

NOTICE OF MEETING & AGENDA

Ordinary Meeting

Wednesday 8 September 2021

Injune Memorial Hall

NOTICE OF MEETING

Date: 30 August 2021

Mayor:

Councillor T D Golder

Deputy Mayor:
Councillors:

Councillor G B McMullen
Councillor J R P Birkett
Councillor M C Edwards
Councillor J L Guthrie
Councillor J M Hancock
Councillor W L Ladbrook
Councillor C J O'Neil
Councillor W M Taylor

Chief Executive Officer:

Ms Julie Reitano

Executive Management:

Mr Rob Hayward (Deputy Chief Executive Officer/Director
Development, Facilities & Environmental Services)
Ms Sharon Frank (Director Corporate & Community Services)

Attached is the agenda for the **Ordinary Meeting** to be held at the Injune Memorial Hall on **8 September, 2021 at 9.00AM.**



Julie Reitano
Chief Executive Officer

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Status Reports

Next General Meeting

- To be held at the Roma Administration Centre on 22 September 2021.

Confidential Items

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items that it's Councillors or members consider it necessary to close the meeting.

C Confidential Items**C.1 Application for Conversion of Tenure - Lot 5 on KE65**

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

C.2 Application for Conversion of Tenure - Lot 2 on TM26

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

C.3 Applications for Conversion of Tenure - Lot 393 on PH102; Lot 1694 on SP276268; Lot 4 on DL443; Lot 3 on DL439; Lots 91 - 93 on DL175

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

C.4 Proposed Acquisition of Land - Lot 314 on I7182

Classification: Closed Access

Local Government Regulation 2012 Section 254J(3)(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.

C.5 Request to Waiver Water Costs - Assessment 14016893

Classification: Closed Access

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Prepared by: Mayor

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Prepared by: Mayor

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Prepared by: Mayor

Closure

MINUTES OF THE ORDINARY MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 25 AUGUST 2021 SCHEDULED TO COMMENCE AT 9.00AM

ATTENDANCE

Mayor Cr. T D Golder chaired the meeting (from 9.20am – 7.14pm) with Deputy Mayor Cr. G B McMullen (who at times took the role of Acting Chair during the Mayor's absence), Cr. J R P Birkett, Cr. M C Edwards (from 9.06am – 7.14pm), Cr. J L Guthrie, Cr. J M Hancock, Cr. W L Ladbrook, Cr. C J O'Neil (In person from 9.06am – 10.28am, and by telephone from 11.58am – 7.21pm), Cr. W M Taylor, Chief Executive Officer – Julie Reitano, and Minutes Officer – Kelly Rogers in attendance.

AS REQUIRED

Deputy Director / Strategic Road Management – Cameron Hoffmann, Manager Facilities (Land, Buildings & Structures) – Tanya Mansfield, Manager Economic & Community Development – Ed Sims, Manager Water, Sewerage & Gas – Graham Sweetlove, Manager Planning & Building Development – Danielle Pearn, Manager Environment, Health, Waste & Rural Land Services – Sandra (Kay) Crosby, Rural Land Services & Funding Officer / Team Coordinator – Kent Morris.

WELCOME

The Deputy Mayor and Acting Chair welcomed all present and declared the meeting open at 9.06am, advising that the Mayor would be a late arrival (approximately 15 minutes) for the meeting.

CONFIRMATION OF MINUTES

Resolution No. OM/08.2021/46

Moved Cr Edwards

Seconded Cr Ladbrook

That the minutes of the Ordinary Meeting held on 11 August 2021 be confirmed.

CARRIED

8/0

Responsible Officer

Lead Officer – Elected Members & Community Engagement

Resolution No. OM/08.2021/47

Moved Cr Taylor

Seconded Cr Guthrie

That the minutes of the Special Meeting held on 18 August 2021 be confirmed.

CARRIED

8/0

Responsible Officer

Lead Officer – Elected Members & Community Engagement

ON THE TABLE

The following item was laid on the table at a previous meeting:

- L.10 - Recruitment Policy – Local Area Directors (This item was updated by Council to be discussed as part of the confidential agenda (Refer Item LC.6). The title of this report was also updated as part of the move to the confidential agenda and then following those discussions.

BUSINESS

CORPORATE & COMMUNITY SERVICES

Item Number: 11.1 File Number: D21/57826

SUBJECT HEADING: COMMUNITY FEEDBACK FOR A SURAT WATER TOWER MURAL

Officer's Title: Local Development Officer - Surat

Executive Summary:

This report contained the response from the Surat community "Have your say" for the concept of painting a mural on the Surat water tower.

Resolution No. OM/08.2021/48

Moved Cr Hancock

Seconded Cr Guthrie

That Council:

1. Receive and note the officer's report as presented.
2. Not progress with the concept of painting a mural on the water tower at this time, noting the community's feedback regarding other priorities.

[Wording amended by Cr Hancock, following a suggestion from Cr Guthrie to include a second point, and further discussions with Councillors and the Chief Executive Officer].

CARRIED

8/0

Responsible Officer

Local Development Officer - Surat

Item Number: 11.2 File Number: D21/66236

SUBJECT HEADING: MONTHLY FINANCIAL REPORT AS AT 31 JULY 2021

Officer's Title: Program Funding & Budget Coordinator

Executive Summary:

The purpose of this report was for the Chief Executive Officer to present the monthly financial report to Council in accordance with section 204 of the Local Government Regulation 2012 for the period ended 31 July 2021.

Resolution No. OM/08.2021/49

Moved Cr O'Neil

Seconded Cr Birkett

That the Monthly Financial Report for the period ended 31 July 2021 be received and noted.

CARRIED

8/0

Responsible Officer

Program Funding & Budget Coordinator

INFRASTRUCTURE SERVICES**Item Number:** 12.1**File Number:** D21/62895**SUBJECT HEADING:** REGISTER OF PRE-QUALIFIED SUPPLIERS FOR WET HIRE OF EQUIPMENT - ADDITIONAL SUPPLIER.**Officer's Title:** Manager - Procurement & Plant

Executive Summary:

The report for the addition of suppliers to the Register of Pre-qualified suppliers for the wet hire of equipment was presented at the Council meeting of the 14 July 2021. Unfortunately, a supplier was missed from the list of recommended suppliers.

This report proposed a correction of that error and requested that Council approve the addition of another local supplier to the Register.

Resolution No. OM/08.2021/50**Moved Cr McMullen****Seconded Cr Ladbrook****That:**

1. Council approve the addition of RK Fitting & Fabrication Pty Ltd to the Register of Pre-qualified Suppliers for the Wet Hire of Equipment established in accordance with s232 of the *Local Government Regulation 2012* under the following sub-panels:
 - Skid Steer Loader
 - Truck – Rigid
 - Haulage – Flat Tops/Drop Decks
2. Pre-qualification for this business remains current until 30 November 2021.
3. Council authorise the Chief Executive Officer (or delegate) to enter into a Deed of Agreement with RK Fitting & Fabrication Pty Ltd formalising the terms and conditions detailed in the draft agreement.

CARRIED

8/0

Responsible Officer**Manager - Procurement & Plant****Item Number:** 12.2**File Number:** D21/65903**SUBJECT HEADING:** ROMA URBAN WATER SECURITY ASSESSMENT**Officer's Title:** Manager - Water, Sewerage & Gas

Executive Summary:

The Department of Regional Development, Manufacturing and Water carried out an assessment of the Roma water security. The attached report provided the findings of this report, that they request Council endorse and upload on our website.

Resolution No. OM/08.2021/51

Moved Cr Ladbrook

Seconded Cr Edwards

That Council:

1. Endorse the release of this report by the Department of Regional Development, Manufacturing and Water.
2. Upload the report to the Council website.

CARRIED

8/0

Responsible Officer

Manager - Water, Sewerage & Gas

Item Number:

12.3

File Number: D21/66322

SUBJECT HEADING:

LATEMORES ROAD - ADDITIONAL MATERIAL REQUIRED

Officer's Title:

**Deputy Director / Strategic Road Management
Assets Officer - Transport Network**

Executive Summary:

As part of a recent Ordinary Meeting, Council resolved to add a new section of road, being Latemores Road (east of Roma), to Council's Rural Road Register.

As part of the addition, works were completed on the road to instate some formation to help improve the overall safety and function of the road.

This report outlined the details and a brief history of the request and a recommendation for Council's consideration.

Resolution No. OM/08.2021/52

Moved Cr Hancock

Seconded Cr Birkett

That Council:

1. Provide in principle support to undertaking works on Latemores Road, to improve the trafficability of the road during wet conditions.
2. Continue to explore options of using material salvaged from recent and planned Council and State Government Road upgrade projects for use as gravel surfacing for the road.
3. Be presented with an estimate as part of the Quarter 1 budget review for consideration in the 2021/22 approved capital works.

CARRIED

8/0

Responsible Officer

Deputy Director / Strategic Road Management

Item Number: 12.4 File Number: D21/66680

SUBJECT HEADING: PROPOSED REGIONAL AGGREGATE RECOVERY INITIATIVE

Officer's Title: Deputy Director / Strategic Road Management

Executive Summary:

Across the region, on both State and Local controlled road networks, hundreds of tonnes of surplus high quality bitumen sealing aggregates sit on stockpile sites. This aggregate, which may have sat for many years, has the potential to be recovered and reused as part of future bitumen sealing works undertaken by Council.

The current cost of precoated aggregate from commercial quarries is typically more than \$40/tonne (at the quarry). Council has the opportunity, at a reasonably low cost, to recover and reprocess this aggregate for reuse.

This report sought Council's consideration and approval of a proposed resource recovery initiative – the Regional Aggregate Recovery Initiative.

Resolution No. OM/08.2021/53

Moved Cr Birkett

Seconded Cr Taylor

That Council:

- 1. Approve the Regional Aggregate Recovery Initiative to recover unused aggregates across the region (on both State and Local Government Controlled Roads) for reuse.**
- 2. Reallocate \$60,000 from the existing budget allocation for the 2021/22 Annual Reseal Program and assign funds to the Regional Aggregate Recovery Initiative.**

CARRIED

8/0

Responsible Officer

Deputy Director / Strategic Road Management

Declaration of Interest

Item	12.5
Description	Arthur Street Signage Reconfiguration
Declaring Councillor	Cr Mark Edwards
Person with the interest Related party / close associate / other relationship	Mark Edwards and Leichhardt Group
Particulars of Interest	I am an employee of the Leichhardt Group which leases premises in McDowall Street Roma. The premises are located close to the area mentioned in Arthur Street and clients of the practice may park there as do many other people. I believe that my interest is no greater than a significant proportion of other community members. Though possibly not required, to be cautious I have declared a conflict of interest.
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/08.2021/54

Moved Cr Taylor

Seconded Cr Guthrie

That it is in the public interest that Cr Edwards participates and votes [on] agenda item Number 12.5 because a reasonable person would trust that the final decision is made in the public interest.

CARRIED

7/0

Responsible Officer

Lead Officer – Elected Members & Community Engagement

Item Number:

12.5

File Number: D21/66724

SUBJECT HEADING:

ARTHUR STREET SIGNAGE RECONFIGURATION

Officer's Title:

**Deputy Director / Strategic Road Management
Assets Officer - Transport Network**

Executive Summary:

Council received a request to review the parking signage in Arthur Street in front of the Roma Queensland Country Women's Association Branch. This section of Arthur Street is not signposted and vehicles towing caravans are making use of the area for parallel parking.

This report detailed the investigation outcomes for Council's consideration

Resolution No. OM/08.2021/55

Moved Cr Taylor

Seconded Cr O'Neil

That Council:

- 1. Approve the installation of additional reverse angle parking signage adjacent to 57 - 61 Arthur Street, Roma to help improve parking discipline at this location.**
- 2. Reconfigure the no stopping and bus zone area opposite 57 – 61 Arthur Street, Roma to allow for an additional 3 to 4 reverse angle parks at this location.**
- 3. Be presented with a subsequent report on potential options for improving caravan parking opportunities within the Roma CBD.**

CARRIED

8/0

Responsible Officer

Deputy Director / Strategic Road Management

Section 150F A (2)(e) of the *Local Government Act 2009*

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. John Birkett, Cr. Mark Edwards, Cr. Julie Guthrie, Cr. Johanne Hancock, Cr. Wayne (George) Ladbrook, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

DEVELOPMENT, FACILITIES & ENVIRONMENTAL SERVICES

Mayor Golder entered the meeting at 9.20am, assuming the Chair.

Declaration of Interest

Item	13.1
Description	Expressions of Interest – Festival of Small Halls 2021
Declaring Councillor	Cr John Birkett
Person with the interest Related party / close associate / other relationship	Myself and my sister Elena Irwin
Particulars of Interest	I have a conflict as my Sister Elena Irwin is mentioned in the report as Secretary of the Mitchell Golf Club. Also, I have another one as Bus hire is mentioned in the report & I usually / have provided the bus service to Council for similar events in the past.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Birkett left the meeting at 9.25am.

Item Number: 13.1

File Number: D21/62913

SUBJECT HEADING: EXPRESSIONS OF INTEREST - FESTIVAL OF SMALL HALLS 2021

Officer's Title: Customer & Library Services Officer

Executive Summary:

Expressions of Interest were received from the community to host the Festival of Small Halls in October 2021. A hall now needed to be selected.

Moved Cr O'Neil

Seconded Cr Hancock

That Council:

- 1. Approve the application of the Muckadilla Community Association.**
- 2. Supports funding a bus to and from the Festival of Small Halls in Muckadilla from both Roma and Mitchell.**

NO VOTE TAKEN

No vote was taken on the draft motion at that time with further information requested of the reporting officer's manager, with the following procedural motion put forward for Council's consideration:

Resolution No. OM/08.2021/56

Moved Cr O'Neil

That this matter lays on the table until later in the meeting.

CARRIED

8/0

Responsible Officer

**Lead Officer – Elected Members &
Community Engagement**

Section 150F A (2)(e) of the Local Government Act 2009

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. Mark Edwards, Cr. Tyson Golder, Cr. Julie Guthrie, Cr. Johanne Hancock, Cr. Wayne (George) Ladbrook, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Birkett returned to the meeting at 9.27am.

Item Number: 13.2 **File Number:** D21/62594

SUBJECT HEADING: COMMUNITY FEEDBACK FOR A MURAL AT YULEBA'S BOOSTER FACILITY

Officer's Title: Local Development Officer - Surat

Executive Summary:

The report tabled the Yuleba community's responses to having a mural at Yuleba's Booster Facility.

Moved Cr Golder

Seconded Cr Hancock

That Council provide in-principle approval for a mural/s at Yuleba's Booster Facility on the fence line [and] on the following conditions –

- The mural/s is/are appropriate for viewing by all ages and be considerate of the cultural diversity of the community and its visitors;
- The mural/s must not obstruct or obscure any Council signage;
- The mural/s must incorporate community feedback about the history and the highlights of the Yuleba area;
- The draft design be circulated to the Councillors before it is applied.

NO VOTE TAKEN

No vote was taken on the draft motion at that time with further information / clarification requested from the reporting officer's manager. The following procedural motion was put forward for Council's consideration:

Resolution No. OM/08.2021/57

Moved Cr Hancock

[That] we lay this on the table [until later in the meeting].

CARRIED

8/0

Responsible Officer

Lead Officer – Elected Members & Community Engagement

Item Number: 13.3 File Number: D21/64234

SUBJECT HEADING: AUSTRALIA DAY 2022 AMBASSADOR PROGRAM

Officer's Title: Local Development Officer - Surat

Executive Summary:

This report requested that Councillors approve the inclusion of five (5) Australia Day Ambassadors as part of the Australia Day celebrations across the region each year.

Resolution No. OM/08.2021/58

Moved Cr O'Neil

Seconded Cr Birkett

That Council:

1. Approve the inclusion of five (5) Australia Day Ambassadors as part of the Australia Day Awards and Celebrations held each year.
2. In the 2021/22 financial year Quarter 1 Budget review consider an additional allocation of \$3,250 to the Australia Day budget (Work Order 02888.2253.2001) to fund the Australia Day Ambassador Program.
3. Consider a similar allocation for each of its subsequent annual budgets.

CARRIED

9/0

Responsible Officer

Local Development Officer - Surat

AUSTRALIA DAY AWARDS

Resolution No. OM/08.2021/59

Moved Cr Golder

Seconded Cr Edwards

That a review be done of the Australia Day Awards, and further considered at an upcoming briefing, prior to a further report being presented to Council.

Areas of focus to include:

- To enhance the ability for residents to easily nominate people for the Australia Day awards;
- That nominations be carried over to subsequent years (years to be determined).

[Wording amended by Mayor Golder following further discussion with Councillors and a suggestion from the Chief Executive Officer regarding focus areas for the review to assist officers in preparing the report. Cr O'Neil also suggested a briefing be undertaken on the matter].

CARRIED

9/0

Responsible Officer

Manager – Economic & Community Development

Item Number: 13.4 **File Number:** D21/65725
SUBJECT HEADING: LETTER OF SUPPORT REQUEST - LIFE CHRISTIAN CHURCH ROMA
Officer's Title: Project & Administration Officer - Economic & Community Development

Executive Summary:

Life Christian Church Roma is applying for Gambling Community Benefit Grant through the Department of Justice and Attorney-General. They have recently constructed a multi-purpose facility for all community groups to utilise and are applying for this grant to help with the purchase of an E-Vision Laser 9000 WUXGA Projector to increase the usefulness of the facility. They have requested a letter of support from Council to accompany their grant funding application.

Resolution No. OM/08.2021/60

Moved Cr Edwards

Seconded Cr Ladbrook

That Council endorse the letter of support from the Mayor on behalf of Council to Life Christian Church Roma for their grant application to facilitate the purchase of an E-Vision Laser 9000 WUXGA Projector.

CARRIED

9/0

Responsible Officer

Project & Administration Officer - Economic & Community Development

Item Number: 13.5 **File Number:** D21/65769
SUBJECT HEADING: IN KIND ASSISTANCE REQUEST - MARANOA DIGGERS RACE CLUB
Officer's Title: Project & Administration Officer - Economic & Community Development

Executive Summary:

Council received a request from Maranoa Diggers Race Club requesting in-kind assistance and \$500 cash to support their Annual Race Day on 16 October 2021. These requests have been classified as on-going assistance since 2009 so it was recommended a Council Report be created as the original approval request may be considered outdated.

The in-kind assistance requested includes the delivery and pick up of industrial bins, wheelie bins, tables, chairs, stage, poly troughs, removal of rubbish, water truck and driver, checking of toilets, lines and septic tanks prior to the event and the display of the Race Club's banners on the banner poles in Mitchell's main street.

In acknowledgement of Council's support, the club will include Council's logo on invitations, race booklet and website as they have done previous years.

It was recommended that Council approves the in-kind assistance request as this is the first in-kind assistance that Maranoa Diggers Race Club has requested this financial year. It was also recommended that Council provides the \$500 as sponsorship to support the Annual Race Day.

Resolution No. OM/08.2021/61

Moved Cr Birkett

Seconded Cr McMullen

That Council:

1. Approve the request for in-kind assistance for the delivery and pick up of industrial bins, wheelie bins, tables, chairs, stage, poly troughs, removal of rubbish, water truck and driver, checking of toilets, lines and septic tanks prior to the event and the display of the Race Club's banners on the banner poles in Mitchell's main street.
2. Allocate the associated in-kind assistance costs to General Ledger 2887.2248.2001 - In Kind Assistance Major Budget.
3. Sponsor the Annual Race Day to the value of \$500 from General Ledger 02887.2249.2001 - Sponsorship Budget.
4. Be acknowledged (where possible) in all forms of media and promotion relating to the event.

CARRIED

9/0

Responsible Officer	Project & Administration Officer - Economic & Community Development
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Declaration of Interest

Item	13.6
Description	Mitchell Camp Draft Association – In kind assistance request
Declaring Councillor	Cr John Birkett
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I have a conflict as I am the President of the Mitchell RSL & Combined Sports Club & the Mitchell Campdraft Association are requesting assistance. The Campdraft are under the umbrella of the Mitchell RSL & Combined Sports Club.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Cr Birkett left the meeting at 9.48am.

Item Number: 13.6 **File Number:** D21/66173

SUBJECT HEADING: MITCHELL CAMPDRAFT ASSOCIATION - IN KIND ASSISTANCE REQUEST

Officer's Title: Project & Administration Officer - Economic & Community Development

Executive Summary:

Council received a request from Mitchell Campdraft Association requesting in-kind assistance and sponsorship for the upcoming Campdraft to be held from 24-26 September 2021.

The in-kind support requested includes the use of a water truck, generators, access to water pick up on the Western side of Mitchell, slashing of the Mitchell Recreation grounds, switch boards, gas bottles for hot water systems at the complex, tables & chairs and rubbish & skip bins.

In addition, Mitchell Campdraft Association have also outlined the opportunity to sponsor the Campdraft at the value of either \$1,000 plus GST for naming rights of a draft or \$500 plus GST for co-naming rights of a draft.

It was recommended that Council provide in-kind assistance to support the Mitchell Campdraft Association, however, decline the opportunity to sponsor due to the high value of in-kind assistance requested.

Resolution No. OM/08.2021/62

Moved Cr Golder

Seconded Cr Ladbrook

That Council:

- 1. Approve the request for in-kind assistance for the use of the water truck, generators, access to water pick up on the Western side of Mitchell, slashing of the Mitchell Combined Sports Club grounds, switch boards, gas bottles for hot water systems at the complex, tables and chairs and rubbish and skip bins.**
- 2. Allocate in-kind assistance costs to General Ledger 2887.2248.2001 - In Kind Assistance Major Budget.**
- 3. Be acknowledged (where possible) in all forms of media and promotion in relation to this event.**

[Wording amended by Mayor Golder to clarify the location of the event identified in point 1 following a suggestion from the attending manager, and removal of point 4 as initially proposed, then amended, following clarification sought by Cr Hancock and a further suggestion from Cr McMullen. Council then determined that Point 4 was a new initiative, rather than that contained in the initial report and therefore should be removed].

CARRIED

8/0

Responsible Officer

Project & Administration Officer - Economic & Community Development

Section 150F A (2)(e) of the Local Government Act 2009

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. Mark Edwards, Cr. Tyson Golder, Cr. Julie Guthrie, Cr. Johanne Hancock, Cr. Wayne (George) Ladbrook, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Birkett returned at 9.57am.

The Mayor indicated his intent to move another motion regarding the sporting complex referred to in the above mentioned resolution. Cr Birkett determined that he had a conflict in what was indicated by the Mayor.

Cr Birkett again left the meeting at 9.58am.

Declaration of Interest

Item	13.6
Description	Mitchell Camp Draft Association – In kind assistance request
Declaring Councillor	Councillor Name
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I have a conflict as I am the President of the Mitchell RSL & Combined Sports Club & the Mitchell Campdraft Association are requesting assistance. The Campdraft are under the umbrella of the Mitchell RSL & Combined Sports Club.
Type of conflict	Declarable conflict of interest
Action Leave	Leave the room while the matter is discussed and voted on.

Cr Birkett left the meeting at 9.58am

Resolution No. OM/08.2021/63

Moved Cr Golder

Seconded Cr McMullen

That Council request quotes for the supply of mains power to both the Mitchell Campdraft buildings and arena lights separately and together, with a subsequent report to be tabled as part of the next quarterly review.

[Wording amended by Mayor Golder following a suggestion from the Deputy Director and Chief Executive Officer regarding subsequent actions required and budget considerations].

CARRIED

8/0

Responsible Officer	Manager - Facilities (Land, Buildings & Structures)
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Section 150F A (2)(e) of the *Local Government Act 2009*

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. Mark Edwards, Cr. Tyson Golder, Cr. Julie Guthrie, Cr. Johanne Hancock, Cr. Wayne (George) Ladbrook, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Birkett returned to the meeting at 10.00am.

Declaration of Interest

Item	13.7
Description	Bassett Park Oval Seating
Declaring Councillor	Cr Wayne (George) Ladbrook
Person with the interest Related party / close associate / other relationship	Myself and my wife (Alanah [Ladbrook])
Particulars of Interest	My wife and I have interests in the Roma Show Society, the Roma Turf Club and the Wallumbilla Red Bulls.
Type of conflict	Declarable Conflict of Interest
Action	Leave the room while the matter is discussed and voted on.

Cr Ladbrook left the meeting at 10.03am.

Mayor Golder enquired as to whether Cr Birkett may have had a conflict in the following matter. Following further discussion with Councillors, Cr Birkett made the following declaration with the question being raised:

Declaration of Interest

Item	13.7
Description	Bassett Park Oval Seating
Declaring Councillor	Cr John Birkett
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I am the President of the Mitchell and District Senior Rugby League <i>[the group has in the past played games at the facility and is likely to in the future]</i> .
Type of conflict	Declarable conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias. Therefore, I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/08.2021/64

Moved Cr Taylor

Seconded Cr Guthrie

That it is in the public interest that Councillor Birkett participates and votes on agenda item 13.7 because a reasonable person would trust that the decision is made in the public interest.

CARRIED

7/0

Responsible Officer	Lead Officer – Elected Members & Community Engagement
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Cr O'Neil left the meeting at 10.10am, and returned at 10.11am.

Item Number: 13.7 File Number: D21/66791
 SUBJECT HEADING: BASSETT PARK OVAL SEATING
 Officer's Title: Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

The spectator seating around the sporting oval at Bassett Park is aged and requires replacement.

Resolution No. OM/08.2021/65

Moved Cr Golder

Seconded Cr Edwards

That:

1. A project scope and costings to replace or repair the spectator seating around the sporting oval (including the option of portable seating) at Bassett Park be prepared in conjunction with consultation with the affected parties.
2. Council investigate a trial of raising the viewing area for cars on the eastern side of the carpark outside the ring fence.

[Wording amended by Mayor Golder following further discussion regarding seating options and the inclusion of point 2].

CARRIED

8/0

Responsible Officer

Manager - Facilities (Land, Buildings & Structures)

Section 150F A (2)(e) of the Local Government Act 2009

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. John Birkett, Cr. Mark Edwards, Cr. Tyson Golder, Cr. Julie Guthrie, Cr. Johanne Hancock, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Ladbrook returned to the meeting at 10.25am.

LATE ITEMS

Declaration of Interest

Item	L.1
Description	Proposed service-station at 129-131 McDowall Street, Roma (Lot 2 on RP60707)
Declaring Councillor	Cr Tyson Golder
Person with the interest Related party / close associate / other relationship	My Mother (Carmen Golder)
Particulars of Interest	My mother has a property across the road from the location referred to in the report.
Type of conflict	Declarable Conflict of interest
Action Leave	Leave the room while the matter is discussed and voted on.

COUNCIL ADJOURNED THE MEETING
 FOR MORNING TEA, FOLLOWED BY A PRESENTATION AT 10.28am

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING AT 11.58am

Declaration of Interest

Item	L.1
Description	Proposed service-station at 129-131 McDowall Street, Roma (Lot 2 on RP60707)
Declaring Councillor	Cr Mark Edwards
Person with the interest Related party / close associate / other relationship	Myself and Leichhardt Group
Particulars of Interest	I am an employee of the Leichhardt Group which leases premises in McDowall Street Roma. The premises are located in the vicinity of the Roma CBD. I believe that my interest is no greater than a significant proportion of other community members. Though possibly not required, to be cautious I have declared a conflict of interest.
Type of conflict	Declarable Conflict of interest
Action	Although I have a declarable conflict of interest, I do not believe a reasonable person could have a perception of bias because my interest is no greater than a significant proportion of other community members. Therefore I will choose to remain in the meeting. However, I will respect the decision of the meeting on whether I can remain and participate in the decision.

Resolution No. OM/08.2021/66

Moved Cr Taylor

Seconded Cr McMullen

That it is in the public interest that Cr Edwards participates and votes on agenda item L.1 because a reasonable person would trust that the decision is made in the public interest.

CARRIED

7/0

[Mayor Golder and Cr Edwards did not participate in the vote due to them both declaring a conflict for this item].

Responsible Officer	Lead Officer – Elected Members & Community Engagement
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COUNCIL ADJOURNED THE MEETING
FOR A BRIEF RECESS AT 12.01pm

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING AT 12.02pm

On resumption of Standing Orders, the Mayor left the meeting having previously declared a declarable interest in the following item. The Deputy Mayor took the role of Acting Chair in the Mayor's absence.

Item Number: L.1 **File Number:** D21/60873

SUBJECT HEADING: **PROPOSED SERVICE-STATION AT 129-131 MCDOWALL STREET, ROMA (LOT 2 ON RP60707)**

Location: 129-131 McDowall Street, Roma (Lot 2 on RP60707)

Applicant: HP8 Enterprises Pty Ltd C/- Steffan Town Planning

Officer's Title: **Lead Town Planner**

Executive Summary:

At the north-west intersection of McDowell Street and Quintin Street, on the fringe of the Roma CBD, is a vacant commercial zoned block. For several decades the site had been occupied by a Hotel (the Empire) - but this was demolished in around 2014 to make way for a new Motel. Despite having been issued with all required development approvals, the Motel was never built, and the lot has sat vacant ever since. The owners of the premises, HP8 Enterprises Pty. Ltd., are now seeking a development approval to build a service station on the lot.

The development approval required to facilitate the outcome is subject to impact assessment and in accordance with Section 45 of the Planning Act 2016 must be assessed against; the assessment benchmarks (to the extent relevant) and any matters prescribed by regulation; and may also be carried out against, or have regard to, any other relevant matter. The Development Assessment Rules set out the procedural requirements for the development assessment process.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules between 25 June 2021 and 19 July 2021. There were five properly made submissions received during this period. All other procedural requirements set out by the Development Assessment Rules to enable Council to decide this application have been fulfilled including receipt of a referral response from the Department of Transport and Main Roads (TMR) via the State Assessment and Referral Agency (SARA). TMR have not directed Council to refuse the application and have provided approval conditions in the event Council resolve to approve the application.

The development application has been assessed against all relevant assessment benchmarks and found to comply or is able to be conditioned to comply. Further, assessing officers have identified a number of relevant matters that support approval of the application, including; the site is conveniently located adjacent to the major north-south arterial through Roma; the development will result in the efficient use of long-term vacant commercial land in an area targeted for growth and services and; the traffic impact assessment prepared by a qualified expert in support of the proposal confirms the development will not result in traffic safety deficiencies.

Resolution No. OM/08.2021/67

Moved Cr McMullen

[That] we lay this on the table until later in the meeting.

CARRIED

8/0

Responsible Officer

**Lead Officer – Elected Members &
Community Engagement**

At cessation of discussion and decision on the abovementioned item, Mayor Golder returned to the meeting at 12.03pm assuming the chair.

The Chief Executive Officer left the meeting at 12.04pm.

Item Number: L.2 **File Number:** D21/67036

SUBJECT HEADING: **COMMERCIAL USE OF LOCAL GOVERNMENT
CONTROLLED AREA - REQUEST TO SETUP A
MARKETING TRAILER (STALL)**

Officer's Title: **Manager - Saleyards**

Executive Summary:

A request was received seeking approval to setup a commercial marketing trailer (stall) at the Roma Saleyards.

Resolution No. OM/08.2021/68

Moved Cr Birkett

Seconded Cr Ladbrook

That Council approve the request to set up a commercial marketing trailer (stall) at Roma Saleyards in accordance with the Hire of Roma Saleyards Policy and the following conditions as listed:

- 1. The land is to be used by the applicant for the parking of the marketing trailer (stall) only.**
- 2. The frequency be conditioned to the first Tuesday of each month and specialty sales (bull sales).**
- 3. The marketing trailer (stall) is to be setup on the north-western area adjacent to the stud stock selling arena.**
- 4. The applicant is to provide waste collection containers for the site, and such containers are to be taken from the site upon departure.**
- 5. The vehicle and mobile trailer must not impede traffic entering or leaving the saleyards facility.**
- 6. Council has the ability to revoke this approval at any time by written notice.**
- 7. The applicant must retain Public Liability Insurance of twenty million dollars for the duration of this approval of which Council is to retain a copy of such document.**
- 8. The duration of this approval is from Tuesday 7 September 2021 up to and including Tuesday 7 December 2021.**
- 9. The hours of operation will be from 8.00am to 2.00pm.**

CARRIED

9/0

Responsible Officer

Manager - Saleyards

The Chief Executive Officer returned to the meeting at 12.05pm.

Declaration of Interest

Item	L.3
Description	Proposed amendments to the Stock Route Management Regulation 2003 and associated legislation
Declaring Councillor	Cr Johanne Hancock
Person with the interest Related party / close associate / other relationship	GL and JM Hancock (my husband and myself)
Particulars of Interest	We agist a section of the stock route.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

DECLARATION OF INTEREST

The Manager of Environment, Health, Waste & Rural Land Services, also stated a declaration in the following item due to her holding a Permit To Occupy (PTO) over a stock route with her agricultural business in conjunction with her husband, indicating she would leave the room when Council spoke about the permits to occupy.

Cr Hancock left the meeting at 12.07pm.

Item Number: L.3 **File Number:** D21/58455

SUBJECT HEADING: STOCK ROUTES DISCUSSION PAPER - PROPOSED AMENDMENTS TO THE STOCK ROUTE MANAGEMENT REGULATION 2003 AND ASSOCIATED LEGISLATION

Officer's Title: Rural Land Services & Funding Officer / Team Coordinator

Executive Summary:

Council has been invited to provide feedback on the proposed amendments to the Stock Route Regulation 2003 and associated legislation. A draft submission will be tabled at the meeting for Council's consideration.

Submissions close 3 September 2021.

Resolution No. OM/08.2021/69

Moved Cr Golder

Seconded Cr Edwards

That Council endorse the draft submission on the proposed amendments to the *Stock Route Management Regulation 2003* and associated legislation as presented, with the change to request the ability to waive the travelling stock fees (e.g. drought declared impacts).

CARRIED

8/0

Responsible Officer	Rural Land Services & Funding Officer / Team Coordinator
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At cessation of discussion and decision on the abovementioned item, Cr Hancock returned to the meeting at 12.24pm.

Item Number: L.4 **File Number:** D21/68036
SUBJECT HEADING: REQUEST FOR FOOTPATH UPGRADE UNDER COST SHARING ARRANGEMENT - GREGORY STREET, ROMA
Officer's Title: Deputy Director / Strategic Road Management
 Assets Officer - Transport Network

Executive Summary:

Council received a request from the owner of Lot 2 on RP3123 (Department of Transport and Main Roads) to construct a section of footpath in Gregory Street, Roma. The owner has indicated a willingness to enter a cost sharing arrangement with Council to have the works completed.

Resolution No. OM/08.2021/70

Moved Cr McMullen

Seconded Cr Taylor

That Council:

1. Note the request received and agree to enter into a 50% co-contribution footpath arrangement with the owner of Lot 2 on RP4378.
2. Authorise the Chief Executive Officer to sign the required documentation to enter into such agreement with the owner of Lot 2 on RP4378.
3. Upon execution of the co-contribution footpath arrangement include the project onto Council's Capital Works Program for management and delivery by Council.
4. Fund the 50% Council's contribution under Council Upgrade of Footpaths: 50% Contribution Initiative.

CARRIED

9/0

Responsible Officer

Deputy Director / Strategic Road Management

Item Number: L.5 **File Number:** D21/66588
SUBJECT HEADING: INJUNE & DISTRICT MEN'S SHED INC. - REQUEST FOR FINANCIAL ASSISTANCE
Officer's Title: Regional Events Attraction / Local Development

Executive Summary:

The Injune & District Men's Shed Inc. is hosting a Lead Lighting Skills workshop in Injune from 25 - 26 September 2021. The not-for-profit organisation is requesting financial assistance to offset some of the fixed costs associated in delivering the workshop.

It was recommended Council support the Injune & District Men's Shed Inc. through financial assistance to lower the cost to participants for the workshop.

Resolution No. OM/08.2021/71

Moved Cr McMullen

[That] we lay it on the table until later in the meeting.

CARRIED

9/0

Responsible Officer

Lead Officer – Elected Members & Community Engagement

The Chief Executive Officer left the meeting at 12.31pm, and returned at 12.32pm.

Item Number:

L.6

File Number: D21/68105

SUBJECT HEADING:

QUEENSLAND FISHING INFRASTRUCTURE GRANT PROGRAM

Officer's Title:

Local Development Officer - Surat

Executive Summary:

The Commonwealth Government has provided the Queensland Government with funding for local councils through the Queensland's Fishing Infrastructure Grants Program.

The purpose of the funding is to deliver new or improved infrastructure directly related to recreational fishing, boating and camping.

Maranoa Regional Council has an opportunity to apply. It is proposed that the funding would be used for projects in both Mitchell and Surat to further develop each town's fishing and camping infrastructure.

Resolution No. OM/08.2021/72

Moved Cr Birkett

Seconded Cr Hancock

That Council:

- 1. Apply to the Queensland's Fishing Infrastructure Grants Program up to a maximum of \$100,000.**
- 2. Authorise the Chief Executive Officer to sign the application on behalf of Council.**
- 3. Be provided with an email update of the recommended project funding breakdowns.**

CARRIED

9/0

Responsible Officer

Local Development Officer - Surat

Item Number:

L.7

File Number: D21/68153

SUBJECT HEADING:

FEDERAL GOVERNMENT REGIONAL TELECOMMUNICATIONS REVIEW

Councillor's Title:

Cr. Tyson Golder

Executive Summary:

The report tabled a proposal for Council to put forward a submission for the Australian Government's Telecommunications Review 2021.

Resolution No. OM/08.2021/73
Moved Cr Golder
Seconded Cr Edwards
That Council:

1. Receive and note the Mayor's email of thanks and acknowledgement dated 20 August 2021.
2. Put forward a submission to the Regional Telecommunications Review 2021.
3. Be provided a draft submission for further consideration at an upcoming meeting.

CARRIED
9/0
Responsible Officer
**Manager – Economic & Community
Development**
Item Number:
L.8
File Number: D21/68182
SUBJECT HEADING:
SCULPTURES OUT BACK EXHIBITION
Councillor's Title:
Cr. Tyson Golder
Executive Summary:

The report tabled a proposal for Council to increase support for the Sculptures Outback Exhibition for 2022, following its highly successful inaugural event.

Resolution No. OM/08.2021/74
Moved Cr Golder
Seconded Cr McMullen
That Council:

1. Write to the Roma on Bungil Gallery Committee and sub-committee congratulating them for their vision in bringing the Sculptures Outback Exhibition to the Maranoa community.
2. Consider doubling its support for the 2022 event.
3. Write to Roma on Bungil Gallery Committee asking them to provide a list of required support for the 2022 event (both financial and in-kind), including a copy of this resolution of Council.

[Mayor Golder amended point 3 of the resolution, following Cr McMullen, as seconder, confirming his agreement with the amendment proposed].

CARRIED
9/0
Responsible Officer
**Manager – Economic & Community
Development**

Declaration of Interest

Item	L.9
Description	Western Queensland Newspaper Supply
Declaring Councillor	Cr Johanne Hancock
Person with the interest Related party / close associate / other relationship	Surat Post & News Pty Ltd owned by GL and JM Hancock (my husband and myself)
Particulars of Interest	Surat Post & News Pty Ltd is one of the newsagencies that is affected by the decision to cease the supply of newspapers.
Type of conflict	Declarable conflict of interest
Action Leave	Leave the room while the matter is discussed and voted on.

Cr Hancock left the meeting at 12.51pm.

Item Number: L.9 **File Number:** D21/68402

SUBJECT HEADING: WESTERN QUEENSLAND NEWSPAPER SUPPLY

Councillor's Title: Cr. Cameron O'Neil

Executive Summary:

The supply of News Corp Newspapers to Injune, Surat and Mitchell will cease from Sunday 26 September 2021.

Resolution No. OM/08.2021/75

Moved Cr O'Neil

Seconded Cr Birkett

That Council:

1. Write to the CEO and Chair of News Corp objecting to their decision to cease distribution of newspapers to Injune, Surat and Mitchell.
2. Write to Premier Palaszczuk and Federal Minister for Communications Paul Fletcher advocating for action from the State and Commonwealth Governments respectively for support for freight subsidies, cc'ing State Member for Warrego and Federal Member for Maranoa and Senators James McGrath, Matt Canavan, Susan McDonald and Murray Watt.
3. Provide a copy of these letters along with a support letter for the submission by the Australian Lottery and Newsagency Association.

CARRIED

8/0

Responsible Officer

Lead Officer – Elected Members & Community Engagement

Section 150F A (2)(e) of the Local Government Act 2009

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. John Birkett, Cr. Mark Edwards, Cr. Tyson Golder, Cr. Julie Guthrie, Cr. Wayne (George) Ladbroke, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Resolution No. OM/08.2021/76

Moved Cr Golder

Seconded Cr Guthrie

That Council:

1. Write to the Western Queensland Alliance of Councils and ask for the issue of reduced paper services in regional and remote Queensland to be a high priority for advocating to retain these services or these services being subsidised.
2. Liaise with all providers that are affected asking if any assistance is needed in the short term to keep papers moving to communities.

CARRIED

8/0

Responsible Officer

Lead Officer – Elected Members & Community Engagement

Section 150F A (2)(e) of the *Local Government Act 2009*

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. John Birkett, Cr. Mark Edwards, Cr. Tyson Golder, Cr. Julie Guthrie, Cr. Wayne (George) Ladbrook, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

Cr Hancock returned to the meeting after conclusion of Council's decision on the abovementioned item during recess for lunch.

COUNCIL ADJOURNED THE MEETING

FOR LUNCH AT 2.05pm

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS

COUNCIL RESUMED THE MEETING AT 2.25pm

Declaration of Interest

Cr Edwards changed an earlier stated declaration in regard to the following item as follows:

Item	L.1
Description	Proposed service-station at 129-131 McDowall Street, Roma (Lot 2 on RP60707)
Declaring Councillor	Cr Mark Edwards
Person with the interest Related party / close associate / other relationship	Myself and Leichhardt Group
Particulars of Interest	I am an employee of the Leichhardt Group which leases premises in McDowall Street Roma. The premises are located in the vicinity of the Roma CBD. I have a professional relationship with one of the submitters whose name I can't divulge for professional reasons.
Type of conflict	Declarable Conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Declaration of Interest

Item	LC.4
Description	Presentation of Quarterly Report to Council – Priorities for Chief Executive Officer
Declaring Councillor	Cr Geoff McMullen
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	As of the 10th February 2021 I am being investigated by the Office of Independent Assessor for allegations of reprisal against the CEO of Maranoa Regional Council.
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Declaration of Interest

Item	LC.4
Description	Presentation of Quarterly Report to Council – Priorities for Chief Executive Officer
Declaring Councillor	Cr Tyson Golder
Person with the interest Related party / close associate / other relationship	Myself
Particulars of Interest	I Cr Golder inform the meeting I have a declarable Conflict of Interest involving the staff member referred to in Item LC.4
Type of conflict	Declarable conflict of interest
Action	Leave the room while the matter is discussed and voted on.

Resolution No. OM/08.2021/77

Moved Cr Golder

Seconded Cr McMullen

That Item L.10 [later updated to LC.6] be considered as part of the closed agenda in accordance with Section 254J(3)(b) industrial matters affecting employees.

CARRIED

6/3

Cr. Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Birkett	Cr. Hancock
Cr. Edwards	Cr. O'Neil
Cr. Golder	Cr. Taylor
Cr. Guthrie	
Cr. Ladbrook	
Cr. McMullen	

Responsible Officer	Lead Officer – Elected Members & Community Engagement
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CONFIDENTIAL ITEMS

Resolution No. OM/08.2021/78

Moved Cr Golder

Seconded Cr McMullen

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, that Council resolve to close the meeting to the public [at 2.43pm] to discuss confidential items that its Councillors consider is necessary to close the meeting.

In accordance with Section 254J(5) of the *Local Government Regulation 2012*, the following table provides:

- The matters to be discussed;
- An overview of what is to be discussed while the meeting is closed.

Agenda Item	Matters to be discussed (Reasons to close the meeting under the <i>Local Government Regulation 2012</i>)	Overview
C.1 – Ergon power Station Roma – Fire Flow Connection	Section 254J(3)l the local government's budget	Proposed project for the upgrade to the fire flow connection to the Ergon Power Station.
C.2 – Request to Purchase Council Owned Land – Lot 28 on Y22124	Section 254J(3)(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	Council received interest in the purchase of Council owned freehold land as described.
LC.1 – Commencement of legal proceedings	Section 254J (3)l 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	This report is to provide Council with an update on two accounts with Council which remain unpaid.
LC.2 – Santos Festival of rugby / Proposal for Maranoa Regional Council	Section 254J(3)l the local government's budget	Consideration of a notice of repeal or amendment (Resolution Number OM/06.2021/81).
LC.3 – Review of Council Decision - Kirkbride Street, Roma	Section 254J(3)(i) a matter the local government is required to keep confidential under a law of, or a formal arrangement with, the Commonwealth or a State	Council has been contacted requesting Council reconsider a previous Council decision.

LC.4 – Presentation of Quarterly Report to Council – Priorities for Chief Executive Officer	Section 254J(3)(b) industrial matters affecting employees	The agenda item has been included to enable the presentation of the second quarterly report under the Performance Agreement. It covers the May/June/July period.
LC.5 – Organisational Structure	Section 254J(3)(b) industrial matters affecting employees	Minor changes to the Organisational Structure were presented to: <ul style="list-style-type: none"> enable officers to continue transitioning existing employees to their new roles; reshape reporting lines to facilitate the transition to the Organisational Structure whilst maintaining continuity of service and program delivery.
LC.6 – (Previously Item L.10)	Section 254J(3)(b) industrial matters affecting employees	Discussions about employee matters. This agenda item was previously titled: Recruitment Policy - Local Area Directors. It was amended by the mover and seconder to be Recruitment Policy – Local and Regional Directors

CARRIED

8/1

Cr. Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Birkett	Cr. O'Neil
Cr. Edwards	
Cr. Golder	
Cr. Guthrie	
Cr. Hancock	
Cr. Ladbrook	
Cr. McMullen	
Cr. Taylor	

Responsible Officer	Lead Officer – Elected Members & Community Engagement
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Cr Birkett left the meeting at 3.40pm and returned at 3.42pm.
 Cr Ladbrook left the meeting at 4.56pm, and returned at 4.59pm.
 Cr Taylor left the meeting at 4.59pm, and returned at 5.01pm.
 Cr Birkett left the meeting at 5.30pm, and returned at 5.33pm.

Resolution No. OM/08.2021/79

Moved Cr Golder

Seconded Cr McMullen

That Council open the meeting to the public [at 6.52pm].

CARRIED

9/0

Responsible Officer	Lead Officer – Elected Members & Community Engagement
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Cr Birkett left the meeting at 6.53pm, having previously declared a declarable interest in the following item.

Item Number: 13.1 **File Number:** D21/62913

SUBJECT HEADING: EXPRESSION OF INTEREST - FESTIVAL OF SMALL HALLS 2021

Officer's Title: Customer & Library Services Officer

Executive Summary:

Expressions of Interest were received from the community to host the Festival of Small Halls in October 2021. A hall now needed to be selected.

This matter had been laid on the table earlier during the meeting, Council resumed its deliberations.

Resolution No. OM/08.2021/80

Moved Cr O'Neil

Seconded Cr Hancock

That Council:

1. Approve the application of the Muckadilla Community Association to Host the Festival of Small Halls for 2021/22.
2. Support funding a bus to and from the Festival of Small Halls in Muckadilla from both Roma and Mitchell at a cost of \$600 in total.
3. Transfer \$600 from Work Order 0014827.2539.2001 - Mitchell Local Development Officer materials and services to Work Order 02887.2249.2001 Sponsorships.
4. Is acknowledged in all promotional and / or marketing materials, publications or media releases.

[Cr O'Neil put forward an amended motion to the initial draft earlier in the meeting, adding points 3 and 4, and including reference to funding arrangements in point 2. Cr Hancock, as seconder, confirmed her agreement with the amendments].

CARRIED

8/0

Responsible Officer

Customer & Library Services Officer

Section 150F A (2)(e) of the Local Government Act 2009

For a matter to which the prescribed conflict of interest or declarable conflict of interest relates – the name of each eligible councillor who voted on the matter, and how each eligible councillor voted.

Name of each eligible councillor who voted on the matter:

Cr. Mark Edwards, Cr. Tyson Golder, Cr. Julie Guthrie, Cr. Johanne Hancock, Cr. Wayne (George) Ladbrook, Cr. Geoff McMullen, Cr. Cameron O'Neil, Cr. Wendy Taylor.

How each eligible councillors voted:

Each councillor voted in favour of the motion.

At cessation of discussion and decision on the abovementioned item, Cr Birkett returned to the meeting at 6.55pm.

Item Number: 13.2 File Number: D21/62594

SUBJECT HEADING: COMMUNITY FEEDBACK FOR A MURAL AT YULEBA'S BOOSTER FACILITY

Officer's Title: Local Development Officer - Surat

Executive Summary:

The report tabled Yuleba's community responses to having a mural at Yuleba's Booster Facility.

This matter had been laid on the table earlier during the meeting. Council resumed its deliberations.

Resolution No. OM/08.2021/81

Moved Cr Golder

Seconded Cr Hancock

That Council provide in-principle approval for a mural/s at Yuleba's Booster Facility fence line on the following conditions –

- Council calls for expressions of interest for suitably qualified artists who will work with the Yuleba community in a workshop facilitated by Council to design a mural;
- The mural/s is/are appropriate for viewing by all ages and be considerate of the cultural diversity of the community and its visitors;
- The mural/s must not obscure or obstruct any Council signage;
- The draft design that is preferred by the workshop participants, be circulated to Councillors before it is applied.

[Mayor Golder put forward an amended motion to the initial draft earlier during the meeting (update to bullet points 1 and 4, and removal of the initial 3rd bullet point). Cr Hancock, as seconder confirmed her agreement with the amendments].

CARRIED

9/0

Responsible Officer

Local Development Officer - Surat

Item Number: L.5 File Number: D21/66588

SUBJECT HEADING: INJUNE & DISTRICT MEN'S SHED INC. - REQUEST FOR FINANCIAL ASSISTANCE

Officer's Title: Regional Events Attraction / Local Development

Executive Summary:

The Injune & District Men's Shed Inc. is hosting a Lead Lighting Skills workshop in Injune from 25 - 26 September 2021. The not-for-profit organisation is requesting financial assistance to offset some of the fixed costs associated in delivering the workshop.

It was recommended Council support the Injune & District Men's Shed Inc. through financial assistance to lower the cost to participants for the workshop.

This matter had been laid on the table earlier during the meeting. Council resumed its deliberations.

Resolution No. OM/08.2021/82
Moved Cr Golder
Seconded Cr Birkett
That Council:

1. Provide financial assistance to the amount of \$1,723 to the Injune & District Men's Shed Inc. to offset fixed costs associated with delivering a Lead Light Skills workshop.
2. The budget of \$1,723 to be provided as sponsorship from Work Order (WO) 02887.2249.2001 – to be transferred from Work Order (WO) 2885.2001.2001 – Arts & Culture Materials and Services to the sponsorship budget.
3. Is acknowledged for the contribution made towards the workshop, in promotional or marketing materials, publications or media releases.

CARRIED
9/0
Responsible Officer
Regional Events Attraction / Local Development
Item Number:
C.1
File Number: D21/65534
SUBJECT HEADING:
ERGON POWER STATION ROMA - FIRE FLOW CONNECTION
Officer's Title:
Manager - Water, Sewerage & Gas
Executive Summary:

The report tabled a proposed project for the upgrade to the fire flow connection to the Ergon Power Station.

Resolution No. OM/08.2021/83
Moved Cr McMullen
Seconded Cr Taylor
That:

1. Council approve the project for the upgrade to the fire flow connection to the Ergon Power Station and include in the 2021/22 budget at a cost of \$90,000.
2. This be funded from the Water Reserves.

CARRIED
9/0
Responsible Officer
Manager - Water, Sewerage & Gas
Item Number:
C.2
File Number: D21/65721
SUBJECT HEADING:
REQUEST TO PURCHASE COUNCIL OWNED LAND - LOT 28 ON Y22124 - YULEBA
Officer's Title:
Council Buildings & Structures Maintenance Officer / Team Coordination
Executive Summary:

Council received interest in the purchase of Council owned freehold land as described.

Resolution No. OM/08.2021/83

Moved Cr Birkett

Seconded Cr Edwards

That Council:

1. Invite tenders to purchase Lot 28 on Y22124 located in Yuleba.
2. Require tenderers to submit details of:
 - (a) The proposed use of the land
 - (b) Timeframes for development
 - (c) An explanation of the economic benefits to Yuleba and the Maranoa

CARRIED

9/0

Responsible Officer

**Council Buildings & Structures Maintenance
Officer / Team Coordination**

Mayor Golder initially put forward the following procedural motion for Council's consideration:

Moved Cr Golder

That LC.4 and LC.6 lay on the table to a special meeting for a time to be decided next Tuesday.

NO VOTE TAKEN

No vote was taken on the draft motion following further discussion on progression of agenda items. The following item was next considered:

Item Number:

**LC.6
(Previously L.10)**

File Number: D21/68672

SUBJECT HEADING:

**POSITION DESCRIPTIONS – LOCAL AND REGIONAL
DIRECTORS**

This item was previously titled:

**L.10 - Recruitment Policy - Local Area Directors; then
LC.6 - Recruitment Policy - Local and Regional Directors;
then**

New title:

Position Descriptions - Local and Regional Directors

Officer's Title:

Chief Executive Officer

Executive Summary:

Discussions about employee matters.

Resolution No. OM/08.2021/84

Moved Cr McMullen

Seconded Cr Golder

That:

- Council has foreshadowed an amendment for the date of implementation to 5 October 2021.
- Council is having a special meeting on Tuesday 31 August 2021 to update and approve the Position Descriptions for Director positions.
- Council will decide on the recruitment process.
- More information will be provided after Tuesday 31 August 2021.

CARRIED

6/3

Cr. Golder called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Birkett	Cr. Hancock
Cr. Edwards	Cr. O'Neil
Cr. Golder	Cr. Taylor
Cr. Guthrie	
Cr. Ladbroke	
Cr. McMullen	

Responsible Officer

Chief Executive Officer

Item Number:

LC.4

File Number: D21/68852

SUBJECT HEADING:

PRESENTATION OF QUARTERLY REPORT TO COUNCIL
- PRIORITIES FOR CHIEF EXECUTIVE OFFICER

Officer's Title:

Chief Executive Officer

Executive Summary:

The agenda was included to enable the presentation of the second quarterly report under the Performance Agreement. It covers the May/June/July period.

Resolution No. OM/08.2021/85

Moved Cr Hancock

That we lay LC.4 lay on the table until the Special Meeting on 31 August 2021.

CARRIED

9/0

Responsible Officer

Chief Executive Officer

Resolution No. OM/08.2021/86

Moved Cr Golder

That we lay [Items] LC1, LC.2 and LC.3 on the table until a future meeting.

CARRIED

9/0

Responsible Officer

Lead Officer – Elected Members &
Community Engagement

Mayor Golder and Cr Edwards, having previously declared a declarable conflict of interest in the following item, left the meeting at 7.14pm and did not return for the remainder of the meeting.

Item Number: L.1 **File Number:** D21/60873

SUBJECT HEADING: **PROPOSED SERVICE-STATION AT 129-131 MCDOWALL STREET, ROMA (LOT 2 ON RP60707)**

Location: 129-131 McDowall Street, Roma (Lot 2 on RP60707)

Applicant: HP8 Enterprises Pty Ltd C/- Steffan Town Planning

Officer's Title: **Lead Town Planner**

Executive Summary:

At the north-west intersection of McDowell Street and Quintin Street, on the fringe of the Roma CBD, is a vacant commercial zoned block. For several decades the site had been occupied by a Hotel (the Empire) - but this was demolished in around 2014 to make way for a new Motel. Despite having been issued with all required development approvals, the Motel was never built, and the lot has sat vacant ever since. The owners of the premises, HP8 Enterprises Pty. Ltd., are now seeking a development approval to build a service station on the lot.

The development approval required to facilitate the outcome is subject to impact assessment and in accordance with Section 45 of the Planning Act 2016 must be assessed against; the assessment benchmarks (to the extent relevant) and any matters prescribed by regulation; and may also be carried out against, or have regard to, any other relevant matter. The Development Assessment Rules set out the procedural requirements for the development assessment process.

Public notification about the application was carried out in accordance with Part 4 of the Development Assessment Rules between 25 June 2021 and 19 July 2021. There were five properly made submissions received during this period. All other procedural requirements set out by the Development Assessment Rules to enable Council to decide this application have been fulfilled including receipt of a referral response from the Department of Transport and Main Roads (TMR) via the State Assessment and Referral Agency (SARA). TMR have not directed Council to refuse the application and have provided approval conditions in the event Council resolve to approve the application.

The development application has been assessed against all relevant assessment benchmarks and found to comply or is able to be conditioned to comply. Further, assessing officers have identified a number of relevant matters that support approval of the application, including; the site is conveniently located adjacent to the major north-south arterial through Roma; the development will result in the efficient use of long-term vacant commercial land in an area targeted for growth and services and; the traffic impact assessment prepared by a qualified expert in support of the proposal confirms the development will not result in traffic safety deficiencies.

This matter had been laid on the table earlier during the meeting, Council resumed its deliberations.

Resolution No. OM/08.2021/87

Moved Cr Taylor

Seconded Cr Ladbrook

That Council resolve:

1. To seek further information, and have discussions with the applicant, regarding:
 - access configurations to and from the development site;
 - opportunities regarding the location and orientation of the building on site.
2. Be presented with a subsequent report outlining the outcomes of these discussions.

CARRIED

7/0

Responsible Officer

**Deputy Director / Strategic Road
Management / Lead Town Planner**

Item Number: LC.5 **File Number:** D21/68856
SUBJECT HEADING: ORGANISATIONAL STRUCTURE
Officer's Title: Manager - Organisational Development & Human Resources / Chief Executive Officer

Executive Summary:

Minor changes to the Organisational Structure were presented to:

- enable officers to continue transitioning existing employees to their new roles;
- reshape reporting lines to facilitate the transition to the Organisational Structure whilst maintaining continuity of service and program delivery.

Resolution No. OM/08.2021/88

Moved Cr Birkett

Seconded Cr Ladbroke

That Council:

1. Adopt the Organisational Structure as presented to give effect to the transition process to allow stage 2 of the transition to progress towards 5 October 2021.
2. Call for internal expressions of interest for team members wishing to undertake additional responsibilities (team leadership) for the Project Management Resources and Haulage Teams.

CARRIED

4/3

Cr. McMullen called for a division of the vote.

The outcomes were recorded as follows:

Those in Favour of the Motion	Those Against the Motion
Cr. Birkett	Cr. Hancock
Cr. Guthrie	Cr. O'Neil
Cr. Ladbroke	Cr. Taylor
Cr. McMullen	

Responsible Officer

Manager - Organisational Development & Human Resources

CLOSURE

There being no further business, the Deputy Mayor and Acting Chair thanked Council for their attendance and declared the meeting closed at 7.21pm.

These Minutes are to be confirmed at the next Ordinary Meeting of Council to be held on 8 September 2021, at Injune Memorial Hall.

Special 31 August 2021 **Error! Bookmark not defined.**

Special 1 September 2021 **Error! Bookmark not defined.**

OFFICER REPORT**Meeting:** Ordinary 8 September 2021**Date:** 25 August 2021**Item Number:** 12.1**File Number:** D21/69223**SUBJECT HEADING:** Contract Plumber for Injune 2021/22**Classification:** Open Access**Officer's Title:** Manager - Water, Sewerage & Gas**Executive Summary:**

The plumber for Injune resigned several years ago and following several attempts to fill this position, through advertising, there was still nobody interested in the role. Council therefore made use of a local plumber, to assist with these tasks under a Deed of Agreement. This Agreement needs to be renewed for this financial year 2021/22.

Officer's Recommendation:

That:

1. Council engage the Trustee for Portbury Family Trust T/A Portbury's Plumbing Service Pty Ltd to complete Injune Plumbing Maintenance works as required for the financial year 2021/22.
2. This engagement be to 31 July 2022.
3. The engagement be made in accordance with s 235(a) of the *Local Government Regulation 2012*, that: *the local government resolves it is satisfied that there is only 1 supplier who is reasonably available.*
4. Council authorise the Chief Executive Officer (or delegate) to execute the Deed of Agreement.
5. Expenditure be assigned to the Injune Zone Water and Sewerage Maintenance Work Orders.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Portbury Plumbing Services Pty Ltd are the only plumbers in Injune.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
N/A	N/A

Context:

Why is the matter coming before Council?

Engagements made in accordance with s 235(a) of the *Local Government Regulation 2012* require Council approval.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

The plumber for Injune resigned several years ago and following several attempts to fill this position, through advertising, there was still nobody interested in the role. Council therefore made use of a local plumber, Portbury's Plumbing Service Pty Ltd, to assist with these tasks under a Deed of Agreement.

This arrangement worked extremely well and the external plumber works closely with Council Injune Towns & Surrounds staff to manage the water and sewerage networks. Council's approval is sought to put in place a Deed of Agreement for this financial year 2021/22. This Agreement would extend to 31 July 2022 to align with the Trade Services Register.

The Deed of Agreement stipulates the tasks required to be carried out as well as the following KPI's (as per our own staff):

SERVICE	CATEGORY	TASK CATEGORY	ASSESS TIME	ACTION TIME	COMPLETION TIME
Sewerage	Block	sewer overflow	0.5	4	6
Sewerage	Block	sewer block	1	4	6
Sewerage	Break	sewer break	0.5	12	24
Sewerage	Smell	sewerage smell	1	4	8
Water	Avdata	Avdata faults	1	1	4
Water	Leak	water leak	2	4	72
Water	Leak	reservoir leak	1	2	72
Water	Leak	water main break	0.25	4	6
Water	leak	fire hydrant leak	2	4	48
Water	Meter	water meter test	0	0.5	48
Water	Meter	water meter repair	3	2	48
Water	Meter	water meter replacement	0	2	48
Water	Meter	water meter relocate	5	4	48
Water	Meter	water reconnection	0	0.5	24
Water	Meter	water meter disconnection	2	0.5	48
Water	Meter	water meter removal	3	2	48
Water	Meter	water meter new connection	5	2	48
Water	No water	no water	0.25	2	3
Water	Pressure	water Pressure	0.5	2	3
Water	Quality	water quality repairs required	1	2	3
Water	Wash down	at wash down pad	0.5	4	6

If this arrangement is not in place, crew from Roma need to carry out these functions. This not only leaves the Roma crew short staffed, but is not cost effective. The plumber has responded very quickly to requests and carried out works well under the required timeframes. The quality of the work has been good, with no complaints or requests to visit a site for a second time to address an issue arising from works carried out.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Pursuant to section 225 of the *Local Government Regulation 2012*, a local government must invite at least three written quotes before forming a medium-sized contract (\$15,000 - \$200,000), unless one of the listed exceptions applies.

It is proposed that the engagement be made in accordance with s 235(a) of the *Local Government Regulation 2012*:

S 235 Other Exceptions

A local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if—

(a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or

This engagement satisfies the requirements of s 235(a) as the supplier is the only plumber located in Injune.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

N/A

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Deputy CEO / Director, Development, Facilities & Environmental Services
Manager - Procurement, Procurement & Commercial Services
Both the above officers support this recommendation.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$) ? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

The contractor fees are funded out of the approved budgets for Injune Water & Sewerage. To date performance against these budgets have been good and most items are below budget.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$) ? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

N/A

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

N/A

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Not meeting Customer Service Standards	If this arrangement is not approved, it places a lot of pressure on the Roma crew to deal with Roma and Muckadilla while responding to issues in Injune. On occasion, they could struggle to meet Customer Service Standards.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Prior to using the Injune contract plumber, Council was sending staff from Roma to provide this service. Should the Injune contract plumber for some reason not be in a position to continue providing this service, Council can revert to the old arrangement. The Injune contract plumber is committed to continue with this contract and has his son working with him, providing a backup resource.

There is very little risk to Council and using the Injune plumber provides the most cost-effective solution. It is therefore recommended that the arrangement be put in place for the 2021/22 financial year.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?

If so, for what reason?

That:

1. Council engage the Trustee for Portbury Family Trust T/A Portbury's Plumbing Service Pty Ltd to complete Injune Plumbing Maintenance works as required for the financial year 2021/2022.
2. The engagement be made in accordance with s 235(a) of the Local Government Regulation 2012, that: the local government resolves it is satisfied that there is only 1 supplier who is reasonably available.
3. Council authorise the Chief Executive Officer (or delegate) to execute the Deed of Agreement.
4. Expenditure be assigned to the Injune Zone Water and Sewerage Maintenance Work Orders.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 1: Getting the basics right

1.1 Water

Supporting Documentation:

Nil

Report authorised by:

Program Funding & Budget Coordinator

Deputy Chief Executive Officer/Acting Director Infrastructure Services

OFFICER REPORT

Meeting: Ordinary 8 September 2021

Date: 26 August 2021

Item Number: 12.2

File Number: D21/69874

SUBJECT HEADING: Delegated Authority for the Chief Executive Officer to sign the DTMR Deed of Indemnity for the Construction of Water Main in their Road Reserve in 2021/22

Classification: Open Access

Officer's Title: Manager - Water, Sewerage & Gas

Executive Summary:

Council has a requirement to apply to the Department of Transport & Main Roads for a permit to construct the water main in their road reserve. The Department of Transport and Main Roads require Council to sign a Deed of Indemnity for these works to be undertaken. This report covers three locations that require this Deed.

Officer's Recommendation:

That Council authorise the Chief Executive Officer or delegate to sign the Deed of Indemnity, to Department of Transport & Main Roads, for the construction of the water mains in their road reserve in the 2021/22 financial year.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

N/A

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
DTMR	Department of Transport Main Roads
AMP	Asset Management Plan

Context:

Why is the matter coming before Council?

DTMR require a Deed of Indemnity for the construction of these water mains, which requires Council approval.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

There are 3 water projects, in the approved capital budget, that involve drilling replacement mains under the DTMR highway.

These are:

Water Main renewal Ivan Street, Surat – Carnarvon Highway
Water Main renewal Robert Street, Surat - Carnarvon Highway
Water Main renewal Wyndham Street, Roma – Warrego Highway

Council must apply for a permit from DTMR to do these works. This includes submitting the attached signed Deeds of Indemnity.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

N/A

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision? What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

The Water Network AMP includes the renewal of these water mains.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

N/A

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

N/A

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

N/A

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

N/A

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
DTMR approval denied without the Deed of Indemnity	If Council does not sign these Deeds of Indemnity, then DTMR will not approve the permits. The renewal works can then not commence.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

That Council authorise the Chief Executive Officer or delegate to sign the Deeds of Indemnity, for the construction of the water mains listed.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council authorise the Chief Executive Officer or delegate to sign the Deed of Indemnity, to Department of Transport & Main Roads, for the construction of the water mains in their road reserve in the 2021/22 financial year.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 1: Getting the basics right

1.1 Water

Supporting Documentation:

- | | | |
|---|---|-----------|
| 1 | WO22811 - Deed of Indemnity - Water Main Construction Carnarvon Highway at Ivan St, Surat | D21/69568 |
| 2 | WO22811 - Deed of Indemnity - Water Main Construction Carnarvon Highway at Robert St, Surat | D21/69876 |

3↓ WO22804 - Deed of Indemnity - Water Main D21/69879
Construction Warrego Highway at Wyndham St Roma

Report authorised by:

Deputy Chief Executive Officer/Acting Director Infrastructure Services

Print Form

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Queensland
Government

Deed of Indemnity for Ancillary Works and Encroachments on a State-controlled road - Government Agency

(section 50 of the *Transport Infrastructure Act 1994*)

Indemnifier

The indemnifier is the entity responsible for the structure or activity in the road corridor and is the same name as shown on the public liability insurance.

Name of indemnifier

Maranoa Regional Council

Australian Business Number of indemnifier

9 9 3 2 4 0 8 9 1 6 4

Name of person authorised to represent the indemnifier

Graham Sweetlove

Street address of indemnifier

1 Cartwright Street

Roma

Postcode 4455

Postal address of indemnifier

PO Box 620

Roma

Postcode 4455

Details of Ancillary Works and Encroachment (structure or activity)

Description of ancillary works and encroachment

Replacement of existing 100mm water main with a new 150mm water main through drilling under the road

Location

Crossing Cordelia Street at Ivan Street in Surat

GPS coordinates

X: 704844Y: 6994582

I, the indemnifier named above:

- indemnify the State of Queensland (represented by the Department of Transport and Main Roads (TMR)), its officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the ancillary works and encroachments including where the losses are caused by the acts or omissions of the indemnifier's officers, employees, agents and subcontractors
- acknowledge that provision of this indemnity is a condition of approval of the ancillary works and encroachments under section 50 of the *Transport Infrastructure Act*.

In this deed poll, 'losses' include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature whether arising in contract or tort (including, but not limited to negligence) or under a statute, and also includes:

- loss of profits, loss of revenue, loss of anticipated savings, loss of opportunity, pure economic loss and loss of data
- any other consequential, special or indirect loss or damage.

Deed of Indemnity for Ancillary Works and Encroachments on a State-controlled road - Government Agency
continued... page 2 of 2

Executed as a deed poll

Signed, sealed and delivered for and on behalf of the indemnifier

on the day of
 20

Full name of authorised officer (printed)

Signature of authorised officer

Full name of witness (printed)

Signature of witness

Privacy statement: TMR is collecting the information on this form for the purposes of processing your application to install an ancillary works and encroachment in State-controlled roads. Personal information collected will be managed in accordance with the *Information Privacy Act 2009* and will only be accessible by authorised officers and approved contractors of TMR. Your personal details will not be disclosed to any other third party without your consent unless required or authorised to do so by law.

[Print Form](#)[Reset Form](#)Queensland
Government**Deed of Indemnity for Ancillary Works
and Encroachments on a State-controlled
road - Government Agency**(section 50 of the *Transport Infrastructure Act 1994*)**Indemnifier**

The indemnifier is the entity responsible for the structure or activity in the road corridor and is the same name as shown on the public liability insurance.

Name of indemnifier

Maranoa Regional Council

Australian Business Number of indemnifier

9 9 3 2 4 0 8 9 1 6 4

Name of person authorised to represent the indemnifier

Graham Sweetlove

Street address of indemnifier

1 Cartwright Street

Roma

Postcode 4455

Postal address of indemnifier

PO Box 620

Roma

Postcode 4455

Details of Ancillary Works and Encroachment (structure or activity)

Description of ancillary works and encroachment

Replacement of existing 100mm water main with a new 150mm water main through drilling under the road

Location

Crossing Cordelia Street at Robert Street in Surat

GPS coordinates

X: 704882 Y: 6994809

I, the indemnifier named above:

- indemnify the State of Queensland (represented by the Department of Transport and Main Roads (TMR)), its officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the ancillary works and encroachments including where the losses are caused by the acts or omissions of the indemnifier's officers, employees, agents and subcontractors
- acknowledge that provision of this indemnity is a condition of approval of the ancillary works and encroachments under section 50 of the *Transport Infrastructure Act*.

In this deed poll, 'losses' include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature whether arising in contract or tort (including, but not limited to negligence) or under a statute, and also includes:

- loss of profits, loss of revenue, loss of anticipated savings, loss of opportunity, pure economic loss and loss of data
- any other consequential, special or indirect loss or damage.

Continued next page... Page 1 of 2 TRB Forms Area Form F5253 CFD V01 Aug 2019

Deed of Indemnity for Ancillary Works and Encroachments on a State-controlled road - Government Agency
continued... page 2 of 2

Executed as a deed poll**Signed, sealed and delivered for and on behalf of the indemnifier**

on the

day of

20

Full name of authorised officer (printed)

Signature of authorised officer

Full name of witness (printed)

Signature of witness

Privacy statement: TMR is collecting the information on this form for the purposes of processing your application to install an ancillary works and encroachment in State-controlled roads. Personal information collected will be managed in accordance with the *Information Privacy Act 2009* and will only be accessible by authorised officers and approved contractors of TMR. Your personal details will not be disclosed to any other third party without your consent unless required or authorised to do so by law.

[Print Form](#)[Reset Form](#)Queensland
Government**Deed of Indemnity for Ancillary Works
and Encroachments on a State-controlled
road - Government Agency**(section 50 of the *Transport Infrastructure Act 1994*)**Indemnifier**

The indemnifier is the entity responsible for the structure or activity in the road corridor and is the same name as shown on the public liability insurance.

Name of indemnifier

Maranoa Regional Council

Australian Business Number of indemnifier

9 9 3 2 4 0 8 9 1 6 4

Name of person authorised to represent the indemnifier

Graham Sweetlove

Street address of indemnifier

1 Cartwright Street

Roma

Postcode 4455

Postal address of indemnifier

PO Box 620

Roma

Postcode 4455

Details of Ancillary Works and Encroachment (structure or activity)

Description of ancillary works and encroachment

Replacement of existing 100mm water main with a new 150mm water main through drilling under the road

Location

Crossing Bowen Street at Wyndham Street in Roma

GPS coordinates

X: 678347Y: 7059511

I, the indemnifier named above:

- a. indemnify the State of Queensland (represented by the Department of Transport and Main Roads (TMR)), its officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the ancillary works and encroachments including where the losses are caused by the acts or omissions of the indemnifier's officers, employees, agents and subcontractors
- b. acknowledge that provision of this indemnity is a condition of approval of the ancillary works and encroachments under section 50 of the *Transport Infrastructure Act*.

In this deed poll, 'losses' include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature whether arising in contract or tort (including, but not limited to negligence) or under a statute, and also includes:

- a. loss of profits, loss of revenue, loss of anticipated savings, loss of opportunity, pure economic loss and loss of data
- b. any other consequential, special or indirect loss or damage.

Continued next page... Page 1 of 2 TRB Forms Area Form F5253 CFD V01 Aug 2019

Deed of Indemnity for Ancillary Works and Encroachments on a State-controlled road - Government Agency
continued... page 2 of 2

Executed as a deed poll**Signed, sealed and delivered for and on behalf of the indemnifier**

on the

day of

20

Full name of authorised officer (printed)

Signature of authorised officer

Full name of witness (printed)

Signature of witness

Privacy statement: TMR is collecting the information on this form for the purposes of processing your application to install an ancillary works and encroachment in State-controlled roads. Personal information collected will be managed in accordance with the *Information Privacy Act 2009* and will only be accessible by authorised officers and approved contractors of TMR. Your personal details will not be disclosed to any other third party without your consent unless required or authorised to do so by law.

OFFICER REPORT

Meeting: Ordinary 8 September 2021

Date: 13 August 2021

Item Number: 13.1

File Number: D21/66762

SUBJECT HEADING: Neil Turner Weir
Classification: Open Access
Officer's Title: Council Buildings & Structures Maintenance
Officer / Team Coordination

Executive Summary:

Council has received correspondence from two parties that have interest in the Neil Turner Weir. Both requests are seeking Council's consideration on the future ownership and use of the area.

Officer's Recommendation:

That Council:

1. Decline Sunwater's offer to transfer the Neil Turner Weir infrastructure and land in the vicinity of the weir to Council.
2. Revisit its plans for the site when the Concession Deed between Council and Sunwater expires in 2025.
3. Give in-principle support to the Booringa Action Group's proposal to develop additional parking space at the Neil Turner Weir, with a further report to be tabled at Council meeting, when more information and costings are available.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Sunwater
Booringa Action Group

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Nil	Nil

Context:

Why is the matter coming before Council?

Neil Turner Weir Ownership

Council has received correspondence from Sunwater Ltd, requesting Council consider a potential transfer of ownership of the Neil Turner Weir and associated land and infrastructure.

Request for Additional Parking Spaces

Council has received correspondence from the Booringa Action Group seeking Council consideration to use currently unused land, under agreement with Sunwater as additional parking spaces for tourism.

As each of the requests have a potential impact on the other, Council's views are requested on both topics.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

History

The Neil Turner Weir is owned and operated by Sunwater Ltd, the weir was built in 1984 and is made of concrete. The weir has filled with sand. The capacity of the Neil Turner Weir is 2,000 ML.

Sunwater owns the weir infrastructure and the Freehold of five (5) adjacent blocks of land, two (2) directly north of the weir being Lot 1 on RP867373 (1.7565ha) and Lot 2 on RP 867373 (2.6741ha), and three (3) directly south being Lot 3 on RP53700 (1.1801ha), Lot 6 on RP53700 (2.0265ha) and Lot 8 on RP53700.

In September 2020, due to increasing restrictions because of the Covid pandemic, Sunwater ceased camping on their freehold section of the Neil Turner Weir. As a response to the closure of camping Council resolved the following.

Resolution No. OM/09.2020/98

That Council:

- 1. Enter into an Agreement with Sunwater Limited, [in] respect to land described as over Lot 3 on RP53700, Lot 8 on RP53700 and Part of Lot 6 on RP53700.***
- 2. Authorise the Chief Executive Officer (CEO), or delegate, to negotiate and execute the agreement and any other associated documentation if those terms are acceptable.***

The current concession deed is for five years and has an expiry date of 20 October 2025. Council in lieu of rent is required to maintain the land over this time. Historically, Council has maintained the area around the Neil Turner Weir to facilitate free camping in the area. Under the concession deed, the Neil Turner Weir infrastructure continues to be Sunwater's responsibility.

Description	2020/2021	2019/2020	2018/2019
Parks and Gardens Maintenance –	\$ 31,981.31	\$ 15,017.17	\$ 17,103.80

Rotary Park			
Public Toilets – Rotary Park	\$ 11,404.16	\$ 13,465.69	\$ 12,191.81
Total	\$ 43,385.47	\$ 28,482.86	\$ 29,295.61

- 2020/2021 includes replacement BBQ \$8,224.00

Neil Turner Weir Ownership

Mr John Kelly, Sunwater - General Manager, Operations South, has requested Council consider transfer of the ownership of the Neil Turner Weir infrastructure and adjacent land to Maranoa Regional Council. Mr Kelly has indicated that this would be a nominal transfer, however, has not supplied any ongoing costs for the inspection and maintenance of the infrastructure.

Request for Additional Parking Spaces

Mr Jeff Watson, Booringa Action Group – Chief Executive Officer, has requested Council consider using the most eastern parcel (Lot 8 on RP53700) of land acquired in the concession deed as additional parking spaces.

The land would require some initial work and is currently overgrown with grass and debris. BAG have indicated that they would enlist the assistance of the local RESQ+ to initialize the work if Council is supportive of the idea. Sunwater have no objection to this request.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?

(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Nil

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Nil

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? ***Is this already included in the budget? (Include the account number and description).***

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Request for Additional Parking Spaces

It is estimated that it could cost up to \$10,000.00 to clear and make the land safe for caravans. However, this amount could be significantly less, depending on RESQ+ and their potential involvement.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Neil Turner Weir Ownership

Sunwater have been asked to supply costings for the upkeep of the weir. This has not been received at the time of writing this report.

Request for Additional Parking Spaces

Once established, maintenance will be consistent with the upkeep that is current for the entire area. This should add minimal additional expenditure.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

The closest residential property is approximately 160m from the proposed new parking space boundary.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Ownership	During the 2012 floods, some residents blamed the lack of maintenance of the weir as a contributing factor. With some threatening legal action. Justified or not justified.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Neil Turner Weir Ownership

It is recommended that Council does not consider acquiring the land until closer to the expiry date of the concession deed between Council and Sunwater. There are significant costs associated with maintaining the infrastructure and it is understood that significant liability issues could arise if Council doesn't make correct decisions in regard to maintaining the weir infrastructure.

Request for Additional Parking Spaces

It is recommended that Council offer its in-principle support of the Booringa Action Group's proposal to create additional caravan parking spaces in the unused section of the area covered by the Concession Deed. A further report should be re-tabled once Booringa Action Group has a better understanding of what works can be performed by RESQ+ and what works would be required of Council.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

1. Decline Sunwater's offer to transfer the Neil Turner Weir infrastructure and land in the vicinity of the weir to Council.
2. Revisit its plans for the site when the Concession Deed between Council and Sunwater expires in 2025.
3. Give in-principle support to the Booringa Action Group's proposal to develop additional parking space at the Neil Turner Weir, with a further report to be tabled to Council meeting, when more information and costings are available

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.10 Facilities

Supporting Documentation:

- | | | |
|---------------------|--|-----------|
| 1 ↓ | Booringa Action Group - Neil Turner Weir Request | D21/67178 |
| 2 ↓ | Sunwater - Neil Turner Weir Request | D21/67177 |

Report authorised by:

Manager - Facilities (Land, Buildings & Structures)

Deputy Chief Executive Officer/Acting Director Infrastructure Services

Booringa Action Group

PO Box 149

Mitchell 4465

ABN 21 546 772 092

<http://www.mitchellqueensland.com.au>

Wednesday July 28, 2021

Contact Details

Jeff Watson 0429099443

Donna McCarrol 0455264698

Bree Jiggins 0408347914

Email: booringaactiongroup@gmail.com

The Maintenance Officer / Team Coordinator,
Facilities (Council Buildings & Structures),
PO Box 620,
Roma. QLD 4455

Dear Gavin,

As you would be aware, tourist numbers have risen exponentially since Covid 19 took hold of Australia and the world. No doubt, the need to open up the Showgrounds for caravaners recently is still fresh in your mind.

In order for Mitchell to capitalise fully on the increased visitation, we obviously need to find some extra space for visitors to park up their rigs and stay for a few days. The Neil Turner Weir is obviously the first choice for those seeking a free camping site but it is often uncomfortably crowded and subsequently not particularly welcoming for those who prefer a little more space or social distancing. During wet weather, as we saw last month, the close quarters parking turned the area into a muddy mess consequently diminishing visitors for a day or two each time.

BAG therefore would like to suggest that the area immediately east of the present camping area be also made available to campers. We understand that the area in question is within the boundaries of the land ceded to Council control by Sunwater and it would need very little work to make it available. The land is currently heavily grassed and as such, without some form of maintenance, will pose an increasing fire risk as we move into spring and early summer.

Should Council view this request favourably, BAG may be able to enlist the help of the RESQ+ team to assist with the tidy up however, since recent changes to that scheme, available manpower in that crew has diminished significantly. In any case however, we do need to establish whether or not Council is supportive of the idea so I seek your help in having the matter brought forward for Council's consideration.

Yours faithfully,

Jeff Watson

Chief Executive Officer.



Contact: John Kelly
Direct line: 0428 114 292
Our ref: 11-006637/001 Doc# 2644485
Your ref:

13 August 2021
Mr Gavin Pallisier
Maintenance Team Coordinator Facilities (Buildings and Structures)
Maranoa Regional Council
PO Box 620
ROMA QLD 4001

By Email: Gavin.Pallisier@maranoa.qld.gov.au

Dear Gavin,

RE: POTENTIAL TRANSFER OF OWNERSHIP OF NEIL TURNER WEIR, MITCHELL

Further to our meeting in Mitchell on Thursday 22 July 2021, I am writing to determine Maranoa Regional Council's (Council) interest in continuing discussions regarding the potential transfer of Neil Turner Weir.

As you are aware, Sunwater owns and operates the Maranoa Water Supply Scheme, which includes Neil Turner Weir. We are interested in transferring ownership of the weir, due to its remote location in relation to our depots, and its' limited commercial value to Sunwater or our irrigation customers, due to the high sand loads in the Maranoa River.

In transferring ownership of the weir, Sunwater would also look to transfer ownership of the adjacent land on the left and right banks, some of which is currently leased by Council.

We believe that Council may be in a better position to extract the maximum value from the weir and associated land, particularly in relation to recreation and attraction the weir provides to the local tourism industry and associated positive impacts on local businesses.

Sunwater is open to Council's view and ideas on how the potential transfer could be achieved to the satisfaction of both parties and we look forward to continuing our discussions.

Yours sincerely

A handwritten signature in blue ink, appearing to read "J Kelly".

John Kelly
GENERAL MANAGER, OPERATIONS, SOUTH

address: Green Square North, Level 9, 515 St Pauls Terrace,
Fortitude Valley, Queensland 4006
post: PO Box 15536, City East, Queensland 4002
ACN: 131 034 985

telephone: +617 3120 0000
email: John.kelly@sunwater.com.au
facsimile: +61 7 3036 6482
sunwater.com.au

Delivering water for prosperity – Page 1

OFFICER REPORT

Meeting: Ordinary 8 September 2021

Date: 19 August 2021

Item Number: 13.2

File Number: D21/67800

SUBJECT HEADING: Racecourse North Estate Injune - Land for Sale

Classification: Open Access

Officer's Title: Council Buildings & Structures Maintenance
Officer / Team Coordination

Executive Summary:

Council completed the development of 22 parcels of land at the 'Racecourse North Estate', Injune in response to community demand for vacant land suitable for the construction of residential housing. The land is described as Lots 8 – 11 and Lots 13 – 30 on SP297126. Council's direction is sought on the disposal of this land.

Officer's Recommendation:

That Council:-

1. Lists Lots 8 – 11 and Lots 13 – 29 on SP297126 for sale by tender.
2. Require all tenderers to outline their plans for the land.
3. Include in tender documentation and as a special condition in the draft sale contract, that successful tenderers must construct a compliant dwelling on the land within two years of purchase contract completing, and that Council has the right to buy back the land at the same purchase price paid by the successful tenderer (less Council's legal costs, duty and registration fees to re-acquire the property) to Council for the land if construction is not completed within this timeframe as well as any related special conditions recommended by Council's lawyers to protect Council's interests.
4. Retain Lot 30 on SP297126 for future Council housing development.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Nil

Acronyms:**Are there any industry abbreviations that will be used in the report?**

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Nil	Nil

Context:***Why is the matter coming before Council?***

Council completed the development of 22 parcels of land at the 'Racecourse North Estate', Injune in response to community demand for vacant land suitable for the construction of residential housing. The land is described as Lots 8 – 11 and Lots 13 – 30 on SP297126.

At Council's Ordinary Council Meeting held on 12 August 2020, Council considered an Officer's Report on the land. Council decided -

"That Council be provided a report regarding options and approach for the sale of Lots 8 – 11 and Lots 13 – 30 on SP297126". (Resolution No. OM/08.2020/01)

A comprehensive report was presented to the Ordinary Council Meeting held on 28 October 2020, where Council decided ***"That this lay on the table until a future meeting". (Resolution No. OM/10.2020/127).***

Most recently a report was presented to the Ordinary Council Meeting held on 25 June 2021, where Council decided ***"That the matter lay on the table until a future meeting to consider options in relation to sale of some lots and possible incentives, including identifying a parcel for potential Council development.".*** (Resolution No. OM/07.2021/47).

Council's direction is sought on the disposal of this land.

Background:***Has anything already happened in relation to this matter?***

(Succinct overview of the relevant facts, without interpretation)

A valuation of the land was completed on 4 December 2019. Due to the age of the valuation, a new valuation will need to be sought before Council can accept any future tender offers on the land.

Tender Number 20022 was advertised for the 'Sale of Council Owned Freehold Land Lots 8 – 11 and Lots 13 – 30 on SP297126, Racecourse Road and Denton Court, Injune Q 4454'. The tender closed 13 March 2020. No tenders were received. There was some interest in the blocks following the tender process.

Following Council's most recent resolution on 25 June 2021, Tim Smith from McInnes Wilson Lawyers offered the following advice.

1. Exemption 1:

Council may dispose of land other than by tender or auction if:

- a. the land was offered for sale by tender or auction but was not sold and is sold for more than the highest tender or auction bid (s236(1)(a) Local Government Regulation 2012 (Qld));
- b. before disposing of the land under the above exception, Council must pass a resolution that the above exception may apply (s236(2) LGR);
- c. the consideration must be equal to or more than the market value of the land and any improvements (s236(3) LGR); and
- d. market value is to be evidenced by a written report from a registered Queensland valuer.

2. Exemption 2:

Council may dispose of land other than by tender or auction if Council obtained an exemption from the Minister (s236(1)(f) LGR).

3. The proposal to sell for market value but to then discount this price if construction is completed by a certain date would not comply with exemption 1. Council could consider obtaining an exemption from the Minister however there is not guarantee this would be granted. This may also take some time to obtain.
4. Other options that Council might consider include to apply Exemption 1 but:
 - a. sell for above market value but discount back to market value when construction is complete by a certain date;
 - b. sell for market value but impose penalties where construction is not complete by a certain date; and
 - c. sell for market value but include rights for council to take back the land (either equal or less than the price paid by Council), or auction the land again, if construction is not complete by a certain date.

Incentives therefore can be given, provided the amount paid is more than the market value of the land, unless prior exception is granted by the minister.

Council Officers also investigated any options to enter a conditioned contract for sale, where like Wambo Shire Council in 2001 and Richmond Shire Council in 2012 offered land for a minimal fee (\$1).

Council Officers contacted Richmond Shire Council to discuss the process, Mayor John Wharton mentioned while he believed that there were over 3,000 serious enquiries for the 10 lots of land, he estimated potentially 30,000 total enquiries.

From the 10 successful ballots, only 4 lots complied with the conditions. Mayor Wharton ended by recommending that he would not suggest doing similar. Mayor Wharton also did not comment on how Council complied with Local Government Legislation during the process.

James Neilson from King and Company Solicitors, have advised that pursuant to the Local Government Regulations, Council would be required to sell the land for Market Value, unless the minister exempts Council from complying with Section 227, of the *Local Government Regulations 2012*. However, Mr Neilson was of the belief that

even if ministerial approval was sought and granted, conditions that are included in the contract for sale (like building timeframes) would be quite difficult to enforce.

Infrastructure Charges

Council also resolved at the General meeting held on 14 November 2018:

GM/11.2018/56

That Council approve the deferment of the adopted infrastructure charges payments for Development Permit 2014/18878, allowing payments to be made on a per-lot basis following the sale of each lot. Payment of the applicable charge for each lot must be made within 30 days of settlement.

The amount of these deferred infrastructure changes total \$132,000 (Stage 1 - \$48,000 and Stage 3 - \$84,000).

When payments are received (after a parcel is sold), both the current asset (receivable) and current liability account will be reduced by the infrastructure charge for that parcel, accounting services will need to be advised on each occurrence with the value.

As a result, Council currently has a current asset (receivable) of \$132,000 (GL 19023.8146.8030) and current liability (payable) (GL 19223.9250.9180) of \$132,000. When a parcel of land is sold, the infrastructure charge for that parcel of land would need to be reduced from both of these accounts.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?

(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Division 4 Exceptions for valuable non-current asset contracts

236 Exceptions for valuable non-current asset contracts

- (1) Subject to subsections (2) to (4), a local government may dispose of a valuable non-current asset other than by tender or auction if—
- a. the valuable non-current asset—
 - i. was previously offered for sale by tender or auction but was not sold; and
 - ii. is sold for more than the highest tender or auction bid that was received; or
 - b. the valuable non-current asset is disposed of to—
 - i. a government agency; or
 - ii. a community organisation; or
 - c. for the disposal of land or an interest in land—
 - i. the land will not be rateable land after the disposal; or
 - ii. the land is disposed of to a person whose restored enjoyment of the land is consistent with Aboriginal tradition or Island custom;or

- iii. the disposal is for the purpose of renewing the lease of land to the existing tenant of the land; or
 - iv. the land is disposed of to a person who owns adjoining land if—
 - (A) the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and
 - (B) the disposal is otherwise in accordance with sound contracting principles; or
 - d. for the disposal of a valuable non-current asset, other than land, by way of a trade-in for the supply of goods or services to the local government—
 - i. the supply is, or is to be, made under this part; and
 - ii. the disposal is, or is to be, part of the contract for the supply; or
 - e. for the disposal of a valuable non-current asset by the grant of a lease—the grant of the lease has been previously offered by tender or auction, but a lease has not been entered into; or
 - f. the Minister exempts the local government from complying with section 227.
- (2) An exception mentioned in subsection (1)(a) to (e) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction.
- (3) A local government may only dispose of land or an interest in land under this section if the consideration for the disposal would be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land.
- (4) However, subsection (3) does not apply if the land or interest in land is disposed of under subsection (1)(b), (1)(c)(ii) or (1)(f).
- (5) For subsection (3), a written report about the market value of land or an interest in land from a valuer registered under the Valuers Registration Act 1992 who is not an employee of the local government is evidence of the market value of the land or the interest in land.
- (6) An exemption under subsection (1)(f) may be given subject to conditions.

Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Nil

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?
What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

James Neilson – Partner – King and Company Solicitors
Mayor John Wharton – Richmond Shire Council

Deelea Sullivan – Operations Manager – Maranoa Regional Council.

“Council resolved at the General meeting held on 14 November 2018:

GM/11.2018/56

That Council approve the deferment of the adopted infrastructure charges payments for Development Permit 2014/18878, allowing payments to be made on a per-lot basis following the sale of each lot. Payment of the applicable charge for each lot must be made within 30 days of settlement.

The amount of these deferred infrastructure changes total \$132,000 (Stage 1 - \$48,000 and Stage 3 - \$84,000).

For your information the supporting documents are:

- General meeting report – D18/86836
- Council minutes – D18/90941
- Development Approval 2014/18878 – D18/92376.

After this resolution, discussions occurred to ensure that the correct accounting treatment was applied. Please see below:

At our last audit, the Queensland Audit Office raised the asset capitalisation process as a significant deficiency within Council. As this project is capital, the infrastructure charges must be expensed to the capital work order so that finalisation and capitalisation are able to occur in a timely manner.

There are two sides to this transaction:

1. Income to Council for the Infrastructure Charges, to be recognised under accrual accounting principles, i.e. when the income is earned;
2. Capital Expense to Council to be costed to the capital project so finalisation/capitalisation can occur in a timely manner, i.e. within 30 days of practical completion.

For item 1, a journal will be processed for the infrastructure charges income, this will credit the income account for these charges and debit a current asset (receivable) account.

For item 2, a journal will be processed to debit the capital work order and credit a current liability account.

When payments are received (after a parcel is sold), both the current asset (receivable) and current liability account will be reduced by the infrastructure charge for that parcel, accounting services will need to be advised on each occurrence with the value.

As a result, Council currently has a current asset (receivable) of \$132,000 (GL 19023.8146.8030) and current liability (payable) (GL 19223.9250.9180) of \$132,000. When a parcel of land is sold, the infrastructure charge for that parcel of land would need to be reduced from both of these accounts."

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$) ? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Nil

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$) ? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Nil

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Nil

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Legislation	Council has been advised minister exemption would be required for Council to sell at a figure less than Market Value
Political	Flooding the market with land may have a considerable effect on the value of property in Injune and possibly the region.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Based on the advice of Tim Smith – Solicitor, Mayor John Wharton and James Neilson – Solicitor, it is advised that Council follow the officer's recommendation. This would also allow Council to correctly close off liability accounts created during the capitalisation of the project in compliance with *Resolution GM/11.2018/56*.

The final consideration would be the impact of selling 22 parcels of land. It has been identified that only 1 vacant land sale has occurred in Injune in the previous two (2) years. This has the potential to have a significant impact on the value of both vacant and improved land in Injune and the surrounding area.

It is recommended that Council list the properties for sale by tender. Council does not need to accept all or any tenders. The tender could ask tenderers to advise of their plans (including timeframes) to develop the land.

After tenders close and Council makes a decision on awarding tenders, Council can then decide what it wants to do with remaining lots. At this point, Council can decide to list with a real estate agent. Council can at this point also decide if it wishes to have a cash refund incentive in place (Council could list the property for market value plus incentive value, which will ensure Council's compliance with the Act requirements).

It is also recommended that Council include a special condition in the tender and in the contract allowing Council (if it wishes) to buy back the land for the purchase price paid, if construction doesn't happen with a certain timeframe (eg. Two years). This gives Council some surety regarding land availability in Injune in the future and helps to prevent an investor buying up and not developing the land.

It is recommended that Council retain Lot 30 on SP297126. This lot has been identified for retention for the following reasons:-

1. It is at the entry to Denton Court. Any construction by Council could "set the tone" for the development of the estate.
2. It is the largest lot in Denton Court being 1,282m². This larger size may be conducive to the future construction of a duplex. Council's Planning Officer has confirmed that this lot meets the minimum size for construction of a duplex.
3. The land is a corner block (again making it attractive for duplex construction).

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?

If so, for what reason?

That Council:-

1. Lists Lots 8 – 11 and Lots 13 – 29 on SP297126 for sale by tender.
2. Require all tenderers to outline their plans for the land.
3. Include in tender documentation and as a special condition in the draft sale contract, that successful tenderers must construct a compliant dwelling on the land within two years of purchase contract completing, and that Council has the right to buy back the land at the same purchase price paid by the successful tenderer (less Council's legal costs, duty and registration fees to re-acquire the property) to Council for the land if construction is not completed within this timeframe as well as any related special conditions recommended by Council's lawyers to protect Council's interests.
4. Retain Lot 30 on SP297126 for future Council housing development.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.10 Facilities

Supporting Documentation:

Nil

Report authorised by:

Manager - Facilities (Land, Buildings & Structures)

Deputy Chief Executive Officer/Acting Director Infrastructure Services

OFFICER REPORT

Meeting: Ordinary 8 September 2021

Date: 19 August 2021

Item Number: 13.3

File Number: D21/67811

SUBJECT HEADING: Lease - Lot 2 on SP309872 (Roma)

Classification: Open Access

Officer's Title: Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

At its Ordinary meeting on 14 July 2021, Council resolved to invite offers from neighbouring properties interested in leasing Lot 2 on SP309872 for grazing purposes. Expressions of interest closed on 13 August 2021 and are presented for Council's consideration.

Officer's Recommendation:

That Council approve the exception under section 236 (1)(c)(iv) of the Local Government Regulation 2012 (Qld) (LGR) and enter into a lease with Brett and Nardia Zoellner for the use of Lot 2 on SP309872 for grazing purposes, subject to the following special terms and conditions (in addition to Council's standard leasing terms and conditions):

1. Brett and Nardia Zoellner being the owners of neighbouring property Lot 1 on SP309872.
2. The term of the lease shall be for a period of 5 years, with one option of an additional 5 year term.
3. The lease fee shall be \$150 per month inclusive of all costs including any applicable land rates and charges.
4. The lease contains provisions to protect the integrity of the levee bank and allows Council access to inspect and undertake all necessary maintenance work on the levee bank.
5. Council authorise the Chief Executive Officer to execute the lease and all other documentation relevant to the lease agreement.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Brent and Nardia Zoellner (applicants)

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
Nil	Nil

Context:

Why is the matter coming before Council?

At its Ordinary meeting on 14 July 2021, Council resolved to offer the opportunity to lease Lot 2 on SP309872 for the purpose of grazing. As access to the land is only available through adjacent land, the owners of neighbouring properties were invited to submit an expression of interest to lease the land. This process is in accordance with legal advice received.

The owners of Lot 5 on RP200576, Lot 222 on R863 and Lot 1 on SP309872, and the (then) potential future buyer of Lot 1 on SP309872 were invited to submit an expression of interest via correspondence sent to the parties.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Lot 2 on SP309872 is Council freehold land described as 138B Edwardes Street, Roma. The land was acquisitioned by Council in 2019 as part of the flood mitigation plan. The land is 15.8151 hectares in size.

Prior to being acquisitioned by Council, the land formed part of 138 Edwardes Street.

Following the subdivision of 138 Edwardes Street, Council arranged for the construction of a new boundary fence between the newly subdivided land parcels described as Lot 1 and Lot 2 on SP309872. Lot 1 on SP309872 faces Edwardes Street.

Lot 2 on SP309872 is subject to extreme flood hazard. The land is bound by the levee bank to the west and Bungil Creek to the east. Extreme flood hazard areas are subject to potential flood depths exceeding 2 metres and velocities exceeding 2m/s in the Defined Flood Event. Council has access to the land via easements over the levee infrastructure located on either side of the property, which extend to the road network.

A current Water Licence exists over Lots 1 & 2 on SP309872 –

- Water Licence Reference - 58061N
- Expiry Date – 30/06/2111
- Licensee
 - Maranoa Regional Council
 - Meredith A Kennedy, Michael G Kennedy, Renate J O'Donohue as Personal Representatives
- Authorised Activity – The taking of underground water from the Bungil (Great Artesian Basin) with the point of take under Lot 1 on SP309872 and Lot 2 on SP309872
- Authorised Purpose - Stock

At its Ordinary meeting on 14 April 2021, Council resolved (*Resolution No. OM/04.2021/39*).

That Council:

- 1. Decline the offer to purchase Council freehold land described as Lot 2 on SP309872.***
- 2. Further explore the opportunity to lease the land for the purpose of grazing, with an Officer's report to be prepared and presented at a future Council meeting.***

At its Ordinary Meeting on 14 July 2021, Council considered a further report and subsequently resolved (*Resolution No. OM/07.2021/47*):-

That Council:

- 1. Invite the owners of Lot 5 on RP200576, Lot 222 on R863 and Lot 1 on SP309872 to submit an expression of interest to lease Lot 2 on SP309872.***
- 2. Invite the interested party to submit an Expression of Interest to lease Lot 2 on SP309872, with any lease to be conditional on the settlement of purchase of Lot 1 on SP309872.***
- 3. Engage a valuer to undertake a valuation of market rent for the land and any improvements.***

In accordance with this resolution, the owners of Lot 5 on RP200576, Lot 222 on R863 and Lot 1 on SP309872 were invited to submit an expression of interest to lease Lot 2 on SP309872. Expressions of interest closed on 14 August 2021 with one expression of interest being received from Brett and Nardia Zoellner. The owner of Lot 5 on RP200576 contacted Council's Manager Facilities (Land, Buildings and Structures) to discuss further, and advised that they were not interested in leasing the land.

This Expression of Interest received is summarised below:-

Applicant	Brett and Nardia Zoellner
Neighbouring lot currently owned	Lot 1 on SP309872 (settled on 13 August 2021)
Lease amount offered	<p>\$5,000 payable at the beginning of each lease term. (Total payable \$10,000 if option is taken up).</p> <p><i>This original offered amount does not meet the valuation rental of \$30 - 45 per week. The amount of rental payments has to be equal to or more</i></p>

	<p>than the market rent for the land and improvements. (s236(3) Local Government Regulation 2012).</p> <p>Further negotiation was undertaken with the applicant with the result being agreement on \$150 per month (\$1,800 per year).</p>
Lease term	5 years with the option of another 5 year term (Total duration of lease - 10 years if option is taken up).
Lessee to pay costs.	Yes. Rates and charges including water.

Acumentis were engaged by Council to complete a desktop rental assessment of the land. This assessment was completed on 16 August 2021. The valuer advised that the subject property had a carrying capacity of 5 weaners or 3-4 horses. On that basis, the valuer assessed the market rent of the property to be \$30 - \$45 per week excluding GST. (This would equate to \$1,560 - \$2,340 per year).

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Local Government Regulation 2012 – Reg 227

Valuable non-current asset contract – tenders or auction needed first
227 Valuable non-current asset contract – tenders or auction needed first

- (1) A local government cannot 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.
- (2) This section is subject to *division 4*.

Tim Smith – McInnes Wilson Solicitors was contacted for advice. This advice was initially tabled at the Council meeting on 14 July 2021.

Local Government Regulation 2012 – Reg 227

Valuable non-current asset contract – tenders or auction needed first
227 Valuable non-current asset contract – tenders or auction needed first

- (3) A local government cannot enter into a valuable non-current asset contract unless it first –
 - (c) Invites written tenders for the contract under *section 228*; or

(d) Offers the non-current asset for sale by auction.

(4) This section is subject to *division 4*.

Tim Smith – McInnes Wilson Solicitors was contacted for advice. Advice was specifically asked regarding –

1. *Exemptions in the Act, where Council can offer a lease to a neighbouring property only.*
2. *Any requirement to offer the opportunity to lease the land to all adjoining property owners?*
3. *Any issues arising from Council not having a registered easement over the levee.*

EXEMPTIONS IN THE ACT, WHERE COUNCIL CAN OFFER A LEASE TO A NEIGHBOURING PROPERTY ONLY.

There is an application exemption under section 236(1)(c)(iv) of the *Local Government Regulation 2012* (Qld) (**LGR**).

Under this exemption MRC may grant a lease of land to a person who owns adjoining land without going to tender or auction if:

the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land:

Comments:

On the face of it, this land appears to meet this requirement:

The land has no direct road access and as such would only realistically be suitable for the neighbours unless the tenant could secure access rights across neighbouring land.

The land is also subject to extreme flooding hazard and therefore not suitable for habitation. It is arguably too small on its own for grazing or many uses by itself.

Finally, the land has important infrastructure on it, being the levy, which restricts the uses that Council might allow on the land.

there is not another person who owns other adjoining land who wishes to acquire the land:

Comments:

Council will need to offer the land for lease to each of the other adjoining landholders. The LGR does not say how to do this but I would expect a similar process to an EOI except instead of public advertising Council contacts each landholder directly.

it is in the public interest to dispose of the land without a tender or auction;

Comments:

The LGR does not say how to establish this. However if there are any supporting details such as:

it was marketed for sale of lease previously but would was not sold/let; reduce Council's maintenance costs for the land while generating income;

improve safety as the land will be managed (e.g. less fire danger); or supporting local business.

the disposal is otherwise in accordance with sound contracting principles.

Comments:

Council should have a "contract manual" that applies the sound contracting principles and should follow this in regard to this element of the exception.

In addition to the above requirements:

Council must first pass a resolution applying the above exception before issuing / granting the lease (s236(2) LGR).

The rent will need to be equal to or great than the market value rent for the land and improvements determined by a registered Queensland valuer (s36(3)&(5) LGR).

DO YOU THINK THAT WE WOULD NEED TO OFFER THE OPPORTUNITY TO ALL ADJOINING PROPERTIES?

Yes, each of the neighbour will need to be offered the land for lease. See paragraph 1.(b) above.

IS THERE ANY ISSUE FROM NOT HAVING A REGISTERED EASEMENT OVER THE LEVEE?

If Council was selling the land then an easement would be required. With the grant of a lease, Council will just need to ensure that the lease sets out appropriate rights including:

a licence to access across any part of the land to do anything required to inspect and maintain the levy. This might be with certain notice requirements except in an emergency;

a licence to access the levy via existing easements at any times to do anything in connection with the use, inspection, maintenance or upgrade of the levy.

terms and conditions as you canvassed reading protecting the levy itself:

fencing the levy at the tenant's cost;

crossing / not crossing the levy; and

any prohibited activities (e.g. no works or development on the land unless approved by Council in its absolute discretion etc.).

comprehensive release of liability by tenant in favour of Council; and

comprehensive indemnity from tenant to Council.

I would also highly recommend the right for Council to terminate the lease "for convenience" (i.e. any reason) on short notice without compensation. This would give Council the ultimate flexibility around the levy as if the lease is no longer convenient / desirable it can be terminated.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Roma Flood Levee Operations and Maintenance Manual

3 Maintenance

3.1 Embankment

3.1.1 Grass

Grazing by livestock on the vegetation on the levees is not to be permitted as this will impact on the coverage of vegetation, thus impacting the levee integrity.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the

funding body, any dates of critical importance or updates or approvals required)

Advice has been sought from the Office of Directorate – Development, Facilities & Environmental Services and the Planning & Building Development Department.

Information received –

Associate to the Director / Budget & Emergency Management –

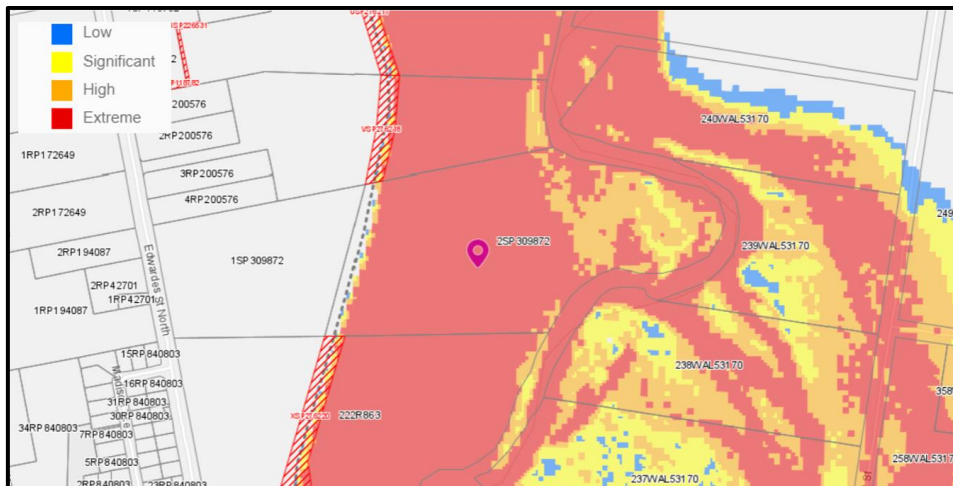
In relation to the impact on levee bank: There is no grazing on the levee bank as long as they are just running the stock across to the other block that's ok. Preservation of the levee is to be kept to the standard as required in the Standard Operating Procedures. Council must have access to the levee at all times.

Manager – Planning & Building Development –

Town planning:

The proposed use for grazing horses is compatible with the land zoning, being Rural, however:

- The land is subject to Extreme flood hazard as it is bound by the levee bank to the west and Bungil Creek to the east. Extreme flood hazard areas are subject to potential flood depths exceeding 2 metres and velocities exceeding 2m/s in the Defined Flood Event (similar in magnitude to the 2012 flood in Roma). This could place stock and/or the persons responsible for their care at risk in a flood event. If Council were to allow use of the land by an external party, it is recommended to gain legal advice to ensure Council would not be liable for any damages due to flooding (e.g. lost stock etc). It might be possible to address this issue through a lease arrangement.



- Council currently has access to the lot via easements over the levee infrastructure located on either side of the property, which extend to the road network. However, there is currently no legal access for an external party as the easements are for Council's benefit only. This may need to be addressed if Council were to sell the land. Possible options to address this would be through an amalgamation with the adjoining lot or the creation of another access easement from Edwardes Street. Whilst the two lots remain separate (Lot 1 and Lot 2) there is potential for them to be held under separate ownership. (Note: Development Approval is required to create an access easement)
- If Council were to sell the land, it would be necessary to create an easement over the levee infrastructure in this property in order to maintain access. This would require surveying and possibly development approval (depending if an exemption applied for the purpose of flood mitigation.)

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Community safety:

(I sought advice from Sam Thrupp regarding the use of the land for keeping of horses)

- This lot is not in the designated town area and therefore there are no restrictions based on Subordinate Local Law No.2 relating to keeping of animals. The only other item that should be included in any agreement would be maintaining adequate fencing to ensure the horses are contained to the allotment.

Katie Ballard, Lead Rates & Utilities Billing Officer / System Administrator has provided the following information on rates payable on the land.

- Estimated general rates – approximately \$3,781.24 per year
- Plus emergency levy approximately \$130
- Vacant water and sewerage charges not payable as more than 100 metres from line.
- No garbage payable (unless service requested).
- It would be necessary for Department Resources to value the land for rating purposes. Department will value the land if there is a lease for a minimum of 5 years on the land.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Nil

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Nil

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Brent and Nardia Zoellner (interested party)
Owners of neighbouring properties –
Lot 222 on R863
Lot 5 on RP200576

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Levee Bank	Potential risk to integrity of levee bank
Legal	Specific requirements in legislation

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

It is advised that Council should enter into a lease with the applicant, with the lease document to contain specific conditions to maintain the integrity of the levee and Council's ability to enter the land to undertake inspections and maintenance.

Council needs to be mindful that the legal advice received is that the market rent has to be equal to or more than the market rent for the land and improvements (s236(3) Local Government Regulation 2012).

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council approve the exception under section 236 (1)(c)(iv) of the Local Government Regulation 2012 (Qld) (LGR) and enter into a lease with Brett and Nardia Zoellner for the use of Lot 2 on SP309872 for grazing purposes, subject to the

following special terms and conditions (in addition to Council's standard leasing terms and conditions):

6. Brett and Nardia Zoellner being the owners of neighbouring property Lot 1 on SP309872.
7. The term of the lease shall be for a period of 5 years, with one option of an additional 5 year term.
8. The lease fee shall be \$150 per month inclusive of all costs including any applicable land rates and charges.
9. The lease contains provisions to protect the integrity of the levee bank and allows Council access to inspect and undertake all necessary maintenance work on the levee bank.
10. Council authorise the Chief Executive Officer to execute the lease and all other documentation relevant to the lease agreement.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.10 Facilities

Supporting Documentation:

Nil.

Report authorised by:

Deputy Chief Executive Officer/Acting Director Infrastructure Services

OFFICER REPORT

Meeting: Ordinary 8 September 2021

Date: 25 August 2021

Item Number: 13.4

File Number: D21/69306

SUBJECT HEADING: Roma Swimming Club - Request for Assistance

Classification: Open Access

Officer's Title: Council Buildings & Structures Maintenance
Officer / Team Coordination

Executive Summary:

Council has received correspondence from Roma Swimming Club requesting assistance to host a development event in conjunction with their Annual Swimming Carnival.

Officer's Recommendation:

That Council:

1. Approve the request for exclusive use of the Denise Spencer Memorial Swimming Pool Roma on 27 November 2021 between the hours of 8.00am and 3.00pm and 28 November 2021 between the hours of 7.30am and 12.00pm for the Annual Roma Swimming Carnival.
 2. Advise the community of the closure through a notice at the pool and media releases.
 3. Sponsor the event by paying reasonable lifeguard fees outside of the normal pool opening hours.
 4. Hold a Big Rig Night Show on the Saturday, 27 November 2021 (with a set entrance fee of \$25.00 per person) and consent to the Roma Swimming Club holding a barbecue in the parklands to coincide with the night show.
 5. Formally approach PCYC management in regard to the Roma Recreation Centre being made available for overnight accommodation for visiting teams travelling to Roma for the swim meet and ask that the original decision be reconsidered specifically as the activity benefits youth, the community, sport and recreation.
-

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Roma Swimming Club

Darling Downs Regional Swimming Association

Roma Big Rig

Stacey Robertson – Contract Manager Roma Swimming Pool

PCYC Roma

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
RSC	Roma Swimming Club
DDRSA	Darling Downs Regional Swimming Association

Context:

Why is the matter coming before Council?

Council has received correspondence from Roma Swimming Club requesting assistance to host a development event in conjunction with their Annual Swimming Carnival. The inaugural concept will see approximately eighty (80) swimmers, officials, coaches, and team managers from various regions across the state competing and taking part in coaching clinics on Saturday 27 November 2021 and Sunday 28 November 2021.

The assistance requested includes exclusive use of the Denise Spencer Swimming Pool, Lifeguards and Cleaning Staff from 8.00am to 3.00pm on Saturday 27 November and from 7.30am to 12.00pm on Sunday 28 November.

Roma Swimming Club have also requested an additional weekend screening of the Big Rig Night Show for participants and consent to use the Big Rig parklands to host a barbeque dinner.

Assistance has also been requested in accommodating the participants and their teams.

Council is asked to consider all aspects of this request.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

The Roma Swimming Club has been approached by Darling Downs Regional Swimming Association requesting that the Club host a development team of approximately 25 swimmers. The Roma Swimming Club would like to hold this in conjunction with their annual swimming carnival. The Club plan also to invite participants from across other areas of Queensland.

Exclusive Use of Denise Spencer Swimming Pool

Exclusive use of the Denise Spencer Swimming Pool is consistent with other similar events. In previous years the closure has been advertised both on social media and at the pool. As with previous years, it is advised the pool is open to the public outside of the exclusive use hours.

Request for Financial Assistance

The Swimming Club have requested Council's financial assistance for staffing of the pool outside the pools ordinary operating hours.

At Council's 11 August 2021 Ordinary Meeting, Council Resolved.

Resolution No. OM/08.2021/14

That Council:

- 1. Confirm that private hire of the Denise Spencer Swimming Pool complex and provision of lifeguard services outside the stipulated pool opening hours, does not fall within the definition of "general admission".***
- 2. Approve the Denise Spencer Pool Manager's request to charge lifeguard fees conditional to the fee schedule being approved by Council.***
- 3. Stipulate that the Pool Manager cannot charge a separate facility hire fee in line with Council's free entry resolution.***

At the time of writing, the pool Manager has not forwarded a proposed lifeguard fee for the Denise Spencer Swimming Pool.

It is however estimated that the Swimming Club will require 3 x Lifeguards during competition on Saturday 8.00 am to 10.00 pm and 3 x Lifeguards between 7.30 am to 10.00 am Sunday. A realistic estimate of the cost would be \$55.00 per hour + GST. Therefore, it is estimated that the total cost of staffing the pool for the hours outside of the core trading hours would be \$816.75 GST Inc.

Big Rig Night Show

The group has made an additional enquiry about holding a screening of the Night Show at the Big Rig for participants of the carnival. While the show doesn't traditionally operate Saturday or Sunday, it has been estimated that a fee of \$25.00 per person will sufficiently cover the costs to Council while giving participants an opportunity to experience one of the region's premiere tourist attractions. The group has also shown interest in following the show with a barbeque in the Big Rig Parklands. The admission fee to the show (\$25) also includes a drink and a small gift.

Accommodation

The Swimming Club have also requested Council assistance with provision of accommodation. Council Officers have investigated options for accommodation, however, are yet to find a suitable option. Some of the options investigated are listed below.

- **Ernest Brock Room** - Currently booked Saturday, 27 November 2021. The building does meet fire regulations, however there are no showers on site.
- **Roma Auditorium** - Currently booked Saturday, 27 November 2021. The building does meet fire regulations, however there are no showers on site.
- **Bassett Park Wool Court** – Bassett Park is currently not booked Saturday, 27 November 2021, however it is often the case that this could change to meet

the requirements of the Roma Turf Club. The Wool Court does not comply with current Building Fire Safety Regulations when it comes accommodation. The Wool Court was inspected 16 August 2021 and it was reported that:-

- There are no smoke or fire alarms;
- There is no emergency lighting;
- The exits are sliding doors, and do not meet the provisions of the current regulations.

“While this building is used in a public nature, I would strongly suggest that this building NOT be used to sleep children and/or adults”. Scott McElroy Council Lead Building Services Officer.

It is understood that this building may have been used as accommodation in the past, however it does not meet contemporary fire safety standards for sleeping. Major capital alterations are required to make this building compliant for sleeping including significant work on the doors. It is recommended that any work on the doors receive endorsement from frequent user groups as it will change the aesthetics of the building.

- **Camping Bassett Park** – The Swimming Club were not receptive of the idea of camping at Bassett Park (outside/not in the wool court building)
- **PCYC Roma Recreation Centre** – Roma Swimming Club and Council Officers have approached PCYC about potentially using the Roma Recreation Centre for accommodation. The Roma Recreation Centre is set up as a disaster recovery center, and money has been spent by Council in ensuring this building is compliant with fire safety regulations for this type of use.

Roma PCYC were asked if they would consider letting the participant's camp in the building with the formal response being. ***“I have just received an update from PCYC Qld in relation to your request for accommodation. At this time PCYC Qld is not supportive of making use of the venue for hire as accommodation. If we can be of any other assistance with your activity, please feel free to give me a call”. Sargent Dion Horn – Roma PCYC***

- **Commercial Accommodation** – Commercial Accommodation is available throughout Roma, it is estimated that room prices vary from \$100 - \$160 per night.

To accommodate the 25 swimmers and 10 officials from Darling Downs Swimming (estimated 18 rooms @ \$130 per room = \$2,340).

Estimated 65 participants plus officials, parents.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Division 3 Keeping evacuation routes free from obstruction—locking doors

10 Meaning of *locking* a door

- (1) A reference to locking a door is a reference to locking the door in a closed position.
- (2) Locking a door includes fastening the door or otherwise interfering with its ability to be opened.
- (3) However, a door on an evacuation route of a building is not locked if it can be opened—
- (a) from the internal side using 1 device that can be operated by 1 downward or pushing action using 1 hand; or
Examples of devices— • a handle, lever or panic bar • a device consisting of a button or switch that can be operated to allow a door to open electronically and automatically allows the door to be opened if the door fails to open electronically
 - (b) in another way that complies with the Building Code of Australia.

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Denise Spencer Roma Swimming Pool – Manager
Regional Sport & Recreation Development Coordinator
Regional Events Attraction Coordinator
Regional Tourism Development Coordinator

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$) ? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Expense Lifeguard / Cleaning - \$ 816.75

Additional Expenses to hold Night Show on Saturday (Prices not provided, though would be offset by admission fees).

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Nil

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

General Public / Swimmers – pool closed to allow exclusive use during hours nominated.

27 November closure - 8.00am and 3.00pm (opening hours 10 - 6)

28 November closure - 7.30am and 12.00pm (opening hours 10 - 6)

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Political	Maranoa Regional Council providing accommodation for the event could be cause for complaint by Local Businesses offering accommodation (justified or not justified).
Fire	Some of the buildings identified as potential accommodation for the participants are not compliant for that purpose with current fire regulations. The consequences in the event of a fire could be catastrophic.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

That Council follow the Officers Recommendation.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

That Council:

1. Approve the request for exclusive use of the Denise Spencer Memorial Swimming Pool Roma on 27 November 2021 between the hours of 8.00am and 3.00pm and 28 November 2021 between the hours of 7.30am and 12.00pm for the Annual Roma Swimming Carnival.
2. Advise the community of the closure through a notice at the pool and media releases.
3. Sponsor the event by paying reasonable lifeguard fees outside of the normal pool opening hours.
4. Hold a Big Rig Night Show on the Saturday, 27 November 2021 (with a set entrance fee of \$25.00 per person) and consent to the Roma Swimming Club holding a barbecue in the parklands to coincide with the night show.
5. Formally approach PCYC management in regard to the Roma Recreation Centre being made available for overnight accommodation for visiting teams travelling to Roma for the swim meet and ask that the original decision be reconsidered specifically as the activity benefits youth, the community, sport and recreation.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.10 Facilities

Supporting Documentation:

- | | | |
|---------------------|---|-----------|
| 1 ↓ | Darling Downs Regional Swimming Association | D21/69912 |
| 2 ↓ | Roma Swimming Club Correspondence | D21/69913 |

Report authorised by:

Manager - Facilities (Land, Buildings & Structures)

Deputy Chief Executive Officer/Acting Director Infrastructure Services



ROMA DEVELOPMENT TRIP 27TH-28TH NOVEMBER, 2021

The DDRSA Development Committee are excited to provide our western clubs with a unique development opportunity.

The Roma Swimming Club have been asked to host a development team from "City" Darling Downs swimmers, approximately 20-25 athletes who will race at the Roma Open on Saturday, 27th of November. Coaches, Technical Officials and Managers for the team will also be in attendance as well as available parents.

They will then participate in a clinic and challenge with "Country" swimmers from Roma, Augathella, Charleville, Dirranbandi, Cunnamulla, St George, Injune, Taroom, Wandoan, Miles, Quilpie and Wallumbilla swimming clubs.

The itinerary will be approximately as follows:

	Saturday, 27th November:	Approximate cost:
5.00am	Bus departs Toowoomba for Roma	\$2500 - \$3000
9.00am	DDRSA City team arrives at Roma	
10.00am	Athletes compete at Roma Open	
12.00pm	Morning tea and lunch costs for City team	25 athletes, 10 DDRSA staff - @ \$20pp = \$700
3.00pm	Roma open concludes	
3.30pm	Athletes leave for accommodation	Price TBC – YMCA?
5.00pm	Athletes dinner with guest Elite athletes – Jake Packard and Ben Armbruster (USC Spartans)	\$20pp = \$740 (Travel costs for guests – kilometers / accommodation / food / fee – \$1500)
6.00pm	Night activities with team / supper	
	Sunday, 28th November	
6.30am	Athletes and Officials breakfast	\$10pp = \$350
7.20am	Athletes depart accommodation for Roma pool	
8.00am	Development Clinic and Teams Challenge <ul style="list-style-type: none"> - All swimmers receive a cap for their team and a City/Country Challenge shirt - Talk from guest athletes - Challenge commences as per program - Swimmers and guests lunch 	(Hire of Roma pool – cost TBC) (Caps \$15 each, Shirts \$20 each)
12.00pm	Athletes and visitors depart Roma	
4.00pm	Athletes and officials arrive in Toowoomba	

All costs are approximations, and will be confirmed once grant funding and budgeting costs are finalised.

We appreciate all support given to this initiative as we have not been able to provide this level of assistance for a number of years. We would love for this to go ahead to encourage swimmers to pursue our fantastic sport!

For further information, please don't hesitate to contact me on 0418268086.

Regards,

Shannon Armbruster

DDRSA Secretary and Development Co-ordinator

24th August 2021

Maranoa Regional Council

PO Box 620

Roma QLD 4455

To the CEO of Maranoa Regional Council

On behalf of Roma Swimming Club, I am writing to ask for assistance for our Roma Swimming Carnival Event on Saturday 27th November 2021 and Sunday 28th November 2021.

The Roma Swimming Club has been asked to host a development team of 25 plus swimmers from Darling Downs "City" who will attend our Annual Roma Swimming Carnival on Saturday 27th November 2021. Then on Sunday 28th November 2021 Darling Downs Regional Swimming Association is excited to coordinate in conjunction with Roma Swimming Club a clinic and Country vs City Challenge with approximately 40 children from Roma, Augathella, Charleville, Dirranbandi, Cunnamulla, St George, Injune, Taroom, Wandoan, Quilpie and Wallumbilla Swimming Clubs versus the 25 children from Darling Downs swimming clubs.

In conjunction with this clinic and challenge swimming identities including Jake Packard will be present as well as Coaches, Technical Officials, Team Managers and families. This is an amazing carnival with a high attendance of athletes and families will be brought to Roma for this meet.

Roma Swimming Club is a community club of children of approximately 80 plus members from ages of 5 to 16 years who participate weekly in a club swimming competition and our competitive children from 9 years and over often travel our region to compete in other club carnivals. Currently our Swimming Club has 8 swimmers who are competing at State School Level which is an exciting feat for a small country swimming club.

With the large attendance of swimmers and families we are hoping to provide a fun competitive learning and development weekend with the opportunity of including a tourism experience at the Big Rig and a fun evening BBQ highlighting the community and country hospitality that we Roma and the Maranoa pride ourselves in.

In the 2020 to 2021 swimming club season our club was asked to pay pool hire fees and provide life guards for our swimming club evenings which dwindled our financial position hence we are asking for your assistance to offer our children of the region this amazing opportunity.

This event will also be opened to the community who may be interested in viewing this exciting swim challenge on Sunday 27th November 2021.

We are asking for assistance in covering the hire of the pool and life guards and cleaning staff from 8am to 3.00pm On Saturday 27th November and from 7.30am to 12.00pm on Sunday 28th November 2021.

We are also asking our Council to assist with the coordination of utilising the PCYC Roma for accommodating our Darling Down "City swimmers, Coaches, Officials and Managers.

We wish to provide a tour of our Big Rig and Night Tour for all of our swimmers and officials and coaches and team managers visiting (approximately 80) from the Darling Downs, Maranoa, Western Downs, Murweh, and Balonne Regions. The Maranoa Regional Tourism office suggest \$25 per person will cover a tour of the Big Rig and Night Show with all visitors receiving a memorabilia gift from Roma.

Please understand that in conversation with Darling Downs Regional Swimming Association they wish for this event to become part of their annual swimming calendar so it is important for us to provide an event which will attract an annual return of swimmers and families to our town and community.

We look forward to working with Maranoa Regional Council and please if you wish to discussing this event and details further, please do not hesitate to contact me on 0411758563.

Yours sincerely

Nicole Box

Vice President

Roma Swimming Club

OFFICER REPORT

Meeting: Ordinary 8 September 2021

Date: 25 August 2021

Item Number: 13.5

File Number: D21/69447

SUBJECT HEADING: Request for Sponsorship - Begonia State School

Classification: Open Access

Officer's Title: Project & Administration Officer - Economic & Community Development

Executive Summary:

Begonia State School P&C Association has requested \$500 sponsorship from Maranoa Regional Council to support their 50 Year Reunion on 2 October 2021. The \$500 sponsorship will be used to help cover catering costs. The reunion expects to attract past and present members of the Begonia community to celebrate the school. It is recommended that Council sponsors the event as it is an important milestone in the Begonia community.

Officer's Recommendation:

That Council:

1. Sponsor Begonia State School's 50 Year Reunion to the value of \$500 from the Sponsorship Budget (GL 02887.2249.2001).
2. Is acknowledged in marketing and promotion where possible.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Begonia State School and Begonia State School P&C Association

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description

Context:

Why is the matter coming before Council?

Begonia State School P&C have approached Council requesting \$500 in sponsorship to help cover catering costs for the 50 Year Reunion to be held on 2 October 2021.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Begonia State School's 50 Year Reunion is to be held on 2 October 2021. It is expected to attract over 150 past and present members of the Begonia community to celebrate the school and its students over the last 50 years. \$500 sponsorship has been requested from Council to help cover the catering costs. They hope to offer a low ticketed price to make the event affordable for all community members.

The celebrations planned include an afternoon tea, school tour and a performance by current students where they will interview a past student from each decade. A reunion dinner will then be held at the sports club. They will also run a free courtesy bus to and from the event to make it more accessible for the community. The pick up and drop off locations for this courtesy bus are yet to be determined.

The P&C has also offered to acknowledge Council on advertising and promotional posters as well as Council banners displayed at the event if requested.

Begonia State School P&C has not previously requested sponsorship from Council in the past but have previously applied for community grants to assist in funding their community-based events. There is currently a grant round open. However, this closes on 24 September 2021 and, if the P&C applied, they would not receive the funding in time for the reunion event on 2 October 2021.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?

(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

N/A

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

This type of support is consistent with outcomes sought from implementing our Corporate and Operational Plans in order to support community-based events.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say?

(Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

N/A

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application.

(Please do not just include names)

N/A

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? *Is this already included in the budget? (Include the account number and description).*

If the matter under consideration has not been included in the budget, where can the funds be transferred from? *(Include the account number and description) What will not be done as a result?*

\$500 is to be allocated from the 2021/2022 Sponsorship Budget (GL 02887.2249.2001). At the time of reporting, the 2021/2022 Budget has not been released so it is assumed it will have the same \$15,000 allocation as in the 2020/2021 Financial Year. With this assumption, there is currently \$5,100 remaining in the 2021/2022 Sponsorship Budget.

To date, Council has resolved to sponsor the below groups in the 2021/2022 Financial Year:

Group Name	Amount	Resolution if Applicable	General Ledger
Golf Australia	\$5000	OM/05.2021/13	GL 02887.2249.2001
Australian Community Media for Young QLD Auctioneers Competition	\$4000	OM/06.2021/09	GL 02887.2249.2001
Roma & District Eisteddfod	\$400	OM/04.2021/59	GL 02887.2249.2001
Maranoa Diggers Race Club	\$500		GL 02887.2249.2001

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? *(e.g. estimate of additional maintenance or operating costs for a new or upgraded project)*

N/A

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? *(Interested Parties Analysis - IS9001:2015)*

Begonia State School P&C Association will benefit from this sponsorship as it will help them run an affordable event for all community members.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) *(List each identified risk in a table)*

Risk	Description of likelihood & consequences
Request is denied	Begonia State School may need to increase ticket prices to fund the event, making it less affordable for community members.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

The 50 Year Reunion aims to attract past and present members of the Begonia community, making it a significant event in the community's calendar. With attendees travelling from out of town, there will be economic benefit to Begonia as well as the wider Maranoa region as they purchase food, fuel and accommodation.

Therefore, it is recommended that Council supports the event in the form of \$500 sponsorship. Not only will this demonstrate Council's support for Begonia State School and the wider community, it will assist the event organisers in keeping the event affordable for attendees.

It is also recommended that Begonia State School's P&C Association considers applying for a community grant in the current or next round to support future school community events.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?

If so, for what reason?

That Council:

1. Sponsor Begonia State School's 50 Year Reunion to the value of \$500 from the Sponsorship Budget (GL 02887.2249.2001).
2. Is acknowledged in marketing and promotion where possible.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.12 Local development and events

Supporting Documentation:

[1](#) Begonia State School P&C Sponsorship Request

D21/69443

Report authorised by:

Manager - Economic & Community Development

Deputy Chief Executive Officer/Acting Director Infrastructure Services



Begonia State School P&C
"Begonia Station"
Begonia QLD 4487
thegordons@activ8.net.au
02 4625 7576

To Whom It May Concern,

I am writing this letter seeking sponsorship for our upcoming Begonia State School 50 Year Reunion to be held on the 2nd October 2021. The event is expected to attract upwards of 150 past and present members of the Begonia community. Celebrations at the school will include an afternoon tea and school tour followed by a performance by our current students where they will interview a past student from each decade. The festivities will then move to the sports club where a reunion dinner will be held.

We are seeking \$500 sponsorship to help with the catering costs. We would like to keep the ticket prices as low as possible to allow everyone to attend at an affordable price. We would also like to run a free curtesy bus to and from the event. Council representatives would be most welcome to attend the event and we would be happy to have Maranoa Shire Council banners displayed at the event and on our advertising and promotional posters etc.

Hopefully COVID is behind us come October!

Kind Regards,

Belinda Gordon
President
Begonia State School P&C

OFFICER REPORT

Meeting: Ordinary 8 September 2021

Date: 26 August 2021

Item Number: 13.6

File Number: D21/69908

SUBJECT HEADING: Request for Sponsorship - Maranoa Triathlon & Multi Sports Club

Classification: Open Access

Officer's Title: Project & Administration Officer - Economic & Community Development

Executive Summary:

Maranoa Triathlon & Multisport Club has presented Council with an opportunity to sponsor their double triathlon event on 13-14 November 2021 that is taking place in Roma. The sponsorship options they have provided include Platinum (\$1500), Gold (\$500), Silver (\$300) and Bronze (<\$300; vouchers/goods). It is recommended that Council sponsors the event at the Gold Sponsorship level.

Officer's Recommendation:

That Council:

1. Sponsor Maranoa Triathlon & Multi Sport Club's Double Tri Event as a Gold Sponsor at the value of \$500.
2. Allocate \$500 from General Ledger 2887.2249.2001 - Sponsorship Budget.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Maranoa Triathlon & Multisport Club

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description

Context:

Why is the matter coming before Council?

Maranoa Triathlon and Multisport Club have approached Council requesting sponsorship of the Double Triathlon event on 13-14 November 2021. They have provided four different sponsorship levels for Council to consider.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Maranoa Triathlon and Multisport Club are holding a Double Triathlon event on the weekend of 13-14 November 2021 in Roma. Competitors are both local and visitors from across Southern Queensland with varying triathlon abilities and experiences. As the event takes place across two days, the club encourages participants to travel to Roma for the weekend, providing ample opportunity for visitors to explore and experience Roma and the Maranoa. In turn, this provides an economic benefit to the region as visitors spend money on fuel, food and accommodation.

The Roma Double Tri event that was planned for 2020 was cancelled due to COVID-19, creating much anticipation for the 2021 event in November. Maranoa Triathlon & Multisport Club have not previously requested sponsorship from Council for the Triathlon events. However, the organization has worked with Council on these events in the past for operational requirements, including traffic management plans and road closure permits.

Maranoa Triathlon & Multisport club has presented Council with four different valued sponsorship opportunities. The sponsorship level, value and benefits are outlined below:

Platinum Sponsor \$1,500 (One ONLY)

- Overall event naming rights – only one of these packages will be offered with the 2021 Roma Double Triathlon being named after your company/business
- Signage printed on club banner, to be displayed at Roma Pool during local event and taken with competitors and displayed at the team shelter for away competitions
- Acknowledgment during 2-day Roma Triathlon
- Promoted more frequently on social media as 'Sponsor of the Week'
- Name listed as 'Sponsor' on marketing materials
- Invitation to set up a stall during the Roma Triathlon providing an income stream for your business.
- Permission to display prominent signage during the Roma Triathlon
- Invitation to attend presentation at the completion of the Roma Triathlon

Gold Sponsor - \$500

- Naming rights of one of the open events at the Roma Double Triathlon e.g., 'Business Name' Sprint Triathlon
- Acknowledgment during 2-day Roma Triathlon
- Signage to be displayed during Triathlon event
- Name promoted on social media as 'Sponsor of the Week'
- Name listed as 'Sponsor' on marketing material
- Acknowledgment during Roma Triathlon
- Opportunity to present the award to winners of your category following the Roma Triathlon

Silver Sponsor - \$300

- Naming rights of one of the shorter distance events at the Roma Double Triathlon
- Acknowledgment during 2-day Roma Triathlon
- Name promoted on social media as 'Sponsor of the Week'
- Name listed as 'Sponsor' on marketing material
- Acknowledgment during 2-day Roma Triathlon
- Invitation to attend the presentation following the Roma Double Triathlon

Bronze Sponsor - Cash donations under \$300, vouchers/goods

- Name listed as 'Sponsor' on marketing material including social media
- Acknowledgment during 2-day Roma Triathlon
- Invitation to attend the presentation following the Roma Double Triathlon

If sponsorship is offered, the club have requested that a digital copy of Maranoa Regional Council's logo be provided for use in event advertising and sponsorship acknowledgements.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration?

(Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

N/A

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

This type of support is consistent with outcomes sought from implementing our Corporate and Operational Plans by supporting community-based events.

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

N/A

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

It is assumed that Maranoa Triathlon & Multi Sports Club have requested sponsorship from other organisations within the Maranoa region.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)?? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

\$500 is to be allocated from the 2021/2022 Sponsorship Budget (GL 2887.2249.2001). At the time of reporting, the 2021/2022 Budget has not been released so it is assumed it will have the same \$15,000 allocation as in the 2020/2021 Financial Year. With this assumption, there is currently \$4,600 remaining in the 2021/2022 Sponsorship Budget.

At the time of writing, Council has resolved to sponsor the below groups in the 2021/2022 Financial Year:

Note: Those pending approval from Council have also been included to provide a more accurate summary of the current budget.

Group Name	Amount	Resolution Number
Golf Australia / Outback Masters	\$5000	OM/05.2021/13
Australian Community Media for Young QLD Auctioneers Competition	\$4000	OM/06.2021/09
Roma & District Eisteddfod	\$400	OM/04.2021/59
Maranoa Diggers Race Club	\$500	
Begonia State School P&C (pending approval)	\$500	Pending approval at Council meeting 8 September
Total	\$10,400	

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

N/A

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns? (Interested Parties Analysis - IS9001:2015)

Maranoa Triathlon & Multisport Club will benefit from this sponsorship to help run their event.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
Request is denied	Sponsorship for the event will have to be sought elsewhere.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

The Double Tri event will attract visitors across Southern Queensland to the Maranoa and will also provide local athletes with a chance to compete. After the 2020 event was cancelled due to COVID-19, this year's event is very much anticipated by the organisation and competitors.

Therefore, it is recommended that Council supports the event as a Gold Sponsor which is at the value of \$500. The benefits of this sponsorship level can be seen in the table above but most notably include naming rights of one event, acknowledgement during the event and promotional signage.

Furthermore, the \$500 value is consistent with other sponsorships Council has approved for other local sporting non-profit organisations. For example, the \$500 sponsorship approved for Maranoa Diggers Race Club for their Annual Race Day.

The Platinum Sponsorship was considered, however not recommended due to only one organisation being able to claim this level of sponsorship. It was thought that this opportunity should be taken advantage of by one of the Maranoa's local businesses.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

***Does this recommendation suggest a decision contrary to an existing Council policy?
If so, for what reason?***

That Council:

1. Sponsor Maranoa Triathlon & Multi Sport Club's Double Tri Event as a Gold Sponsor at the value of \$500.
2. Allocate \$500 from General Ledger 2887.2249.2001 - Sponsorship Budget.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.13 Sport, recreation and community wellbeing

Supporting Documentation:

[1](#) Request Consider Sponsorship - 13 & 14 November 2021 - Maranoa Triathlon & Multi Sport Club D21/62103

Report authorised by:

Manager - Economic & Community Development

Deputy Chief Executive Officer/Acting Director Infrastructure Services



NEXT EVENT

13th & 14th November

20.7.2021

Dear Fiona,



The Maranoa Triathlon and Multisport Club would like to offer you the opportunity to sponsor our event coming up 13th & 14th November 2021. This is a double event which means it runs over 2 days. Attracting competitors from all over southern Qld and our local area. We encourage people to come for the double so they can enjoy more of what our town and region has to offer. There are events for the experience competitor right down to our up and coming triathletes and teams.

Please see the attached sponsorship prospectus and we appreciate you taking the time to consider our event for support.

Should you choose to accept one of the packages, please email us on below details and a tax invoice can be provided. Could you please provide a digital copy of your business logo to be used in our event advertising and sponsorship acknowledgments and any social media tags you would prefer we use.

If you have any queries, please contact us on below details.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Meg Cook'.


Meg Cook
President
0429 671 089

[CONTACT DETAILS](#)



Sponsorship Opportunities

Platinum Sponsor \$1,500 (One ONLY)

- Overall event naming rights – only one of these packages will be offered with the 2021 Roma Double Triathlon being named after your company/business
- Signage printed on club banner, to be displayed at Roma Pool during local event and taken with competitors and displayed at the team shelter for away competitions
- Acknowledgment during 2-day Roma Triathlon
- Promoted more frequently on social media as 'Sponsor of the Week'
- Name listed as 'Sponsor' on marketing materials
- Invitation to set up a stall during the Roma Triathlon providing an income stream for your business.
- Permission to display prominent signage during the Roma Triathlon
- Invitation to attend presentation at the completion of the Roma Triathlon

Gold Sponsor - \$500

- Naming rights of one of the open events at the Roma Double Triathlon e.g., 'Business Name' Sprint Triathlon
- Acknowledgment during 2-day Roma Triathlon
- Signage to be displayed during Triathlon event
- Name promoted on social media as 'Sponsor of the Week'
- Name listed as 'Sponsor' on marketing material
- Acknowledgment during Roma Triathlon
- Opportunity to present the award to winners of your category following the Roma Triathlon

Silver Sponsor - \$300

- Naming rights of one of the shorter distance events at the Roma Double Triathlon
- Acknowledgment during 2-day Roma Triathlon
- Name promoted on social media as 'Sponsor of the Week'
- Name listed as 'Sponsor' on marketing material
- Acknowledgment during 2-day Roma Triathlon
- Invitation to attend the presentation following the Roma Double Triathlon

Bronze Sponsor - Cash donations under \$300, vouchers/goods

- Name listed as 'Sponsor' on marketing material including social media
- Acknowledgment during 2-day Roma Triathlon
- Invitation to attend the presentation following the Roma Double Triathlon

COUNCILLOR REQUEST FOR AN AGENDA REPORT

Meeting: Ordinary 8 September 2021

Date: 23 August 2021

Item Number: 16.1

File Number: D21/68752

SUBJECT HEADING: Roma Skate Park Maintenance and small capital upgrades

Classification: Open Access

Councillor's Title: Cr Tyson Golder

Executive Summary:

Proposed maintenance and a small capital upgrades for Roma Skate Park.

Councillor's Recommendation:

That a report be prepared for an upcoming Council meeting.

Details of Requested Agenda Report:

I would like Council to consider undertaking maintenance and a small capital upgrades for Roma Skate Park.

Maintenance

The following maintenance is required as identified in the photos listed and by users of the skate park:

- Filling of damaged concrete at the pipe ends (photos 3 and 4)
- Plate missing bolts on the half ramp / pipe (photo 5)
- Add more rubbish bins at the site

Small Capital Upgrades

I would like Council to consider small capital upgrades to be done in conjunction with upgrades to the skate park:

- Laying a semi-circle of an extra 2 meters of concrete around the existing skate bowl (photo 1)
- Laying of an extra 2 meters of concrete in a rectangular formation;
- Grind bar ledge – feedback for Roma users, is they'd like the same as the users at the Wallumbilla Skate Park
- Shift current shade structure to over the skate bowl, or install new shade structure over the bowl;
- Extend platform on side of half pipe (photo 6)
- Construct a $\frac{3}{4}$ height spine to roll over (no pipe) in the vicinity of existing spine (sample diagram below)

Photo 1 – Edge of existing skate bowl showing additional cement area



Photo 2 – Area for extra 2 meters of concrete



Photos 3 and 4 – damaged cement at ends of pipe



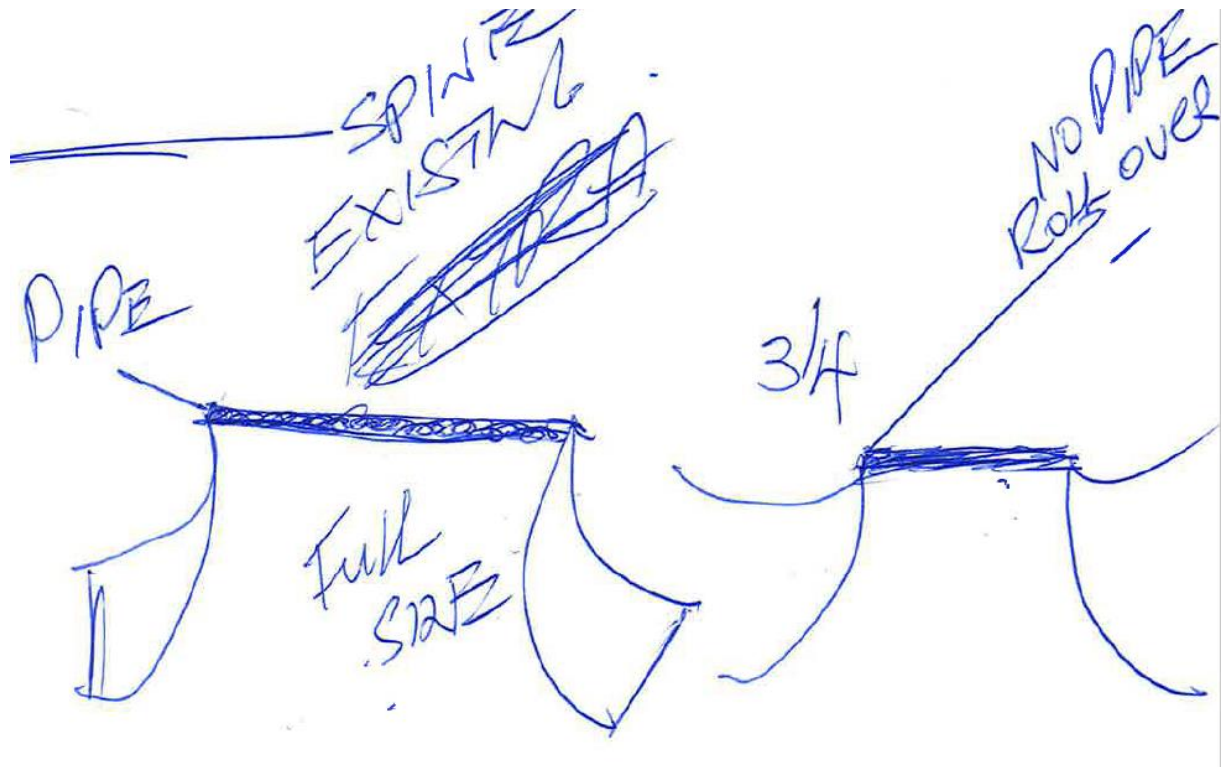
Photo 5 – Bolts missing on half pipe



Photo 6 – Existing platform, proposed to extend to outer edge



Sample diagram for $\frac{3}{4}$ spine



Supporting Documentation:
Nil

COUNCILLOR REQUEST FOR AN AGENDA REPORT

Meeting: Ordinary 8 September 2021

Date: 23 August 2021

Item Number: 16.2

File Number: D21/68754

SUBJECT HEADING: Council assistance in improving grid

Classification: Open Access

Councillor's Title: Cr Tyson Golder

Executive Summary:

Proposal for Council to work with a landowner regarding a grid at Begonia.

Councillor's Recommendation:

That a report be prepared for an upcoming Council meeting.

Details of Requested Agenda Report:

The grid in question is near the new Council stock routes watering point at Begonia.

That Council work with the owner of the grid to improve vehicles being able to transverse the grid.

Supporting Documentation:

Nil

COUNCILLOR REQUEST FOR AN AGENDA REPORT

Meeting: Ordinary 8 September 2021

Date: 27 August 2021

Item Number: 16.3

File Number: D21/70304

SUBJECT HEADING: Engagement of Contractor from LocalBuy Panel

Classification: Open Access

Councillor's Title: Cr Tyson Golder

Executive Summary:

Proposal for Council to engage a contractor from Local Buy Panel to for a rating review.

Councillor's Recommendation:

That a report be prepared for an upcoming Council meeting.

Details of Requested Agenda Report:

I'd like for Council to consider engaging a contractor form the Local Buy Panel to do a comprehensive review into rating categories.

Supporting Documentation:

Nil