



**Minutes of the
Ordinary Council Meeting held on
Wednesday 26 November 2025 at
Council Chambers, 67 Herbert
Street, Bowen**

Council acknowledges and shows respect to the Traditional Custodian/owners in whose country we hold this meeting.

Councillors Present:

Ry Collins (Mayor/Chair), Michelle Wright (Deputy Mayor), Jan Clifford, Clay Bauman, John Collins, Gary Simpson, and John Finlay

Council Officers Present:

Warren Bunker (Chief Executive Officer); Julie Wright (Director Community Services and Facilitation); Neil McGaffin (Director Regional Strategy and Planning); Peter Shuttlewood (Acting Director Corporate Services); Gary Murphy (Director Infrastructure Services); Greg Martin (Communications and Marketing Manager); Craig Turner (Director Commercial Businesses), Tony Trace (Acting Director Capital Program and Network Planning), Norman Garsden (Manager Governance); Madeleine Bailey (Governance Administration Officer/Minute Taker)

Other Officers Present (Partial Attendance):

Troy Pettiford (Chief Operating Officer Whitsunday Water); Jared Hammond (Waste and Recycling)

The meeting commenced at 09:03am

The meeting adjourned for morning tea at 10:27am

The meeting reconvened from morning tea at 10:46am

The meeting adjourned for lunch at 1:06pm

The meeting reconvened from lunch at 1:35pm

The meeting concluded at 1:43pm

TABLE OF CONTENTS

1 APOLOGIES/LEAVE OF ABSENCE	5
2 CONDOLENCES	5
3 CONFIRMATION OF MINUTES	5
4 BUSINESS ARISING	6
4.1 Public Question Response - 29 October 2025	6
5 MAYORAL MINUTE	6
6 NOTICES OF MOTION	6
7 DEPUTATIONS	6
8 PETITIONS / QUESTIONS ON NOTICE	6
9 QUESTIONS FROM THE PUBLIC GALLERY	7
10 COMMITTEES REPORTS	8
10.1 16 September 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes	8
11 OFFICERS REPORTS	9
11.1 Q1 Operational Plan	9
11.2 20240509 - Request for Negotiated Decision Notice - Development Application for Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots - 4 Leeder Road, Preston -75SP232141	10
11.3 20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Road, Strathdickie	11
11.4 Donations, Sponsorships and Grants Approved October 2025	13
11.5 Regional Arts Development Fund (RADF) 2025/26 Funding Round 1 - October 2025	14
11.6 500.2023.0019 Prequalified Supplier Panel Arrangement for Trade Services (Refresh)	15
11.7 Sole Source Supplier Listing 2025/2026	17
11.8 Regional Strategy & Planning Quarterly Update July - September 2025	18
11.9 Community Services and Facilitation - Quarterly Report - July to September 2025 ...	18
11.10 New Lease - Hidden Court Storage Shed	19
11.11 Notification of Water Meter Reading Period	19
11.12 Monthly Finance Report	20
12 LATE REPORT ITEMS	21
13 CONFIDENTIAL MATTERS	21
13.1 September Quarter Business Activity Performance	22
13.2 Queens Beach Hub Licencing Opportunities	24

UNCONFIRMED

13.3	Residential Activation Fund Project Delivery Model.....	25
13.4	Outstanding Rates and Charges - Sale of Land - Report 1	26
13.5	Outstanding Rates and Charges - Sale of Land - Report 2	28
13.6	DELIVERY PARTNER GUARANTEE DEED - 2032 OLYMPIC AND PARALYMPIC GAMES	29
13.7	Strategic Land Purchase.....	30
14	MATTERS OF IMPORTANCE	31
15	CLOSURE OF MEETING	31

1 APOLOGIES/LEAVE OF ABSENCE

There were no apologies/leaves of absence requests for this meeting.

~~~~~

## 2 CONDOLENCES

To acknowledge and observe a minute silence for the recently deceased throughout the Whitsunday Region.

Cr Finlay acknowledged the passing of Danny Merrypor. Danny was a respected South Sea Islander in the Bowen community. Danny was a character, always having a laugh and wore tropical shirts around town. It was an honour to be with Danny during the cane production in the years that have gone by, and Danny always shared stories with Cr Finlay.

Cr Finlay acknowledged that it was an honour to be a part of Danny's South Sea Islander family and paid his tributes.

~~~~~

3 CONFIRMATION OF MINUTES

3.1 - Confirmation of Minutes

PURPOSE

At each Council meeting, the minutes of the previous meeting must be confirmed by the councillors present and signed by the person presiding at the later meeting. The Minutes of Council's Ordinary Council Meeting held on 29 October 2025 are provided for Council's review and confirmation.

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Meeting held on 29 October 2025.

RESOLUTION OM2025/11/26.1

Moved By: CR M WRIGHT

Seconded By: CR C BAUMAN

That Council confirms the Minutes of the Ordinary Meeting held on 29 October 2025.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

## 4 BUSINESS ARISING

### 4.1 - Public Question Response - 29 October 2025

The following matters were raised as business arising from the minutes of the previous meeting:

There was one public question submitted for the 29 October 2025 Ordinary Council Meeting by the below individual:

- Alison Day

The submitter read out their public questions. The questions were taken on notice, and the response was provided.

~~~~~

5 MAYORAL MINUTE

There was no mayoral minute for this meeting.

~~~~~

## 6 NOTICES OF MOTION

There were no notices of motion for this meeting.

~~~~~

7 DEPUTATIONS

There were no deputations for this meeting.

~~~~~

## 8 PETITIONS / QUESTIONS ON NOTICE

There were no petitions or questions on notice for this meeting.

~~~~~

QUESTION

Name: Jeff Boyle

Questions 1:

Why is the land productive agricultural land?

Questions 2:

Why doesn't community benefit exist?

Questions 3:

Why Does the Development create rural-residential density?

Questions 4:

Why does it create Negative impact on rural production?

Questions 5:

Why is Transport and parking non-compliance?

A response will be provided to the customer in due course and included in the next available Ordinary Council Meeting agenda under the business arising section.

~~~~~

**10.1 - 16 September 2025 - Unconfirmed Audit & Risk Committee Meeting Minutes****PURPOSE**

To confirm the Audit and Risk Committee Meeting Minutes held on 16 September 2025.

**OFFICER'S RECOMMENDATION**

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (**Attachment 10.1.1**) held on 16 September 2025.

**RESOLUTION OM2025/11/26.2**

Moved By: CR J FINLAY

Seconded By: CR R COLLINS (MAYOR)

That Council endorse the Unconfirmed Minutes of the Audit & Risk Committee Meeting (**Attachment 10.1.1**) held on 16 September 2025.

**MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~


Mayor Collins advised the meeting and the public that there is a Supplementary Confidential Report added to the agenda.

11 OFFICERS REPORTS

11.1 - Q1 Operational Plan

PURPOSE

To present Council with a statistical summary of progress against the 2025/2026 Operational Plan for the September quarter (Quarter One Review), highlighting achievements aligned with strategic goals and identifying areas requiring further attention.

OFFICER'S RECOMMENDATION

That Council receive the Operational Plan 2025/26 Quarter One Progress Report for the period to 30 September 2025 (**Attachment 11.1.1**).

RESOLUTION OM2025/11/26.3

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR C BAUMAN

That Council receive the Operational Plan 2025/26 Quarter One Progress Report for the period to 30 September 2025 (**Attachment 11.1.1**).

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

**11.2 – 20240509 – Request for Negotiated Decision Notice – Development Application for Development Permit for Reconfiguring of a Lot – One (1) Lot into Three (3) Lots - 4 Leeder Road, Preston – 75SP232141**

**PURPOSE**

To present the assessment of a request for negotiated decision notice and seek Council's determination.

**OFFICER'S RECOMMENDATION**

That Council refuses the request for Negotiated Decision Notice for the Development Permit for Reconfiguration of a Lot - One (1) Lot into Three (3) Lots at 4 Leeder Road, Preston.

**RESOLUTION OM2025/11/26.4**

Moved By: CR G SIMPSON

Seconded By: CR M WRIGHT

That Council part approve and part refuse the request for Negotiated Decision Notice for the Development Application for Development Permit for Reconfiguring of a Lot – One (1) Lot into Three (3) Lots at 4 Leeder Road, Preston, as follows:

- a) Approve the request to delete conditions 6.1 – 6.6.
- b) Refuse the request to delete condition 8.3

**MEETING DETAILS**

The motion was Carried 4 / 3.

**CARRIED**

~~~~~

11.3 - 20241198 - Development Application for Preliminary Approval (Variation Request) for Material Change of Use – Four Multiple Dwelling Units under the Boyle Family Development Scheme (BFDS) - 371 Strathdickie Road, Strathdickie

PURPOSE

To present the assessment of the Preliminary Approval (Variation Request) for Material Change of Use for Four Multiple Dwelling Units (four separate houses) in Strathdickie and seek Council's determination.

OFFICER'S RECOMMENDATION

That Council refuse the Development Application for a Preliminary Approval (Variation Request) for Material Change of Use for Four Multiple Dwelling Units, made by JA & JB Boyle Pty Ltd as Trustee, on L: 1 SP: 152054 and located at 371 Strathdickie Road Strathdickie, for the following reasons:

1. The proposal is not consistent with the Mackay, Isaac and Whitsunday Regional Plan in respect of rural residential development in an area which is not identified as a rural living area, compromising the intent of the regional plan to protect productive agricultural land.
2. There has been no demonstration that an overriding community need exists for the proposed development.
3. The proposal conflicts with the Whitsunday Regional Council Planning Scheme 2017 and cannot be conditioned to comply. Specifically:
 - a. The proposal is unable to comply with the Liveable Communities and Housing theme of the Strategic Intent as the proposal seeks to establish rural residential density on land zoned for rural purposes. The predicted demand and supply of rural residential land within the planning scheme area was modelled by the Whitsunday Regional Council Urban Growth Study and adequate land is zoned to accommodate the predicted demand.
 - b. The proposal is unable to comply with the Economic Growth theme of the Strategic Intent as the proposal adds no economic benefit to the region and negatively impacts rural production by further decreasing the agricultural capacity of the land and adjacent lands.
 - c. The proposed conflicts with the Rural Zone Code, specifically Overall Outcomes 1(a)–(c), 2 and 3(a), (b), (d), (f), (h), (i), and (j).
 - d. The proposal is not consistent with the Agricultural Land Overlay, specifically AO1.1/AO1.2/PO1, AO2.1/PO2 and Overall Outcome 1 and 2 (a)-(c), which does not support fragmentation and alienation of agricultural land, or the creation of contested land to existing agricultural uses.
 - e. The proposal is not consistent with the Transport and Parking Code, specifically AO1.1/ PO1 and AO2.1/PO2, as the development does not propose to provide an access for future development that ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users.
 - f. The proposal removes the site access requirements of the Development Manual without providing a suitable alternative.

PROCEDURAL MOTION - MATTER LIE ON THE TABLE OM2025/11/26.5

Moved by: CR J FINLAY

That the item lie on the table pending further discussion.

MEETING DETAILS:

The procedural motion was Carried 6 / 1

CARRIED

~~~~~

UNCONFIRMED

## 11.4 - Donations, Sponsorships and Grants Approved October 2025

### PURPOSE

To advise Council of the donations, sponsorships and grants up to \$20,000 provided for the month of October 2025.

### OFFICER'S RECOMMENDATION

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.1**.
2. Note the Financial Support for Donation and in-kind Donation applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.2**.
3. Note the Financial Support for Sponsorship applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.3**.
4. Note the Sport and Recreation Club Grant applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.4**.
5. Note the Donation on Council Fee applications approved for the month of October 2025 to the applicants identified in **Attachment 11.4.5**.

### RESOLUTION OM2025/11/26.6

Moved By: CR J COLLINS

Seconded By: CR M WRIGHT

That Council:

1. Note the Financial Support for Junior Elite Athlete Grant applications approved for the month of October 2025 to the applicants identified in Attachment 11.4.1.
2. Note the Financial Support for Donation and in-kind Donation applications approved for the month of October 2025 to the applicants identified in Attachment 11.4.2.
3. Note the Financial Support for Sponsorship applications approved for the month of October 2025 to the applicants identified in Attachment 11.4.3.
4. Note the Sport and Recreation Club Grant applications approved for the month of October 2025 to the applicants identified in Attachment 11.4.4.
5. Note the Donation on Council Fee applications approved for the month of October 2025 to the applicants identified in Attachment 11.4.5.

### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

11.5 - Regional Arts Development Fund (RADF) 2025/26 Funding Round 1 - October 2025

PURPOSE

For Council to consider the funding for the Regional Arts Development Fund (RADF) grant applications for Round 1 of the 2025/26 Program, as recommended by the RADF Advisory Committee.

OFFICER'S RECOMMENDATION

That Council:

1. Receive the minutes from the Regional Arts Development Fund (RADF) Local Advisory Committee.
2. Approve the payment of Regional Arts Development Fund (RADF) grants (subject to conditions) – for Round 1 as recommended to Council by the RADF Advisory Committee to assist the following recipients:
 - a. Artists Run Initiative (ARI) Whitsundays - \$5,499
 - b. Artists Connect Inc. - \$3,060
 - c. Felicity Chapman - \$3,850
 - d. Holly Daniel - \$4,300
 - e. Annette Oosterhof - \$5,500

RESOLUTION OM2025/11/26.7

Moved By: CR J CLIFFORD

Seconded By: CR C BAUMAN

That Council:

1. Receive the minutes from the Regional Arts Development Fund (RADF) Local Advisory Committee.
2. Approve the payment of Regional Arts Development Fund (RADF) grants (subject to conditions) – for Round 1 as recommended to Council by the RADF Advisory Committee to assist the following recipients:
 - a. Artists Run Initiative (ARI) Whitsundays - \$5,499
 - b. Artists Connect Inc. - \$3,060
 - c. Felicity Chapman - \$3,850
 - d. Holly Daniel - \$4,300
 - e. Annette Oosterhof - \$5,500

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

## **11.6 - 500.2023.0019 Prequalified Supplier Panel Arrangement for Trade Services (Refresh)**

### **PURPOSE**

To present to Council for consideration the Evaluation Panel's recommendation to award the contract 500.2023.0019 Prequalified Supplier Arrangements for Trade Services (Refresh).

### **OFFICER'S RECOMMENDATION**

That Council award Contract 500.2023.0019 Prequalified Supplier Arrangements for Trade Services (Refresh) to the following Tenderers for 11-month contract period (with an additional twelve-month extension at Council discretion):

1. Airlie Plumbing Industries Pty Ltd
2. A B Ogden Whitsundays Pty Ltd T/A Ash Electrical Whitsundays
3. D.M Burgess & M.L Burgess T/A BEP Engineering and Maintenance
4. Bowen Industrial Hire Pty Ltd
5. Whitsunday Auto Group Pty Ltd T/A Bowen Mazda
6. Camm Building Group Pty Ltd
7. CM Maintenance Pty Ltd
8. Coral Coast Power Pty Ltd
9. CQ Diesel Fitting Pty Ltd
10. Fiddlers Green Landscaping Pty Ltd T/A Dirtscapes Outdoor Developments (existing Supplier submitted for Irrigation Category)
11. Faust Electrical & Refrigeration Pty Ltd
12. Hiline Tree Services Pty Ltd
13. Ipower Industries Pty Ltd
14. IWG Investments Pty Ltd T/A ARS Whitsunday
15. Airlete Comfort Pty Ltd T/A Kilowatts & Cool
16. Lisa Christofersen T/A Thrive Garden Services
17. Mdiv Solutions Pty Ltd
18. Greg Alexander T/A Out on a limb Tree Services
19. Pluto Contracting Pty Ltd T/A Price Brothers Contracting
20. Green Energy Technologies
21. Water Infrastructure Services Pty Ltd
22. The Trustee for Zero Asset Trust T/A Zero Asbestos

### **RESOLUTION OM2025/11/26.8**

**Moved By: CR M WRIGHT**

**Seconded By: CR J COLLINS**

That Council award Contract 500.2023.0019 Prequalified Supplier Arrangements for Trade Services (Refresh) to the following Tenderers for 11-month contract period (with an additional twelve-month extension at Council discretion):

1. Airlie Plumbing Industries Pty Ltd
2. A B Ogden Whitsundays Pty Ltd T/A Ash Electrical Whitsundays
3. D.M Burgess & M.L Burgess T/A BEP Engineering and Maintenance
4. Bowen Industrial Hire Pty Ltd
5. Whitsunday Auto Group Pty Ltd T/A Bowen Mazda

- UNCONFIRMED
6. Camm Building Group Pty Ltd
  7. CM Maintenance Pty Ltd
  8. Coral Coast Power Pty Ltd
  9. CQ Diesel Fitting Pty Ltd
  10. Fiddlers Green Landscaping Pty Ltd T/A Dirtscapes Outdoor Developments  
(existing Supplier submitted for Irrigation Category)
  11. Faust Electrical & Refrigeration Pty Ltd
  12. Hiline Tree Services Pty Ltd
  13. Ipower Industries Pty Ltd
  14. IWG Investments Pty Ltd T/A ARS Whitsunday
  15. Airlete Comfort Pty Ltd T/A Kilowatts & Cool
  16. Lisa Christofersen T/A Thrive Garden Services
  17. Mdiver Solutions Pty Ltd
  18. Greg Alexander T/A Out on a limb Tree Services
  19. Pluto Contracting Pty Ltd T/A Price Brothers Contracting
  20. Green Energy Technologies
  21. Water Infrastructure Services Pty Ltd
  22. The Trustee for Zero Asset Trust T/A Zero Asbestos

#### MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~


11.7 - Sole Source Supplier Listing 2025/2026

PURPOSE

To present Council with the updated listing of Sole Suppliers for consideration and approval in accordance with section 235 of the Local Government Regulation 2012.

EXECUTIVE SUMMARY

This report presents Council with an updated listing of Sole Suppliers for the 2025/26 financial year, in accordance with section 235 of the Local Government Regulation 2012. The listing has been reviewed to reflect changes in supplier availability and operational requirements. Sole Supplier arrangements are proposed where goods or services are uniquely available from a single provider or where specialised or confidential services make competitive procurement impractical. The updated register ensures Council can continue to meet its service delivery obligations efficiently while remaining compliant with legislative procurement requirements.

OFFICER'S RECOMMENDATION

That Council:

- a) Resolves in accordance with section 235(a) and 235(b) of the *Local Government Regulation 2012* that it is satisfied that the nominated suppliers listed in **Attachment 11.7.1** of the Report are Sole Suppliers and that they be added to the Sole Supplier Register for the 2025/26 financial year; and
- b) Delegates authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to enter into contracts, negotiate, finalise, and execute any and all matters associated with or in relation to Sole Suppliers subject to Council's normal procurement policies and practices.

RESOLUTION OM2025/11/26.9

Moved By: CR R COLLINS (MAYOR)

Seconded By: CR C BAUMAN

That Council:

- a) Resolves in accordance with section 235(a) and 235(b) of the *Local Government Regulation 2012* that it is satisfied that the nominated suppliers listed in Attachment 11.7.1 of the Report are Sole Suppliers and that they be added to the Sole Supplier Register for the 2025/26 financial year; and
- b) Delegates authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to enter into contracts, negotiate, finalise, and execute any and all matters associated with or in relation to Sole Suppliers subject to Council's normal procurement policies and practices.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

The meeting adjourned for morning tea at 10:27am

The meeting reconvened from morning tea at 10:46am

## **11.8 - Regional Strategy & Planning Quarterly Update July - September 2025**

### **PURPOSE**

To provide advice and a summary of the Regional Strategy & Planning Directorate for the period of July to September 2025.

### **OFFICER'S RECOMMENDATION**

That Council note the Regional Strategy & Planning Directorate report (**Attachment 11.8.1**) for the period of July to September 2025.

### **RESOLUTION OM2025/11/26.10**

Moved By: **CR J FINLAY**

Seconded By: **CR C BAUMAN**

That Council note the Regional Strategy & Planning Directorate report (**Attachment 11.8.1**) for the period of July to September 2025.

### **MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

11.9 - Community Services and Facilitation - Quarterly Report – July to September 2025

PURPOSE

The purpose of this report is to set out an account of statistics pertaining to the functions of each branch within the Community Services and Facilitation Directorate for Quarter One of the 2025-2026 financial year.

OFFICER'S RECOMMENDATION

That Council receive the Community Services and Facilitation Quarterly Report (Q1) (**Attachment 11.9.1**) for 2025/2026.

RESOLUTION OM2025/11/26.11

Moved By: **CR J COLLINS**

Seconded By: **CR J CLIFFORD**

That Council receive the Community Services and Facilitation Quarterly Report (Q1) (**Attachment 11.9.1**) for 2025/2026.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

### 11.10 - New Lease - Hidden Court Storage Shed

#### PURPOSE

To seek Council approval to negotiate and execute a new part of land five (5) year peppercorn lease following a request received from Great Barrier Reef Festival Inc. for the storage shed situated at 5-9 Hidden Court, Cannonvale.

#### OFFICER'S RECOMMENDATION

That Council authorise the Chief Executive Officer to enter into negotiations and execute a five (5) year peppercorn lease with Great Barrier Reef Festival Inc. for part of shed located on Lot 194 on SP 225392 also known as 5-9 Hidden Court, Cannonvale in accordance with Section 236 1(b)(ii), 1(e) & 2 of the *Local Government Regulation 2012*.

#### RESOLUTION OM2025/11/26.12

Moved By: CR C BAUMAN

Seconded By: CR J CLIFFORD

That Council authorise the Chief Executive Officer to enter into negotiations and execute a five (5) year peppercorn lease with Great Barrier Reef Festival Inc. for part of shed located on Lot 194 on SP 225392 also known as 5-9 Hidden Court, Cannonvale in accordance with Section 236 1(b)(ii), 1(e) & 2 of the *Local Government Regulation 2012*.

## MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

11.11 - Notification of Water Meter Reading Period

PURPOSE

To obtain a resolution for the declaration of the date for the reading of water meters in the first half of the financial year 2025/26.

OFFICER'S RECOMMENDATION

That Council declare the water meter reading date to be 19th December 2025 for the commencement of reading the water meters for the billing period.

RESOLUTION OM2025/11/26.13

Moved By: CR M WRIGHT

Seconded By: CR J CLIFFORD

That Council declare the water meter reading date to be 19th December 2025 for the commencement of reading the water meters for the billing period.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

### 11.12 - Monthly Finance Report

#### PURPOSE

To inform Council of the current unaudited financial performance and position for the reporting period.

#### OFFICER'S RECOMMENDATION

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 31<sup>st</sup> October 2025.

#### RESOLUTION OM2025/11/26.14

Moved By: CR J CLIFFORD

Seconded By: CR M WRIGHT

That Council receive the Monthly Financial Report, including the Unaudited Financial Statements for the period ended 31<sup>st</sup> October 2025 noting that:

1. page 370 has an error regarding what is committed to our suppliers; and
2. clarification be provided regarding staff on-costs

#### MEETING DETAILS

The motion was Carried 7 / 0

CARRIED

~~~~~

12 LATE REPORT ITEMS

There were no late reports for this meeting.

~~~~~

## 13 CONFIDENTIAL MATTERS

Reports on Confidential Matters will be distributed to Councillors in a separate Confidential Agenda document prior to the meeting.

Prior to the closure of the open meeting, Cr John Finlay declared a prescribed conflict of interest for item 13.4 regarding Outstanding Rates and Charges – Sale of Land – Report 1.

Cr John Finlay left the room during the closed session at 12:49pm and returned to the room during the closed session at 12:52pm.

Prior to the closure of the open meeting, Cr Gary Simpson declared a prescribed conflict of interest for item 13.7 regarding Strategic Land Purchase.

Cr Gary Simpson left the room during the closed session at 1:02pm and returned to the room during the closed session at 1.35pm.

~~~~~

PROCEDURAL MOTION – CLOSURE OF MEETING (CONFIDENTIAL SESSION) OM2025/11/26.15

Moved by: CR J CLIFFORD

Seconded by: CR M WRIGHT

That Council close the meeting to the public at 12:58pm in accordance with Section 254J of the Local Government Regulations 2012 for closed meetings, for the purpose of discussing the following items and the reasons for going into closed session:

13.1 September Quarter Business Activity Performance

- (e) *legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.*

13.2 Queens Beach Hub Licencing Opportunities

- (g) *negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

13.3 Residential Activation Fund Project Delivery Model

- (g) *negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

13.4 Outstanding Rates and Charges - Sale of Land - Report 1

- (d) *Rating Concessions*

13.5 Outstanding Rates and Charges - Sale of Land - Report 2

– (d) Rating Concessions

13.6 Delivery Partner Guarantee Deed - 2032 Olympic and Paralympic Games

– (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

13.7 Strategic Land Purchase

– (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

MEETING DETAILS:

The procedural motion was Carried 7 / 0

CARRIED

~~~~~

**PROCEDURAL MOTION - REOPEN MEETING OM2025/11/26.16**

**Moved by: CR J CLIFFORD**

**Seconded by: CR J COLLINS**

**That Council reopen the meeting to the general public at 1.35pm.**

**MEETING DETAILS:**

The motion was Carried 7 / 0

**CARRIED**

~~~~~

The meeting adjourned for lunch during the confidential session at 1:06pm.

The meeting reconvened from lunch at 1:35pm.

13.1 - September Quarter Business Activity Performance

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
- (e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.*
 - (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

RESOLUTION OM2025/11/26.17

Moved By: CR J CLIFFORD

Seconded By: CR C BAUMAN

That Council:

- (a) Receive the legal status update for the quarter; and**
- (b) Receive the business performance update for Commercial, Utilities and General**

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~

#### **RESOLUTION OM2025/11/26.18**

**Moved By: CR J FINLAY**

**Seconded By: CR J CLIFFORD**

**That the CEO release the quarterly financials for the general fund, water, sewerage and waste businesses as part of the quarterly report.**

#### **MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

13.2 - Queens Beach Hub Licencing Opportunities

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - ***(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.***

RESOLUTION OM2025/11/26.19

Moved By: CR M WRIGHT

Seconded By: CR J FINLAY

That Council authorise the Chief Executive Officer to enter negotiations and execute a Licence Agreement(s) with South Sea Voyagers Collective Ltd & Queens Beach Outriggers and Bowen Potters Group and endorses entering into a 1 + 1 year Licence Agreement with the successful proponent(s), subject to performance and Council requirements.

MEETING DETAILS

The motion was Carried 7 / 0.

CARRIED

~~~~~



### 13.3 - Residential Activation Fund Project Delivery Model

#### CONFIDENTIAL

#### **S254J Local Government Regulation 2012 - Closed Meetings**

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
- (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

#### **RESOLUTION OM2025/11/26.20**

**Moved By: CR R COLLINS (MAYOR)**

**Seconded By: CR J CLIFFORD**

That Council invites Expression of Interest prior to inviting tenders in accordance with section 228 (3) of the *Local Government Regulation 2012* for the Residential Activation Fund (RAF) Projects as this is in the public interest due to the benefit to Council as this will:

- a) Market Sounding to understand the current capacity and capability
- b) Gauge if there is sufficient Interest in the project
- c) Reduction in tendering costs for Council and contractors
- d) Risk Management determining the next stage approach

That Council prepare a Tender Consideration Plan (TCP) in accordance with section 230 (2) of the *Local Government Regulation 2012* for the Residential Activation Fund (RAF) Project and other identified capital projects. The TCP will include:

- a) the objectives of the plan; and
- b) how the objectives are to be achieved; and
- c) how the achievement of the objectives will be measured; and
- d) any alternative ways of achieving the objectives, and why the alternative ways were not adopted; and
- e) the proposed terms of the contract for the goods or services; and
- f) a risk analysis of the market from which the goods or services are to be obtained.

#### **MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

Cr John Finlay declared a prescribed conflict of interest in item 13.4 regarding Outstanding Rates and Charges - Sale of Land - Report 1 as defined by section 150EL of the *Local Government Act 2009*, due to the following:

The nature of the councillor's relationship with the entity: An owner of an assessment listed in the report has a business membership with SSB Partners.

Details of the councillors, and any other entity's, interest in the matter: Cr John Finlay is a manager at SSB Partners.

As a result of this conflict of interest, Cr Finlay advised that he will leave the meeting and take no part in the discussion or decision making of this matter.

Cr Finlay left the room at 1:39pm.

~~~~~

### 13.4 - Outstanding Rates and Charges - Sale of Land - Report 1

#### CONFIDENTIAL

#### **S254J Local Government Regulation 2012 - Closed Meetings**

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*

– (d) *rating concessions.*

#### **RESOLUTION OM2025/11/26.21**

Moved By: CR J CLIFFORD

Seconded By: CR M WRIGHT

That Council commence the sale of land proceedings for the properties listed in Schedule 1 for overdue rates and charges in accordance with section 140 of the *Local Government Regulation 2012*:

#### **Schedule 1:**

| Assessment | RPD                                                                                                                                                                                   |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1205356    | L B SM 52 T TL242089/RES2, L 136 SM 804305 T GHPL2129<br>Lot A SM63 T/L212487 RES 2 is part of Lot 5 Crown Plan SM 70<br>Lot B SM52 T/L216692 Res 2 is part of Lot 5 Crown Plan SM 70 |
| 1205904    | L 26 CP MPH 13504                                                                                                                                                                     |
| 1205960    | L 42 CP MPH 13504                                                                                                                                                                     |
| 1302613    | L 15-16 CPB 6663                                                                                                                                                                      |
| 1102475    | L 17 SP 121164                                                                                                                                                                        |
| 1201834    | L 2 RP 728430                                                                                                                                                                         |
| 1204395    | L 1 CP RL6993 T RL6993, L 2 RP 746050 Cov 714265824                                                                                                                                   |
| 1205735    | L 14 CP MPH13512 Term Lease NCL201549                                                                                                                                                 |
| 1104722    | L 19 RP 844353                                                                                                                                                                        |

|         |                               |
|---------|-------------------------------|
| 1108810 | L 1 SP 163583 & Easement C    |
| 1104260 | L 2 RP 718914                 |
| 1301629 | L 40 SP 271824                |
| 1104226 | L 13 RP 737371                |
| 1208948 | L 35 SP 172267                |
| 1202596 | L 1 RP 714408                 |
| 1205640 | L 303 SP 312213               |
| 1202892 | L 1 RP 714318                 |
| 1206175 | L 65 MPH 13509                |
| 1202472 | L 1 RP 718788                 |
| 1208741 | L 151 MPH 13508               |
| 1101169 | L 5 BUP 70173                 |
| 1205631 | L 53 CP C74010                |
| 1107945 | L 22 SP 142568                |
| 1301873 | L 25 SP 253581 T & Easement T |
| 1204425 | L 18 RP 734370                |

## MEETING DETAILS

The motion was Carried 6 / 0.

**CARRIED**

~~~~~

Cr Finlay returned to the room at 1:40pm.

13.5 - Outstanding Rates and Charges - Sale of Land - Report 2

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
- *(d) rating concessions.*

RESOLUTION OM2025/11/26.22

Moved By: CR G SIMPSON

Seconded By: CR J CLIFFORD

**That Council commence the sale of land proceedings for the properties listed in Schedule 1 for overdue rates and charges in accordance with section 140 of the *Local Government Regulation 2012*:
Schedule 1**

Assess	Lot and Plan
1200772	L 44 RP 721979
1208778	L 196 RP 705709
1201624	L 221 - 222 RP 705709
1201686	L 121 -122 RP 705709
1101387	L 105 RP 733406

MEETING DETAILS

The motion was Carried 6 / 1.

CARRIED

~~~~~

## 13.6 - DELIVERY PARTNER GUARANTEE DEED - 2032 OLYMPIC AND PARALYMPIC GAMES

### CONFIDENTIAL

#### **S254J Local Government Regulation 2012 - Closed Meetings**

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
  - (g) *negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.*

#### **RESOLUTION OM2025/11/26.23**

**Moved By: CR R COLLINS (MAYOR)**

**Seconded By: CR J CLIFFORD**

**That Council authorise the Chief Executive Officer to execute the Brisbane 2032 Olympic and Paralympic Games Delivery Partner Guarantee Deed with the Queensland Department of Sport, Racing and Olympic and Paralympic Games.**

#### **MEETING DETAILS**

The motion was Carried 7 / 0.

**CARRIED**

~~~~~

Cr Gary Simpson declared a prescribed conflict of interest in item 13.7 regarding Strategic Land Purchase as defined by section 150EL of the *Local Government Act 2009*, due to the following:

For an application for which a submission has been made—the matters the subject of the application and submission; Cr Gary Simpson is a close associate of the applicant.

The nature of the councillor's relationship with the entity: Cr Gary Simpson is a close associate of the applicant.

As a result of this conflict of interest, Cr Gary Simpson advised that he will leave the meeting and take no part in the discussion or decision making of this matter.

Cr Gary Simpson left the room at 1:41pm

13.7 - Strategic Land Purchase

CONFIDENTIAL

S254J Local Government Regulation 2012 - Closed Meetings

- (1) *A local government may resolve that all or part of a meeting of the local government be closed to the public.*
- (3) *However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—*
 - ***(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.***

RESOLUTION OM2025/11/26.24

Moved By: CR C BAUMAN

Seconded By: CR J CLIFFORD

That:

1. Council is satisfied that acquiring a parcel of land in fee simple in Cannonvale is necessary for the performance of Council's functions relevant to its management of assets and delivering effective services to its community; and
2. Council delegates to the Chief Executive Officer all powers to:
 - a) enter into negotiations and finalise, on behalf of Council, to acquire a parcel of land in fee simple in Cannonvale; and
 - b) take any incidental steps to gain approvals under legislation for the arrangement if required.

MEETING DETAILS

The motion was Carried 6 / 0.

CARRIED

Cr Simpson returned to the meeting at 1:42pm.

14 MATTERS OF IMPORTANCE

There were no matters of importance at this meeting.

~~~~~

**15 CLOSURE OF MEETING**

The Meeting closed at 1:43pm.

Confirmed as a true and correct recording this 10 December 2025.

---

**Cr Ry Collins**

**MAYOR**