



SUSTAINABLY DEVELOPING THE OUTBACK

PUBLIC

Agenda

Ordinary Meeting of
Diamantina Shire Council to be held in the
Administration Centre, Bedourie on
Monday, 15 November 2021

DIAMANTINA SHIRE COUNCIL

ORDINARY MEETING TO BE HELD IN THE BOARD ROOM OF THE DIAMANTINA SHIRE COUNCIL ADMINISTRATION CENTRE, BEDOURIE ON Monday, 15 November 2021 at 9.00am

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APOLOGIES

Nil

TIME COMMITMENTS

Time commitments shown in bold font confirm rigid commitments

8:45am	Arrivals
9:00am	Meeting commencement
9.00am	Consideration of All Reports
10.00am	Andrew Nolan, Community and Logistics Specialist, Australia
	Anglo American Exploration
10.15am	Consideration of Remaining Reports
11.00am	Morning tea
11.15am	Meeting Resumes
11.15am	Consideration of remaining reports
1.00pm	Lunch
2.00pm	Meeting resumes
2.00pm	Scott Mead, Mead Perry Group (Agenda item A(vi))
2.30pm	Consideration of Remaining Reports
3.30pm	Meeting concludes

DEPUTATION MATERIAL

Nil

ACKNOWLEDGEMENT OF COUNTRY

'I would like to begin by acknowledging the Wangkamadla people, Traditional Custodians of the land on which we meet today, and pay my respects to their Elders past and present. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.'

CONFIRMATION OF MINUTES

Recommendation

'That the minutes of the Ordinary Meeting of Diamantina Shire Council held on Monday, October 11 2021 be confirmed.'

DECLARATIONS OF INTEREST

Nil

NOTICES OF MOTION

Nil

MAYORS BUSINESS

INFORMATION REPORTS

I (i) Financial Reports

Author

Leon Love, Chief Executive Officer

Executive Summary

Monthly Financial reports including Income Statement, Statement of Financial Position, Statement of Cashflows, Statement of Changes in Equity are provided to Councillors for their information,

Recommendation

'That Council receive the Financial Reports.'

Attachments

[Financial Statements October 2021.pdf](#)

I (ii) Register of Internal and External Audit Issues

Author

Leon Love, Chief Executive Officer

Executive Summary

The external audit conducted in May 2018 identified a deficiency from a review of the minutes of Council meetings regarding the monitoring of progress towards implementing internal and external audit recommendations. The interim audit reports recommends that a register of internal and external audit recommendations and issues be incorporated as a standing item at council meetings.

Recommendation

'That Council receive the Audit Issues Register.'

Attachments

[Audit Issues Register](#)

ACTION REQUIRED REPORTS

A (i) Material Change of Use Application DA-M-2021-07 - Assessment Report– 57 Herbert Street, Bedourie (Simpson Desert Oasis)

Author

Leon Love – Chief Executive Officer

Executive Summary

On 9 July 2021, Council received a properly made development application on land located at 57 Herbert Street, Bedourie seeking a development permit for Material Change of Use:

“Visitor Accommodation” – eleven new cabins and four existing cabins and associated laundry facilities and storage shed

“Caretaker’s Residence” – two existing cabins and residence in workshop

“Catering Premises” – outdoor dining area

“Service Station” – extension (self-bunded diesel tank)

“Industry” – extension to workshop

An Assessment of the application has been made and is submitted for Council approval.

Recommendation

‘That the development application be approved subject to reasonable and relevant planning conditions, as set out in Attachment A, which reflect and accord generally with the application as made.

Attachment A – Conditions

Part A – Assessment Manager Conditions

NO.	CONDITION	TIMING
Approved Use		
1.	Approval is granted for the purpose of Material Change of Use for: “Visitor Accommodation” – eleven new cabins and four existing cabins and associated laundry facilities and storage shed “Caretaker’s Residence” – two existing cabins and residence in workshop “Catering Premises” – outdoor dining area “Service Station” – extension (self-bunded diesel tank) “Industry” – extension to existing workshop	At all times while the use continues.
Approved Plans and Supporting Document		
2.	The development shall be undertaken generally in accordance with the approved plans, listed within this development approval, and with the common material for the development application.	At all times while the use continues.
Amalgamation of Lots		
3.	Lots 401 to 410 EU8 shall be amalgamated.	---
4.	A Plan of Survey of the amalgamation of Lots 401 to 410 EU8, prepared by a licensed surveyor, shall be lodged with the Titles Registry for registration and issuing of title in respect of the amalgamated lot. On completion of registration of the survey plan, a copy of the survey plan and title shall be provided to Council.	Within three (3) months of the date of this development approval.
Works During Construction		
5.	Best practice soil erosion control techniques shall be used at the location of all works on the subject site, in accordance with Schedule 1, Division 1: Standards for	Prior to the commencement of any works on the subject site

NO.	CONDITION	TIMING
	Construction Activities, Section 1.1 of the Diamantina Shire Planning Scheme or to other accepted and Council endorsed engineering standards, and <i>State Planning Policy</i> , July 2017, Part G, Appendix 2 – <i>Stormwater management design objectives</i> , Table A: <i>Construction phase – stormwater management design objectives</i> .	and maintained at all times during construction.
6.	All reasonable measures shall be taken to protect Council and utility provider assets during construction. Any damage must be repaired at no cost to the asset provider. Details of any repair work shall first be submitted to the provider for approval.	Prior to the issuing of inspection documentation and/or certificate of occupancy by building certifier.
Property Access and Driveways		
7.	<p>The existing vehicle access crossovers to Herbert Street shall be retained, as indicated on the approved plans.</p> <p>The vehicle access crossovers, internal driveways and areas where vehicles regularly manoeuvre and park shall be of dust-free material, shall provide for all-weather operation and shall be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Sections 2.2(1)(b) and 2.3 of the Diamantina Shire Planning Scheme or to other accepted and Council endorsed engineering standards.</p> <p>There shall be no vehicle access to Kepler Street, Eyre Street or Wango Street.</p>	At all times while the use continues.
8.	<p>The following external works are required:</p> <ul style="list-style-type: none"> (a) Concrete barrier kerb and channel for the full length of the Eyre Street and Kepler Street frontages of the subject site, tying into the existing kerb and channel in Herbert Street; (b) Reinforced concrete, industrial roll-over kerb for the full length of the vehicle accesses, shown as “vehicle crossover” on approved plans No. 1 – “Site Location Plan” and No. 2 – “Layout Plan”, to match existing; and (c) Concrete footpath, 1.2 m wide, along the Herbert Street frontage, extending from the Kepler Street intersection to the first vehicle access. <p>Plans and design specifications for the external works shall be prepared by an appropriately qualified and experienced person and shall be submitted to and for the endorsement of Council.</p>	Within six (6) months of the date of this development approval.
9.	The external works shall be constructed in accordance with the plans and design specifications as endorsed by Council.	Within twelve (12) months of the date of this development approval.
Loading and Unloading of Goods		
10.	All loading and unloading of goods shall be carried out within the subject site. No loading or unloading of goods shall occur external to the subject site.	At all times while the use continues.
Landscaping and Fencing		
11.	<p>Existing landscaping within the subject site shall be retained.</p> <p>Additional landscaping comprising trees, shrubs and groundcovers shall be provided so as to soften the visual appearance of development on the subject site.</p>	At all times while the use continues.
Stormwater and Drainage		
12.	The subject site shall be adequately drained and all stormwater shall be directed to a legal point(s) of discharge in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 of the Diamantina Shire Planning Scheme or to other accepted and Council endorsed engineering standards and to ensure compliance with <i>Environmental Protection (Water) Policy 2009</i> .	At all times while the use continues.
Water Supply		
13.	The existing connection of the subject site to the Council reticulated water supply system shall be retained and upgraded, as may be required, in accordance with	Prior to the issuing of inspection documentation and/or

NO.	CONDITION	TIMING
	Schedule 1, Division 3: Standards for Water Supply, Section 3.1 of the Diamantina Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	certificate of occupancy by building certifier.
Sewerage		
14.	The existing connection of the subject site to the Council reticulated sewerage system shall be retained and upgraded, as may be required, in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1 of the Diamantina Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	Prior to the issuing of inspection documentation and/or certificate of occupancy by building certifier.
Electricity and Telecommunication Services		
15.	The existing connections of the subject site to the reticulated electricity supply network and to telecommunication services shall be retained and upgraded, as may be required, in accordance with relevant standards required by the service providers.	Prior to the issuing of inspection documentation and/or certificate of occupancy by building certifier.
Lighting		
16.	Lighting of the subject site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the subject site at any property boundary. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties or the operational safety of the State-controlled road - Diamantina Development Road (Bedourie – Boulia) (Herbert Street) and of Kepler Street, Eyre Street and Wango Street.	At all times while the use continues.
Car Parking		
17.	Existing on-site car parking shall be retained. One car parking space shall be provided for each accommodation cabin included in this development approval, as indicated on the approved plans. All car parking spaces and associated driveways and manoeuvring areas shall be designed, constructed and delineated in accordance with Australian Standards AS2890 and AS1428.	Prior to the issuing of inspection documentation and/or certificate of occupancy by building certifier and maintained at all times while the use continues.
Noise and Air Emissions		
18.	The operation and use of the premises, and of all plant and equipment, including air-conditioning units, shall ensure compliance with <i>Environmental Protection (Noise) Policy 2008</i> and <i>Environmental Protection (Air) Policy 2008</i> .	At all times while the use continues.
Refuse		
19.	Provision shall be made for the on-site collection of general refuse in covered waste containers with a capacity sufficient for the use. Waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.	At all times while the use continues.
Fuel Delivery, Storage and Dispensing		
20.	Details, including appropriate plans drawn to scale, shall be provided to Council of all existing and proposed on-site fuel storage. Details shall include, for each storage tank: <ul style="list-style-type: none"> - Tank identification number - Type of tank (e.g. construction material, single/double wall) - Date of installation - Location - Type of fuel - Maximum fuel storage - Whether underground or above ground 	Within six (6) months of the date of this development approval.
21.	Above ground fuel storage tanks shall be bunded with a volume sufficient to contain any leakage of stored liquids.	At all times while the use continues.

NO.	CONDITION	TIMING
22.	Fuel delivery, storage and dispensing equipment shall comply with all relevant standards and specifications, including AS 1940-2017.	At all times while the use continues.
23.	The bulk fuel delivery and fuel dispensing areas shall be bunded, designed to ensure no intrusion of stormwater into the delivery and dispensing areas, constructed of impervious material, and drain via collection points to a spill containment unit (fuel/oil interceptor).	At all times while the use continues.
24.	Design of the on-site spill containment unit (fuel/oil interceptor), prepared by a Registered Professional Engineer Queensland – Civil (RPEQ), shall be submitted to and for the endorsement of Council, demonstrating, but not limited to: <ul style="list-style-type: none"> - the on-site spill containment unit (fuel/oil interceptor) has been designed in accordance with all relevant standards; - disposal of collected fuel/oil and of contaminated water are in accordance with all relevant standards; and - all components of the on-site effluent management, treatment and disposal system are located clear of all vehicle movement areas and are delineated and signed to prevent vehicle movement onto any component of the system. 	Within six (6) months of the date of this development approval.
25.	The on-site spill containment unit (fuel/oil interceptor) shall be constructed and operated in accordance with the design as endorsed by Council.	Within six (6) months of the endorsement by Council of the design.
26.	Spill kits, of a size and type and containing appropriate equipment to manage identified hazards, shall be provided at each fuel dispensing location.	At all times while the use continues.
Notification of Incidents		
27.	The operator of the site must immediately notify Council of any incident where serious or material environmental harm is caused or threatened such as a spill, leak or other unauthorised release of contaminants to the environment. The notification to Council must include the following information: <ul style="list-style-type: none"> (a) the site address (b) site manager details including telephone numbers and other contact details (c) the nature of the unauthorised release, incident or emergency including the nature of the contaminants involved (d) the time of the event (e) the suspected cause (f) the possible effects on the environment and the actions taken to address the occurrence. 	At all times while the use continues.
Site Based Management Plan		
28.	A detailed Site Based Management Plan shall be prepared by a suitably qualified and experienced person and shall be submitted to and for the endorsement of Council. The Site Based Management Plan shall address, but is not limited to: <ul style="list-style-type: none"> - The “general environmental duty” pursuant to the <i>Environmental Protection Act 1994</i> - Operating procedures to prevent or minimise environmental harm - Maintenance practices and procedures - Contingency plans to deal with foreseeable risks and hazards - Emergency procedures - Communication of procedures, plans, incidents and results - Handling of complaints - Production and keeping of records and reports - Monitoring of release of contaminants - Staff training and awareness of environmental issues 	Within six (6) months of the date of this development approval.
Advertising Devices		
29.	All proposed advertising devices shall be approved in accordance with the requirements of the <i>Planning Act 2016</i> and of the Diamantina Shire Planning	Prior to the erection of any advertising device.

NO.	CONDITION	TIMING
	<p>Scheme and shall be licensed in accordance with the requirements of <i>Diamantina Shire Council Local Law No. 1 (Administration) 2013</i> and <i>Diamantina Shire Council Subordinate Local Law No.1 (Administration) 2016</i> in respect of installation of advertising devices.</p> <p>Regard shall be had to the requirements of <i>Roadside Advertising Manual</i>, edition 3, Department of Transport and Main Roads, September 2019, and of section 43(1) of the <i>Transport Infrastructure Act 1994</i>.</p>	
Notifiable Activity – Environmental Management Register		
30.	Pursuant to sections 320A(2)(a), 320A(2)(b)(iii) and 320 DA of the <i>Environmental Protection Act 1994</i> , the owner of the premises shall give written notice to the Chief Executive, Department of Environment and Science of a notifiable activity (No. 29 Petroleum product or oil storage) being carried out on the land. A copy of the notice shall be provided to Council.	Within twenty (20) business days of receipt of the registered plan and title for the amalgamation of Lots 401 to 410 EU8.
Provision for People With a Disability		
31.	The premises shall be designed, constructed and operated to ensure access, car parking and the provision of sanitary and other facilities for people with a disability are in accordance with Part D3 and Part F2 of the National Construction Code 2019, Building Code of Australia – Volume 1 and Australian Standards AS2890 and AS1428.	Prior to the issuing of inspection documentation and/or certificate of occupancy by building certifier.
Work Health and Safety Act 2011		
32.	The use must comply with all relevant requirements of the <i>Work Health and Safety Act 2011</i> and the <i>Work Health and Safety Regulation 2011</i> .	At all times while the use continues.
Provision of Documents to Building Certifier		
33.	The applicant shall provide the building certifier with a copy of this decision notice and shall ensure the building certifier is familiar with the content and all requirements of the conditions of this decision notice which require compliance “prior to lodgement of development application for building works”, “prior to the issuing of inspection documentation and/or certificate of occupancy by building certifier” or “prior to commencement of any works on the subject site”.	Prior to lodgement of development application for building works.
Provision of Documents to Council		
34.	The applicant shall provide Council with documentation confirming all conditions of this development approval have been complied with and all works and/or other requirements of each condition have been completed.	Prior to the issuing of inspection documentation and/or certificate of occupancy by building certifier.
Cost of Works and Services		
35.	The cost of carrying out works and providing services to the subject site, as required by the conditions of approval, shall be at the expense of the applicant and at no cost to the local government.	---
Payment of Rates and Charges		
36	All outstanding rates and charges shall be paid to Council.	Prior to the lodgement of the survey plan for amalgamation of Lots 401 to 410 EU8 with the Titles Registry.

Attachment A – Conditions

Part B – Referral Agency Conditions

The Referral Agency does not require any conditions to be attached to the development approval.

Background

An application for the Material Change in Use on land containing the Simpson Desert Oasis has been received by Council and assessed by Col Higginson as Council's consulting town planner. Development Permit for —

Material Change of Use:

"Visitor Accommodation" – eleven new cabins and four existing cabins and associated laundry facilities and storage shed

"Caretaker's Residence" – two existing cabins and residence in workshop

"Catering Premises" – outdoor dining area

"Service Station" – extension (self-bunded diesel tank)

"Industry" – extension to existing workshop

The planning Assessment Report is attached to this agenda and contains the details of the application and the assessment of the application in detail.

Consultation (Internal/External)

Campbell Higginson Town Planning

Legal Implications

The application is assessed against Council previous planning scheme and the Planning Act

Policy Implications

The application is assessed against Councils previous planning scheme given the application whilst submitted while it was still active.

Strategic Linkages

Not applicable

Risk Management Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low		Low
Economic	Medium		Medium
Technology	Medium		Medium
People	Medium		Medium
Legal and Compliance	Low	The Assessment has been undertaken against Council's previous Shire Planning Scheme	Low
Environmental	Medium	The conditions address current required environmental standards	Medium
Workplace and Public Safety	Low		Low
Service Delivery	Medium		Medium
Political	Medium		Medium
Asset	Medium	The Conditions attached to the approval protect Council infrastructure assets.	Medium
Reputation	Medium		Medium

Proposed Risk Treatment

Nil

Asset Management Plan Implications

Not Applicable

Financial and Resource Implications

Not Applicable

Attachments:

[Assessment Report – Assessment and conditions](#)

A (ii) Review of Information Technology Policy

Author

Ron Fenner - Manager Governance and Compliance

Executive Summary

The Information Technology Policy has been revised as part of the yearly cycle of policy review and is provided for Council adoption

Recommendation

'That Council adopt the Information Technology Policy as presented.

Background

The policy has been reviewed in light of the introduction of new forms and changes to procedures relating to some devices and internet and WIFI access.

Changes include the following:

1. Request forms introduced for laptops and mobile phones
2. Reference to prohibition of WIFI use for private purposes removed and added to HR Policy.
3. Note that use of internet for private purposes in work hours is prohibited.
4. Use of USB and other storage devices on council PCs and laptops prohibited.

There were also some other administrative changes. A tracked changed version of the policy is attached to the agenda.

Consultation (Internal/External)

Amanda Schnitzerling - former Governance & Environment Manager
Internal ICT Committee has reviewed and endorsed the changes.

Legal Implications

The policy sets out the requirements for the use of Councils WIFI, Internet and devices for work and non-work purposes.

Policy Implications

Update of Policy Register will be required once passed by Council resolution.

Strategic Linkages

CP Goal	CP Outcome	CP Strategy	Strategic Risk
Is a sustainable and effective Organization	Effective knowledge systems and policies in place.		

Risk Management Assessment

Council has previously identified control and use of Councils Information Technology systems and devices as a potential risk and has developed a policy to assist in controlling use.

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low		Low
Economic	Medium		Medium
Technology	Medium		Medium
People	Medium	Unauthorized use of Council IT Platforms and Devices	Medium
Legal and Compliance	Low	Possible Legal issues if councils IT systems and devices have been used inappropriately	Low
Environmental	Medium		Medium
Workplace and Public Safety	Low		Low
Service Delivery	Medium	Councils IT network could face interruptions through inappropriate use	Medium
Political	Medium		Medium
Asset	Medium	Damage or attempted theft of Council IT Assets	Medium
Reputation	Medium	Council and Executive best Practice	Medium

Proposed Risk Treatment

Nil

Asset Management Plan Implications

Nil

Financial and Resource Implications

There are no additional costs associated with the proposed changes.

Attachments:

[Council Information Technology Policy](#)

A (iii) Review of Travel and Related Expenses Policy

Author

Ron Fenner - Manager Governance and Compliance

Executive Summary

The Travel and Related Expenses Policy has been reviewed as part of the yearly cycle of Policy Review. And is provided for Council endorsement.

Recommendation

'That Council adopt the Travel and Related Expenses Policy as presented.'

Background

The policy was last reviewed in April 2021.

The following amendments have been made:

- Inclusion of the Latest Tax Determination including the tables used for calculation of meal allowances.
- Minor administrative amendments

A tracked change version of the policy is attached to this agenda.

Consultation (Internal/External)

Leon Love, Chief Executive Officer

Australian Taxation Office Determination 2021/6

Legal Implications

This policy sets out Council's rules for the provision of travel and related expenses for its employees.

Policy Implications

Update of Policy Register will be required once passed by Council resolution.

Strategic Linkages

CP Goal	CP Outcome	CP Strategy	Strategic Risk
Is a sustainable and effective Organisation	Effective knowledge systems and policies in place.		

Risk Management Assessment

Council has previously identified control of Travel Expenditure as a potential risk and has developed a policy to assist in controlling expenditure

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	This policy manages expenditure on travel and related expenses	Low
Economic	Medium	Nil	Medium
Technology	Medium	Nil	Medium
People	Medium	Nil	Medium
Legal and Compliance	Low	Nil	Low
Environmental	Medium	Nil	Medium
Workplace and Public Safety	Low	Nil	Low
Service Delivery	Medium	Nil	Medium
Political	Medium	Nil	Medium
Asset	Medium	Nil	Medium
Reputation	Medium	Nil	Medium

Proposed Risk Treatment

Nil

Asset Management Plan Implications

Nil

Financial and Resource Implications

There may be a small amount of additional expenditure as a result of adopting the latest ATO rates for meals.

Attachments:

[Amended Travel and Related Expenses Policy](#)
[Tax Determination TD2021/6](#)

A (iv) Review of Use of Council Plant and Vehicle Policy

Author

Ron Fenner - Manager Governance and Compliance

Executive Summary

The Use of Council Plant and Vehicle Policy has been reviewed as part of the cycle of policy review and provided for Council endorsement.

Recommendation

'That Council adopt the Use of Council Plant and Vehicle Policy as presented.'

Background

The policy was last reviewed in December 2018.

The only change was the introduction of an application to use plant form which required an amendment to section 3.1.10. The other amendments were purely administration.

A tracked change version of the policy is attached to this report.

Consultation (Internal/External)

Chief Executive Officer

Infrastructure Manager

Legal Implications

The policy is required to be followed by council employees and is enforceable.

Policy Implications

Update of Policy Register will be required once passed by Council resolution.

Strategic Linkages

CP Goal	CP Outcome	CP Strategy	Strategic Risk
Is a sustainable and effective Organization	Effective knowledge systems and policies in place.		

Risk Management Assessment

Council has previously identified control and Use of Councils Plant and Vehicles as a potential risk and has developed a policy to assist in controlling use.

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low		Low
Economic	Medium		Medium
Technology	Medium		Medium
People	Medium	Unauthorized use of Council Vehicles is prohibited.	Medium
Legal and Compliance	Low	Insurance claim issues where use maybe unauthorized is reduced	Low
Environmental	Medium		Medium
Workplace and Public Safety	Low	Incorrect use of Vehicles in the workplace is a WHS issue and the policy sets out employee obligation to mitigate misuse	Low
Service Delivery	Medium		Medium
Political	Medium		Medium
Asset	Medium	Damage to asset through incorrect use is managed.	Medium
Reputation	Medium	Council and Executive best Practice	Medium

Proposed Risk Treatment

Nil

Asset Management Plan Implications

The policy helps minimize whole of life costs for vehicles and maximises life.

Financial and Resource Implications

Having the policy assists in reducing damage to vehicles and maximizes the return on the asset upon disposal.

Attachments:

[Use of Council Plant and Vehicle Policy](#)

A (v) Transfer of 58 Graham St Birdsville (ex Ergon Geothermal Plant land) to Council

Author

Ron Fenner, Governance and Compliance Manager

Executive Summary

This report seeks Council approval for the transfer of the Term lease and associated infrastructure of the Birdsville Geothermal plant from Ergon Energy to Council.

Recommendation

'Council authorise the Chief Executive Officer to:

- **Sign the Deed of Transfer – Birdsville Geothermal Plant (Lease) being Lot 4 SP148077; and**
- **Negotiate the establishment of a Term Lease for the site to enable the site to be used for Tourism purposes upon the cancellation of TL 230957.**

Background

In May 2020 Council passed the following resolution:

" That Council advise Ergon Energy that it would prefer to see the decommissioned plant be retained onsite under Council's control to allow the site to be used as a tourism asset with Council having appropriate tenure over the land".

Since that date Council staff have inspected the land to assess any contaminated land issues and also to gauge the condition of the site assets. Ergon has removed an items not required to the satisfaction of Council officers. There have been delays in processing the transfer given the complexity of the layers of approvals on the site.

The Deed of Transfer sets out the obligations of each party. Council is accepting the land and assets in their current condition.

Ergon Energy have developed a draft Deed of Sale for Council to sign to transfer the lease. Once Council holds the lease, it can be simultaneously surrendered and Council can then apply for a lease for Tourism Purposes over the site.

Consultation (Internal/External)

Leon Love Chief Executive Officer
Sayed Qadir Project Officer
Sharon McKewan Ergon Energy
Richard Duhig Ergon Energy
Greg Swan Department of Natural Resources.

Legal Implications

Policy Implications

Nil

Strategic Linkages

CP Goal	CP Outcome	CP Strategy	Strategic Risk
Flourishes from a growing tourism industry and continuation of major events	More Tourists visit year on year.	A range of strategies are developed to extend the tourist season and fill in the peaks within the season in consultation with the community.	

Risk Management Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Medium	Council will be taking over an aged asset which will require ongoing maintenance and depreciation will be added as an expense on the Statement of Comprehensive Income.	Medium
Economic	Low	Once developed the site will add the range of tourist sites in Birdsville	Low
Technology	Medium		Medium
People	Medium		Medium
Legal and Compliance	High		High
Environmental	Low		Low
Workplace and Public Safety	Medium		Medium
Service Delivery	Medium		Medium
Political	Medium		Medium
Asset	Medium	Asset has been inspected and is in reasonable condition	Medium
Reputation	Medium		Medium

Proposed Risk Treatment

Nil

Asset Management Plan Implications

An aging asset will have to be added to the Asset Management plan and also a long term plan developed for maintenance.

Financial and Resource Implications

There are minor transfer costs associated with the transfer of the lease to Council and additional costs will be incurred in developing and maintaining the site.

Attachments:

[Proposed Deed of Transfer Ergon Energy and Diamantina Shire Council Geothermal Plant and Ergon Lease to be transferred to Council](#)

A (vi) Housing Asset Management Plan

Author

Leon Love – Chief Executive Officer

Executive Summary

A draft Asset Management Plan for Housing is provided to Council for comment.

Recommendation

'That Council consider the draft Housing Asset Management Plan and provide feedback as appropriate.'

Background

Following a request from Councillors to review the amount of rent charged by council for its housing, I engaged Mead Perry Group to undertake a specific Housing Asset Management Plan to provide a holistic approach to the management of Council housing business. The level of rent is only one component of successfully managing council and achieving Council's overall Strategic goals.

Council's housing properties have fallen under the broader Building Asset Management Plan in the past with Council not having previously developed an Asset Management Plan specifically for housing. Given the importance of this function to Council staff and the wide community, and the unique aspects of this service, a focused Asset Management Plan (AMP) has been developed in order to assist Council with developing operational and strategic objectives with regards to Housing, including:-

- Identifying clear, measureable and deliverable key performance measures;
- Providing a consistent and equitable service;
- Measuring the level of satisfaction of tenants;
- Complying with regulatory requirements
- Assessing the financial performance of the function to ensure long term viability

A copy of the draft AMP is provided for Councillor input and it is not planned to adopt the AMP today. Further work will be done on it following Council feedback. Representatives from Mead Perry Group will attend the meeting via zoom to speak to the draft AMP and walk Councillors through the document.

Consultation (Internal/External)

Shelly Pappin – Asset Services Coordinator

Michelle O'Toole – Finance Coordinator

Zoe – Lines HR and Housing Administration Officer

Ron Fenner – Manager Corporate & Compliance

Legal Implications

Council is required to satisfy the requirements of the following legislation with regards to management of its Housing function;

- Local Government Act 2009
- Residential Tenancies and Rooming Accommodation Act 2008
- Housing Regulation 2003
- Building Act 1975
- Workplace Health & Safety Act 2011

Asset Management Plans are seen as an effective way to manage the long terms sustainability of an asset class to ensure that the asset continues to provide the specified level of service over the life of the asset.

Policy Implications

Council currently has the following policies relating to housing:-

- Housing Policy, adopted May 2021
- Community Housing Rent Policy adopted, October 2016

Strategic Linkages

CP Goal	CP Outcome	CP Strategy	Strategic Risk
Has significant private home ownership with all residents appropriately housed	Private home ownership continues to increase	Offer relevant housing stock for sale	
Well maintained community assets with additional facilities as appropriate for the communities	Implement asset management plans for buildings and other assets.	Buildings and other assets management plan implement and improvement program completed	
Our organization is a sustainable and effective organisation	Long term financial sustainability	Maximise internal/external revenue sources	

Documents also relevant to Housing within our region include the Western Queensland Alliance of Council's Housing Solutions Study, which is attached.

Risk Management Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	The AMP needs to be carefully considered to ensure that Council's housing business is sustainable	Low
Economic	Medium		Medium
Technology	Medium	Nil	Medium
People	Medium	If the standard of housing deteriorates attracting and retaining staff becomes difficult.	Medium
Legal and Compliance	Low	Council meets its obligations under various legislation in the management of its housing	Low
Environmental	Medium		Medium
Workplace and Public Safety	Low		Low
Service Delivery	Medium	The AMP will set out the service standards agreed by Council for its housing operations	Medium
Political	Medium	The AMP sets out how Council intends to manage its housing assets over the long term which will inform residents and improve understanding.	Medium
Asset	Medium	Council needs to ensure that its housing assets are maintained at a level which continues to provide the level of service over the life of the housing asset. The AMP sets out the plan to achieve this.	Medium

Reputation	Medium	Council has a reputation for provide a relatively high standard of housing given the location which is supported through the AMP.	Medium
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Proposed Risk Treatment

The adoption of a comprehensive Housing AMP will address risks associated with housing provision.

Asset Management Plan Implications

Work in Progress

Financial and Resource Implications

The draft AMP provides a series of recommendations to further refine the financial understanding and therefore the optimum rent. At the current level of rent and other assumptions, after and applying full cost pricing, Council is currently providing a Community Service Obligation (subsidy) of \$837,826 to tenants.

Attachments:

[Asset Management Plan Housing DRAFT](#)

[Western Queensland Alliance of Council's Housing Solutions Study](#)

[Housing Policy](#)

[Community Housing Rent Policy](#)

A (vii) Request to amend area of Birdsville Town Centre

Author

Trevor Stewart Infrastructure Manager

Executive Summary

This report seeks Council direction on inward correspondence regarding level of service to maintain the road verge in Birdsville.

Recommendation

'that Council consider the correspondence from Mrs Nell Brook.'

Background

At the Ordinary meeting held on 10 May 2021, Council passed a resolution to reduce operating costs, water wastage and pavement damage in town streets through introduction of the following levels of service in Bedourie and Birdsville:

Council will maintain the road verge in the following situations only: -

- In front of Council owned or controlled properties;
- In town centres, being: -
 - Herbert Street Bedourie (between Nappa and Timor Streets);
 - Adelaide street Birdsville (between Frew and Burt Street);

Council will maintain median strips and concrete footpaths where constructed:

And

Property owners in Bedourie and Birdsville will be responsible for maintaining road verges adjoining their property except for those properties in the town centre area.

This decision was taken when Council was considering extending the automatic water system from Anzac Park to the medians and footpaths in this block and renewing the irrigation. This did not progress due to cost.

A letter has been received from Mrs Nell Brook (attached) requesting Council reconsider this decision and include the section of Adelaide Street between Vaughan and Frew Street within the Birdsville town centre.

Consultation (Internal/External)

Leon Love – CEO

Trevor Stewart – Infrastructure Manager

Corporate and Operational Plan Linkages

Goal	Outcome	Strategy
Has attractive, green and clean towns of which residents are proud,as well as cost reduction.	Streetscapes maintained with minimal cost to Council	Maintain town streetscapes in a cost effective manner

Legal Implications

Nil

Policy Implications

Nil

Risk Management Assessment

Risk Category	Risk Tolerance	Summary of Risks Involved	Risk Rating
Financial	Low	Additional costs associated with water	Low
Economic	Medium		Medium
Technology	Medium		Medium
People	Medium		Medium
Legal and Compliance	Low		Low
Environmental	Medium	Council has received complaints about water wastage. Round sprinklers don't spray into rectangles well.	Medium
Workplace and Public Safety	Low	Water lays on the footpaths and is a potential slip hazard.	Low
Service Delivery	Medium	There is additional work involved in maintaining a larger section of street frontage.	Medium
Political	Medium		Medium
Asset	Medium	Overspray from the watering of footpaths does eventually damage the adjoining road pavement	Medium
Reputation	Medium	Council has received complaints in the past regarding the wastage of water from watering of footpaths and medians.	Medium

Economic Development Plan Linkages

Nil

Financial and Resource Implications

Increasing the area to be maintained and will increase operational costs due to the higher level of service provided.

Attachments:

[Correspondence from Mrs. Nell Brook](#)

Closure of the Meeting to the Public

Recommendation

'That in relation to agenda item A(vii) Resumption of Land – Bus Stop Bore pursuant to section 254J(c) of the *Local Government Regulation 2012* the meeting be closed to the public so that the councillors or members can discuss negotiations relating to the taking of land by Council under the *Acquisition of Land Act 1967*.

A (viii) CONFIDENTIAL - Resumption of Land – Bus Stop Bore

Author

Stuart Bourne, Civil Engineer

Executive Summary

This report seeks approval from Council to resume relevant land around the 'Busstop' bore and associated assets for road purposes

Recommendation

'That Council authorise the Chief Executive Officer to complete all necessary actions to resume from Lot 17 SP263954, approximately 5 hectares of land around the constructed bore and associated assets, for road purposes.'

Closure of the Meeting to the Public

Recommendation

'That in relation to agenda item A(x) Future Direction of Health Assets pursuant to section 254J(g) of the *Local Government Regulation 2012* the meeting be closed to the public so that the councillors or members can discuss negotiations relating to a commercial matter involving the Council for which a public discussion would be likely to prejudice the interests of Council.'

A (ix) CONFIDENTIAL –Council's Health Assets

Author

Ron Fenner, Governance and Compliance Manager

Executive Summary

This report seeks Council direction as to the preferred future direction of Council owned health clinics and associated residences given an approach from Central West Hospital and Health Service to acquire the clinic assets and residences.

Recommendation

'That Council consider the available options and provide a direction to Council officer to progress the matter.'

Closure of the Meeting to the Public

Recommendation

'That in relation to agenda item A(ix) Future direction for Birdsville Lodge and Birdsville Tourist Park pursuant to section 254J(g) of the *Local Government Regulation 2012* the meeting be closed to the public so that the councillors or members can discuss -Negotiations relating to a commercial matter involving the Council for which a public discussion would be likely to prejudice the interests of Council.

A (x) CONFIDENTIAL - Future of Birdsville Lodge and Birdsville Tourist Park

Author

Leon Love, Chief Executive Officer

Executive Summary

Council currently owns and operates the Birdsville Lodge and Birdsville Tourist Park. This report requests Council consider the future ownership and operating models of these sites into the future.

Recommendation

'That Council consider the options presented to Council and provide a direction to Council officers to progress this matter.'

LATE ITEMS

COUNCILLORS BUSINESS