



SUSTAINABLY DEVELOPING THE OUTBACK

PUBLIC

Agenda

Ordinary Meeting of
Diamantina Shire Council to be held in the
Administration Centre, Bedourie on
Monday 21st February 2022

DIAMANTINA SHIRE COUNCIL

ORDINARY MEETING TO BE HELD IN THE BOARD ROOM OF THE DIAMANTINA SHIRE COUNCIL ADMINISTRATION CENTRE, BEDOURIE ON 21st February 2022 at 9am.

AGENDA

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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 |
| 9.30am | Attendance: David Royston-Jones, JLTA Strategic Risk Exposures |
| 10.00am | Continue with consideration of reports |
| 10.30am | Attendance – Stuart Bourne GBA, Trevor Stewart, Infrastructure Manager |
| 11.00am | Morning tea |
| 11.15am | Meeting Resumes |
| 11.15am | Attendance: Thomas Higgs, Safety & Quality Coordinator, Plant Assessor – Presentation on Meeting Council's Obligation in Managing Risks associated with Mobile Plant (Council and Contractors) for approximately 1 hour |
| 1.00pm | Lunch |
| 1.30pm | Meeting resumes through to its conclusion |

DEPUTATION MATERIAL

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 24th January 2022 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

Attachment I(ii) A – Financial Statements January_2022.pdf

DRAFT

ACTION REQUIRED REPORTS

A (i) Peak Service Contract Review

Author

Charles Liggett: Acting Community and Sustainability Manager

Executive Summary

In September 2021 Peak Services (Peak) presented a proposal to continue providing a 24/7 Contact Centre Support Service to Diamantina Shire Council (Council).

In accordance with the October 2021 Council resolution and based on the foundation and partnership formed, this report reviews the impact of the Peak service agreement.

Recommendation

'That Council continue the existing agreement with Peak Services with it being reviewed upon the disposal of Council's accommodation.'

Background

In the lead up to the Big Red Bash in 2021, it became clear there were systematic customer service failures at the Birdsville Tourist Park. Call logs in the month of June 2021 showed 542 unanswered telephone calls and the existing staff were finding it impossible to manage the volume of calls, respond to emails in a timely manner and operate the park successfully.

Peak Services was engaged to assist with improving response times for customers. Through the service trial, which started in July 2021, Peak built up a familiarity with local systems, local people, the Diamantina Shire and the customers Council works hard to serve.

In September 2021 Peak Services (Peak) presented a proposal to continue providing a 24/7 Contact Centre Support Service to Diamantina Shire Council (Council).

Minute No.2021.10.11-OM-7

Moved Cr Rayment, Seconded Cr Rowlands

'That Council endorse the use of Peak Services to provide after-hours call centre services for the administration centre and visitor centres in addition to the Birdsville Tourist Park on a trial basis with a report on its use/effectiveness to be presented to Council at the February 2022 ordinary meeting for consideration of its continued use.'

In October 2021, following the initial trial, and based on an agreed understanding of Council's priorities and needs, it was agreed that Peak would expand their scope of services to include.

- Birdsville Tourist Park - 24/7 Contact Centre Support (phone calls and emails).
- Bedourie Visitor information Centre - 24/7 Contact Centre Support (phone calls and emails).
- Warrarri Visitor information Centre - 24/7 Contact Centre Support (phone calls and emails).

In the past few years, Peak have grown into one of the largest providers of 24/7 contact centre services to Queensland Local Government. They provide tailored support to the Warrarri Centre, Bedourie Visitor Information Centre and the Birdsville Tourist Park. Specifically, this includes after hours and daytime (overflow) services, responding to 3,412 telephone requests in the 7 months between July 2021 and January 2022.

Employing approximately 20 full time staff on a 24/7 roster, the Peak service creates a seamless partnership between Council, the Tourist Park and the Visitor Information Centres. Their services are continually updated to meet the constantly changing needs of each town and reflect the unique events and activities of the Diamantina Shire. They have a good understanding of the range of products and services Council provides and Peak have tailored their service to the unique requirements of our remote communities and visitor profile.

Over the past two years, customer experience has never been more important or more difficult. Covid-19 has created new expectations in consumers and the reality is many customers and employees are stressed. Some businesses, particularly service ones like Tourist Parks and Information Centres have seen a surge in customer demand. Workloads are increasing, and customer preferences seem to change with the wind.

Pandemic or not, customers everywhere are demanding a more personalized and frictionless experience. They want empathy, creative thinking and new tools that can help them re-organize their lives and address their recreation needs. Whether it's faster multichannel self-service broadband or live agents empowered with real-time solutions, Peak Services is a valuable tool that strongly supports the Diamantina Shire.

Monthly calls July 2021 to Jan 2020

| | Jul-21 | Aug-21 | Sep-21 | Oct-21 | Nov-21 | Dec-21 | Jan-22 |
|-------|--------|--------|--------|--------|--------|--------|--------|
| Calls | 981 | 670 | 362 | 471 | 346 | 163 | 419 |

It's often been said that it's not possible to control time, but we can manage the time we're given. In this respect, Council's ability to plan and control how staff spend the hours available to effectively accomplish key outcomes is fundamental to the success of the organization. Almost three and a half thousand calls and emails over 7 months doesn't tell the full picture of what Peak has achieved. Like almost every other Visitor Information Centre and Tourist Park in Australia, 20 percent of our calls account for 80 percent of the call load. Tracking the reason for each call (phone, e-mail, etc.) by type (accommodation, travel, events, roads, etc. has simply never been possible. Now, thanks to Peak, we receive a summary of the reasons people all over Australia reach out to Council.

Moreover, there is an immense variation in the daily call log that is impossible to predict or plan for. During the busiest periods in July and August 2021 there were several days with over 60 calls logged, with 72% of these occurring between the hours of 10.00am and 2.00pm. This is the busiest period of the day with guests checking in and out of the Tourist Park and visitors constantly arriving at the Wirrarri Centre. Under the old system most of these calls would have gone unanswered.

Conversely, there were some days in the same period with only 6 calls per day. It's impossible to create a cost effective rooster based on the fact no one can predict when the calls will come.

In a similar vein, the vast majority of calls in November and December (81%) occurred after hours. Rostering staff to accommodate these fluctuations would be logistically impossible and financially crippling to any organization. The simplicity of the Peak Service means that the Wirrarri Centre receives an itemised Excel spreadsheet call log every morning detailing the nature of the enquiry and the action taken.

Looking forward, there will again be peaks in telephone and email traffic to Council's the Birdsville Tourist Park relating to bookings and enquiries for the 2 x Birdsville Races being held this year and Big Red Bash. We have just opened bookings for the Tourist Park for the April Birdsville Races (in collaboration with the Birdsville Race Club) with bookings not open until later in the year for the BRB and September Birdsville Races to try to stagger the call traffic. With no dedicated Tourist Park administration staff at the moment or into the foreseeable future, Peak will be the only way Council can provide any level of customer service at the Tourist Park.

One full-time and two casual positions have been offered to suitable candidates to work at the Wirrarri Centre and there time will be spend doing other things other than the work Peak does on our behalf.

Consultation (Internal/External)

Stephen Schwer: Former Community and Sustainability Manager

Leon Love: CEO Diamantina Shire

Nadine Lorenz: Tourism Officer

Julian Harris: Peak Services

Corporate and Operational Plan Linkages

Diamantina Shire Corporate Plan 2019-2024

| 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 | Failure to flourish from a growing tourism industry and continuation of major events. |

Legal Implications

Nil

Policy Implications

Nil

Risk Management Assessment

Management Assessment

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|-----------------------------|----------------|---|-------------|
| Financial | Low | The cost to Council is lower compared to keeping the Visitor Information Centres and Tourist Park staffed 24/7. | Low |
| Economic | Medium | Nil | |
| Technology | Medium | Nil | |
| People | Medium | Nil | |
| Legal and Compliance | Low | Nil | |
| Environmental | Medium | Nil | |
| Workplace and Public Safety | Low | Nil | |
| Service Delivery | Medium | Customer service is improved. | |
| Political | Medium | Nil | |
| Asset | Medium | Nil | |
| Reputation | Medium | Council has received complaints from local services and businesses in the past when our information centres are unable to manage the call volume. | |

Financial and Resource Implications

In order to replicate a version of the current service we receive via Peak, using local labour, would require 4 additional full time staff. Operating 7 days a week, 24 hours a day plus the need to cover sick and annual leave, all with weekend and late working penalty rates would cost in the vicinity \$75k per

person per year. Fully loaded with all on costs to council (workers comp, payroll tax, ICT systems and licenses, recruitment costs, holiday pay, sick leave and training costs) the total cost to Council would be in excess of \$85K per person per year. That's a total cost of \$340,000 per year. And all of that of course assumes we have candidates available to actually recruit in the locality.

Currently the Peak Service costs Council, on average, \$4,023 (excluding GST) per month for the service.

Attachments:

Nil/List of Attachments

DRAFT

A (ii) NAIDOC Week School activities

Author

Charles Liggett: Acting Community and Sustainability Manager

Executive Summary

As part of National NAIDOC Week celebrations Murri Kids coordinates, with the support of various government departments and local councils, an educational program to provide cultural diversity within the NAIDOC Week School Initiative Competitions.

Recommendation

'That Council support the initiative with a \$450 contribution towards printing and distribution for students within the Diamantina Shire'.

Background

Council has supported this initiative in previous years. The 2021 NAIDOC Week School initiatives were an overwhelming success even through the COVID-19 situation forced most schools to participate via online learning.

In 2022 (July 3rd to 10th) the proposal is to work with students to design a poster for a NAIDOC event in their own community that could involve either their local council, Aboriginal Land Council, or other appropriate Indigenous organisation.

The NAIDOC Week School Initiative Competitions bring a coordinated educational component to the week-long celebrations. The aim is to provide local kids with a greater understanding of the importance of friendship and cultural diversity. The program highlights key aspects of Aboriginal ancestry and promotes the growth of positive attitudes in all students towards Aboriginal people. They are broadly based around each year's national NAIDOC theme. The colouring-in/ Short-Story competitions are open to all primary school students and the creative Art/ Essay Writing competitions are open to all secondary students. The winning students are each year awarded prizes from major sponsors.

Consultation (Internal/External)

Leon Love: CEO Diamantina Shire

Nadine Lorenz: Tourism Officer

Nerissa Parsons: Children's Services Facilitator

Corporate and Operational Plan Linkages

Diamantina Shire Corporate Plan 2019-2024

| CP Goal | CP Outcome | CP Strategy | Strategic Risk |
|--|---|--|---|
| Recognises the value of preserving the unique culture of the area. | Effective management of cultural heritage and native title. | Maintain support in accordance with Council's grants to community organisations. | Failure to support indigenous culture and identity. |

Legal Implications

Nil

Policy Implications

Nil

Risk Management Assessment

Management Assessment

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|-----------------------------|----------------|---|-------------|
| Financial | Low | Nil | Low |
| Economic | Medium | Nil | |
| Technology | Medium | Nil | |
| People | Medium | Nil | |
| Legal and Compliance | Low | Nil | |
| Environmental | Medium | Nil | |
| Workplace and Public Safety | Low | Nil | |
| Service Delivery | Medium | Nil | |
| Political | Medium | Nil | |
| Asset | Medium | Nil | |
| Reputation | Medium | Council is seen to support key indigenous community programs. | |

Financial and Resource Implications

Nil

Attachments:

Copy of correspondence

A (iii) Allocation of Local Road & Community Infrastructure Program (LRCIP) Round 3 Funding and balance of Roads to Recover 2019-2024

Author

Leon Love, Chief Executive Officer

Executive Summary

Council has been allocated \$906,786 under the LRCIP Round 3 and \$1,040,269 remains unallocated in the Roads to Recovery Program. This report identifies possible projects which fit the funding guidelines for both programs for Council's consideration and nomination.

Recommendation

'That Council consider the proposed options for funding under the LRCIP round 3 and Roads to Recovery 2019-2024.'

Background

The purpose of the LRCI Program is to support local councils to deliver priority local road and community infrastructure projects across Australia, supporting jobs and the resilience of local economies to help communities bounce back from the COVID-19 pandemic.

From 3 January 2022, the construction time period commences, and eligible payments will be made from this time. Project construction can commence once Project Nominations are approved by the Department with projects required to be physically completed by 30 June 2023.

Phase 3 of the LRCI Program continues a temporary, targeted stimulus measure responding to the economic impacts of the COVID-19 pandemic. The LRCI Program assists a community-led recovery from COVID-19 by supporting local jobs, firms, and procurement.

As with the earlier Phases of the LRCI Program, Eligible Funding Recipients can select a broad range of projects to fund so that communities can continue to be provided with the infrastructure they require. It is expected that Eligible Funding Recipients will use local businesses and workforces to deliver projects wherever possible to ensure stimulus funding flows into local communities.

Projects need to meet the following requirements to be considered eligible:

Local Roads Projects

Eligible Local Road Projects are projects that involve the construction or maintenance of roads managed by local governments. Local governments are encouraged to consider works that support improved road safety outcomes.

This could include projects involving any of the following associated with a road:

- ☐ traffic signs;
- ☐ traffic control equipment;
- ☐ street lighting equipment;
- ☐ a bridge or tunnel;
- ☐ a facility off the road used by heavy vehicles in connection with travel on the road (for example, a rest area or weigh station);
- ☐ facilities off the road that support the visitor economy; and
- ☐ road and sidewalk maintenance, where additional to normal capital works schedules.

Community Infrastructure Projects

Eligible Community Infrastructure Projects are projects that involve the construction, maintenance and/or improvements to council-owned assets (including natural assets) that are generally accessible to the public.

'Generally accessible to the public' means that the project, or the amenity provided by the project, is generally accessible to the public at large. Some areas are clearly publicly accessible as they are areas that are open to all members of the public such as parks, playgrounds, footpaths and roads.

Projects will also be considered generally publically accessible if they are in a location that is:

- ☐ generally publically accessible to the wider public undertaking a specific activity (for example council operated sporting fields); or
- ☐ generally publically accessible for a limited age group of the community as a whole i.e. a kindergarten building; or
- ☐ used for the provision of an essential service or community service, as determined by the Department, and the amenity of the asset is publicly accessible and benefits the community.

All projects whether carried out on council owned land, or another type of public land, must deliver benefits to the community, such as improved accessibility, visual amenity, and/or safety. Examples of eligible works include:

- ☐ bicycle and walking paths;
- ☐ painting or improvements to community facilities;
- ☐ repairing and replacing fencing;
- ☐ improved accessibility of community facilities and areas;
- ☐ landscaping improvements, such as tree planting and beautification of roundabouts;
- ☐ picnic shelters or barbeque facilities at community parks;

Proposed Projects

| Option 1 | | LRCIP3 | R2R | Council Contribution | Total |
|---|-------------------------------|------------|--------------|----------------------|------------|
| Available Funding | | \$ 906,786 | \$ 1,040,269 | | |
| Funds to be spent by:- | | 30/06/2023 | 30/06/2024 | | |
| Application to be submitted by:- | | 30/06/2022 | 30/04/2022 | | |
| <u>Road Projects</u> | | | | | |
| Birdsville - Florence (Burt - Frew) BVTP side | K&C, Pave & seal | \$ 160,000 | | \$ - | \$ 160,000 |
| Bedourie - Herbert St South entrance | K&C, Pave&Seal, SWP | | \$ 150,000 | \$ - | \$ 150,000 |
| Bedourie - Herbert St North Entrance | K&C, Pave&Seal, SWP, Pit | | \$ 170,000 | \$ - | \$ 170,000 |
| Monkira - Davenport road | 3 x Floodways and realignment | | \$ 720,269 | | \$ 720,269 |
| Jardine Street (End of Existing to Park) | Extend Footpath | \$ 66,786 | | | \$ 66,786 |
| <u>Community Infrastructure</u> | | | | | |
| Anzac Park | Irrigation, Landscape | \$ 100,000 | | \$ - | \$ 100,000 |
| Cemetery Upgrade | renew irrigation | \$ 30,000 | | \$ - | \$ 30,000 |

| | | | | | |
|---|-------------------------------|-------------------|---------------------|-------------|--------------------|
| Two Boys Dreaming - Reinstate Walking track | Works as per GBA plan | \$ 350,000 | | \$ - | \$ 350,000 |
| Oval Tent City Amenity connection * | As per design | \$ 130,000 | | \$ - | \$ 130,000 |
| Bedourie Administration Centre frontage | New Footpaths and landscaping | \$ 70,000 | | \$ - | \$ 95,000 |
| | | \$ 906,786 | \$ 1,040,269 | \$ - | \$1,972,055 |

Option 2

| | | | | | |
|-------------------------------------|-------------------------|-------------------|---------------------|---------------------|--------------------|
| Big Red Road | Pave & Seal 26.6-33.5km | \$ 776,786 | \$ 1,040,269 | \$ 1,182,945 | \$ 3,000,000 |
| Oval Tent City Amenity connection * | As per design | \$ 130,000 | | \$ - | \$ 130,000 |
| | | \$ 906,786 | \$ 1,040,269 | \$ 1,182,945 | \$3,130,000 |

*Council resolved at the December 2022 meeting to nominate this project.

Consultation (Internal/External)

Infrastructure Manager

Stuart Bourne – Consulting engineer

Syed Qadir – Project Coordinator

Legal Implications

Council needs to meet its obligation under the Funding Agreement relevant to the program which includes a requirement for an external audit to be provided.

Policy Implications

Nil

Strategic Linkages

| CP Goal | CP Outcome | CP Strategy | Strategic Risk |
|--|--|---|---|
| Has attractive, green and clean towns of which residents are proud | Streetscapes maintained and parks developed as funds allow | Maintain towns CBD streetscapes and improve where possible through government funding | That town CBD are not maintained or improved. |

Risk Management Assessment

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|---------------|----------------|---|-------------|
| Financial | Low | Fully funded program, little future Mtce required | Low |
| Economic | Medium | | Medium |
| Technology | Medium | | Medium |
| People | Medium | | Medium |
| Legal and | Low | | Low |

| | | | |
|-----------------------------|--------|--|--------|
| Compliance | | | |
| Environmental | Medium | | Medium |
| Workplace and Public Safety | Low | Projects provides greater safety for public | Low |
| Service Delivery | Medium | Improved service delivery | Medium |
| Political | Medium | | Medium |
| Asset | Medium | Many of the projects are renewing existing assets that are end of life | Medium |
| Reputation | Medium | | Medium |

Proposed Risk Treatment

Not Applicable

Asset Management Plan Implications

None of the projects address AMP issues

Financial and Resource Implications

The grant of \$906,786 is fully funded and does not require a Council contribution.

Attachments:

LRCIP Guidelines

A (iv) Local Government Grants and Subsidy Program 2022-24– Project nomination

Author

Leon Love, Chief Executive Officer

Executive Summary

The LGGSP has been launched with projects applications invited. This report identifies possible projects for Council endorsement.

Recommendation

'That Council officers submit funding applications for the following projects under the LGGSP 2022-24:-

Asset Management stream - CCTV of Bedourie and Birdsville Sewer and storm water assets to allow condition assessment \$100,000;

Capital funding stream:

Priority 1 - Essential Services project – Birdsville/Bedourie Water Infrastructure renewals \$253,893

Priority 2 - Economic Development project - Birdsville footpath verge and median strips \$212,000.'

Background

Each year the LGGSP Program is launched by the Queensland Government and invites Council's to lodge application for subsidies for applicable projects.

The objectives of the Grant Program are to support eligible projects that:

- deliver priority infrastructure projects
- align with State, regional and local priorities
- contribute to building safe, connected and liveable communities
- contribute to economic growth and employment
- maintain and extend the functional life of existing infrastructure assets
- encourage collaboration and resource sharing between local governments.

Projects must be constructed between 1 July 2022 and 30 June 2024.

Departmental Officers have highlighted that this is a competitive funding round open to all Queensland Councils and as such they recommend submitting only one application, which is Council project which is most likely to be funded. ie it best meets the funding criteria.

Eligible projects

To be eligible for project funding under the grant program, a project must:

- (a) be consistent with the aim and objectives of the grant program;
- (b) be new infrastructure or upgrade of existing infrastructure that will extend the life of existing infrastructure, in one of the following categories:
 - i) an **Essential Services Project** (examples include water supply, sewerage, waste infrastructure, waste management, roads and drainage (including associated infrastructure such as footpaths, cycleways), stormwater systems, energy (including renewable energy), telecommunications / data infrastructure, disaster resilience and preparedness projects (that protect existing essential public infrastructure and/or build resilience to future natural disasters); council owned housing to be available for staff, contractors and service providers (does not include social and community housing); or
 - (ii) an **Economic Development Project** (examples include tourism infrastructure, town centre works (including beautification works), saleyards, airstrips and airports, caravan / tourist parks, community hubs, works depots, car parks); or
 - (iii) a **Community Well-Being Project** (examples include arts and cultural centres, sport and recreation centres, security and community safety infrastructure, library/knowledge centre,

playgrounds and parks, public toilets, swimming pools and splash parks, skate/bicycle parks, community halls).

- (c) be an **asset management project** (examples include asset condition assessments, asset geocoding, fit-for-purpose asset management software, other improvements to asset management systems).

And must:

- (a) be able to be delivered by 30 June 2024; and
- (b) be undertaken within the council's prescribed local government area; and
- (c) not involve the purchase of an asset or works on an asset that is not or will not be owned and/or controlled by the council; and
- (d) be undertaken on land owned or controlled by the council at the time the project application is submitted, except where the council has permission to construct on Queensland Government-owned land. Should councils wish to undertake works of this nature, evidence of land tenure and or permissions must accompany the application; and
- (e) have all required land tenure and/or Native Title and/or Cultural Heritage approvals in place at the time of making the application; and
- (f) not be temporary works.

Projects can be a stage of a larger project, where delivery of the identified project stage can be achieved within program period and meets the project eligibility requirements. The staged component must be identifiable as a discrete component/project within the larger project.

Non-capital projects

A maximum of \$5 million, of the available \$85.859 million program funding, is available for allocation for non-capital projects.

Councils may submit one application for a planning related project that is seeking funding to a maximum subsidy value of \$250,000 in the following categories:-

- strategic planning for infrastructure project – funding studies and investigations that will assist local governments to form a strategic view of their key infrastructure priorities and needs (needs assessment, preliminary costing, options analysis; or
- business cases and/or detailed design project – the development of local government infrastructure proposals to provide better clarity on investment decisions.

These projects should support future investment planning by councils.

Non-capital project assessment criteria

Assessment criterion 1 — Proposed solution (weighting 100 per cent)

The application should provide detailed information on:

- the need for the proposed project
- how the project promotes sustainable investment
- community support for the project
- feasibility of delivering the project within the identified budget and timeframes
- whether the project is already identified in councils corporate plan, asset management plan and long-term financial forecast

Proposed Projects:-

A proposed asset management project for this stream is:

- CCTV of Bedourie and Birdsville Sewer and storm water assets to allow condition assessment to be undertaken. The estimated cost is \$100,000.

In terms of projects for capital funding stream include:

Economic Development Projects:

- Birdsville footpath verge and median strip artificial grass installation with an estimated cost of \$212,000.

An Essential Services project is:

- Birdsville/Bedourie Water Infrastructure renewals including Switchboards, lift pumps & valves at an estimated cost of \$253,893 which is included in the Asset Management Plan and original budget but not yet commenced.

The reality is we will be able to make a better case for the essential services project than the footpath project so in terms of prioritization the Birdsville/Bedourie Water Infrastructure Project would be priority 1 and the Footpath artificial grass priority two.

Consultation (Internal/External)

Infrastructure Manager

Stuart Bourne - GBA

Legal Implications

Council will need to comply with the funding conditions of the program.

Policy Implications

Nil

Strategic Linkages

| CP Goal | CP Outcome | CP Strategy | Strategic Risk |
|---|---|---|---|
| Guarantees quality potable urban water supply and waste water treatment | Secure potable water sources are maintained for Bedourie and Birdsville | Operate and maintain water infrastructure in accordance with asset management plans. | That the potable water reticulation system fails. |
| Has attractive, green and clean towns of which residents are proud | Streetscapes maintained and parks developed as funds allow | Maintain towns CBD streetscapes and improve where possible through government funding | That town CBD are not maintained or improved. |

Risk Management Assessment

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|-----------------------------|----------------|--|-------------|
| Financial | Low | | |
| Economic | Medium | | |
| Technology | Medium | | |
| People | Medium | | |
| Legal and Compliance | Low | | |
| Environmental | Medium | | |
| Workplace and Public Safety | Low | | |
| Service Delivery | Medium | Failure to renew critical components of the water infrastructure network may risk failure and jeopardise potable water supplies. | |
| Political | Medium | | |

| | | | |
|------------|--------|--|--|
| Asset | Medium | | |
| Reputation | Medium | | |

Proposed Risk Treatment

Renewing assets components will ensure the provision of potable water is secure.

Asset Management Plan Implications

The identified water supply work is identified in the Water AMP

Financial and Resource Implications

Council will need to contribute a maximum of 40% towards any project that is funded with Council requesting 80% funding due to in small rate based and water connections.

Currently in the 2021/22 budget \$253,893 is allocated towards the water renewal project and \$100,000 for CCTV works so are available for the 40% contribution is required.

No funding allocation has been made in the current budget for the Birdsville footpath verge project.

Attachments:

LGGSP 2022-24 Guidelines

A (v) QRRRF Program project nomination – Bedourie Community Centre Air-conditioning

Author

Leon Love, Chief Executive Officer

Executive Summary

The Qld Risk Reduction and Resilience Fund (QRRRF) is open for nomination for suitable projects. This report identifies a project for nomination.

Recommendation

'That Council submit the Expression of Interest application to the Queensland Reconstruction Authority's 'Queensland Risk Reduction and Resilience Fund' for the replacement of air-conditioning and associated works at the Bedourie Community Centre.'

Background

The objectives of the QRRRF is to deliver projects that make Queensland communities and infrastructure more resilient to disasters by:

- a. reducing the risk and limiting the impact of disasters associated with natural hazards.
- b. improving understanding of disaster risk and disaster risk planning.

The total amount of funding available is \$19.1 million from the Queensland and Australian Governments. Funding is comprised of:

- \$13.1 million under the Queensland Resilience and Risk Reduction Fund(QRRRF 2021-22) from the Queensland Government (\$8.3 million) and the Australian Government (\$4.8 million)
- \$6 million under the Australian Government's Managing Disaster Risk (MDR) program to support specific communities hardest hit by the 2019 North and Far North Queensland Monsoon Trough (see Appendix 1), administered through QRRRF.

While the total cost of a project is uncapped, the maximum funding amount that can be sought under these Guidelines is limited to \$2 million in eligible costs. All ineligible costs, and any costs above the approved capped project funding amount, will need to be met by the applicant.

Applicants are expected to provide a co-contribution towards the total project cost. There is no specific or minimum co-contribution amount required, however it should be proportionate to the scale of the project and funding amount sought. The co-contribution can be financial or in-kind, for example applicant's labour or plant costs.

Expressions of interest need to be submitted by 21 February 2022.

In discussion with QRA officer, the renewal and upgrade of the Bedourie Community Centre air-conditioning is eligible as the building is the nominated evacuation centre for the town and surrounds.

The air-conditioning in the building is primarily evaporative with 3 large external units with internal ducting as well as 5 split systems which are unserviceable on the northern 'meeting' area. The evaporative units have worked intermittently over the past 2 years and are at the end of life, being original from when the building was built in 1996.

It is proposed that the evaporative air-conditioning system be replaced with reverse cycle air-conditioning to provide more comfort to users well into the future.

The proposed project would include:

- Demolition of current evaporative systems;
- Design, supply and install reverse cycle air-conditioning systems to entire building footprint;
- Design and installation of false ceiling above height of northern windows in main auditorium;
- Supply and installation of under roof insulation;
- Replace existing ceiling tiles in northern section to meet current standards;

- Replace exhaust fan in kitchen to comply with current standards
- Install 30KW solar system
- Upgrade power supply to site & switchboard if required.
- Estimate \$600,000
- Council contribution 10%

As this proposal will require 150KW of power to operate the reverse cycle air-conditioning and upgrade to the switchboard and Ergon power supply to site, the approval of Ergon will be required to proceed.

If Ergon indicated that that a suitable supply to the site is not reasonably possible, then it would be proposed to replace the 3 existing evaporative units and 5 split systems with modern equivalents at a cost of \$120,000, and this change be made if Council is successful with the EOI stage.

Consultation (Internal/External)

Infrastructure Manager

Syed Qadir – Project Manager

Stuart Bourne - GBA

Legal Implications

Council will need to comply with the funding agreement if successful in being funded post EOI stage.

Policy Implications

Nil

Strategic Linkages

| CP Goal | CP Outcome | CP Strategy | Strategic Risk |
|--|--|---|--|
| Our infrastructure is constructed and maintained in a sustainable manner which meets community needs | Well maintained community assets with additional facilities as appropriate for the communities | Implement asset management plans for buildings and other assets | Assets are not well maintained on don't provide the level of service expected. |

Risk Management Assessment

Not proceeding with this project risks the community centre is not appropriately air-conditioned to operate effectively as an evacuation centre.

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|-----------------------------|----------------|---------------------------|-------------|
| Financial | Low | | |
| Economic | Medium | | |
| Technology | Medium | | |
| People | Medium | | |
| Legal and Compliance | Low | | |
| Environmental | Medium | | |
| Workplace and Public Safety | Low | | |

| | | | |
|------------------|--------|--|------|
| Service Delivery | Medium | The air-conditioning at the Bedourie Community Centre do not operate effectively and require replacement. The Centre will not be used if air-conditioning is not satisfactory. | High |
| Political | Medium | | |
| Asset | Medium | Assets need to be replaced at the end of their lifecycle and not doing so increase the risk of component failure. | |
| Reputation | Medium | Not having the centre suitably air-conditioned will impact Council's reputation for being a good asset manager. | |

Proposed Risk Treatment

Replacement of the air-conditioning is the only way to remedy the risks.

Asset Management Plan Implications

There is no specific AMP for the Bedourie Community Centre

Financial and Resource Implications

A 10% contribution would result in a \$60,000 contribution by council in the 2022/23 budget.

Attachments:

QRRRF Guidelines

A (vi) Amendment to Works 4 Queensland Projects 2022-24

Author

Leon Love, Chief Executive Officer

Executive Summary

A review of the implementation of the 2021/22 budget has been undertaken and an amended budget is presented for Council's consideration.

Recommendation

'That Council amend the projects to be funded under the Works 4 Qld 2021-24 Program as follows:

- 1. Refurbishment of Housing - Bedourie – Increase allocation by \$276,666**
- 2. Construct Housing - Birdsville – Decrease allocation by \$276,666**

Background

- Council allocated the 2021-24 W4Q funding which totaled \$1,026,666 as follows:
Refurbishment of Housing – Bedourie \$750,000
- Construct Housing - Birdsville \$276,666

The refurbishment of the former Bedourie Aboriginal Corporation housing has been progressing steadily using these funds. A progress report is set out below.

Actual and Committed costs by property:

| No | Property Address | as of 17/02/2022 |
|----|------------------------|------------------|
| 1 | 19 Eyre Street | \$190,615 |
| 2 | 25 Timor Street | \$132,187 |
| 3 | 16 Merri Street | \$146,475 |
| 4 | 7 Lignum Court | \$95,545 |
| 5 | 4 Lignum Court | \$78,303 |
| 6 | Unit 1, 2 Lignum Court | \$93,877 |
| 7 | Unit 2 Lignum Court | \$87,468 |
| | | \$824,472 |

Other work yet to be contracted out:

| No. | Work type/Tasks | Expected costs |
|-----|---------------------------------------|------------------|
| 1 | Fencing | \$50,000 |
| 2 | Insulation | \$27,990 |
| 3 | Windows and doors replacement | \$11,000 |
| 4 | Curtains and blinds incl installation | \$9,000 |
| 5 | Cabinets and wardrobes repair | \$5,500 |
| 6 | Travel/Accommodation | \$11,800 |
| | | \$115,290 |

Other internal Council costs (wages, plant hire etc) \$85,000

Projected Final Costs \$1,024,762

The additional costs are attributed to the cost of constructing garages and driveways which finish off the

There are no specific upgrade works at Birdsville housing at the time the allocation was made but it was proposed that garages be built at Birdsville houses or added onto new housing in Birdsville. A review of the houses in Birdsville has identified that either the house has a double garage already, there is

insufficient space on the block to construct a garage (and it has an attached carport and/or associated attached storage) or the house is nominated to be sold. There are no other works proposed at the remaining dwellings.

Council has applied for a \$1 million loan for the construction of new housing in Birdsville and it is anticipated that the cost of 4 houses will exceed this amount. Until the tenders are opened then the final figure required is unknown. Any funding needed above the loan amount can be funded by Council from the sale of 3 houses in Birdsville and the Clinic units and could also be used for any other housing works on existing properties if needed.

Redistribution the grant allocation and using the proceeds from house sales would allow the balance of the refurbishment of Corporation houses to be completed in Bedourie and the construction of 4 houses in Birdsville as planned.

Consultation (Internal/External)

Syed Qadir – Project Manager

Michelle O'Toole - Finance Coordinator

Legal Implications

Council is able to reallocate funds between projects as per the funding guidelines.

Policy Implications

Nil

Strategic Linkages

Not applicable

Risk Management Assessment

Not reallocating funding would see some renovations in Bedourie stall and housing remaining incomplete and uninhabitable.

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|-----------------------------|----------------|--|-------------|
| Financial | Low | No net risks with the proposal | |
| Economic | Medium | Nil | |
| Technology | Medium | Nil | |
| People | Medium | Nil | |
| Legal and Compliance | Low | Nil | |
| Environmental | Medium | Nil | |
| Workplace and Public Safety | Low | Nil | |
| Service Delivery | Medium | Not reallocating funds would leave houses uninhabitable. | |
| Political | Medium | Nil | |
| Asset | Medium | Nil | |
| Reputation | Medium | Nil | |

Proposed Risk Treatment

Endorsement of the reallocation of grant funds and the use of net housing sales revenue in Birdsville towards the construction of 4 houses would eliminate any risks.

Asset Management Plan Implications

The refurbishment of the former corporation houses was included in the Housing AMP as was the sale of surplus housing.

Financial and Resource Implications

For the 2021/22 budget there is no change to the budget.

Attachments:

Nil

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A (vii) Sale of Surplus Housing

Author

Leon Love, Chief Executive Officer

Executive Summary

A review of the implementation of the 2021/22 budget has been undertaken and an amended budget is presented for Council's consideration.

Recommendation

'That Council authorize the Chief Executive Officer to offer the following properties for sale by auction and engage an auctioneer:-

**27 Timor Street Bedourie, 3 Bedroom House (L2/SP314289), 931m²
29 Timor Street Bedourie, 3 Bedroom House (L1/SP314289), 1093m²
45 Frew Street, Birdsville, 3 Bedroom House (L2/SP111686), 1012m²
5 Coolibah Court Birdsville, 3 Bedroom House (6/CP862096), 643m²
1 Mineritchie Street Birdsville, 2 Bedroom House (L11/SP110060), 550m²**

Background

As contained in the recently adopted Housing Asset Management Plan, Council is to determine which housing is surplus and to subsequently auction the properties.

In Bedourie, it has been previously discussed the sale of 2 vacant properties both with 3 bedroom houses (23 & 25 Timor Street) which were acquired from the Bedourie Aboriginal Corporation and were considered surplus due to the extensive renovations required to bring them up to Council's standard. They would otherwise be suitable for the public to acquire and undertake renovations as they see fit.

In Birdsville 3 older properties are recommended for disposal. All are of timber construction and will within the short term require renovation. It is considered more appropriate to sell these properties, 2 of which are vacant.

None of the properties are 'community housing' constructed through funding from the Queensland Department of Housing meaning sale proceeds will be retained by Council.

The sale of the properties in Bedourie does not impact Council's operations and while the sale of 3 properties in Birdsville would make less housing available for rent by staff in the short term while the new housing is constructed and they would not be available for Council to use to accommodate staff/contractors needed to work during large events.

Consultation (Internal/External)

Governance & Compliance Manager – Ronald Fenner

Legal Implications

Local Government Regulation 2012

27 Valuable non-current asset contract—tenders or auction needed first

(1)

A local government can not enter into a valuable non-current asset contract unless it first—

(a) invites written tenders for the contract under section 228; or

(b) offers the non-current asset for sale by auction.

Policy Implications

Nil

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. | Surplus housing is not offered for sale. |

Risk Management Assessment

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|-----------------------------|----------------|--|-------------|
| Financial | Low | The disposal of older housing stock reduces council exposure to future maintenance costs | |
| Economic | Medium | Nil | |
| Technology | Medium | Nil | |
| People | Medium | Nil | |
| Legal and Compliance | Low | Nil | |
| Environmental | Medium | Nil | |
| Workplace and Public Safety | Low | Nil | |
| Service Delivery | Medium | There will be less housing available for rent | |
| Political | Medium | Nil | |
| Asset | Medium | The disposal of older housing stock reduces council exposure to future maintenance costs | |
| Reputation | Medium | Nil | |

Proposed Risk Treatment

Not Applicable

Asset Management Plan Implications

The recently adopted Housing Asset Management Plan identified that surplus older houses should be sold to fund the construction of additional housing.

Financial and Resource Implications

The amended budget will include the sale proceeds from the sale of these houses.

Attachments:

Nil

A (viii) Vacant Land - Birdsville

Author

Leon Love, Chief Executive Officer

Executive Summary

There has been a steady stream of sales and enquiry for vacant residential land in Birdsville in the past 12 months. A direction from Council on the future strategy regarding the sale of remaining land is sought.

Recommendation

'That Council consider developing a strategy for future residential land sales in Birdsville.'

Background

During the past 12 months the following vacant lots in Birdsville have sold to non-residents:

| Date | Address | \$ |
|----------------|----------------|--------|
| 11/08/2021 | 19 Jardine St | 13,500 |
| 28/10/2021 | 8 Mickerie St | 10,500 |
| 09/09/2021 | 13 Mickerie St | 9,750 |
| 14/10/2021 | 4 Artesian St | 9,000 |
| 28/10/2021 | 36 Jardine St | 5,850 |
| Under Contract | 9 Mickerie St | 9,750 |
| Under Contract | 11 Mickerie St | 9,750 |

At the moment there are 12 remaining Council owned vacant residential lots in Birdsville, excluding the 4 kept for the construction of new housing this year and 4 corner lots quarantined for future Council use. In the Birdsville west residential area, there are 22 vacant privately owned residential lots and numerous vacant lots in the eastern part of town.

The remaining Council lots for sale are indicated on the attached map and set out on the following table:

| Street Address | Lot/Plan | Area m2 | Current Sale Price \$ |
|----------------|--------------|---------|-----------------------|
| 4 Mickerie St | L45/SP110060 | 1089 | \$10,500 |
| 6 Mickerie St | L46/SP110060 | 1089 | \$10,500 |
| 42 Jardine St | L5/SP110060 | 836 | \$8,250 |
| 10 Mickerie St | L48/SP110060 | 1089 | \$10,500 |
| 12 Mickerie St | L49/SP110060 | 1089 | \$10,500 |
| 31 Jardine St | L37/SP110060 | 1089 | \$10,500 |
| 33 Jardine St | L38/SP110060 | 1089 | \$10,500 |
| 35 Jardine St | L39/SP110060 | 1089 | \$10,500 |
| 32 Jardine St | L10/SP110060 | 600 | \$5,850 |
| 3 Nardoo St | L32/SP110060 | 1000 | \$9,750 |
| 7 Nardoo St | L33/SP110060 | 1000 | \$9,750 |
| 11 Nardoo St | L34/SP110060 | 1000 | \$9,750 |

While wanting to encourage the sale of residential land, ultimately Council wants a house built on the land rather than see it left undeveloped. The continued sale of vacant residential land without housing construction will potentially result in all lots eventually being sold but no houses built. Therefore to build more houses, Council or private individuals would either need to purchase land that may be for sale from private owners or construct more residential land. The later is a time consuming and expensive process even when suitable land is identified and needs to be avoided at all costs.

To achieve a balance between the two, Council should consider other ways to encourage the sale of land and the construction of houses. The Quilpie model would be most suitable which would involve increasing the sale price of the land and providing a \$rebate where a house was fully constructed within say 2 years. No house, no rebate and Council retains the higher sale amount. It keeps the speculators

out of the market and provides an incentive to construct a house. Other concessions exist through rating where new house constructions can have rates and charges rebated fully for say 3 years. These are just a few options.

I'm suggesting that Council needs to consider its options now while there is still sufficient residential lots available rather than waiting until 'the horse has bolted'.

In the meantime perhaps a moratorium on the sale of land be put in place while Council considers its position.

Consultation (Internal/External)

Ron Fenner – Corporate and compliance Manager

Legal Implications

Council needs to meet its obligations under the Local Government Act in the disposal of land post auction.

Policy Implications

Council does not have a policy regarding the sale of residential land other than having set a price below the valuation price.

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 residential land for sale | Home ownership doesn't increase despite land sales. |

Risk Management Assessment

The risk to be avoided is all vacant residential land is sold and no houses are built on them

| Risk Category | Risk Tolerance | Summary of Risks Involved | Risk Rating |
|-----------------------------|----------------|---------------------------|-------------|
| Financial | Low | | |
| Economic | Medium | | |
| Technology | Medium | | |
| People | Medium | | |
| Legal and Compliance | Low | | |
| Environmental | Medium | | |
| Workplace and Public Safety | Low | | |
| Service Delivery | Medium | | |
| Political | Medium | | |

| | | | |
|------------|--------|--|--|
| Asset | Medium | | |
| Reputation | Medium | | |

Proposed Risk Treatment

Review/Develop a policy around sale of vacant residential land which encourages housing construction.

Asset Management Plan Implications

Not applicable

Financial and Resource Implications

Nil

Attachments:

Birdsville Vacant Land Map

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LATE ITEMS

A (ix) Confidential - Amended Budget 2021/22

COUNCILLORS BUSINESS

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