



SUSTAINABLY DEVELOPING THE OUTBACK

AGENDA

Late Items

Ordinary Council Meeting Monday, 17 November 2025

Date: Monday, 17 November 2025

Time: 9:00 am

Location: Birdsville Wirrarri Visitor Information Centre

**Julianne Meier
Chief Executive Officer**

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12 OFFICER REPORTS

12.2 Corporate Services Directorate

12.2.7 Betoota – Sale of Diamantina Shire Council-Owned Land

REPORT TYPE: OCM Decision Report

DIRECTORATE: Corporate Services

PRESENTED BY: N/A

AUTHOR(S): Jo-Ann Atkinson, Rates and Debtors Officer

AUTHORISER: Julianne Meier, Chief Executive Officer

ATTACHMENTS: 1. ATTACHMENT A – DSC-Owned Properties (Betoota) [↓](#)
2. ATTACHMENT B – MAP of DSC-Owned Properties (Betoota) [↓](#)

EXECUTIVE SUMMARY

This report seeks Council's consideration to progress the sale of selected Diamantina Shire Council-owned properties in Betoota by either public tender (Option A) or public expression of interest (EOI) (and then tender) (Option B) in accordance with the *Local Government Regulation 2012 (Qld)*.

Three of the subject parcels were previously resolved for sale by tender; however, the process did not proceed due to the absence of indicative pricing. This report recommends that Council reaffirm its intent to sell the three (3) properties and an additional thirteen (13) properties, authorise the Chief Executive Officer to obtain indicative valuations, and progress the disposal of land through either a tender or EOI process, providing flexibility and transparency while complying with legislative obligations.

RECOMMENDATION

1. That Council resolves:

Option A

- (a) To reaffirm Council's previous decision to sell the Diamantina Shire Council-owned properties in Betoota identified in *Attachment A (highlighted yellow)*;
- (b) To sell the additional Diamantina Shire Council-owned properties in Betoota identified in *Attachment A*;
- (c) To authorise the Chief Executive Officer to obtain indicative market valuations and to prepare and issue the necessary tender documentation in accordance with Sections 227 to 228 of the *Local Government Regulation 2012*;
- (d) To receive a further report to consider the evaluation outcomes and award of tender following the close of tender submissions.

OR

Option B

- (a) To reaffirm Council's previous decision to sell the Diamantina Shire Council-owned properties in Betoota identified in *Attachment A (highlighted yellow)*;

- (b) To sell the additional Diamantina Shire Council-owned properties in Betoota identified in *Attachment A*;
- (c) That it is in the public interest to invite expressions of interest (EOI) before inviting written tenders for the following reasons: -

<REASONS TO BE LISTED HERE>
- (d) To authorise the Chief Executive Officer to: -
 - I. Obtain indicative market valuations;
 - II. Prepare and issue the necessary EOI documentation in accordance with section 228 of the *Local Government Regulations 2012*;
 - III. Prepare a short list from the persons who respond to the EOI;
 - IV. Prepare the necessary tender documentation in accordance with Sections 227 and 228 of the *Local Government Regulations 2012*; and
 - V. Invite tenders from those persons.
- (e) To receive a further report to consider the evaluation outcomes and award of tender following the close of tender submissions.

BACKGROUND

A previous Council resolution (year unknown) approved the sale of selected DSC-owned properties in the Shire including three (3) properties located in Betoota. However, no indicative or reserve pricing was established at the time, and the matter did not progress to public invitation.

A comprehensive schedule of DSC-owned properties in Betoota is provided at *Attachment A*, with those previously resolved to sell clearly identified in yellow.

DISCUSSION

Under Part 3, Division 4 of the *Local Government Regulation 2012*, Council may dispose of valuable non-current assets, including land, by tender or by inviting expressions of interest.

The tender process ensures open competition and transparency. An expression-of-interest (EOI) process may be used where Council wishes to test market interest, encourage innovative proposals, or consider a range of development or sale outcomes prior to determining final sale conditions. If an EOI process is undertaken, Council will still need to proceed with a subsequent tender process by way of inviting tenders from a shortlist of those who replied to the EOI.

Council's intention is to obtain indicative market valuations to inform either process, ensuring fairness and compliance.

Advertising will occur through the Council's website, and other appropriate public channels in accordance with procurement and disposal procedures including those required under subsection 228(4) and (5) of the *Local Government Regulation 2012*.

STRATEGIC IMPLICATIONS

Corporate Plan 2022-2027

Theme

- 3 Our Economy
- 2 Our Community
- 4 Our Organisation

5 Our Infrastructure

Long Term Goal

- 3.3 Benefits from a growing population with full employment.
- 3.4 Is led by Council and the business community, together growing and diversifying business and industry opportunities.
- 2.2 Has a cost of living that is managed within Council's capacity.
- 2.5 Has significant private home ownership with all residents appropriately housed.
- 2.7 Is safe and crime free.
- 4.1 Is a sustainable and effective organisation.
- 4.2 Is engaged with its residents.
- 4.3 Is a leader in the region which supports regional cooperation, resource sharing and partnerships.
- 5.1 Is constructed and maintained in a sustainable manner which meets community needs.

POLICY

- Asset Disposal Policy – Policy Number 68 – Resolution Minute No. 2024.07.31-SM-21

LEGISLATION

- Local Government Act 2009 (Qld) – s. 104 (Sound contracting principles)
- Local Government Regulation 2012 (Qld) –
 - s. 226 – Deciding the method of disposal of valuable non-current assets
 - s. 227 – Application of division
 - s. 228 – Disposal by tender or auction
 - s. 228A – Disposal by inviting expressions of interest (EOI)

FINANCE AND RESOURCES

Indicative valuation, advertising, and conveyancing costs will be met from Council's operational budget.

Sale proceeds will be directed to Council's general fund or an appropriate reserve consistent with Council's budget framework.

CONSULTATION

Chief Executive Officer; Corporate Services; Town Planning and Engineering Services

RISK MANAGEMENT

Conducting the process by either tender or EOI, supported by indicative valuations and documented selection criteria, mitigates risks related to non-compliance, perceived bias, or undervaluation. Probity oversight will be maintained throughout the process.

TIMINGS/DEADLINES

- Council decision to proceed – Monday 17th November 2025

- Obtain indicative valuations – December 2025
- Prepare and advertise tender/EOI – February 2026
- If Option B is pursued and an EOI is undertaken, evaluate and prepare a short list from the persons who respond, and invite tenders from those persons – February 2026
- Close of submissions and evaluation of tenders – March 2026
- Report to Council for award/acceptance – April 2026

Timings are indicative only and will depend on when valuations are able to be obtained.

HUMAN RIGHTS CONSIDERATIONS

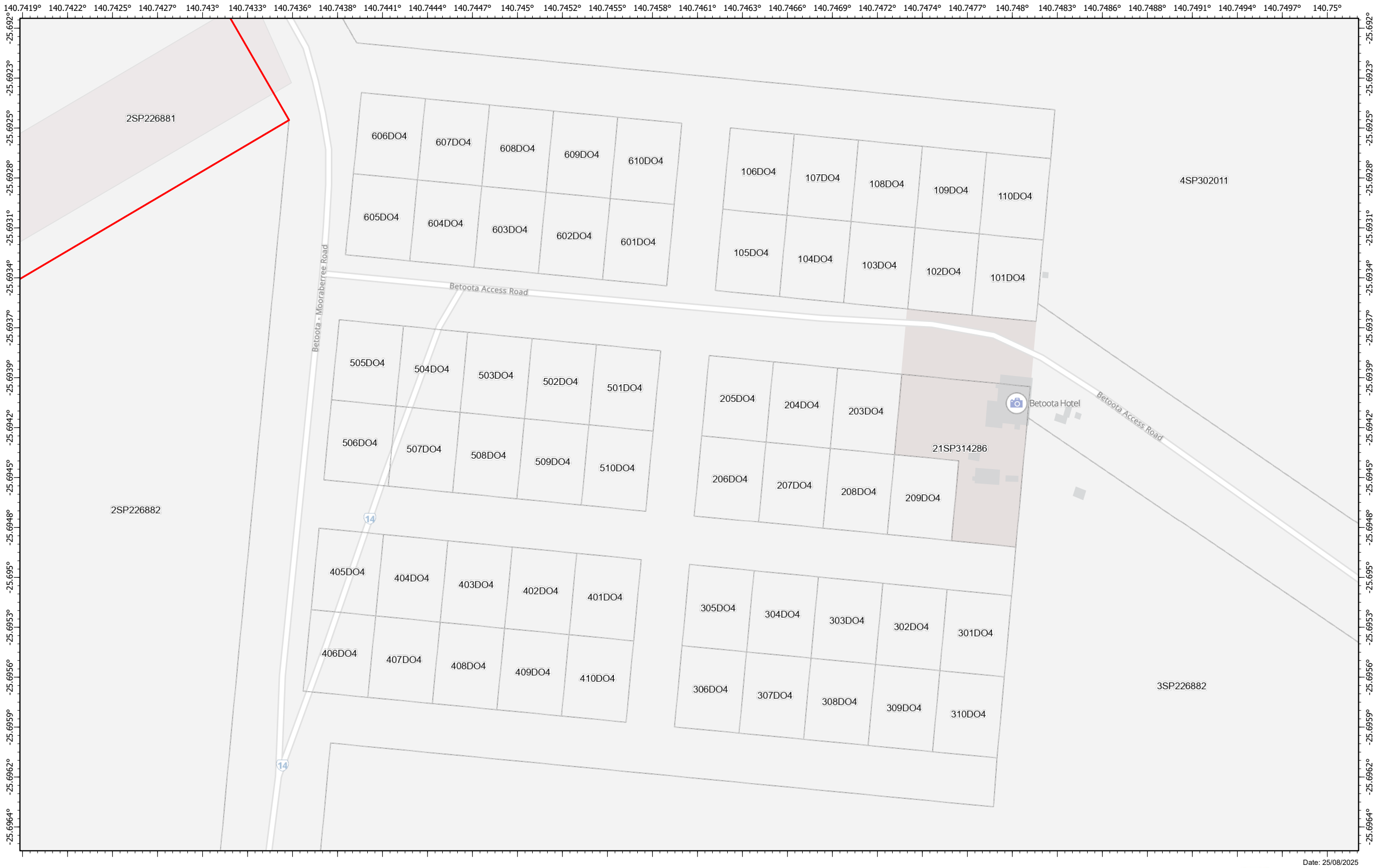
Under the Human Rights Act 2019, Council must not make a decision without considering and assessing the potential impact to human rights and giving consideration to any impacts before making a decision. Officers consider that there are no human rights implications relevant to Council's decision in this matter.

ALTERNATIVES CONSIDERED


Nil.

DSC OWNED PROPERTIES - BETOOTA

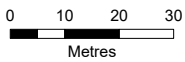
Assessment	Lot	Plan	Title Reference	Area	Address	Indicative Price
A111	608	DO4	10792050	2023m ²	DAROO STREET BETOOTA	
A111	603	DO4	10758119	2023m ²	694 BETOOTA ACCESS ROAD BETOOTA	
A111	602	DO4	10758118	2023m ²	694 BETOOTA ACCESS ROAD BETOOTA	
A113	610	DO4	10792052	2023m ²	18 DAROO STREET BETOOTA	
A81	106	DO4	10792021	2023m ²	22 DAROO STREET BETOOTA	
A78	103	DO4	10792019	2023m ²	678 BETOOTA ACCESS ROAD BETOOTA	
A83	110	DO4	12160072	2023m ²	38 DAROO STREET BETOOTA	
A107	507	DO4	10792046	2023m ²	5 MORNEY STREET BETOOTA	
A104	503	DO4	10785043	2023m ²	699 BETOOTA ACCESS ROAD BETOOTA	
A104	508	DO4	10792047	2023m ²	699 BETOOTA ACCESS ROAD BETOOTA	
A86	204	DO4	10792029	2023m ²	683 BETOOTA ACCESS ROAD BETOOTA	
A95	306	DO4	10792037	2023m ²	21 HADDON STREET BETOOTA	
A93	303	DO4	10792036	2023m ²	34 MORNEY STREET BETOOTA	
A93	302	DO4	10792035	2023m ²	34 MORNEY STREET BETOOTA	
A93	308	DO4	10792039	2023m ²	34 MORNEY STREET BETOOTA	
A98	310	DO4	10792040	2023m ²	37 HADDON STREET BETOOTA	




BETOOTA TOWNSHIP DIAMANTINA SHIRE COUNCIL OWNERSHIP MAP
as at 31 October 2025



Scale: 1:2,300



Metres



15 CONFIDENTIAL REPORTS

RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275 of the Local Government Act 2012:

15.4 EBA, Award Provisions and Financial Modelling

This matter is considered to be confidential under Section 254J(3) - b of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees.

15.5 Consideration of Industrial Instruments (EB) and Adequacy of Existing Award

This matter is considered to be confidential under Section 254J(3) - b of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees.