) of the Regulation we certify that:

(i) the prescribed requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* for the establishment and keeping of accounts have been complied with in all material respects; and

(ii) the general purpose financial statements, as set out on pages 1 to 30 present a true and fair view, in accordance with Australian Accounting Standards, of the council's transactions for the financial year and financial position at the end of the year.

Mayor
Richard Sewter
Date: 29 / 10 / 2026

Acting Chief Executive Officer
Matthew Fox
Date: 29 / 10 / 2026

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INDEPENDENT AUDITOR'S REPORT

To the Councillors of Mornington Shire Council

Report on the audit of the financial report

Opinion

I have audited the financial report of Mornington Shire Council (the council).

The financial report comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements including material accounting policy information and the certificate given by the Mayor and Acting Chief Executive Officer.

In accordance with s. 40 of the *Auditor-General Act 2009*, for the year ended 30 June 2026:

a) I received all the information and explanations I required.

b) I consider that, the prescribed requirements in relation to the establishment and keeping of accounts were complied with in all material respects.

c) In my opinion, the financial report:

i. gives a true and fair view of the council's financial position as at 30 June 2026, and of its financial performance for the year then ended

ii. complies with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The council is responsible for the other information.

The other information comprises the information included in the council's annual report for the year ended 30 June 2026, but does not include the financial report and my auditor's report thereon.

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At the date of this auditor's report, the available other information in the council's annual report for the year ended 30 June 2026 was the current-year financial sustainability statement, current-year financial sustainability statement – contextual ratios (unaudited) and long-term financial sustainability statement (unaudited).

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have formed a separate opinion on the current year financial sustainability statement.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the council for the financial report

The council is responsible for:

- the preparation of the financial report that gives a true and fair view in accordance with the *Local Government Act 2009* and the Local Government Regulation 2012, and other prescribed requirements and Australian Accounting Standards, and such internal control as they determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error
- the establishment and keeping of accounts in accordance with prescribed requirements
- assessing the council's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless it is intended to abolish the council or to otherwise cease operations of the council.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. My auditor's report must state whether I have received all the information and explanations required, and whether I consider the prescribed requirements in relation to the establishment and keeping of accounts have been complied with in all material respects.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of my responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:
www.auasb.gov.au/auditors_responsibilities/ar4.pdf

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A further description of my responsibilities under the *Auditor-General Act 2009* and *Auditor-General Auditing Standards* is located at the Queensland Audit Office website at: www.qao.qld.gov.au/audit-program/audit-standards

These descriptions form part of my auditor's report.

30 October 2026

Sri Narasimhan
as delegate of the Auditor-General

Queensland Audit Office
Brisbane

Mornington Shire Council
Current-year Financial Sustainability Statement
for the year ended 30 June 2026

Measures of Financial Sustainability

Council's performance at 30 June 2026 against key financial ratios and targets:

Type Audited ratios	Measure	Target (Tier 8)	Actual Current Year	5-Year Average	Council Narrative
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 4 months	3.9	N/A	Cashflow has improved. Helped by the payment of the FA Grant. Going forward council expects liquidity to further improve
Operating Performance	Operating Surplus ratio	n/a	1%	(17%)	Council relies heavily on grant revenue to remain sustainable. This year showed improvement again the 5 year average with a focus on improved profitability
	Operating Cash Ratio	Greater than 0%	23%	9%	A focus on profitable areas of the council including building services improved profitability
Asset Management	Asset Sustainability Ratio	Greater than 90%	110%	87%	Council relies on Disaster Recovery Funding to sustain its roads infrastructure
	Asset Consumption Ratio	Greater than 60%	73%	68%	This ratio is within the required range

Note 1 - Basis of Preparation

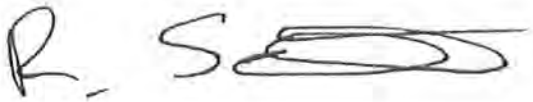
The current year financial sustainability statement is prepared in accordance with the requirements of the Local Government Regulation 2012 and the Financial Management (Sustainability) Guideline 2024. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from the Council's audited general purpose financial statements for the year ended 30 June 2026.

Mornington Shire Council
Current-year Financial Sustainability Statement
for the year ended 30 June 2026

Certificate of Accuracy
For the year ended 30 June 2026

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.



Mayor

Richard Sewter

Date: 29 / 10 / 2026



Acting Chief Executive Officer

Matthew Fox

Date: 29 / 10 / 2026

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INDEPENDENT AUDITOR'S REPORT

To the Councillors of Mornington Shire Council

Report on the Current-Year Financial Sustainability Statement

Opinion

I have audited the accompanying current year financial sustainability statement of Mornington Shire council (the council).

The financial sustainability statement for the year ended 30 June 2026, comprises the statement, explanatory notes, and the certificate of accuracy given by the Mayor and the Acting Chief Executive Officer.

In accordance with s. 212 of the Local Government Regulation 2012, in my opinion, in all material respects, the current year financial sustainability statement is accurately calculated in accordance with the Financial Management (Sustainability) Guideline 2024.

Basis of opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the current year financial sustainability statement* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the statement in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter – basis of accounting

I draw attention to Note 1, which describes the basis of accounting. The current year financial sustainability statement has been prepared in accordance with the Financial Management (Sustainability) Guideline 2024 for the purpose of fulfilling the council's reporting responsibilities under the Local Government Regulation 2012. As a result, the statement may not be suitable for another purpose. My opinion is not modified in respect of this matter.

Other Information

The council is responsible for the other information.

The other information comprises the information included in the council's annual report for the year ended 30 June 2026, but does not include the financial sustainability statement and my auditor's report thereon.

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At the date of this auditor's report, the available other information in the council's annual report for the year ended 30 June 2026 was the general purpose financial statements, current-year financial sustainability statement – contextual ratios (unaudited), and the long-term financial sustainability statement (unaudited).

My opinion on the current year financial sustainability statement does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have formed a separate opinion on the general purpose financial report.

In connection with my audit of the financial sustainability statement, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial sustainability statement and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the council for the current year financial sustainability statement

The council is responsible for the preparation and fair presentation of the current year financial sustainability statement in accordance with the Financial Management (Sustainability) Guideline 2024 and the Local Government Regulation 2012. The council's responsibility also includes such internal control as the council determines is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the current year financial sustainability statement

My objectives are to obtain reasonable assurance about whether the current year financial sustainability statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this statement.

My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the council's future sustainability.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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- obtain an understanding of internal control relevant to the audit to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control.
- evaluate the appropriateness of material accounting policy information used and the reasonableness of accounting estimates and related disclosures made by the council.

I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

30 October 2026

Sri Narasimhan
as delegate of the Auditor-General

Queensland Audit Office
Brisbane

Mornington Shire Council
Current-year Financial Sustainability Statement - Contextual Ratios (unaudited)
for the year ended 30 June 2026

Measures of Financial Sustainability

Council's performance at 30 June 2026 against key financial ratios and targets:

Type Contextual Ratios (unaudited)	Measure	Target (Tier 8)	Actual Current Year	5-Year Average	Council Narrative
Financial Capacity	Council-Controlled Revenue	n/a	25%	28%	This will continue to decrease as Hospitality revenue increases
	Population Growth	n/a	101%	-1.27%	Inputs provided by the State showing volatility
Asset Management	Asset Renewal Funding Ratio	n/a	100%	n/a	Council relies on grant funding to renew assets

Note 1 - Basis of Preparation

The current year financial sustainability statement - Contextual Ratio is prepared in accordance with the requirements of the Local Government Regulation 2012 and the Financial Management (Sustainability) Guideline 2024. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from the Council's audited general purpose financial statements for the year ended 30 June 2026.

Mornington Shire Council
Current-year Financial Sustainability Statement - Contextual Ratios (unaudited)
for the year ended 30 June 2026

Certificate of Accuracy
For the year ended 30 June 2026

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.

Mayor

Richard Sewter

Date: 29 / 10 / 2026

Acting Chief Executive Officer

Matthew Fox

Date: 29 / 10 / 2026

Mornington Shire Council
Long-Term Financial Sustainability Statement (unaudited)
Prepared as at 30 June 2026

Measures of Financial Sustainability

Type	Measure	Target (Tier 8)	Actuals at 30 June 2026	Projected for the years ended								
				30 June 2027	30 June 2028	30 June 2029	30 June 2030	30 June 2031	30 June 2032	30 June 2033	30 June 2034	30 June 2035
Financial capacity	Council-Controlled Revenue	n/a	25%	30%	30%	30%	30%	30%	30%	30%	30%	30%
	Population Growth	n/a	101%	-0.54%								
Operating Performance	Operating Surplus ratio	n/a	1%	(20%)	(20%)	(20%)	(20%)	(20%)	(20%)	(20%)	(20%)	(20%)
	Operating Cash Ratio	Greater than 0%	23%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 4 months	3.9	n/a for long term sustainability ratios								
Asset Management	Asset Sustainability Ratio	Greater than 90%	110%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Asset Consumption Ratio	Greater than 60%	73%	60%	60%	60%	60%	60%	60%	60%	60%	60%
	Asset Renewal Funding Ratio	n/a	100%	n/a for long term sustainability ratios								

Morning Shire Council's Financial Management Strategy

Council measures revenue and expenditure trends over time as a guide to future requirements and to make decisions about the efficient allocation of resources to ensure the most effective provision of services. Council's financial management strategy is prudent and that its long-term financial forecast shows a sound financial position but both are dependent on on-going State and Commonwealth Government support. Provided this support is ongoing council will be able to meet the community's current and future needs.

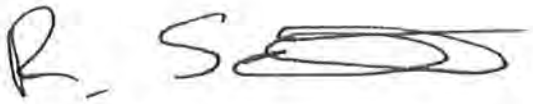
Mornington Shire Council
Long-Term Financial Sustainability Statement
Prepared as at 30 June 2026

Certificate of Accuracy

For the long-term financial sustainability statement prepared as at 30 June 2026

The long term financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this long term financial sustainability statement has been accurately calculated.



Mayor

Richard Sewter

Date: 29 / 10 /2026



Acting Chief Executive Officer

Matthew Fox

Date: 29 / 10 /2026



2026 FINAL MANAGEMENT REPORT

Mornington Shire Council

20 November 2026

Queensland Audit Office
Better public services

Queensland Audit Office
Better public services

Cr Richard Sewter
Mayor
Mornington Shire Council

Dear Cr Sewter

Final management report for Mornington Shire Council

This report provides the outcome of the Queensland Audit Office's external audit of your financial statements for the year ending 30 June 2026.

We have completed our audit and issued an unmodified opinion. This means the financial statements follow required laws and accounting standards and can be relied on.

Final observations arising from our audit

Following our interim report to you dated 30 April 2026, we identified the following additional internal control matters. Further detail of these matters is in Appendix A.

Issue number	Issue rating	Issue name
Internal control issues		
26CR-1	Significant deficiency	Misuse of credit card and non-compliance with Council policy
26CR-2	Significant deficiency	Insufficient approval of salary payments

Audit fee

Our final audit fee $110,000, excluding GST, which is in line the estimate in our external audit plan.

Report to parliament

Each year, we report to parliament on the results of our financial audits by sector, including insights on internal control issues, outcomes across the sector, and major transactions and events. Our reports support transparency, accountability, and decision-making by parliament and stakeholders.

We intend to include the outcome of your audit in our report, Local government 2026.

We value input from the entities we include in our reports. If we highlight insights from your audit, we will discuss the proposed content with you and consult as we prepare the report. You will also have an opportunity to formally comment on the draft report, and we include your response in the final version tabled in parliament.

We would like to thank you and your staff for your engagement this year and look forward to working with you again in future.

Please note, section 213 of the Local Government Regulation 2012 requires you to present a copy of this report at your Council's next ordinary meeting.

If you have any questions or would like to discuss this report or our audit services and engagement, please contact me on Greg Mitchell or Shannon Williamson on 07 4046 0000.

Yours sincerely



Greg Mitchell
Partner

cc: Mr Gary Uhlmann
Chief Executive Officer

Queensland Audit Office
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Web www.qao.qld.gov.au
Queensland Audit Office (QAO)

Appendix A – Status of audit issues

Internal control issues

The following table identifies the number of deficiencies in internal controls, and other matters we have identified. For more information and detail on our rating definitions, please see the webpage here: www.qao.qld.gov.au/information-internal-controls or scan the QR code.

Ratings	Significant deficiencies S	Deficiencies D	Other matters* O
Description	A serious internal control issue that requires immediate action by management due to risk of material misstatement, financial loss, or non-compliance.	An internal control weakness that management is expected to address in a timely manner to prevent misstatements or non-compliance.	A recommendation to improve internal control efficiency or effectiveness, with implementation at management's discretion.
New issues raised in this report	2	-	-
Matters previously reported – work in progress or resolved pending audit clearance	9	5	1
Matters previously reported – resolved in this report	3	-	-

Note: *Queensland Audit Office only tracks resolution of other matters where management has committed to implementing action.

New issues raised in this report

The following section details control deficiencies and other matters identified since our last interim report dated 30 April 2026. It includes a response from management.

S Significant deficiency

CR26-1 – Misuse of credit card and non-compliance with Council policy

Issue category	**Expense controls and expense management**

Observation

From work performed on credit card transactions, we identified 36 instances totalling $11,639 of the credit card being used for personal use, including 12 instances of receipts not having been retained and 7 instances of accommodation purchases that did not have documentation on file regarding how the transaction was business purposes.

Credit cards are settled by an automatic transfer from Councils bank account. They are not subject to any formal review or approval processes.

Significant deficiency

Implication

The above instances result in non-compliance with the Council's Credit Card policy. In addition, the absence of appropriate supporting documentation and use of the corporate credit card for personal expenditure increases the risk of inappropriate or unauthorised expenditure, limits management's ability to verify the business purpose of the transactions and may result in misuse of Council funds going undetected.

QAO recommendation

We recommend that all credit card transactions are entered into in accordance with the Credit Card policy. This includes being supported by appropriate documentation evidencing the business purpose of the expenditure, and that personal use of corporate credits cards is prohibited. Any exceptions should be promptly identified, investigated and reimbursed where applicable.

Furthermore, the automatic payment of credit cards should cease and Councils processes for review and approval of creditor payments should be applied to all credit card transactions.

Management response

The new credit card policy and cardholder agreement prohibit personal use and travel-related expenditure outside the Travel Policy. Newly issued cards can now be suspended immediately if potential issues are identified. Council will implement a process to have Finance review and approve all credit card transactions promptly, ensure responses are obtained from cardholders, and maintain appropriate documentation.

Responsible officer: Director of Finance & Commercial Support

Status: Work in progress

Action date: 31 December 2026

Significant deficiency

CR26-2 – Insufficient approval of salary payments

Issue category **Payroll controls and payroll management**

Observation

From work performed on key management personnel, it was noted that the pay increase for one member of KMP was made without sufficient approval. Approval provided was not in line with the delegation limits disclosed within Council's procurement policy. There was no resolution or approval by Council.

Implication

The absence of appropriate authorisation results in non-compliance with the procurement process, and a breakdown in governance and controls over KMP remuneration. This increases the risk of unauthorised or inappropriate expenditure of public funds and reduces transparency over payments made to key personnel.

QAO recommendation

We recommend ensuring that all employee payments be appropriately authorised by Council and in accordance with the procurement policy.

Management response

Management acknowledges this concern and will review all contractual entitlements including the validity of any variations. All future claims need to be consistent with approved policy. Further, the CEO Recruitment and Performance Policy is currently under review for implementation in the new year.

S Significant deficiency

Responsible officer: Director of HR

Status: Work in progress

Action date: 31 December 2026

Financial reporting issues

This table identifies the number of financial reporting issues we have identified. For more information and detail on our rating definitions, please see the webpage here: www.qao.qld.gov.au/information-internal-controls or scan the QR code.

Year and status	High risk H	Medium risk M	Low risk L
Description	A high likelihood of a material misstatement in one or more components of the financial statements, or there is the potential for financial loss, including fraud.	A medium likelihood of a material misstatement in one or more components of the financial statements.	A low likelihood of a material misstatement in one or more components of the financial statements.
New issues raised in this report	-	-	-
Matters previously reported – work in progress or resolved pending audit clearance	-	-	1
Matters previously reported – resolved in this report	-	-	-
Total	-	-	**1**

Matters previously reported

This section provides an update on the status of matters previously reported on internal controls and financial reporting issues.

Ref.	Rating	Issue	Status
25CR-1	S	**Insufficient credit card policies and procedures** Category: Expense controls and expense management A number of issues identified stemming from the lack of formally implemented credit card policy.	**Resolved** Council adopted a credit card policy June 2026.

25CR-2	S	**Lack of independent verification of supplier masterfile changes** Category: Expense controls and expense management We identified two instances whereby there was no documentation of evidence retained to confirm that independent verification occurred.	**Work in progress** Management has implemented EFTsure to assist; however, from our sample tested, there is no evidence of a change request form being completed or verification by Council staff. Responsible officer: Director of Finance & Commercial Support Action date: 31 March 2026 Revised action date: 31 March 2027
25CR-3	S	**Centralised fixed asset register** Category: Other Council does not maintain a centralised asset register that can be reconciled to the general ledger at year end.	**Work in progress** A new ERP system is going to be implemented to allow a fully integrated asset register. Responsible officer: Director of Finance & Commercial Support Action date: 31 December 2026
24CR-1	S	**Non-compliance with Local Government Regulations** Identified non-compliance with the Local Government Regulation in relation to the following matters: • S174 – Written assessment of progress towards implementation of operational plan (two updates provided during the year) • S182 – Preparation of annual report and timely adoption (not adopted within 30 days of signing)	**Work in progress** Management have made improvements from prior year; however, still some instances of non-compliance, and as documented below, some documents are not available on Council website. Responsible officer: Director Corporate and Community Action date: 30 June 2026 Revised action date: 30 June 2027
24CR-2	S	**Non-compliance with procurement policy and Local Government Regulations** Identified non-compliance around procurement in relation to the following matters: • Four instances where purchase orders being raised on or subsequent to supplier invoice date and provision of goods/services • Two instances where insufficient quotations were obtained for medium-sized contractual arrangements • Reference to sole supplier arrangements which had not been presented and adopted by Council • Insufficient documentation maintained for 'Conduct, Confidentiality and Conflict' for those involved in awarding of large-sized contractual arrangements.	**Work in progress** Further instances of non-compliance issues identified from work performed, including conflict of interest declarations in the awarding of large-sized contracts. Responsible officer: Director of Finance & Commercial Support Action date: 30 June 2026 Revised action date: 31 December 2026
24CR-3	S	**Unsuitable procurement of a contract** Identified an instance of contract signing being outside of delegation limits and overall non-compliance with procurement policy, insufficient contract execution and record-keeping, and mismanagement of services provided by the supplier.	**Resolved**

24CR-4	S	**Implementation of POS system for alcohol sales** Lack of centralised recording, tracking and managing of a material revenue stream through an integrated Point of Sale (POS system).	**Work in progress** A POS system has not yet been implemented. Responsible officer: Director of Hospitality and Accommodation Action date: 30 June 2026 Revised action date: 30 June 2027
23CR-1	S	**Review of asset revaluations is not sufficient** There was lack of sufficient review of the comprehensive valuation performed on all asset classes. This resulted in revision being required, which had a significant impact on the valuation outcome.	**Work in progress** Formal position paper prepared in the current year and presented to Council. Desktop valuations performed on all asset classes. Audit to review when extensive comprehensive valuations performed on asset classes in future years. Responsible officer: Director of Finance & Commercial Support Action date: 30 June 2025 Revised action date: 30 June 2027
23CR-3	S	**Useful lives of assets are not supported by an asset management plan** Council has not implemented an asset management strategy and does not have a current long-term asset management plan that supports the useful lives of its assets.	**Work in progress** Asset management plans are yet to be implemented. These plans should align with the useful lives adopted by Council in recent comprehensive revaluations. Responsible officer: Director of Finance & Commercial Support Action date: 30 June 2025 Revised action date: 30 December 2027
23IR-1	S	**Lack of documented policies and procedures** There is a lack of documented policies and procedures specifically around the IT environment (i.e. user access for new and transferred employees, termination of user access, passwords, third party access policy).	**Resolved** Policy adopted November 2025.
22CR-2	S	**Lack of preferred supplier listing** Identified that a preferred supplier listing is not utilised which has led to non-compliance issues with the Local Government Regulation 2012.	**Resolved** Register of prequalified suppliers of Trade Services adopted in April 2026.
21IR-1	S	**Completeness of accommodation revenue** Identified that there is no regular reconciliation process between PRENO and Xero applications which has led to historical issues with transaction flow and data entry.	**Work in progress** From work performed in the 26FY, it was noted that regular reconciliations are still not being performed. RMS has recently been implemented to assist with accurate and timely reconciliations. Responsible officer: Director of Finance & Commercial Support Original action date: March 2022 Revised action date: 30 June 2027

25CR-4	D	**Expired and absent lease agreements** Category: Revenue controls and revenue management A number of instances were identified whereby lease agreements were either expired or not formally executed.	**Work in progress** From work performed, there were still instances identified where leases were outdated or unable to be located. Responsible officer: Director of Finance & Commercial Support Action date: 30 June 2026 Revised action date: 30 June 2027
25CR-6	D	**Accessibility of documents on Council's website** Category: Other We identified during a review of Council's website that designated pages are not being utilised to make key documents easily accessible for website users.	**Work in progress** From work performed, there were improvements made with regards to documents disclosed on Council website; however, audit unable to locate documents required under s169 & s205 of the LGR. Responsible officer: Director of Corporate & Communications Action date: 30 June 2026 Revised action date: 31 March 2027
25CR-7	D	**Insufficient disclosure of conflicts-of-interest** Category: Governance and risk management Instances of non-compliance with s201C of the *Local Government Act 2009* were identified from work performed.	**Work in progress** From work performed, there were no issues identified with regards to s150FA; however, ROI's had not been updated. Responsible officer: Director of Corporate & Communications Action date: 30 June 2026 Revised action date: 30 June 2027
25CR-8	D	**Errors in annual leave provision calculation** Category: Other Issues were identified in relation to the calculation, resulting in a misstatement. This was caused the omission of an eligible employee and exclusion of workers compensation as an on cost.	**Work in progress** From work performed, the same issues identified in the prior year were relevant in the 2026FY. Responsible officer: Director of Finance & Commercial Support Action date: 30 June 2026 Revised action date: 30 June 2027
24CR-6	D	**Conflict of interest management** Lack of formal conflict-of-interest policies and procedures implemented to outline expectations around identifying, disclosing and managing actual and perceived conflicts (including conflicts involved close family members).	**Work in progress** Such policy has not yet been implemented and adopted. Responsible officer: Director of Human Resources Action date: 30 June 2026 Revised action date: 31 March 2027
25CR-5	O	**Excessive employee leave balances** From review of annual leave balances, two employees were identified as having excessive annual leave balances, both exceeding 12 weeks.	**Work in progress** Management will undertake a review of balances and action any that are excessive. Responsible officer: Director of Human Resources Action date: 30 June 2026 Revised action date: 30 June 2027

25CR-9	L	**Incorrect valuation and disclosure of employee benefits** We identified two issues during review of disclosures: - Values attributed to non-cash benefits were not determined in accordance with required valuation principles. - Council only disclosed rent contributions, as opposed to calculating the benefit provided.	**Work in progress** From work performed on the KMP disclosure in the current year, the same issues have been identified. Responsible officer: Director of Finance & Commercial Support Action date: 30 June 2026 Revised action date: 30 June 2027



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Queensland Audit Office
Better public services

12.4 Procurement – Plug-in Procurement Tender Consideration Plan

Author: **Director of Finance & Commercial Support**

Attachments: **MSC-26-C-0039 Tender Consideration Plan**

PURPOSE (EXECUTIVE SUMMARY)

Council approval is sought to prepare and adopt a Tender Consideration Plan under section 230 of the Local Government Regulation 2012 (Qld), enabling a selective competitive tender for ten standalone Class 1a dwellings on Mornington Island. The objective is compliant housing at best overall value within Council's approved budget and delivery program.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

The proposed process will invite 12 pre-screened suppliers through Vendor Panel Marketplace. All will receive identical tender documentation and be assessed against delivered cost, technical compliance, delivery capacity and commercial risk. The Plan favours this approach over an open tender or additional expression-of-interest stage because screening has already been undertaken and Council's project management resources and program are limited.

Key risks include marine freight, wet-season disruption, contractor capacity, coastal durability, C3 cyclonic design requirements and allocation of site works and services connections. Proposed controls include design-and-construct contracts, fixed delivered pricing, verified milestone payments, security for off-site manufacture and documented evaluation. No quotations or formal cost benchmarks were supplied for the draft plan; savings and delivery timeframes remain unverified.

The evaluation and proposed contract award will return to Council for approval.

Council has previously considered this matter at various meetings, with the following resolutions and decisions relevant to the current report.

2025/27 – That Council delegate the Chief Executive Officer to endorse proposed non-financial variation(s) to the Queensland Government Department of Housing and Public Works Forward remote capital funding agreement. This will enable scope of works amendments from construction of five (5) new homes and four (4) 2-bedroom units (including infrastructure works for Lot 926 Lardil Street), to enable construction of four (4) 2-bedroom units (including infrastructure works for Lot 926 Lardil Street and the construction of plug-ins with the remainder of funds, comprising 2-bedroom extensions.

2025/29 – That Council selected five (5) absolute priority plug-in sites for rollout (subject to funding availability during the 2024/25 and 2025/26 financial years).

2026/21 – That Council confirms and nominates these five (5 addresses) for construction of plug-in buildings, upholding Social Housing Accelerator Payment program requirements.

2026/194 That Council resolve to adopt 37 Lardil Street as the location for the final plug-in for this round of funding.

FINANCIAL & RESOURCE IMPLICATIONS

There are no financial and resource implications for this request.

RECOMMENDATION

1. Resolve, pursuant to section 230(1)(a) of the Local Government Regulation 2012 (Qld), to

prepare a Tender Consideration Plan for delivery of ten standalone Class 1a dwellings on Mornington Island.

2. Adopt, pursuant to section 230(1)(b), the Tender Consideration Plan substantially in the form attached to the Council report.

3. Authorise the Chief Executive Officer to invite selective tenders via Vendor Panel from the 12 pre-screened suppliers identified in the Plan, evaluate submissions and bring a tender award recommendation back to Council.

This decision authorises the procurement process, not the award of a construction contract.

TENDER CONSIDERATION PLAN

Granny Flat (standalone) x 10 Supply and Installation

CONTRACT NO: MSC-26-C-0039

Contents

BACKGROUND: 2

OPERATIVE PROVISIONS: 2

1. DEFINITIONS AND INTERPRETATION 2
2. OBJECTIVE OF THE TENDER CONSIDERATION PLAN 3
3. HOW THE OBJECTIVE IS TO BE ACHIEVED 3
4. HOW THE ACHIEVEMENT OF THE OBJECTIVE WILL BE MEASURED 3
5. ALTERNATIVE WAYS OF ACHIEVING THE OBJECTIVE 4
6. PROPOSED TERMS OF THE CONTRACT 4
7. RISK ANALYSIS OF THE MARKET 4

SCHEDULE 1 – PROPOSED CONTRACT TERMS 6

Background:

Council has resolved to prepare a tender consideration plan for the procurement of the Goods and/or Services accordance with section 230 of the Regulation.

Council has undertaken preliminary market research and identified 12 contractors considered to have the relevant experience and capability to deliver the Goods and/or Services.

Council has now prepared and will adopt this Tender Consideration Plan.

Operative Provisions:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Tender Consideration Plan, unless inconsistent with the context or subject matter:

(a) **Council** means Mornington Shire Council;
(b) **Mornington Shire Council Local Government Area** means the area identified as such in the Regulation as at the date this Tender Consideration Plan is adopted by Council;
(c) **Goods and/or Services** means the engagement of a suitably qualified and experienced contractor for the design, supply, transport, construction, installation, testing, commissioning and handover of 10 standalone two-bedroom granny flats within the Mornington Shire Council Local Government Area.
(d) **Objective** means the objective set out in Clause 2 of this Tender Consideration Plan;
(e) **Regulation** means the Local Government Regulation 2012 (Qld);
(f) **Tender Consideration Plan** means this tender consideration plan, which Council has prepared and will adopt pursuant to section 230 of the Regulation;
(g) **Pre-screened Suppliers** means the twelve (12) suppliers identified in Clause 3, already assessed as capable by the project proponent;
(h) **Project** means the Granny Flat/Stand Alone Dwellings Housing Project.

1.2 Interpretation

In this Tender Consideration Plan, unless inconsistent with the context or subject matter:

(a) a reference to a person includes any other legal entity;
(b) a reference to a legal entity includes a person;
(c) words importing the singular number include the plural number;
(d) words importing the plural number include the singular number;
(e) headings are for reference purposes only and must not be used in interpretation;
(f) where any word or phrase is given a defined meaning any other part of speech or other grammatical form concerning the word or phrase has a corresponding meaning;
(g) a reference to a statute includes all regulations and subordinate legislation and amendments; and
(h) references to writing include any mode of representing or reproducing words in tangible and permanently visible form and includes e-mail and fax.

2. OBJECTIVE OF THE TENDER CONSIDERATION PLAN

The Objective of this Tender Consideration Plan is to secure ten (10) compliant standalone Class 1a dwellings at best overall value, within Council's approved budget and required delivery program. Selective competition will target suppliers already assessed as capable of remote-island delivery using modular, conventional, prefabricated or pre-cut construction methodologies.

3. HOW THE OBJECTIVE IS TO BE ACHIEVED

3.1 Following Council approval, the Objective will be achieved by:

(a) Inviting all twelve (12) Pre-screened Suppliers through Vendor Panel: three (3) appointed via Local Buy arrangements and nine (9) via Marketplace;
(b) Issuing identical tender documentation and applying common, documented evaluation criteria to all invitees;
(c) Assessing proposals against delivered cost, technical compliance, program and delivery capacity, and commercial risk;
(d) Confirming site works, in-ground services interfaces, and contract particulars prior to tender release;
(e) Documenting the evaluation process and obtaining formal Council award approval; and
(f) Retaining the option for whole or split awards (e.g., two parcels of five dwellings) only where expressly disclosed in the Conditions of Tender.

Invited Pre-screened Suppliers (12):	
1. Oly Homes (Yandina, QLD)	7. Saltair Modular (Sunshine Coast, QLD)
2. Qld Kit Homes (Cairns, QLD)	8. Hoek Modular Homes (North Brisbane, QLD)
3. Superior Steel Frames/Flory's Homes (Atherton / Cairns, QLD)	9. Hiles Construction Services (Bungalow, Cairns, QLD)
4. DC Constructions NQ (Townsville, QLD)	10. Flexibuild (Manunda, Cairns, QLD)
5. Keiza Constructions (Cairns, QLD)	11. Mc Hugh Steel (Bundaberg, QLD)
6. Wren Construction Pty Ltd (Karumba, QLD)	12. Wright Choices (Caboolture, QLD)

4. HOW THE ACHIEVEMENT OF THE OBJECTIVE WILL BE MEASURED

4.1 The achievement of the Objective will be measured by:

(a) Receipt of competitive, conforming offers from the invited Pre-screened Suppliers pool;
(b) Delivered prices tested against Council's approved project budget and a credible cost benchmark;
(c) Verified technical compliance with Class 1a Building Code certification and C3 cyclonic wind design requirements;
(d) A resourced delivery program demonstrating capacity to meet Council's required milestones;
(e) An approved evaluation report establishing a clear, equitable allocation of delivery and logistics risks; and
(f) Completed dwellings meeting all contract specifications, statutory inspections, and handover requirements.

5. ALTERNATIVE WAYS OF ACHIEVING THE OBJECTIVE

5.1 Council could have adopted the following, but did not do so for the reasons noted:

Alternative ways of achieving the Objective	Why the alternative way was not adopted
Open public tender process	An open public tender would provide broader market access; however, Council considers a targeted invitation to selected contractors with demonstrated specialist experience in modular or prefabricated housing and remote-area delivery to be a more appropriate approach for this project. This will allow Council to focus on contractors with the relevant technical capability and experience while still seeking competitive submissions. An open tender risks attracting non-compliant bids lacking C3 manufacturing or Gulf marine freight capability.
Local Buy Arrangement Only	Would not include the full pre-screened supplier pool: only three (3) of the twelve (12) capable invitees are currently appointed to relevant Local Buy panels. The proposed selective process maintains broader competitive tension across all twelve (12) suppliers.
Expression of Interest (EOI) followed by a shortlisted tender process	An EOI process would introduce an additional procurement stage and extend the overall procurement timeframe. Council considers that the required contractor capability and experience can be established through its preliminary market assessment and the selection of 10 suitably qualified contractors to receive the Request for Tender.
Direct appointment of a single contractor	A direct appointment would limit competitive tension and reduce Council's ability to compare construction methodologies, delivery solutions, pricing and overall value for money. A competitive process involving multiple contractors is considered more appropriate for this procurement.
Engagement through an existing preferred supplier or pre-qualified supplier arrangement	Council has determined that a targeted procurement process is more suitable for this specific project, given the combined requirements for residential construction, modular or prefabricated housing capability, remote island transportation, installation and environmental suitability. A dedicated tender process will allow Council to assess these requirements against the specific project scope.

6. PROPOSED TERMS OF THE CONTRACT

The proposed terms of the contract are contained in Schedule 1.

7. RISK ANALYSIS OF THE MARKET

7.1 Market assessment and evaluation of the proposed procurement process against the sound contracting principles in section 104 of the Local Government Act 2009 (Qld):

(a) Competition: Twelve (12) suppliers across North Queensland, Southeast Queensland, and the Gulf (Karumba) are confirmed as technically capable by the project proponent. Council will retain screening records, invite all twelve equally, and revisit the market if responses do not demonstrate value for money.

(b) Cost: No quotations or formal cost benchmarks were supplied for this draft. Tender evaluation will compare total delivered prices within a preprepared cost sheet developed by Council. Including, off-site manufacture, marine freight, mobilisation, installation, and allocated site works while scrutinising exclusions and price escalation provisions.

(c) Delivery: Tenderers must verify current factory and trade capacity, Mornington Island barge logistics, site access, and wet season/weather contingencies. No automatic cost or time saving is assumed prior to tender close.

(d) Technical: Submissions must confirm full National Construction Code (NCC) Class 1a certification, harsh coastal durability specifications, and site-specific cyclonic wind engineering (C3 classification). Civil works and in-ground services responsibilities will be finalised in the tender documents prior to release.

(e) Commercial: Evaluation will verify QBCC licensing, insurances, financial capacity, and any contract departures in accordance with the evaluation documents. Off-site milestone payments will be protected via appropriate security/vesting arrangements, and split-award interfaces will be clearly defined if multiple contractors are appointed.

(f) Sound Contracting Principles (s104): The process promotes value for money through targeted competition among proven specialists; maintains open and fair competition among all capable invitees; encourages the development of competitive local and North Queensland/Gulf businesses; considers environmental sustainability in remote logistics and coastal durability; and ensures ethical behaviour through documented conflict-of-interest and evaluation records.

(g) Governance: Council will confirm internal procurement policy compliance, financial delegations, and external funding conditions prior to award. Shared Vendor Panel access does not itself authorise a selective tender; adoption of this Tender Consideration Plan under section 230 provides the required statutory authority.

SCHEDULE 1 – PROPOSED CONTRACT TERMS

The contract(s) resulting from this selective tender will be based on Council's standard project tender suite and incorporate the following key commercial and delivery parameters in accordance with AS 4902-2000 – General Conditions of Contract for Design and Construct.

Item	Proposed terms
Scope of Works	Planning, procurement, design, off-site manufacture/supply, marine transport, and on-site installation of ten (10) completed standalone Class 1a dwellings on Mornington Island, clearly allocating roles and responsibilities for certification for all planning, procurement, logistics and physical trade works through to handover of fully compliant building/services.
Form of Contract	Council's standard use of AS 4902-2000 – General Conditions of Contract for Design and Construct as issued in the tender documents, with project-specific particulars confirmed prior to release.
Price and Payment	Lump sum / fixed delivered pricing per dwelling with transparent schedules of rates and exclusions. Progress payments linked to verified milestones in accordance with the agreed program and schedule, supported by bank guarantees/retention and formal vesting/security protections for any off-site modular or other alternatives for pre-fabrication component payments.
Program and Delays	In accordance with the confirmed program and schedule, defined site access dates, marine delivery windows, and Practical Completion milestones, including clear provisions for Extensions of Time (EOTs), inclement weather/barge delays, and liquidated damages.
Award Structure	Council will confirm prior to tender release whether it intends to award a single contract for all ten (10) dwellings or reserves the right to split the award across multiple contractors (e.g., two parcels of five dwellings), with any partial-award option expressly disclosed in the Conditions of Tender.
Risk and Insurance	Clear allocation of planning, procurement, design, marine transit, remote site, and delivery building and services connection risks, backed by mandatory Professional Public Liability, Contractor All Works, and Professional Indemnity (where design applies) insurances, alongside formal variation change control procedures.
Completion and Handover	Mandatory hold-point inspections, Form 21 / final building certification, statutory and manufacturer warranties, a defined Defects Liability Period (DLP), and complete as-built/maintenance handover documentation, in accordance with the confirmed program and schedule.

12.5 Finance – Contract MSC-26-C-0031 VAC 24 Room Refurbishment

Author: Director of Finance & Commercial Support

Attachments: Evaluation Report: MSC-26-C-0031 VAC 24 Room Refurbishment

PURPOSE (EXECUTIVE SUMMARY)

Mornington Shire Council has obtained Works 4 Queensland funding to refurbish the remaining 6 buildings containing 24 rooms at the VAC (1).

An open tender process was undertaken to source a supplier to undertake this work. This report is to award to contract to a supplier as per the evaluation undertaken and attached.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Council has previously refurbished 2 building containing 8 rooms within the VAC 1 area. Funding became available to refurbish a further 24 rooms in a similar style and standard to the initial 8 rooms.

Council resolved at the 29 July 2026 ordinary meeting to accept this project as a part of Council's Masterplan Monthly Update (Resolution 2026/116)

This work will create further economic benefits for Council as some of these rooms are currently unhabitable and in a state of disrepair. As the only commercial accommodation provider on the Island, this work will provide much needed resources to facilitate visitors and contractors to come to the Island.

An open tender process was undertaken to source a supplier to undertake this work. WTD Constructions PTY Ltd has been evaluated as the preferred supplier as its submission meets the Value for Money principals, as required in the Local Government Act 20029 s104, to undertake this work which is explained in more detail in the attached Evaluation Report: MSC-26-C-0031.

FINANCIAL & RESOURCE IMPLICATIONS

This is a capital works project funded with Queensland Government's Works 4 Queensland grant.

RECOMMENDATION

That Council resolves to:

1. award Contract MSC-26-C-0031 VAC 24 Room Refurbishment to WTD Constructions Pty Ltd; and
2. delegate financial authority to the Chief Executive to enter into Contract, and delegates financial authority to the CEO to approve for any variations within the project budget of $1,000,000.

MORNINGTON SHIRE COUNCIL

EVALUATION PANEL RECOMMENDATION REPORT

VAC 24 ROOM REFURBISHMENT

CONTRACT NO: MSC-26-C-0031

Contents

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Evaluation Panel Recommendation Report

1. RECOMMENDATION

1.1 That the Responsible Person:

(a) accepts the recommendation of the evaluation panel; and

(b) presents the recommendation to Council to award MSC-26-C-0031 VAC 24 Room Refurbishment to WTD Constructions Pty Ltd.

2. OVERVIEW OF PROCUREMENT PROCESS

2.1 Council invited tenders pursuant to section 228 of the *Local Government Regulation 2012* (Qld) (Regulation).

2.2 Request for Tender was released on the Tuesday 8 September 2026 on VendorPanel using supplier listings from Marketplace, and closed on Wednesday 7 October 2026.

2.3 Council appointed an evaluation panel to consider the Responses comprising:

Name of evaluation panel member	Role
Johnathon Cooper	Panel Chair
Claire Mousa	Panel Member
Chris Mackay	Panel Member

2.4 The evaluation process was overseen by the Procurement Administrator Wendy van der Wolf.

3. RESPONSES RECEIVED

3.1 Responses were received from the Respondents identified in clause 3.2.

3.2

Respondent
Allover Downunder
QLD Kit Homes
Remote Building Solutions Pty Ltd
Thermoshield Australia Pty Ltd
WTD Constructions Pty Ltd

4. CONFORMANCE CHECK

4.1 Responses were checked for conformance against the requirements of the procurement documents.

4.2 Council resolved not to assess the following non-conforming Responses for the reasons noted.

Respondent	Non-conformance	Reason
Thermoshield Pty Ltd	Response Schedules not submitted	Thermoshield are a roof sealant supplier and are not a building organisation that

		can undertake the full scope of work.

5. EVALUATION

5.1 In selecting the successful Respondent, the Evaluation Panel had regard to the sound contracting principles described in section 104 of the *Local Government Act 2009* (Qld) as follows:

Principle	How regard was had to it
Value for money	Council conducted an open tender process which included both price and non-price criteria.
Open and effective competition	Council conducted an open tender process and did not include terms which would restrict competition.
The development of competitive local business and industry	Council assessed the contribution of the Respondent to the development of competitive local business and industry as an evaluation criteria
Environmental protection	Council assessed the Respondent's environmental management systems as part of an evaluation criteria
Ethical behaviour and fair dealing	Council conducted the process consistently with the principles of probity

5.2 Each Response was assessed against the following assessment criteria.

Evaluation Criteria	Weighting %
Price	40
Past Experience & Capability (Schedules E, F & G)	20
Methodology & Program (Schedules H, I & G)	30
Local Content (Schedules D, E3 and F2)	10

5.3 Each Evaluation Panel member individually assessed each Response. The Evaluation Panel then met to discuss the Responses and agree a final consensus outcome of the evaluation.

5.4 The final consensus outcome of the evaluation process was:

Rank	Respondent	Score /10
1	WTD Constructions Pty Ltd	8.1
2	Remote Building Solutions	6.4
3	Allover Downunder	6.3
4	QLD Kit Homes	4

6. RECOMMENDED RESPONSE

6.1 The evaluation panel recommends that Council award the contract to WTD Constructions e Pty Ltd. Key details of this Response include:

(a) Has extensive experience in remote areas. Provided the most professional submission. The information supplied was very good and contained information missing from the other tenders.

(b) Scope was itemised and seemed more detailed with detailed variances in the rooms.

(c) The WTD Constructions Pty Ltd submission was evaluated for and concluded to represent value for money in all aspects (Local Government Act 2009 s104) with a high score and detailed submission for local content..

7. OTHER ISSUES

7.1 Council is advised of the following additional issues which arose during the procurement process:

(a) Council requested WTD Constructions to provide additional pricing for roof repairs not originally included in the scope of work.

(b) Council requested WTD to provide pricing for replacement of the GPO, extractor fan, and light in each bathroom that was not included in the original scope.

(c) These prices are in progress and are expected to come under the overall project budget of $1m (Works 4 QLD grant)

8. EXECUTION

Approval by Responsible Person

This document is approval by:

Name: Jo Gowans

Signature:

Date:

13 COMMUNITY

13.1 Community Report – October 2026

Author: **Manager Community**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

This report provides an overview of Community activities for the period of 1 – 31 October 2026.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

The Community Services portfolio continues to deliver a diverse range of programs, activities and community facilities aimed at strengthening participation, improving access to services and creating opportunities for connection, learning and wellbeing across Mornington Island.

Throughout October, the team has continued to build on existing programs while introducing new initiatives, strengthening partnerships with external agencies and supporting the ongoing development of Council's community facilities. This includes opportunities for digital learning and inclusion, activities that celebrate and connect Elders, community events, expanded programming at the Goobalathaldin Knowledge Centre, and practical support through the Community Laundry and Community Services Project Team.

The following provides an overview of key activities, achievements and operational updates across the Community Services portfolio for October.

Community Events

Through State Library of Queensland’s Digital Inclusion funding, Council hosted Nicky Jurd in October to deliver two (2) Digital Smarts Workshops at the Goobalathaldin Knowledge Centre (GKC), with one session held during the day and a second in the evening to provide greater flexibility for community members to attend.

The workshops were designed to support community members considering starting a small business, with a focus on building their understanding and confidence in using online platforms to market and promote their products and services safely. The sessions provided practical guidance on developing an online presence, using digital platforms effectively and understanding some of the risks associated with operating online.

These workshops form part of Council’s ongoing commitment to improving digital inclusion, building community capability and supporting local economic opportunities through access to practical learning and technology skills.

October saw the final Elder’s Morning Tea for 2026 take place. While attendance was lower than anticipated due to competing community events and activities, the program has continued to provide an important opportunity for Elders to come together, share a cuppa, reconnect and enjoy each other’s company.

A total of five (5) Elder’s Morning Teas were hosted throughout 2026, with most gatherings welcoming approximately 30–40 Elders over the course of the morning. The Events Team will

continue to coordinate these gatherings in 2027, recognising the importance of maintaining regular opportunities for Elders to connect, socialise and be celebrated within the community.

The final event for October was the Halloween Colour Fun Run/Walk. Although participation was lower than the April event, the activity was still considered a success, providing an opportunity for community members to get active, have fun and come together in a relaxed and inclusive environment.

On reflection, the October heat is believed to have affected attendance, with a number of community members potentially choosing not to participate due to the weather conditions. In reviewing the event program for future years, the Events Team will consider reducing the Colour Fun Run/Walk to one event annually, rather than holding two, and potentially aligning it with NAIDOC Week celebrations.

This approach will allow Council to focus its event resources on one larger, well-supported activity while continuing to promote physical activity, community participation and connection across generations.

Community Services

Following two resignations within the first two weeks of operations, the Community Services Project Team has now returned to full staffing capacity and is continuing to progress its planned activities.

The team is also working in partnership with Probation and Parole to provide opportunities for Community Service Workers to complete their required community service hours through meaningful contributions to community-based activities. Six (6) workers (not all at the same time) are currently allocated to the team, providing additional support to its day-to-day operations while helping participants fulfil their community service obligations.

This arrangement provides a mutual benefit, increasing the team's capacity to deliver practical work across the community while offering participants an opportunity to contribute positively and give back to the community.

Community Laundry

The Community Laundry continues to evolve as a valuable community facility, with its role extending beyond the provision of laundry services to create opportunities for community participation, connection and support.

In addition to supporting residents through access to laundry facilities and the social connections that have developed around the service, the Community Laundry is now providing opportunities for Probation and Parole Community Service Workers to complete their community service hours.

This initiative provides additional assistance to Community Laundry staff while offering Community Service Workers a practical and meaningful way to contribute to the community. Two clients are currently undertaking their community service hours at the facility, assisting with day-to-day activities and reducing their outstanding hours through positive community contribution.

The arrangement is mutually beneficial, strengthening the operational capacity of the Community Laundry while providing participants with an opportunity to take responsibility,

develop practical skills and give back to the community.

The initiative is another example of how the Community Laundry is continuing to grow as a place of practical support, inclusion and community connection.

Goobalathaldin Knowledge Centre (GKC)

The Goobalathaldin Knowledge Centre (GKC) has expanded its range of clubs and programming opportunities as part of the ongoing implementation of its agreed Action Plan with the State Library of Queensland.

The new offerings are designed to encourage community participation, support lifelong learning, strengthen connections and provide opportunities for people of all ages to share knowledge and experiences.

New activities include:

- Book Club: An informal opportunity for community members to come together and have a yarn about books, share recommendations and discuss new releases, favourites and classic reads.
- History Club: Initially focusing on Who's Your Mob?, supporting community members to explore family history, genealogy and connections.
- First 5 Forever: Early literacy and learning activities for children aged 0–5 years, encouraging families to talk, read, sing and play together.
- Digital Yarning: Informal sessions supporting adults to build confidence with technology, develop online skills, access digital services and learn more about everyday tools such as apps.

These activities build on the GKC's role as a welcoming community space where people can access information, develop new skills, share stories and connect with others. The expanded program also supports the broader objectives of the State Library of Queensland partnership and the GKC Action Plan.

Sport and Recreation

The transition to the updated Community Gym membership and key access arrangements has initially been met with some resistance from existing users. However, members are gradually coming forward to Council to finalise their annual membership payments, complete the required registration paperwork and collect their new access key.

Council staff continue to engage with gym users and reinforce the importance of ensuring all individuals accessing the facility are formally registered members. Members are being reminded that sharing access keys or using the gym without completing the required membership and registration process may leave them without appropriate insurance coverage in the event of an accident or injury.

While the changes have required some adjustment from regular users, the revised arrangements are intended to improve accountability, ensure Council maintains accurate membership records and support the safe and responsible use of the facility.

Council will continue to work with gym users throughout the transition, encouraging compliance with the membership requirements while maintaining the gym as an accessible and valued

community facility.

FINANCIAL & RESOURCE IMPLICATIONS

The Community department is operating within the 2026/27 budget. There are no financial implications in this report.

RECOMMENDATION

That Council receive and note the Community Report for October 2026.

14 HUMAN RESOURCES

14.1 Human Resources Report – October 2026

Author: **Director Human Resources**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

This report provides an overview of Human Resources activities for the month of October 2026.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Human Resources (HR) Issues and Proposed Actions

People, Culture and Performance

Recruitment

Of the vacancies existing in October the following positions have been filled:

- Sport and Recreation Officer (to commence January 2026)
- Carriage Officer (2 – positions - fixed term)
- Landscape Workers (2 – positions – Local residents)
- Try a trade (1 position)

Current Vacancies

- 1 – Fleet Manager
- 1 – Senior Mechanic
- 1 – IKC officer
- 1 – Animal Control Officer
- 1 – Trainee Animal Control officer
- 1 – Apprentice Carpenter
- 1 – Bakery Assistant
- 1 – Bakery Apprentice
- 1 – Accommodation Administration Officer
- 3 – Hospitality Assistants Casual

HR Innovation and Continuous Improvement

ELMO

Work has commenced on creating platform access for executive staff and departmental

managers. The aim is to support workflow approvals and HR management requests, improve system access, and strengthen understanding of HR processes across the organisation.

Workforce Planning and Development

Staff qualifications and training

- Animal Control staff member attended a workshop in October in Hobart.
- A plumber – has completed training in Evaluating & Planning the Installation of Solar and Heat Pump Water Systems
- A plumbing apprentice went off to TAFE October/November for Stage 2 Roofing
- MRAEL was on island 2nd to 4th November and worked with our apprentices.
- DTET was on island 28th October and met with Training Coordinator and Apprentices
- One employee is enrolled in online training and undertaking a Certificate IV Business Administration
- Major Training has completed more training online on 10th November via telephone (Teams meeting did not work) with the 2027 visit yet to have dates confirmed. Only one Mechanic apprentice attended due to other being off island.
- One employee is studying for Drug & Alcohol Training.
- One employee has been enrolled in Cert IV Leadership & Management
- Three employees are attending Pest Control (non-timber) training off island in early December in Cairns and partly funded by LGAQ.
- Two employees are going off island end of November / early December for HC licence training.
- One employee was approved for Cert III Water Industry Operations – will are seeking funding.
- We are researching:
    - Snake Handling/Awareness training for January.
    - Proposed First Aid training for about twenty-five staff.
    - Proposed Forklift training early 2027 – seeking numbers.
    - RTO’s for online Cert IV Animal Regulation & Management and funding
    - ARO refresher for one staff member – and funding – available online
- We are currently enrolling one employee in a Certificate III Business Administration for commencement early 2027.
- We are seeking Waterproofing Licence training for two employees.

HR policy and procedures

The following policies have been reviewed and submitted for approval.

- Leave
- Relocation & Repatriation
- Attendance, Absenteeism & Termination
- Staff Travel
- Staff & Training

HR metrics and workforce analytics

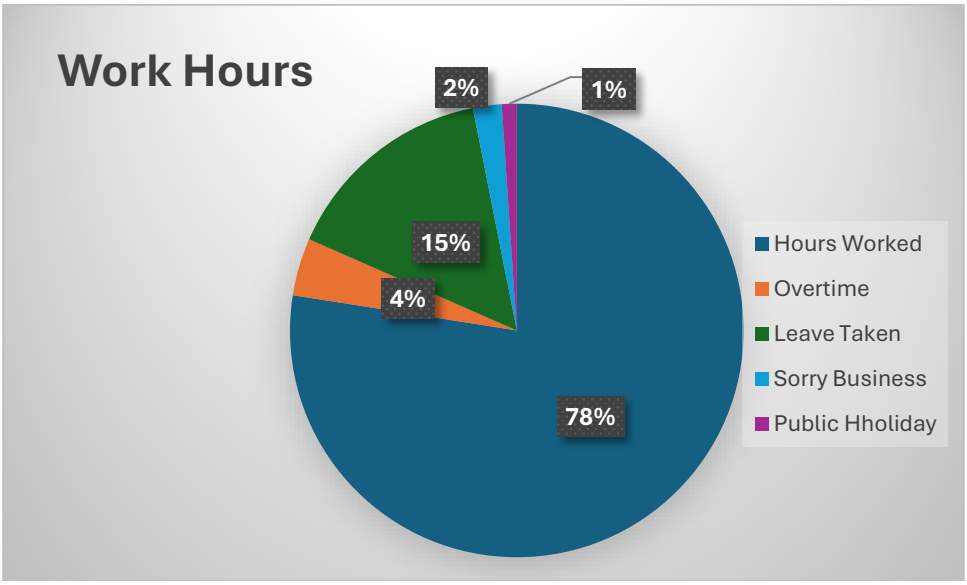
The organisation's resourcing during the reporting period totals 147 employees consisting of 121 full time, 4 part time and 22 casual employees.

In the 19 weeks of this financial year the following employee hours were recorded.

Work hours = 62,194 Overtime = 3,290

Leave Taken = 12,285 Sorry business = 1,637 Public Holidays = 857

The following table demonstrates the ratio of hours claimed.



Workplace Health and Safety

Site inspections continue with Lardil st Housing project and Water treatment plant with weekly meetings being held with the Project Team.

Incident reporting is not being followed through.

Toolbox talks and pre-starts require further involvement of managers and supervisors.

Fire extinguisher stock has arrived from Trinity Fire Services. Warehouse will control stock levels. Fire extinguishers replaced by Housing.

Selectability is commencing the construction of new staff accommodation this year. APH has been contacted for details on start date.

Following NQ Cranes inspection of workshop Hoists and the overhead crane. A recommendation has been made as to required works and maintenance activity that needs to be

undertaken. Repairs and maintenance need to be done on the Crane. A report has been forwarded to the Director of Engineering and Infrastructure to ensure quotes for the repairs are received and the work is undertaken.

Drug and Alcohol Testing

- Received Alcoholyzer course for drug and Alcohol testing.
- Concerns are held that staff are not undertraining daily alcohol testing and Directors will be requested to ensure compliance.

Incident Reports

- Nil incidents have been reported during the month.
- Several Telstra pits have been identified with no lids and need to be repaired before someone breaks a leg this has been reported to Engineering and Infrastructure and Telstra.

Workers' Compensation Claims

Nil claims received

Return to work support being provided to an injured employee with the goal of them returning to full duties in December.

FINANCIAL & RESOURCE IMPLICATIONS

Human Resources functions except for training are operating within 2026/27 operating budget parameters.

RECOMMENDATION

That Council receive and note the Human Resources report for October 2026.

15 CORPORATE AND COMMUNICATIONS

15.1 Corporate & Communications Report – October 2026

Author: **Director Corporate & Communications**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

This report provides an overview Corporate & Communications activities for the month of October 2026.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Information and Communications Technology

- 3 Offboardings
- 1 Onboarding
- Nil data breaches/cyber incidents
- MechanicDesk workshop management software implementation and data importation
- Local Fare Scheme card trial in progress
- Cybersecurity user training facilitated onsite
- Records management user training facilitated onsite
- Routine on-site visit and support
- Endpoint deployment and asset replacement program continuation.

Governance

- Annual Governance Planning for 2027
- Update of MSC Policy Register including Statutory, Strategic & Administration Policies for all departments of council complete with review timeframes
- Fraud & Corruption Policy & Control Plan
- Complaints Management and Investigations Policy
- Review of Governance SharePoint Site
- HR Administrative Policies - 12 finalised & uploaded to SharePoint through IT
- SharePoint -current council policy updates with IT
- Commenced planning for Enterprise Risk Management
- Discussions with LGAQ & HV & DATSIPWM staff regarding the Hope Vale Family Violence Action Plan

- Copies of Plan received
- LGAQ DFV Toolkit Uploaded
- LGAQ interview with HV forwarded to Council

- Upload of HR Assist templates for contracts and policies for HR Dept
- Employee Conflict of Interest Register update in conjunction with HR

Communications

- Newsletters published
- Annual Report Draft Template developed & Checklists shared.
- Communications support for Christmas Party, Vet Visit, Community Meeting, Outages.
- Webpage management and improvement program

FINANCIAL & RESOURCE IMPLICATIONS

Corporate and Communications are operating within the 2026/27 budget. There are no financial implications in this report.

RECOMMENDATION

That Council receive and note the Corporate and Communications report for October 2026.

15.2 Ordinary Council Meeting Schedule - 2027

Author: **Director Corporate & Communications**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to provide Elected Members with the proposed 2027 Council Meeting dates for consideration and endorsement to be compliant with Section 254 of the Local Government Regulation 2012.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

In accordance with Section 254B Public Notice of Meetings, Council must, at least once a year, publish a notice of the days and times when:

- Its ordinary meetings will be held; and
- The notice must be published on the local government's website, and in other ways the local government considers appropriate.
- Council must also display in a conspicuous place in its public office a copy of such notice.

In 2026 Council met on the fourth Wednesday of each month, with exceptions to accommodate the Christmas/New Year break, or anticipated absence of councillors and executive staff during public sector/ industry conferences, school holidays, or gazetted public holidays.

It is recommended that where possible going forward, Council meets on the third Wednesday of each month to enable a timelier update to Elected Members of the previous month's activities, events and expenditure.

All Meetings will be held at the Mornington Shire Council Chambers, Corner Djinkiya & Lardil Street, Gununa and commence at 9:00am.

Proposed 2027 meeting dates are as follows:

- Wednesday, 20 January 2027
- Wednesday, 17 February 2027
- Wednesday, 17 March 2027
- Wednesday, 21 April 2027
- Wednesday, 19 May 2027
- Wednesday, 16 June 2027
- Wednesday, 21 July 2027
- Wednesday, 18 August 2027
- Wednesday, 15 September 2027
- Wednesday, 20 October 2027
- Wednesday, 17 November 2027

- Wednesday, 15 December 2027.

FINANCIAL & RESOURCE IMPLICATIONS

Usual expenditure related to Elected Member meetings inclusive of budgeted Councillor attendance fees, staff time, stationary, ICT and catering will be incurred.

RECOMMENDATION

That Council receive and note the report; and endorse the Council meeting schedule for the 2027 calendar year.

16 HOUSING AND FACILITIES

16.1 Housing and Facilities Report – October 2026

Author: **Director Engineering & Infrastructure**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to provide Council with an update of the Department of Housing and Facilities activities for the month of October 2026.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

OCTOBER 2026 OPERATIONAL PERFORMANCE

Housing and Facilities continued to deliver reactive maintenance, programmed maintenance and asset improvement works across community housing, Council facilities and external service programs during October 2026. The department completed and invoiced more jobs than were received during the reporting period, demonstrating strong operational performance.

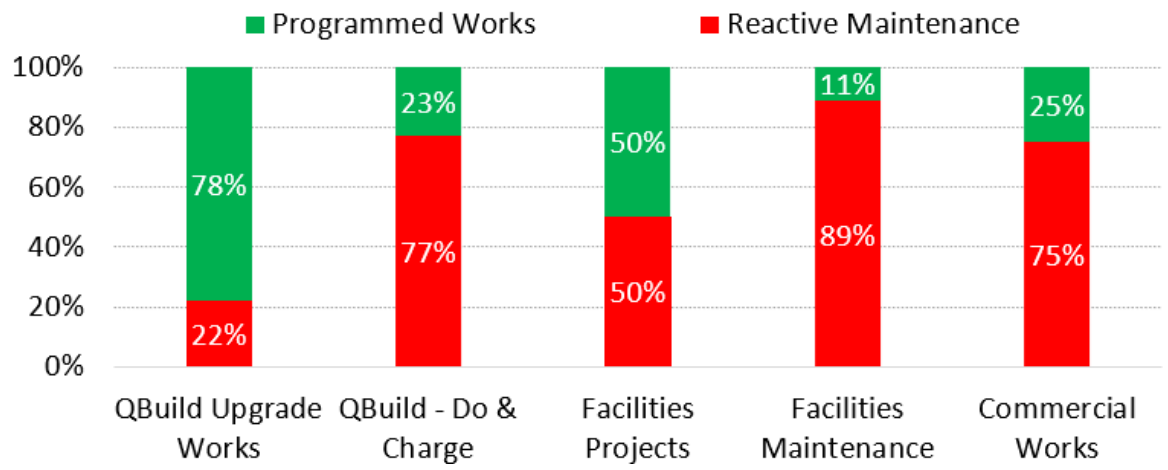
WORKLOAD SUMMARY

During October 2026, Housing and Facilities received 85 new work orders and completed and invoiced 117 jobs across all service areas. Completed work exceeded incoming demand, demonstrating strong operational throughput during the reporting period.

Business Unit	New Jobs	Invoiced	Open Jobs
Commercial Works	13	4	29
Facilities Maintenance	32	45	96
Facilities Projects	0	0	2
QBuild - Do & Charge	40	65	110
QBuild Upgrade Works	0	3	9
Total	**85**	**117**	**246**

OPEN WORK PORTFOLIO

At the end of October, the department was managing 246 open jobs. The chart below illustrates the composition of open work within each business unit, highlighting the relative proportion of Programmed Works and Reactive Maintenance activities.



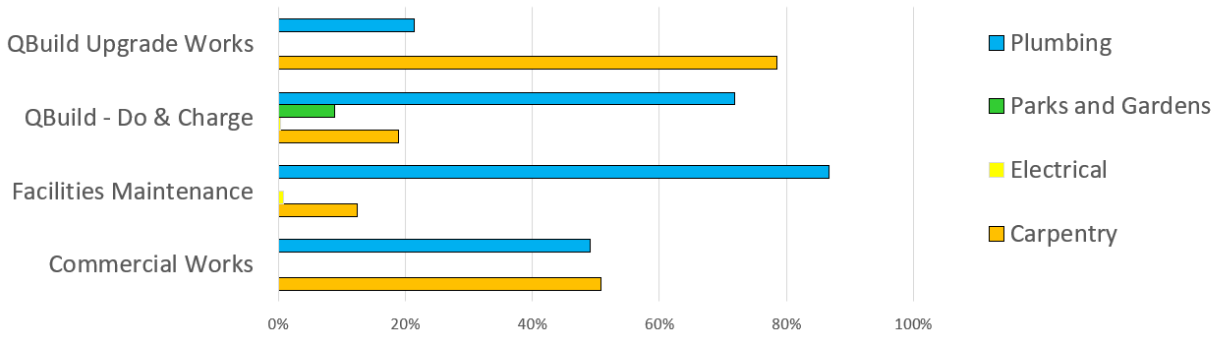
TRADE COMPOSITION OF OCTOBER WORKLOAD

Analysis of October scheduled labour hours confirms that Plumbing and Carpentry remain the dominant trades supporting departmental operations.

Key observations include:

- QBuild Upgrade Works were predominantly carpentry-based.
- Facilities Maintenance workload was primarily delivered through plumbing resources.
- Commercial Works consisted of a balanced mix of carpentry and plumbing activities.
- QBuild Do & Charge required a broad mix of plumbing, carpentry and grounds maintenance resources.

Business Unit	Carpentry	Electrical	Parks & Gardens	Plumbing
Commercial Works	51%	0%	0%	49%
Facilities Maintenance	12%	1%	0%	87%
QBuild - Do & Charge	19%	0%	9%	72%
QBuild Upgrade Works	79%	0%	0%	21%



OPEN QUOTE PIPELINE

The department maintained 38 active quotations across Commercial Works, Facilities Maintenance and QBuild programs. These quotations represent future maintenance, upgrade and improvement works currently under assessment or awaiting customer approval.

Business Unit	Qty
Commercial	7
Facilities	17
Qbuild - Do & Charge	9
Qbuild - Upgrades	5
Grand Total	**38**

FINANCIAL & RESOURCE IMPLICATIONS

Housing and Facilities projects are being reviewed and prioritized by 2026/27 revised operational budget and funding program parameters.

RECOMMENDATION

That Council receive and note the Housing and Facilities report for October 2026.

17 ENGINEERING & INFRASTRUCTURE

17.1 Engineering and Infrastructure Report – October 2026

Author: **Director Engineering and Infrastructure**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to provide Elected Members with an overview of Engineering and Infrastructure activities for October 2026.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Airport

Current operations continue daily as usual. New grant monies will be used to install electric gates for side entry and upgrade lighting infrastructure. Potential for early in the new year.

Parks and Gardens

Completed Works

- Routine mowing and whipper snipping completed across designated parks, reserves, and public open spaces.
- Garden beds inspected, weeded, and tidied where required.
- Public bins and amenities areas checked and maintained as part of regular service schedules. -Batching (Glendon and Sebastian)
- Tree branches, and general debris removed from priority areas.
- Town cleaning is progressing well, and public areas are looking good.
- Paul, Stafford, Shannon, Neville, Curtis, Sebastian, Jamie, working tirelessly hard with batching-Concrete Pour for the NQ kit homes.

Roads and Civil

- 90% completion of Gold Cliffs Rd heavy formation grading.
- Pothole REPA works are 90% completed.
- The road crew have been working on civil works at Lot 926 Lardil St with the clean-up of the site and excavation of the driveway area.
- Works completed at Lot 133 driveway works
- Works have commenced at the Water Treatment Plant Project with the team excavating the site with the contractor and clearing away materials and recompacting the slab site.
- Over $400,000 in concrete has been delivered in the last month to Lot 926, Water Treatment Plant, Lot 133 driveway, Lawn Lockers and the bed level causeway on Ballaleah Rd which is a great achievement by the batching plant staff.

- Concrete causeway on Ballaleah Rd is 90% complete with on signage and rock protection to be installed by the roads crew.

Workshop

Daily operations as usual. Still advertising for lead mechanic which will assist the current employees to become better tradesman.

We have re-hired a fill in mechanic to get through a back log of machinery break downs.

Health and Animal Management

Other Areas (Food, Pest Management, Water, Waste, and Recreational Waters)

- Preparation for vet week ongoing. We have procured off island help to assist with the work load. This vet visit will be the first 7 day visit as a trial.
- Still in the process of developing H5N1 disposal procedures and carcass disposal procedures.

Community Engagement and Education

- Continued delivery of one-on-one education during animal management visits, with a focus on responsible pet ownership.
- Distribution of E. canis tick information and parvovirus fact sheets.
- Encouraged ED nurses to report dog bite presentations to Council and promote community reporting of dog attacks.

FINANCIAL & RESOURCE IMPLICATIONS

Engineering division activities are occurring within adopted 2026/27 operational budget parameters.

RECOMMENDATION

That Council receive and note the Engineering and Infrastructure report for October 2026.

17.2 MSC Water Security Planning Project – Underground Services Mapping

Author: **Director Engineering and Infrastructure**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to present for to the Elected Members the Underground Services Mapping document along with the associated drawings.

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Mornington Shire Council (MSC) commissioned a project to accurately map its underground water, sewer and stormwater pipework. The work began as a study to locate legacy asbestos cement (AC) watermains, which make up at least one third of the town's water network and were left in place after the 2013 major infrastructure upgrade. The scope was extended to include sewer and stormwater networks after CCTV inspections revealed damaged pipes and manholes, records that conflicted with actual locations, and no existing stormwater layout drawings beyond the original 1996 design.

This document will be used to advocate for further funding to ensure Water Security for Mornington Island.

FINANCIAL & RESOURCE IMPLICATIONS

Nil.

RECOMMENDATION

That Council receive and endorse the Underground Services Mapping document and associated drawings as tabled.

MORNINGTON SHIRE COUNCIL



Underground Services Mapping

Mornington Shire Council

November 2026

Document History

#	Author	Checked	Approved	Issue Purpose	Date
Draft	*BP*	*JC*		*For Council review and endorsement*	*11 Nov 26*

MSC Approvals

This document is authorised for release once signatures have been obtained.

In signing this approval, I agree that the document meets the standards required for the project and approve the project to progress.

This document is endorsed by the Director of Engineering:

Jonathon Cooper

Signature Date

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1 Summary

Mornington Shire Council (MSC) commissioned this project to accurately map its underground water, sewer and stormwater pipework. The work began as a study to locate legacy asbestos cement (AC) watermains, which make up at least one third of the town's water network and were left in place after the 2013 major infrastructure upgrade. The scope was extended to include sewer and stormwater networks after CCTV inspections revealed damaged pipes and manholes, records that conflicted with actual locations, and no existing stormwater layout drawings beyond the original 1996 design.

Locations were determined using collected as-constructed and design drawings, asset registers, Ground Penetrating Radar, GPS survey, 360 degree pit videos and review of CCTV reports. All pipework locations have been completed and overlaid on current aerial imagery and cadastral data in a single CAD file, with a PDF plot of the three service layers attached. Pipe sizes and materials for a small amount of pipework are still to be confirmed.

Key findings

- Watermains: about 8,262 m of new PVC, poly and DICL pipe is recorded, and a further 3,598 m of pipe is still recorded as asbestos. Some of the asbestos pipe may already have been replaced but not documented, however this will be confirmed soon. The original asbestos network dates from about 1975 and is nearing the end of its useful life. Council's main concern is airborne fibre release during repairs or excavation, not drinking water safety.
- Sewer: 121 manholes and 10 dead ends were mapped, with about 7,737 m of gravity sewer and 3,160 m of rising main. The system dates from 1986/87 and is in reasonable condition, but the 2023 CCTV inspection identified 4 manholes needing repair (3 since repaired) and 17 sections too damaged or choked to inspect.
- Stormwater: 174 grated kerb inlet pits, 18 grated inlet pits, 28 end walls and about 6,701 m of pipe were mapped. The network is only about 30 years old, yet it is generally in average to poor condition. The 2018 CCTV survey covered only 1,450 m and requires a total resurvey. At least two pipe collapses occurred in October 2026 in Lardil Street indicating the poor condition of the network. Collapsed or blocked pipes create a flood risk in the wet season.

Recommendations and costs

The report recommends confirming the remaining asbestos pipework, reviewing the 2023 sewer CCTV, commissioning a detailed stormwater CCTV study, and then engaging consultants to prepare design documentation, estimates, funding and procurement for each network. Indicative costs are about $3 million for watermains, $2 million for sewers and $3 million for stormwater. Construction figures are indicative only until the CCTV reviews are complete and repair methods are established.

2 Background

2.1 Intent of Study

Council has been aware that at least one third of the town's underground watermains remain as legacy asbestos cement pipework, left in place after the major 2013 upgrade of the water treatment plant (WTP) and the northern pipe network. As the operator of water services, Council saw an opportunity to update its underground water data to record this asbestos pipework in anticipation of a future replacement program.

The location of the newer pipework was well documented through the supplied as-constructed drawings. The remaining asbestos pipes, however, were only approximately located, as most records were based on older government design drawings, some of which were known to be incorrect in areas.

The project therefore aimed to accurately locate the asbestos pipework so that a future network upgrade, replacing it with poly or PVC pipe, could be quantified. The resulting data will inform a design document suitable for tender.

2.2 Increased Scope

While gathering background information, it was decided to also update the sewer network within the plan set so that potential conflicts between sewers and watermains could be avoided during an upgrade design. A recent CCTV inspection showed the extent of damaged pipes and manholes, and also revealed sewer locations that conflicted with Council's records.

An older, incomplete CCTV inspection of the stormwater network also showed significant failures in the many of the stormwater pipes, and it was found that no stormwater layout drawings or pipe records existed beyond the original 1996 design drawings. It was therefore decided to include stormwater pipe locations in the mapping. The urgency increased as several sections of pipework have collapsed over the past year, and previously unknown pipework has been found beneath buildings that were under construction or planned for construction.

The project has produced accurate location layers for all three pipe types (water, sewer and stormwater). A small amount of pipework still requires confirmation of its details, although all pipework locations have been completed. Pipe sizes and materials will be added to the drawing set in due course.

3 Methodology Undertaken

3.1 Underground asbestos pipe detection

The following methodology was used to determine the extent and location of all legacy underground asbestos pipework in the community

- Collect all as-constructed water drawings
- Collect all older design drawings where as-constructed information was not available
- Collect all asset registers to determine recorded historical details of pipework
- Collate all water pipework infrastructure drawings to determine accuracy of older design information (GFIS) showing approximate location of asbestos pipework
- Draft a location program
- Engage a Ground Penetrating Radar (GPR) specialist to attend site and accurately locate all suspected underground asbestos pipework
- Undertake a GPS survey using satellite survey equipment to collect all GPR positions
- Provide survey data to mapping drafter to record accurate locations in a digital AutoCAD format
- Produce underground water layout drawings and overlay on the most recent digital images and cadastral boundary information
- Measure off digital files to compare actual lengths with asset register data
- Update actual pipe details for corrected asset registers

The following figure shows a GPR survey in operation



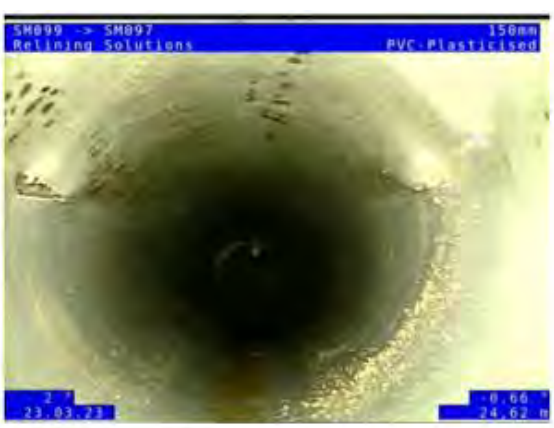
Figure 3-1 GPR Survey to located underground pipework

3.2 Sewer extent

The following methodology was used to determine the extent, location and condition of all sewerage manholes and underground sewers in the community.

- Collect all as-constructed sewerage drawings
- Collect all older design drawings where as-constructed information was not available
- Collect all asset registers to determine recorded historical details of pipework
- Review most recent CCTV report (2023) to determine differences in manhole locations to documented locations
- Undertake a GPS survey using satellite survey equipment to confirm all newly identified manholes and valve pits.
- Provide survey data to mapping drafter to record accurate locations in a digital AutoCAD format
- Produce manhole, valve pit and underground sewer layout drawings and overlay on the most recent digital images and cadastral boundary information
- Measure off digital files to compare actual lengths with asset register data
- Update actual manhole/pipe details for corrected asset registers
- Review in general the CCTV report to determine current condition of existing manholes and sewers

The following image is an example record of a CCTV camera image and the corresponding description of any faults.



SP122_1efc5a78-7e2c-4437-a589-6f889c37f959_20230323_121550_565.jpg, 00:03:33, 24.96
Hole in wall-surface damage has extended right through the wall of the conduit in places from 9 o'clock to 3 o'clock



SP094_499c9964-3f75-4bfa-918c-c33749444cdf_20230323_162423_706.jpg, 00:01:58, 2.33
Inspection (survey) abandoned, roots

Figure 3-2 Typical sewer CCTV detail

3.3 Stormwater

The following methodology was used to determine the extent, location and indication of condition of all stormwater pits and underground stormwater pipes in the community.

- Determine extent of available stormwater pipe information
- Review original 1996 design drawings to determine suitability of the data or otherwise.
- Collect all asset registers to determine if any records of underground pipework existed (no pipework records found)
- Review most recent CCTV report (2018) to extent of pipework survey undertaken (only 25% of the length of stormwater pipe was produced in the report)
- Undertake a GPS survey using satellite survey equipment to accurately locate all grated kerb inlet pits and surface inlet pits.
- Undertake 360 degree videos of inlet grated pits to determine direction of stormwater pipes
- Complete underground pipework network diagram for drafter
- Provide survey data to mapping drafter to record accurate locations in a digital AutoCAD format
- Produce inlet pit, underground stormwater pipework and end wall layout drawings and overlay on the most recent digital images and cadastral boundary information
- Measure off digital files to record actual lengths for future asset register data
- Update actual pit/pipework details for corrected asset registers
- Review in general the CCTV report to determine current condition of existing pits and stormwater pipes

The following figure shows a typical section from the report describing the condition



Figure 3-3 Example of CCTV report

The following image shows a view looking down a stormwater pit showing the direction of 3 pipe entries.



Figure 3-4 Stormwater pit internal view

4 Current underground pipe networks

4.1 Underground pipe networks

Mornington Shire Council (MSC) owns and manages a municipal water supply, a sewerage system, a road network and a stormwater management system, amongst other general facilities and infrastructure.

MSC is responsible for the maintenance and operations of the systems, which are generally undertaken by the Technical Services Division.

The underground pipe networks include water mains, gravity sewers, sewerage rising mains, stormwater drainage pipes, sewerage manholes, stormwater inlet pits and end walls.

All of these components within the town area have been mapped and quantified and summarised in the following sections.

4.2 Watermains

The watermains within the town area include newer polyethylene or PVC (and some Ductile Iron Cement Lined) pipes and older legacy asbestos pipes. The asbestos pies were installed around 1975 when the water supply was first reticulated. Over two thirds of the pipework has been upgraded to Poly or PVC over recent years, with a large replacement program being undertaken in 2014. This project replaced the larger delivery mains in the northern area, however replacement of the smaller 100mm asbestos network on the southern side was not completed.

Several identified lengths of pipe that are still recorded as asbestos have been replaced with poly or PVC since the major 2013 project, however these have not been documented and are still recorded as being asbestos on MSC's asset register. These sections need to be inspected by excavation or potholing and the results confirmed and recorded. This quantity could be as high as

The details and quantities of current watermain assets from the water intake at the water reservoirs to the town area and within the town area are shown in the following table. House connections within property boundaries and smaller poly branches of less than 100mm diameter are not included.

Table 4-1 New Water Pipework Details

Size (mm)	Material	Total Length (m)
250	PVC	1611.5
250	DICL	3.1
200	PVC	1974.1
200	DICL	2.3
150	PVC	2312.8
100	PVC	803.3
100	Poly	1549.8
100	DICL	5.0
TOTAL		**8261.8**

Table 4-2 Remaining Recorded Asbestos Pipework Details

Asset ID	Length (m)	Location	Comment
WP058	640.4	along airport fence	some of this may have been replaced with 100mm
WP071	380.9	along Kaiadilt	southern end under workshop, creek crossing replaced with PVC
WP083	152.2	along Jinkiya	street access
WP048	276.4	along south end Jinkiya	street access
WP046	205.9	along Dunlyu	this may have been completed
WP041	185.6	along Kathan Kathan	street access
WP036	288.3	along Wurrurku	street access
WP027	312.0	along Maarnmaarn	street access
WP029	18.2	along Lardil	street access
WP022	595.0	along Wengka and laneway	a portion of this may have been completed
WP067	472.4	along Warrdakan	a portion of this may have been completed
WP054	70.4	between Lardil and Warrdakan	passes through two house blocks
TOTAL	**3597.7**		

4.3 Sewerage Assets

MSC's sewerage assets include underground gravity sewers to collect raw sewage, manholes to interconnect the sewers, pump stations to pump the raw sewage to the treatment lagoons, pressured rising mains to transfer the sewage to the treatment lagoons, treatment lagoons to treat the raw sewage and an ocean outfall to transfer the treated effluent to the environment.

The pumps stations, treatment plant and ocean outfall are not included in this mapping project

A typical opened manhole showing internal sewer connections looking down is shown below in Figure 4.1



Figure 4-1 Typical open manhole (156 Maarnmaarn Katha Street)

The following is a photo of a damaged manhole cover (within Hospital compound)



Figure 4-2 Damaged Manhole cover (hospital compound)

A pit showing the connection of two rising mains is shown below in Figure 4.2



Figure 4-3 Rising main connection pit

The following table summarises the total number of sewer manholes and underground sewers and rising mains within the town area. All manholes have been surveyed and marked on the drawings.

The underground pipework routes and manhole locations are shown on the drawings. All gravity sewers are PVC and are sized from 100mm to 225mm. The rising mains are 100mm or 150mm.

Summary details on the underground sewerage assets are included in the attached table. The length of the interconnecting pipes has been totalled from the drawings and asset registers.

Table 4-3 Summary Sewerage Assets

Component	Number	Size	Total Pipe Length (m)
Manhole	121		
Sewer dead end	10		
TOTAL Manholes & ends	**131**		
Sewer		100mm	505.2
Sewer		150mm	6020.8
Sewer		225mm	1211.2
TOTAL Sewer			**7737.2**
Rising main		100mm	387.1
Rising main		150mm	2772.7
TOTAL Rising main			**3159.8**

4.4 Stormwater

MSC's stormwater assets include inlet pits and inlet grates to collect stormwater, underground pipework and open channels to convey the stormwater, and end walls to allow the stormwater to join the environment.

MSC's assets also include pipe and box culverts for crossing roadways; however these are generally limited to roads out of town and are not included in this mapping project

A typical grated kerb inlet pit is shown below in Figure 4.4



Figure 4-4 Typical grated kerb inlet pit (Lardil St)

The following is a view from inside a typical pit.



Figure 4-5 View from inside typical stormwater pit

A typical inlet grate is shown below in Figure 4.6



Figure 4-6 Typical inlet grate (Between Lardil St and Wengka St)

The following table summarises the total number of inlet pits, grates, pipework ad end walls found within the town area. All pits and grates have been accurately surveyed and marked on the drawings.

The underground pipework routes have been determined from the survey and noted on the drawings. All main pipework is reinforced concrete pipes (RCP). Some smaller PVC pipes draining new buildings have been added to the system in more recent times. The diameters of the RCP pipes range from 375mm for the main collection points up to 1200mm for the main exit drains. The diameters of the stormwater drains are not currently shown on the drawings as this detail can be determined under a comprehensive CCTV inspection program.

Some end walls have been accurately surveyed; however most were noted a being in the general area (within a few meters) as access was not possible. These end walls can be accurately surveyed in the future if required for construction purposes.

Summary details on the stormwater assets are included in the attached table. The length of the interconnecting pipes has been totalled from the drawings.

Table 4-4 Summary Stormwater Assets

Street	Grated Kerb Inlet Pits (No.)	Grated Inet Pits (No)	End Walls	Total Pipe Length (m)
Cemetery Rd	4	1	3	82.1
Jinkiya Street	9		1	686.6
Dunlyu Street	4		2	211.4
Marndatharrkan Street	2			56.5
Lardil Street	44	5	5	1561.7
Wanji Close	2			29.3
Jimbarn Street	9			375.4
Yarrbarkan Street	4			25.8
Kirdikir Street	7			257.6
Dungah Street	3			50.8
Ngerrawurn Street	9	1		376.7
Maarnmaarn Katha Street	10	3	1	496.3
Kathan Kathan Street	8	1		322.6
Wurrurku Close	6		1	266.8
Wardirrkan Street	10	1	4	608.4
Bilthurr Street	3			56.5
Kungkard Street	4			88.3
Wengka Street	13	4	10	598.6
Dajibuka Street	2	1		104.3
Mukakiya Street	21	1	1	445.3
TOTAL	**174**	**18**	**28**	**6701**

5 Mapping Output

5.1 Dataset

All mapping data has been collated and stored into a single Cad files.
The mapping layers have been overlayed on the latest photo images purchased from Qld Spatial (DNRMMR).
Latest cadastral dataset showing boundaries, plans, street names etc has been updated from the DNRMMR (as aligned to Qld globe)
Some historical Cad layers have been kept on the main Cad file, however conflicting outdated information (some GFIS layers) have been deleted.

It should be noted that the cad file is a live document that is constantly being updated to include new infrastructure information as it comes through.

5.2 Drawings

A pdf plot including the three underground services layers has been included as an attachment.

6 Condition and Potential Lifecycle

6.1 Asbestos cement pipe work

Up to 3km of 100mm asbestos pipework remain in service. It appears that the legacy pipework was installed in 1975. This makes the pipework over 50 years old and approaching the end of its useful life. Although there is not a major amount of breakages and leaks occurring, Council is concerned that physical and structural degradation of the pipework is starting to increase as the pipes lose residual strength and become increasingly brittle

From a safety perspective, the Australian Drinking Water Guidelines state that there is no credible evidence that ingesting asbestos fibres via drinking water delivered through AC pipes poses a proven public health risk.

Council is more concerned about airborne risks during disturbances: Asbestos pipes generally do not pose an airborne hazard while remaining intact and buried underground. However, cutting, sawing, crushing, or mechanical excavation during repairs or decommissioning can release microscopic asbestos fibres into the air if proper wet-cutting and safety protocols are not enforced.

6.2 Sewer Pipe work

The conventional gravity sewage collection scheme was constructed in 1986/87 with the latest known major repair/upgrade project being undertaken in 2013. The upgrade targeted repairs to manholes and replacement of damaged sections of pipework.

The original system is 40 years old and the standard useful life expected from a properly installed PVC sewer system is at least 75 years and up to 100 years. The relatively long service life is due to the materials immunity to rust and chemical corrosion.

Poor installation can significantly reduce the anticipated life. Whilst the system at Mornington appears to be relatively soundly constructed, there is some evidence of failure due to poor construction techniques, for example, punctured pipes due to impact damage or poor sand backfill, ring joints being exposed and compressed pipework.

A comprehensive CCTV inspection was undertaken in 2023 to determine the degradation since the 2013 upgrade project. Whilst the inspection demonstrated that the system is in reasonable condition, it identified areas where attention is required.
The report nominated 4 manholes that required repair (3 have since been repaired), and 17 sections where the pipework was too damaged or choked to allow the rolling camera to continue. Council has confirmed that some of the blockages recorded on the CCTV are noted as consistent trouble spots for blockages

As it is over ten years since he last repairs and maintenance program was undertaken, it is suggested that a new program be developed and implemented based on the results of the 2023 CCTV survey.

6.3 Stormwater Pipe work

The underground stormwater drainage system was installed circa 1996. The system covers the entire community and includes a network of 6.7 km of pipe.
The useful life of a reinforced concrete pipe is generally 80 to 100 years when installed correctly. The current system is around 30 years old and theoretically less than halfway through it’s useful life, however serious concerns about the condition of the network appeared during this mapping project.

A CCTV inspection was undertaken in 2018 and a hardcopy of the results was found in Council's archives. However, the report did not adequately identify the actual pipelines as no overall map or table showing the inspection points was included in the document. In addition, the report recorded only 1,450m of pipe compared to the 6,700m identified in this mapping project. It may be that the CCTV Contractor was only directed to undertake a limited inspection scope.

The report indicated significant damage to the pipework, inclusion exposed steel reinforcement, longitudinal cracking, and numerous joints being offset or gapped

In addition to the CCTV report, the project witnessed at least two collapsed pipes occurring October 2026. One was a road collapse under a road crossing in Lardil St and another involved a large 2m sinkhole forming above a collapse pipe in a residential property in Lardil St.

It is not clear why the pipework is generally in average to poor condition considering the relatively young life of the network. It could be due to poor ground conditions or poor initial construction or a combination of both, however the condition should be of concern to Council as collapsed or blocked pipework has the potential for flood damage during the wet season.

7 Recommendations

The following sections summarise the recommendations arising from this report

7.1 Watermains

- Confirm which, if any, of the remaining asbestos remaining pipes may have been replaced but not recorded (Council to assist with in-site potholing)
- Engage consultant to prepare asbestos pipework upgrade design and documentation
- Prepare estimate
- Secure funding
- Undertake procurement and construction

7.2 Sewers

- Undertake detailed review of 2023 CCTV study
- Confirm pipe diameters and invert levels from CCTV doc and record on dwg
- Document areas of recent failure/degradation
- Engage consultant to prepare upgrade documentation
- Prepare estimate
- Secure funding
- Undertake procurement and construction

7.3 Stormwater

- Prepare documentation to procure CCTV Contractor
- Undertake new detailed CCTV study
- Confirm pipe diameters and invert levels from CCTV doc and record on dwg
- Engage consultant to investigate areas of failure from the CCTV results and provide repair methodology (ie reline internally or trench and replace)
- Prepare upgrade documentation
- Prepare estimate
- Secure funding
- Undertake procurement and construction

8 Possible Costs

The following estimates are listed below. At this stage, the cost to undertake any construction work is indicative only as the extent of work cannot be determined until the CCTV reviews are completed and the repair methodology established.

Watermain work

Watermains - confirm final asbestos length	$20,000
Watermains - design/document	$100,000
Watermains - asbestos replacement	$3,000,000

Sewerage Works

Sewer - review of CCTV	$20,000
Sewer - scope and documentation	$50,000
Sewer - Repair based on CCTV review and method of repair, ie possible relining or re-excavation	$2,000,00 indicative

Stormwater

Stormwater - prepare documentation and procure CCTV Contractor	$20,000
Stormwater – undertake CCTV inspection and report	$350,000
Stormwater - scope and documentation	$50,000
Stormwater - repair cost will depend on method of repair, ie internal lining or re-excavation	$3,000,000 indicative

Appendix A – Underground Services Plans

MORNINGTON SHIRE COUNCIL

SERVICES UPDATE PLAN



Queensland Government

brad pinches consulting
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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET OF SHEETS: Cover 34

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MORNINGTON SHIRE

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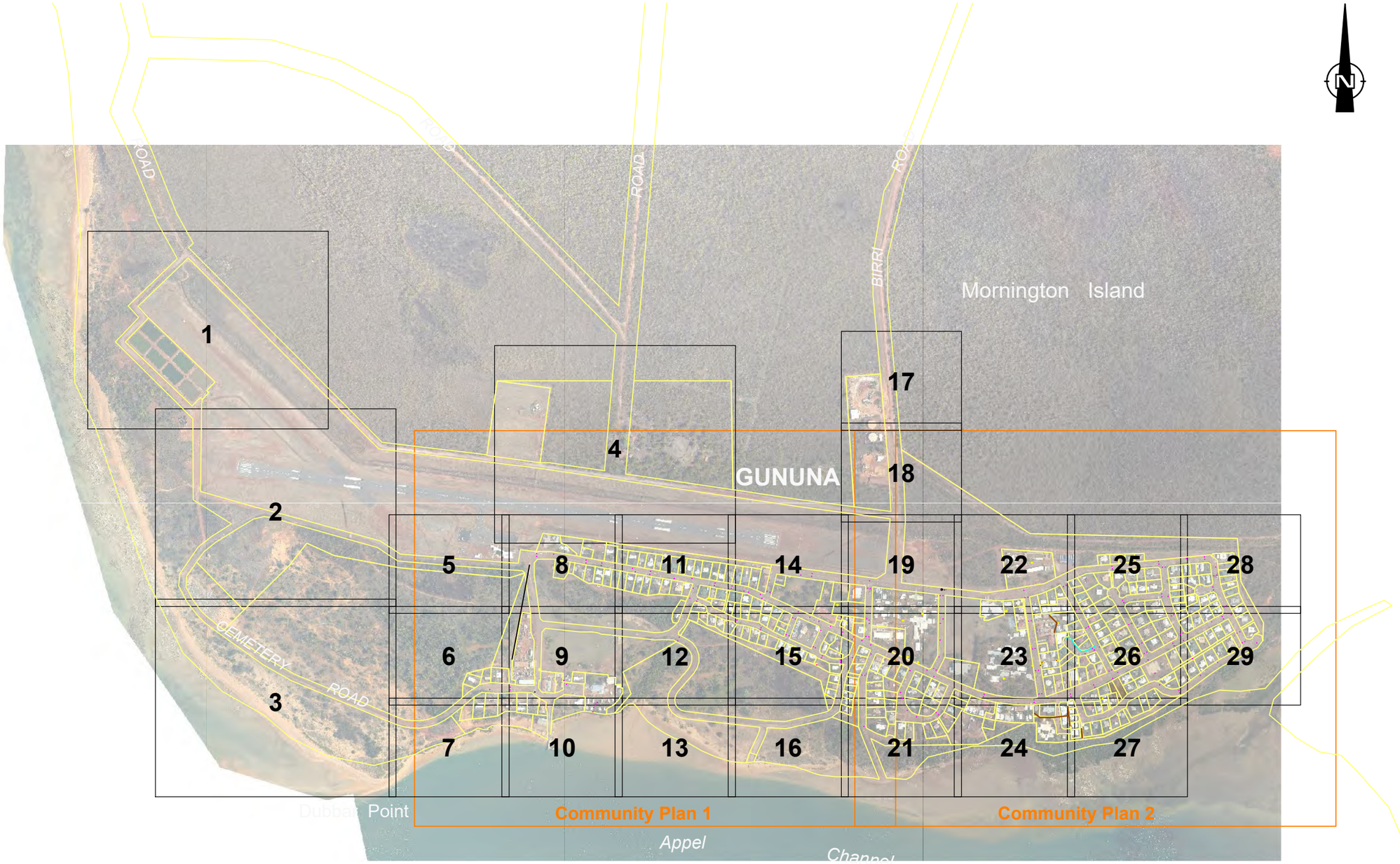
MORNINGTON ISLAND SERVICES UPDATE PLAN COVER PAGE

SCALE	DATE	DRAWING NO.	ISSUE
N.T.S.	5/11/2026	450287-2C	

Image © State of Queensland 2024

SHEET INDEX



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PROJECT MANAGER: Ian Doust	SURVEYED: See Notes Sheet
COMPILED: AMK / ID	CAD REF: 450287-2A.dwg
SHEET SIZE: A3	SHEET OF SHEETS: Index 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN

SHEET INDEX

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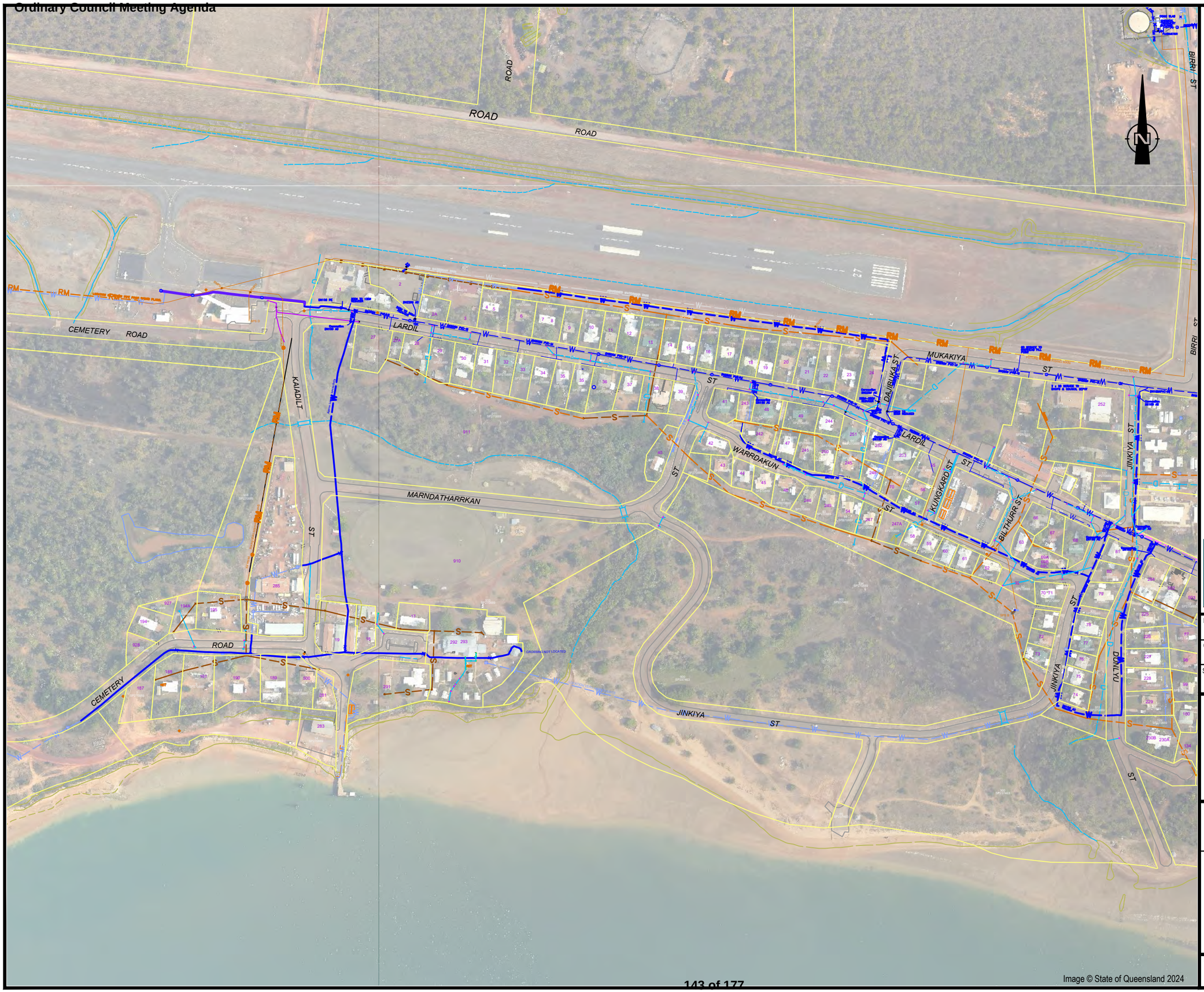

Queensland Government

MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
- Rising Main
- Stop Valve
- Scour Valve
- Air Valve
- Meter
- Drain (pipe)
- Drain (open)
- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER: Ian Doust	SURVEYED: See Notes Sheet
COMPILED: AMK / ID	CAD REF: 450287-2A.dwg
SHEET SIZE: A3	SHEET OF SHEETS: Com 1 OF 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN COMMUNITY PLAN 1

SCALE	DATE	DRAWING NO.	ISSUE
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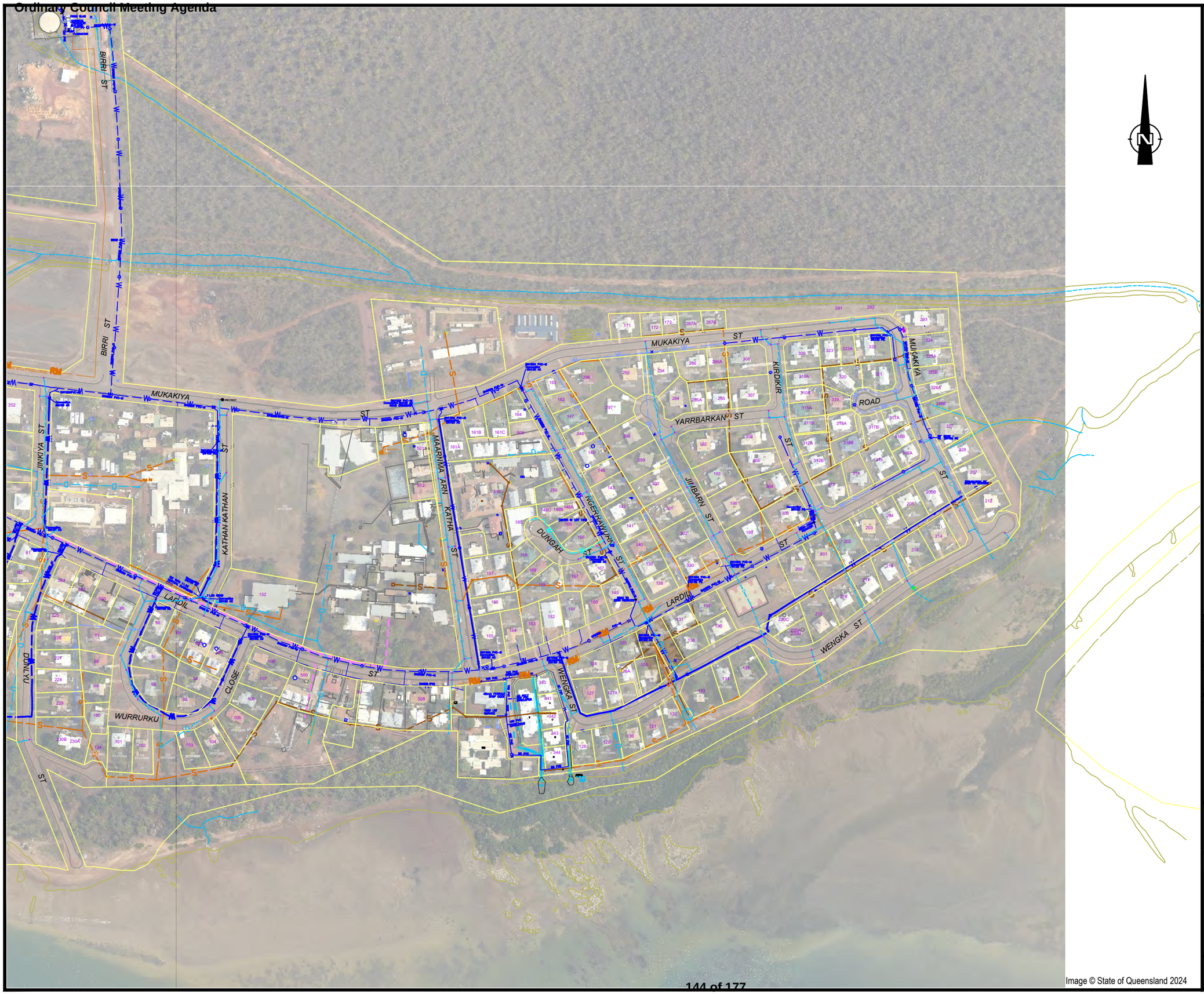

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MORNINGTON SHIRE COUNCIL

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- Scour Valve
- Air Valve
- Meter
- Drain (pipe)
- Drain (open)
- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET OF SHEETS: Com 2 of 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN COMMUNITY PLAN 2

SCALE	DATE	DRAWING NO.	ISSUE
1:4000	5/11/2026	450287-2C	

PRELIMINARY ONLY

DATA ORIGINS

BOUNDARIES **QSCF 22 July 2026** Cadastral Framework

IMAGE 1. Queensland Wellesley_Islands_2024; © The State of Queensland

SERVICES

Water, Sewer , Drainage

RPS; Water As Constructed Survey for Christopher Contracting Pty Ltd; March 2014; Ref PR118263-0.dwg; MGA

ARUP; Mornington Island Infrastructure Project design base 'bpsu_aeco_all services.dwg'; Ref 222788. Various services not found in other data sources. -unknown data capture dates.

Brazier Motti; Detail Survey; 2D_Lease GUA Lardil ST (32588_144A).dwg; 2012;

RPS; School detail survey update; 2010; Ref PR101644

SLS Survey & Mapping; School detail survey; Pre 2010.

RPS; Detail surveys for QBuild; 2009; Ref PR101565. RPS: As-constructed Survey lardil St 2015

2002 GFIS photogrammetry (approx only)

Pinches: 2026 GPS and GPR

Telstra

Optic Fibre is approximate only and derived from Dial Before You Dig Search 13-3-201.

Optic Fibre locations may extend outside those areas shown on this plan.

DBYD and cable locators are to be used prior to any excavation.

Telstra Locations are for planning purposes only and are approximate only.

Generally from GFIS 2002; Corrected in places of where included in miscellaneous As Constructed / Detail surveys.

Electricity Data

Generally from GFIS 2002; Corrected in places of where included in miscellaneous As Constructed / Detail surveys.

Elec services noted as plotted from records have been interpolated from Aerial imagery and Ergon GIS data provided Sept 2013 and are approximate only.

DBYD and cable locators are to be used prior to any excavation.

DATUMS

Horizontal: MGA2020 Zone 54
Vertical: AHD
PSM 176616 RL 6.899

SERVICE LAYERS

E.g. SEWER_AC_VALVE_2011
Service_Source_Feature_Year

Service - Cadastre / Dr / Elec / Road / Sewer / Struc / Telstra / Water
Source - AC As Constructed Survey
DET Detail Survey
DES Design Plan information
GFIS Geographic Facilities Information System data circa 2000-2004 (approximate only and of unknown accuracy)

DNRM AERIAL PHOTOGRAPHY.

Based on or contains data provided by the State of Queensland (Department of Resources) [2024]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

The aerial photography used in this plan has not been rectified. The images has been overlaid as a best fit on the boundaries shown and positions are approximate only.

Date of Capture: 2024.

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QLD GLOBE IMAGERY

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Date of Capture: 2024.

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MORNINGTON SHIRE COUNCIL

LEGEND

143 House Number
1 / SP232620 Lot on Plan Description
Reserve Lot Description
State Lease Description
Boundary
Lease On Title
Lease Unregistered
Easement Unregistered
Sewer Main / Manhole
Rising Main
Sewer Services - (GFIS)
Water Main / Hydrant
Water Services - (GFIS)
Rising Main
Stop Valve
Scour Valve
Air Valve
Meter
Drain (pipe)
Drain (open)
Drainage Pit / Manhole
Electricity Line AG
Electricity Cable UG
Electricity Service (GFIS)
Pole / Light Pole / Pit
Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2C.dwg
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MORNINGTON ISLAND SERVICES UPDATE PLAN
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Queensland Government

MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
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MORNINGTON SHIRE COUNCIL

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COMPILED	CAD REF
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SCALE	DATE	DRAWING NO.	ISSUE
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MORNINGTON SHIRE COUNCIL

LEGEND

143 — House Number

1
SP232620 — Lot on Plan Description

Reserve Lot Description

State Lease Description

Boundary

Lease On Title

Lease Unregistered

Easement Unregistered

Sewer Main / Manhole

Rising Main

Sewer Services - (GFIS)

Water Main / Hydrant

Water Services - (GFIS)

Rising Main

Stop Valve

Scour Valve

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Meter

Drain (pipe)

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Drainage Pit / Manhole

Electricity Line AG

Electricity Cable UG

Electricity Service (GFIS)

Pole / Light Pole / Pit

Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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SCALE	DATE	DRAWING NO.	ISSUE
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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 4

SCALE	DATE	DRAWING NO.	ISSUE
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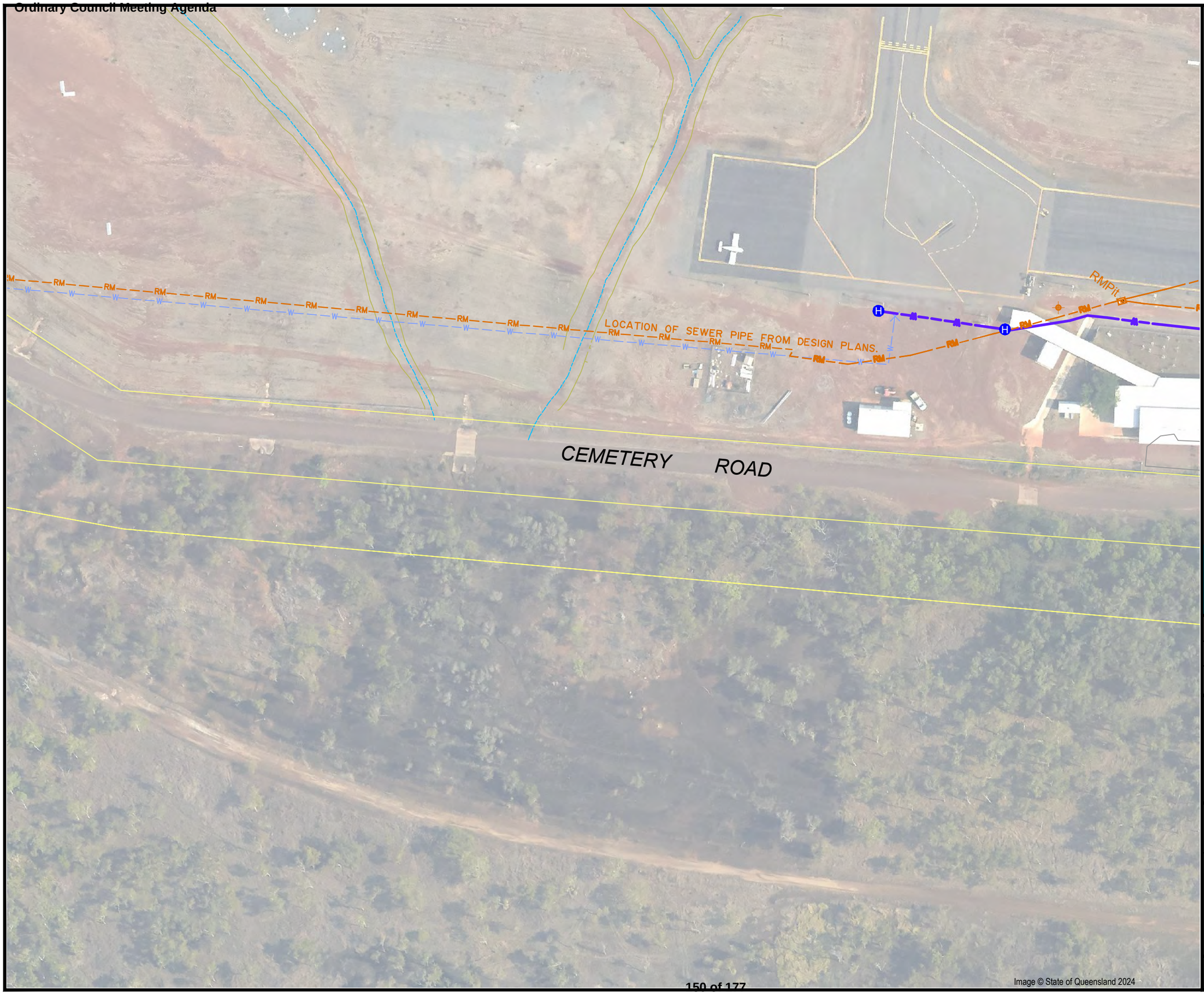

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MORNINGTON SHIRE COUNCIL

LEGEND

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 5

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LEGEND

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PROJECT MANAGER: Ian Doust	SURVEYED: See Notes Sheet
COMPILED: AMK / ID	CAD REF: 450287-2A.dwg
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MORNINGTON SHIRE COUNCIL

LEGEND

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PROJECT MANAGER	SURVEYED
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COMPILED	CAD REF
AMK / ID	450287-2A.dwg
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SCALE	DATE	DRAWING NO.	ISSUE
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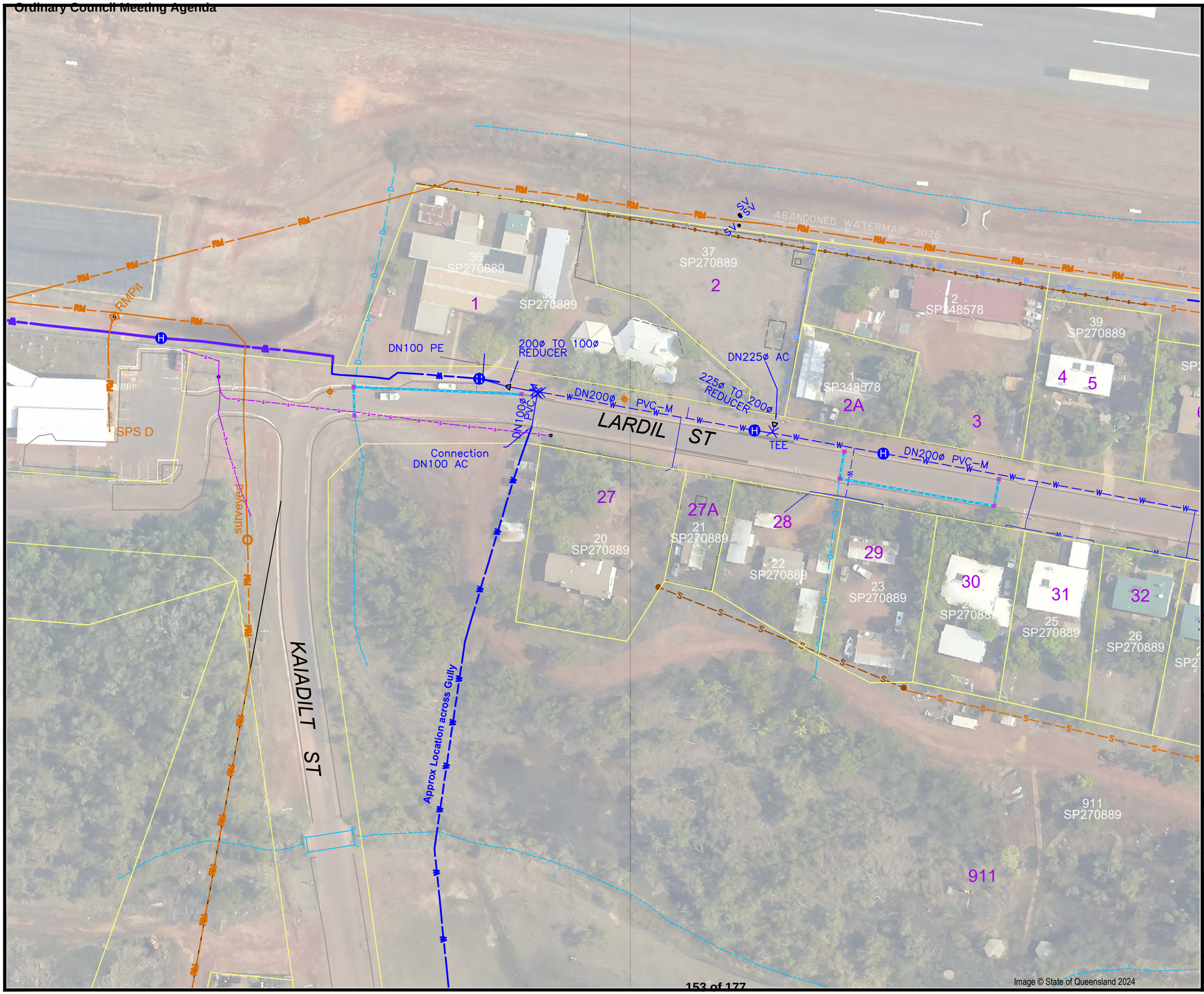

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MORNINGTON SHIRE COUNCIL

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PROJECT MANAGER: Ian Doust	SURVEYED: See Notes Sheet
COMPILED: AMK / ID	CAD REF: 450287-2A.dwg
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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 8

SCALE	DATE	DRAWING NO.	ISSUE
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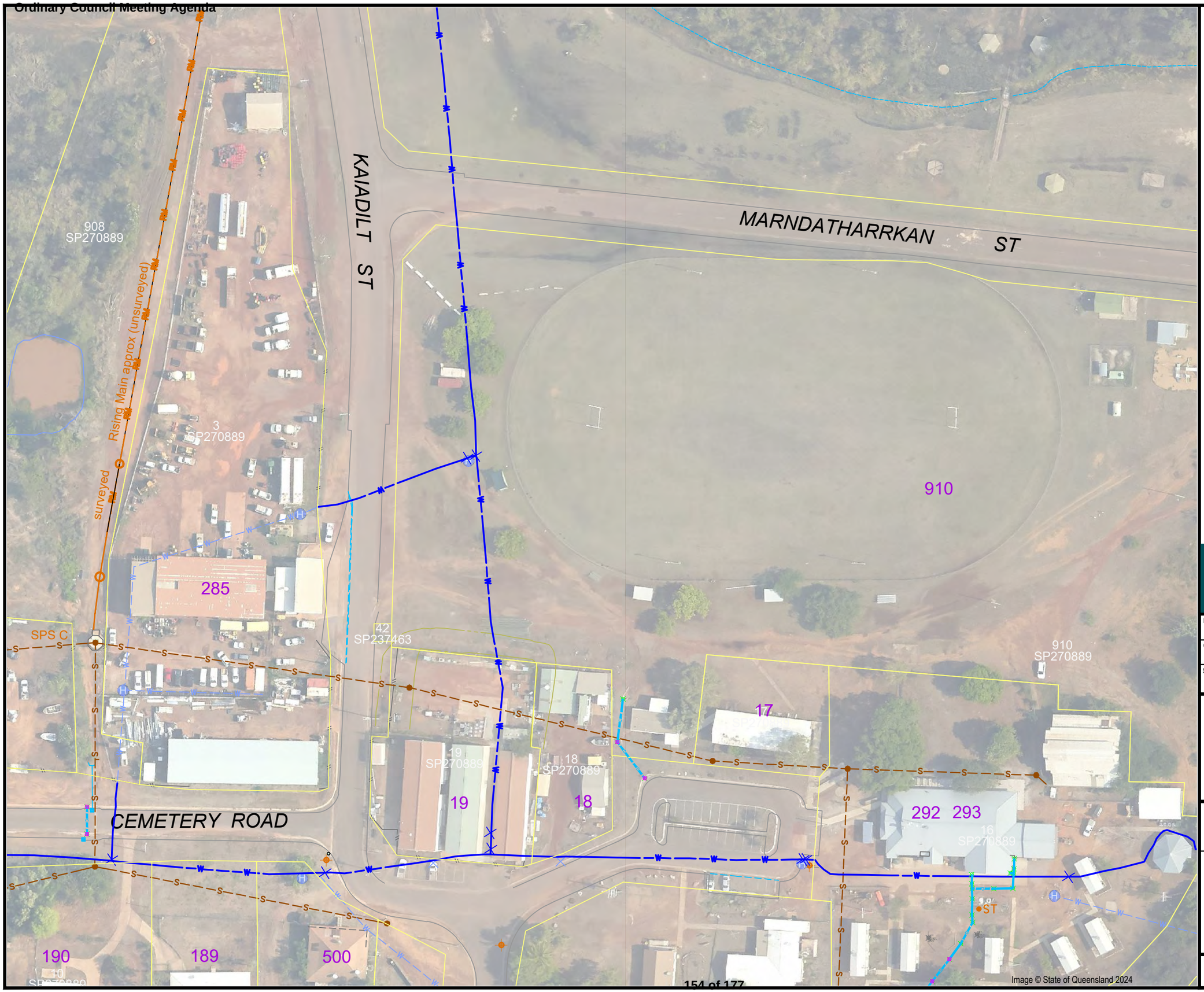

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MORNINGTON SHIRE COUNCIL

LEGEND

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 9

SCALE	DATE	DRAWING NO.	ISSUE
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Queensland Government

MORNINGTON SHIRE COUNCIL

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 10

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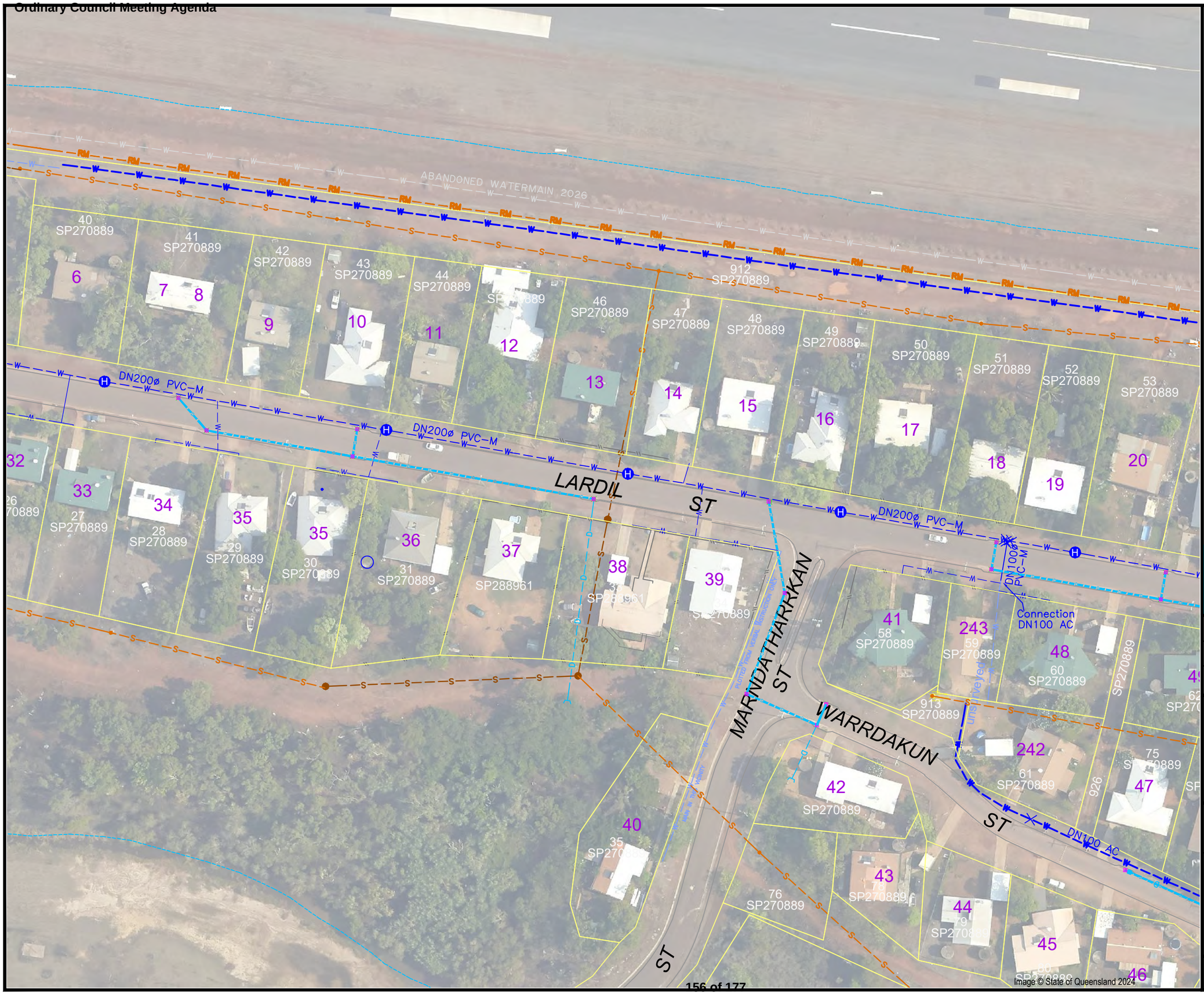

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MORNINGTON SHIRE COUNCIL

LEGEND

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PROJECT MANAGER	SURVEYED
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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 11

SCALE	DATE	DRAWING NO.	ISSUE
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Queensland Government

MORNINGTON SHIRE COUNCIL

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 12

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Queensland Government

MORNINGTON SHIRE COUNCIL

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- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 13 OF SHEETS 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN

SHEET 13

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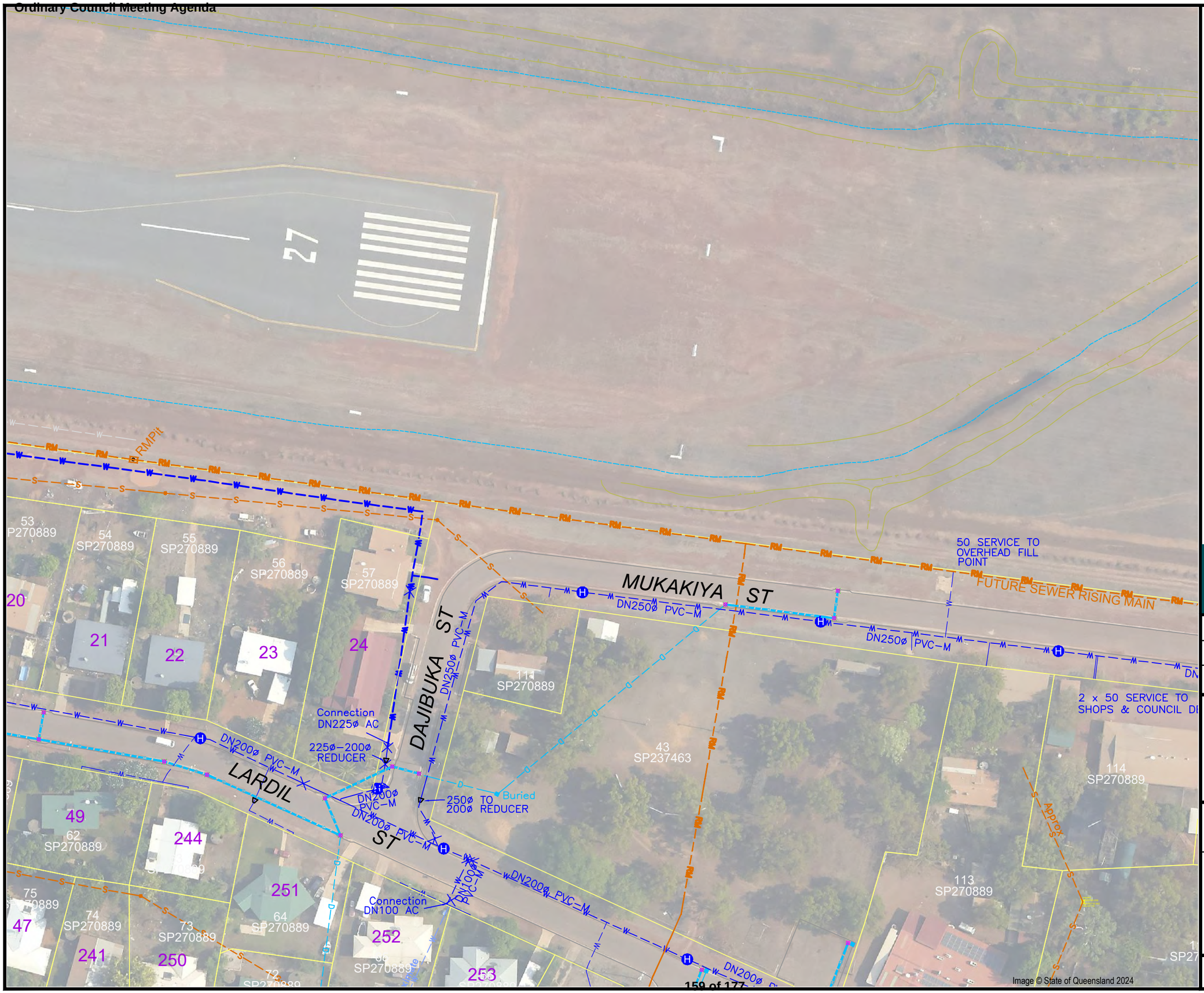

Queensland Government

MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
- Rising Main
- Stop Valve
- Scour Valve
- Air Valve
- Meter
- Drain (pipe)
- Drain (open)
- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET OF SHEETS: 14 OF 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 14

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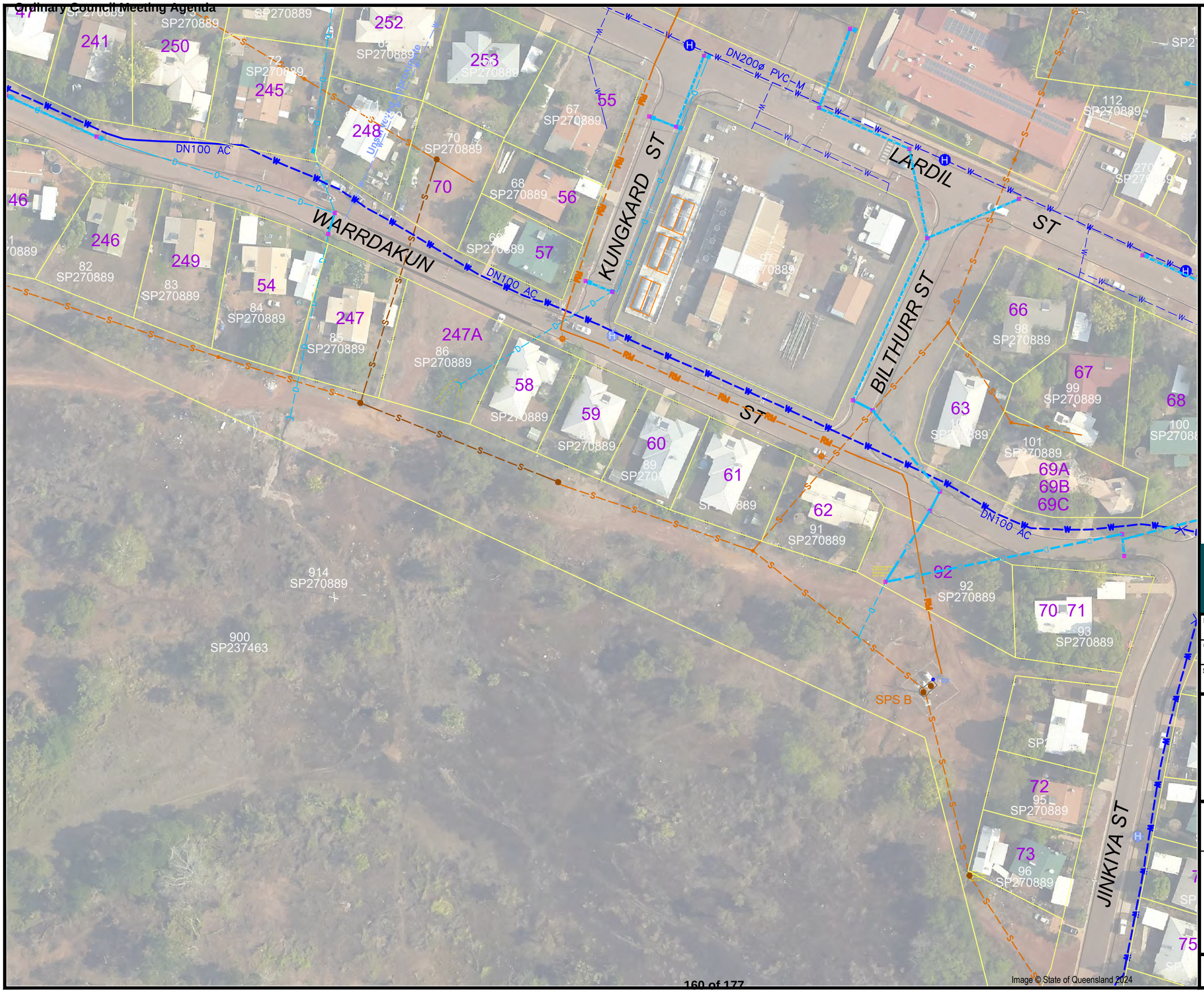

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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
- Rising Main
- Stop Valve
- Scour Valve
- Air Valve
- Meter
- Drain (pipe)
- Drain (open)
- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 15 OF SHEETS 34

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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
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- Stop Valve
- Scour Valve
- Air Valve
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- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 16 OF SHEETS 34

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MORNINGTON SHIRE COUNCIL

LEGEND

143 — House Number

1 / SP232620 — Lot on Plan Description

Reserve Lot Description

State Lease Description

Boundary

Lease On Title

Lease Unregistered

Easement Unregistered

Sewer Main / Manhole

Rising Main

Sewer Services - (GFIS)

Water Main / Hydrant

Water Services - (GFIS)

Rising Main

Stop Valve

Scour Valve

Air Valve

Meter

Drain (pipe)

Drain (open)

Drainage Pit / Manhole

Electricity Line AG

Electricity Cable UG

Electricity Service (GFIS)

Pole / Light Pole / Pit

Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
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LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
- Rising Main
- Stop Valve
- Scour Valve
- Air Valve
- Meter
- Drain (pipe)
- Drain (open)
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- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 18 OF SHEETS 34

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SCALE	DATE	DRAWING NO.	ISSUE
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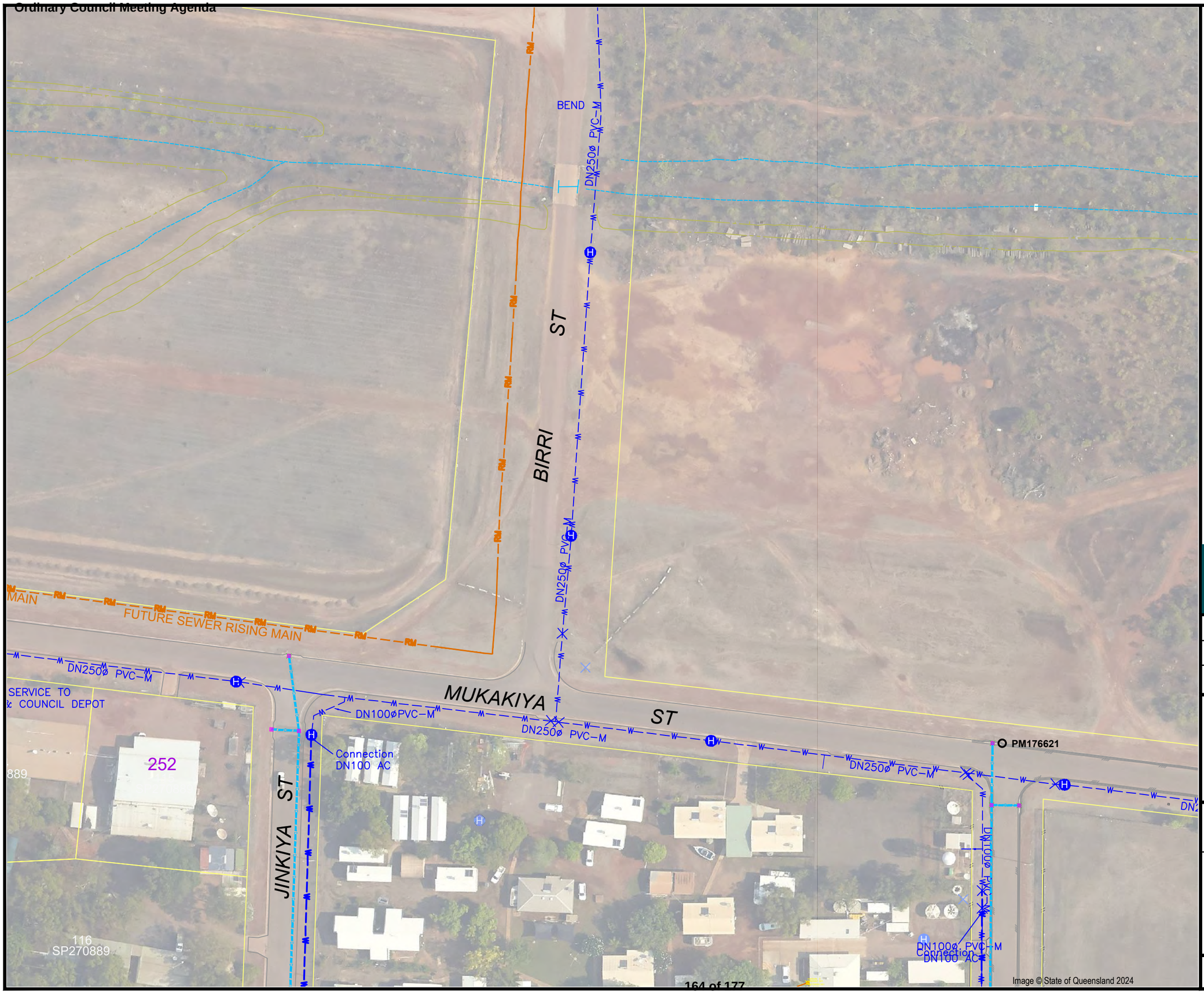

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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
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- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 19 OF SHEETS 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 19

SCALE	DATE	DRAWING NO.	ISSUE
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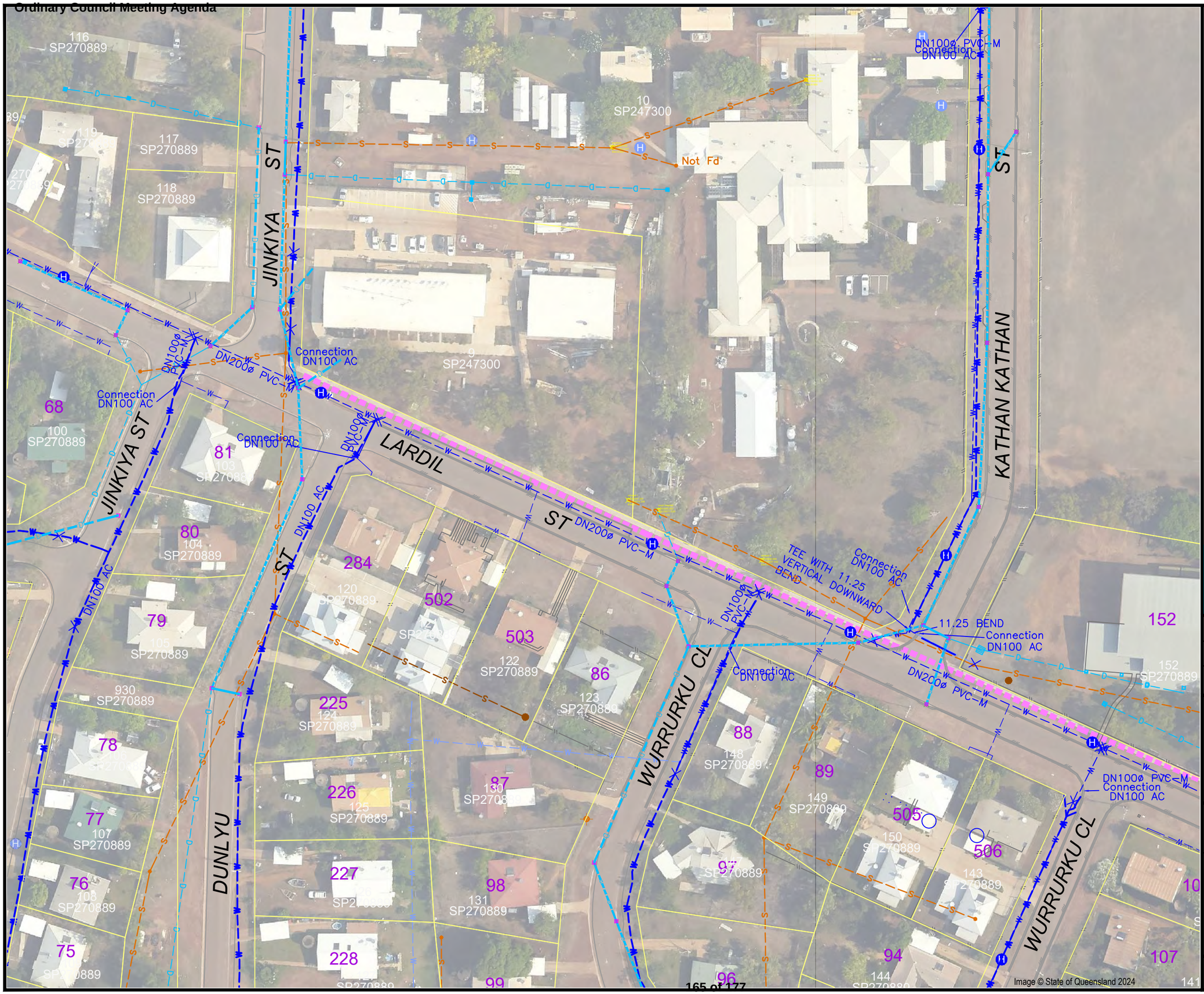

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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
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- Water Services - (GFIS)
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- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER: Ian Doust	SURVEYED: See Notes Sheet
COMPILED: AMK / ID	CAD REF: 450287-2A.dwg
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LEGEND

- 143 — House Number
- 1 SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
- Rising Main
- Stop Valve
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- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 21 OF SHEETS 34

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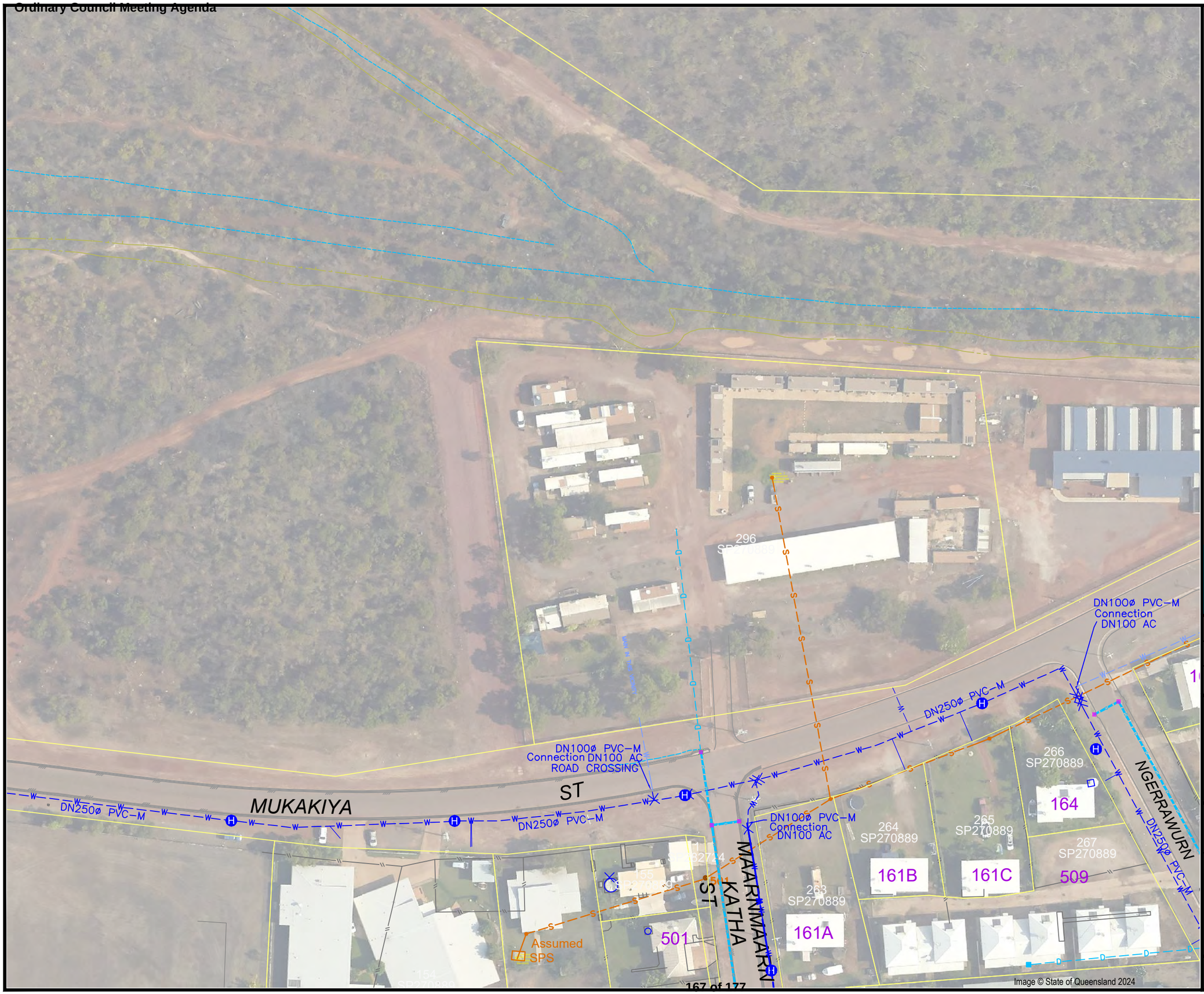

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
- Rising Main
- Stop Valve
- Scour Valve
- Air Valve
- Meter
- Drain (pipe)
- Drain (open)
- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER: Ian Doust	SURVEYED: See Notes Sheet
COMPILED: AMK / ID	CAD REF: 450287-2A.dwg
SHEET SIZE: A3	SHEET 22 OF SHEETS 34

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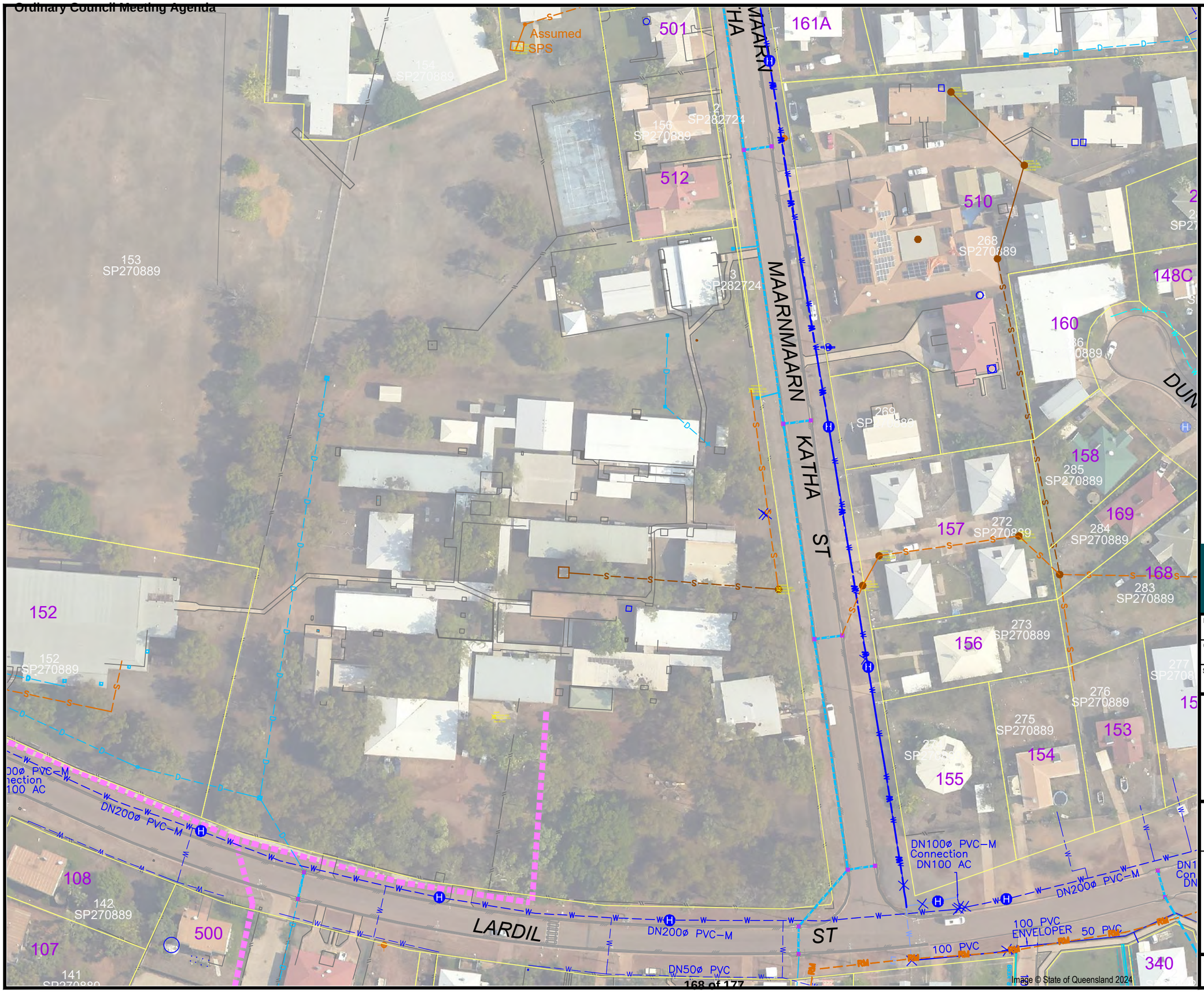

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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
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- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
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- Stop Valve
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- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 23 OF SHEETS 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 23

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LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
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- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
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- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 24 OF SHEETS 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 24

SCALE	DATE	DRAWING NO.	ISSUE
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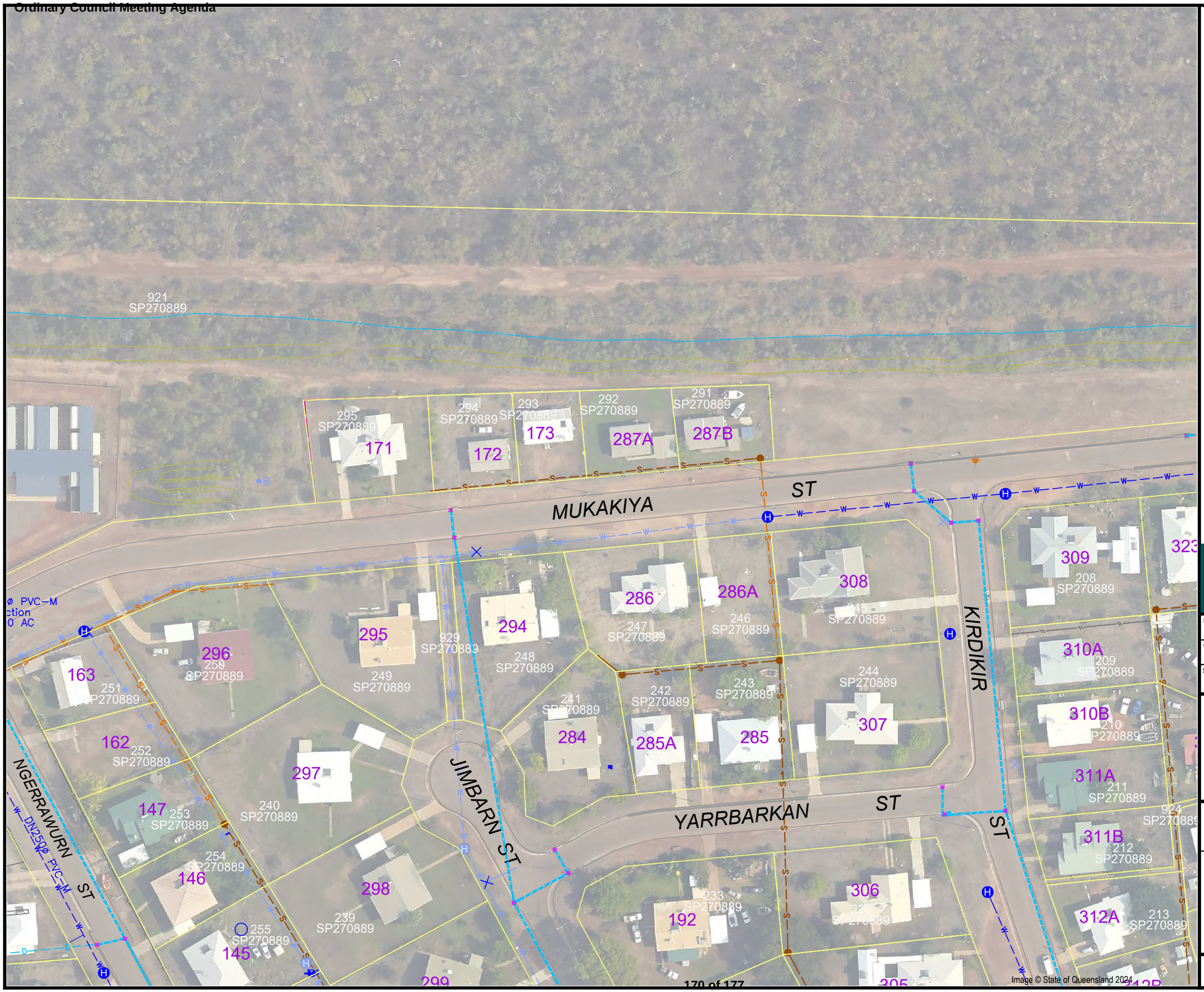

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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
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- Easement Unregistered
- Sewer Main / Manhole
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- Water Services - (GFIS)
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- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 25 OF SHEETS 34

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 25

SCALE	DATE	DRAWING NO.	ISSUE
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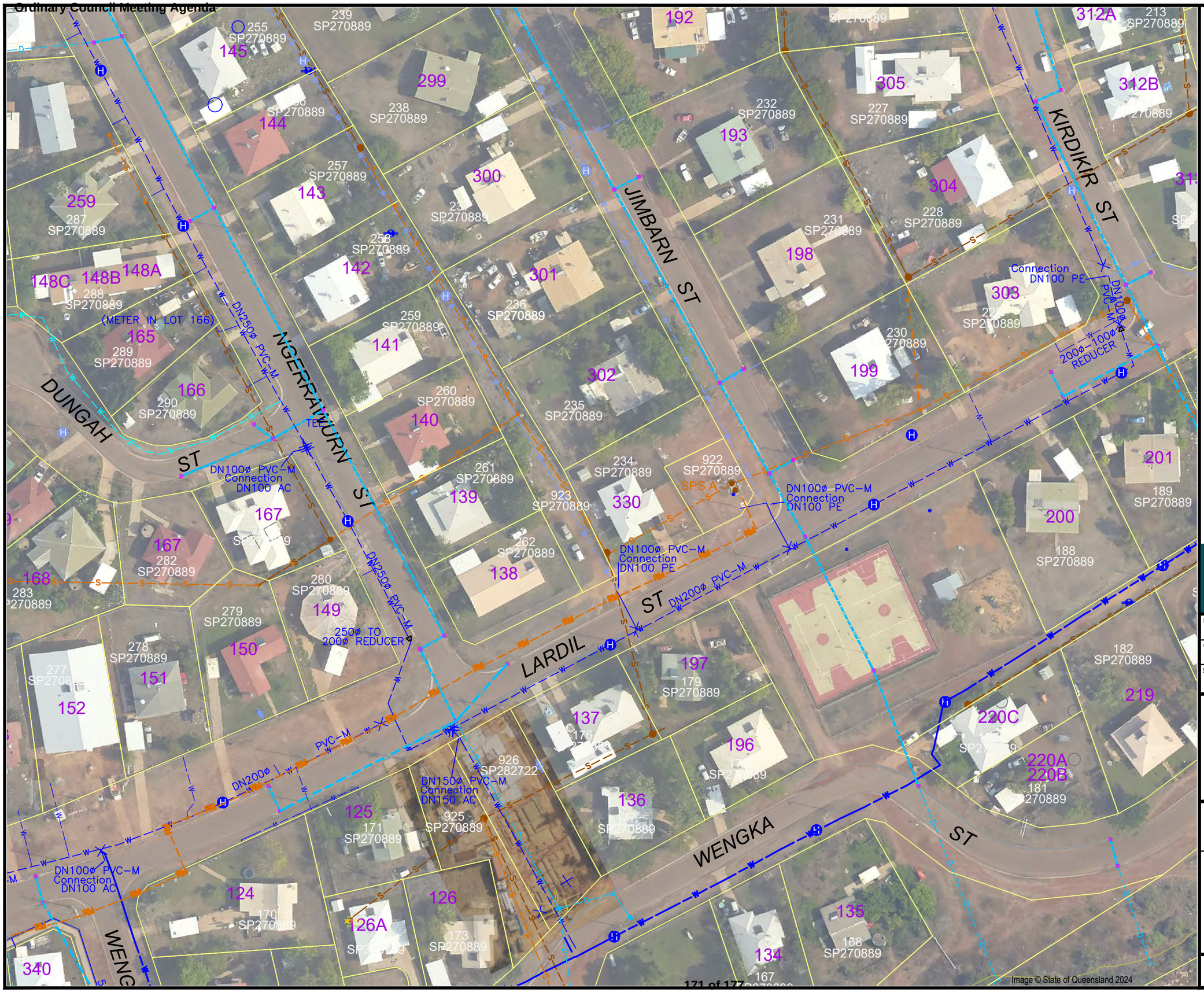

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MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
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- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER: Ian Doust	SURVEYED: See Notes Sheet
COMPILED: AMK / ID	CAD REF: 450287-2A.dwg
SHEET SIZE: A3	SHEET 26 OF SHEETS 34

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LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
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- Sewer Main / Manhole
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- Water Services - (GFIS)
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- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 27 OF SHEETS 34

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SCALE	DATE	DRAWING NO.	ISSUE
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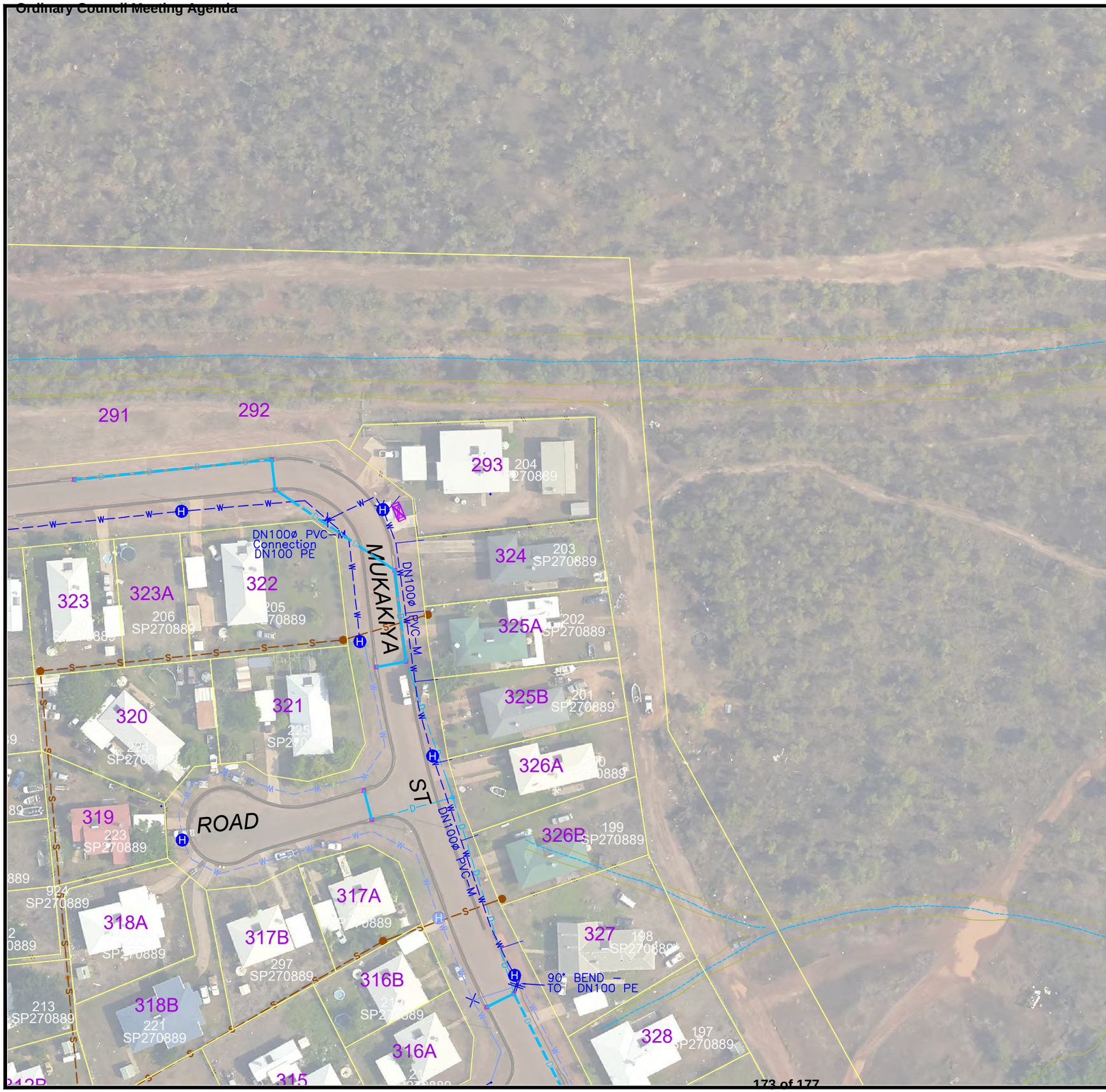

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Queensland Government

MORNINGTON SHIRE COUNCIL

LEGEND

- 143 — House Number
- 1 / SP232620 — Lot on Plan Description
- Reserve Lot Description
- State Lease Description
- Boundary
- Lease On Title
- Lease Unregistered
- Easement Unregistered
- Sewer Main / Manhole
- Rising Main
- Sewer Services - (GFIS)
- Water Main / Hydrant
- Water Services - (GFIS)
- Rising Main
- Stop Valve
- Scour Valve
- Air Valve
- Meter
- Drain (pipe)
- Drain (open)
- Drainage Pit / Manhole
- Electricity Line AG
- Electricity Cable UG
- Electricity Service (GFIS)
- Pole / Light Pole / Pit
- Telstra Optic Fibre in this vicinity - Location approx only. - See Notes page.

brad pinches consulting
PO Box 438 Smithfield Cairns Qld 4878
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PROJECT MANAGER	SURVEYED
Ian Doust	See Notes Sheet
COMPILED	CAD REF
AMK / ID	450287-2A.dwg
SHEET SIZE: A3	SHEET 28 OF SHEETS 34

RPS
RPS AAP Consulting Pty Ltd ABN 97 117 883 173
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MORNINGTON SHIRE

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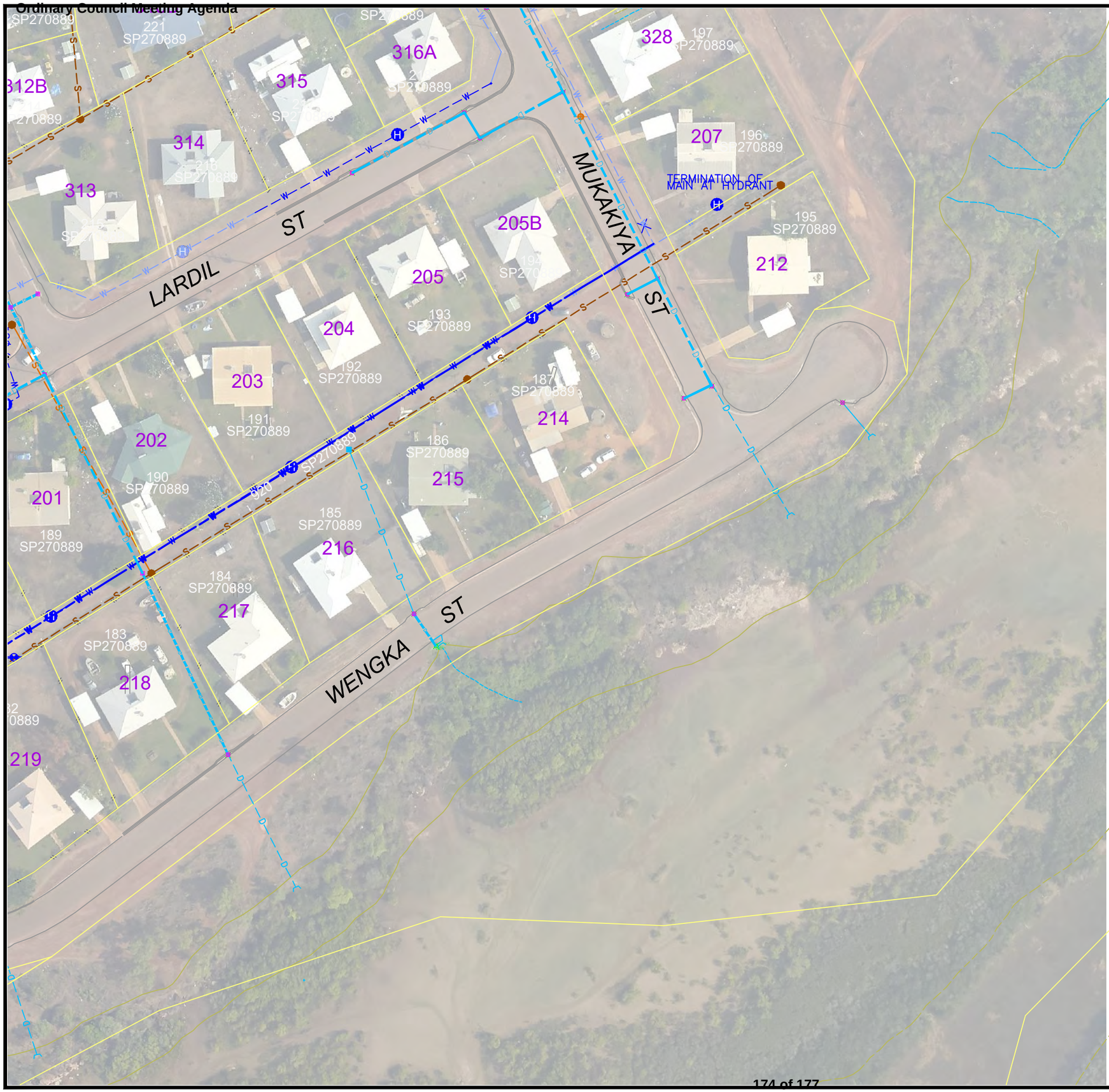
MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 28

SCALE	DATE	DRAWING NO.	ISSUE
1:1000	5/11/2026	450287-2C	



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MORNINGTON SHIRE

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MORNINGTON ISLAND SERVICES UPDATE PLAN SHEET 29

SCALE	DATE	DRAWING NO.	ISSUE
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18 HOSPITALITY AND ACCOMMODATION

18.1 Hospitality and Accommodation Report – October 2026

Author: **Director Hospitality and Accommodation**

Attachments: **Nil.**

PURPOSE (EXECUTIVE SUMMARY)

The purpose of this report is to provide an overview of Hospitality and Accommodation activities, for October 2026**.**

BACKGROUND & PREVIOUS COUNCIL CONSIDERATIONS

Carriage Limit Performance

Carriage Limit

For the month ended	30/09/2026	31/10/2026
Total People (# Sales)	1,914	1,615
Days in the Month	30	31
Average Price Per Person	82	97

In October, the Carriage recorded steady customer numbers and sales revenue. However quite down on September.

There has been some items out of stock but we have been able to substitute other items for this and notified customers when any items were not available. There has been no further updates on any licensing changes other than the community bus license being renewed.

Events

The team are busy preparing for the School Dinner function in November closely followed by the annual Council Staff Awards and Christmas lunch. We have also locked in the theme for the New Years eve celebrations which will be Tropical. We are in the process of organising a Karaoke competition for the night. Marketing for this will begin soon.

Tavern Kitchen

The Tavern Kitchen modular upgrade project is progressing well, with detailed quotations currently being finalised and assessed. Considerable planning has been undertaken to identify the most suitable design and construction solution that maximises functionality, durability, and long-term value for the facility.

Current efforts are focused on selecting the most effective option for the available space while ensuring the project remains within budget and can be delivered by the 30 June deadline. Key considerations include operational efficiency, workflow improvements, compliance requirements, and ensuring the finished kitchen is fit for purpose for both current and future service demands.

While the project remains on track, some operational challenges have been presented which require resolution prior to implementation. These issues are being addressed to minimise disruption to the project. Ongoing coordination with suppliers, contractors, and internal stakeholders will be critical to ensuring successful delivery of the project within the required

timeframe and budget allocation.

FINANCIAL & RESOURCE IMPLICATIONS

Hospitality and Accommodation activities are occurring within the parameters of the adopted 2026/27 operational budgets.

RECOMMENDATION

That Council receive and note the Hospitality and Accommodation report for October 2026.

19 CORRESPONDENCE

20 GENERAL BUSINESS

21 CONFIDENTIAL REPORTS

22 NEXT MEETING

The next scheduled ordinary council meeting to be held on Wednesday 16 December 2026 as per resolution 2025/177.

23 CLOSURE