



NOTICE OF MEETING

Dear Committee Members

You are requested to attend the following meeting of Council.

INFRASTRUCTURE SERVICES STANDING COMMITTEE
MEETING OF
ISAAC REGIONAL COUNCIL

TO BE HELD ON
WEDNESDAY, 8 OCTOBER 2025
COMMENCING AT 9.30AM
COUNCIL CHAMBERS - MORANBAH

CALE DENDLE

Chief Executive Officer

ROBERT PERNA

Committee Officer

Director Infrastructure Services

Committee Members:

Cr Jane Pickels (Chair)

Mayor Kelly Vea Vea

Cr Viv Coleman

Cr Alaina Earl

Cr Rachel Anderson

Cr Terry O'Neill

Cr Simon West

LOCAL GOVERNMENT ACT 2009

Local Government Regulation 2012

Chapter 8, Part 2 Local Government Meetings and Committees

Division 1A, Requirements for Local Government Meetings Generally

254J Closed meetings

- (1) A local government may resolve that all or part of a meeting of the local government be closed to the public.
- (2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public
- (3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—
 - (a) the appointment, discipline or dismissal of the chief executive officer;
 - (b) industrial matters affecting employees;
 - (c) the local government's budget;
 - (d) rating concessions;
 - (e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;
 - (f) matters that may directly affect the health and safety of an individual or a group of individuals;
 - (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;
 - (h) negotiations relating to the taking of land by the local government under the [*Acquisition of Land Act 1967*](#);

- (i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State;
 - (j) an investigation report given to the local government under chapter 5A, part 3, division 5 of the Act.
- (4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section [150ER](#)(2), [150ES](#)(3) or [150EU](#)(2) of the [Act](#) will be considered, discussed, voted on or made be closed.
- (5) A resolution that a local government meeting be closed must—
 - (a) state the matter mentioned in subsection (3) that is to be discussed; and
 - (b) include an overview of what is to be discussed while the meeting is closed.
- (6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

254K Participating in meetings by audio link or audio visual link

- (1) A local government may allow a person to take part in a meeting of the local government by audio link or audio visual link.
- (2) A committee of a local government may allow a person to take part in a meeting of the committee by audio link or audio visual link.
- (3) A councillor or committee member who takes part in a local government meeting under subsection (1) or (2) is taken to be present at the meeting if the councillor or member was simultaneously in audio contact with each other person at the meeting.
- (4) In this section—

audio link see the [Evidence Act 1977](#), [section 39C](#).

audio visual link see the [Evidence Act 1977](#), [schedule 3](#).

**INFRASTRUCTURE SERVICES
STANDING COMMITTEE MEETING
OF ISAAC REGIONAL COUNCIL
TO BE HELD ON
WEDNESDAY 8 OCTOBER 2025
COUNCIL CHAMBERS, MORANBAH**

1. OPENING OF THE MEETING
 - 1.1 ACCEPTANCE OF PARTICIPATION BY VIDEO CONFERENCE
2. APOLOGIES
3. DECLARATION OF CONFLICTS OF INTEREST
4. CONFIRMATION OF MINUTES
5. OFFICER REPORTS
7. GENERAL BUSINESS
8. CONCLUSION

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1. OPENING OF MEETING

2. APOLOGIES AND LEAVE OF ABSENCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. CONFIRMATION OF MINUTES

Engineering and Infrastructure Standing Committee Meeting of Isaac Regional Council held in the Council Chambers, Moranbah, commencing at 9.30am on Wednesday 10 September 2025.

5. OFFICER REPORTS

5.1 INFRASTRUCTURE SERVICES 2025-2026 CAPITAL PROJECTS PROGRESS REPORT – SEPTEMBER 2025

EXECUTIVE SUMMARY

This report is to provide an update to the Infrastructure Services Standing Committee and Council of the progress in delivery of the Infrastructure Services 2025-2026 Capital Works Program.

5.2 ROADS AND INFRASTRUCTURE MONTHLY OPERATIONAL UPDATE – SEPTEMBER 2025

EXECUTIVE SUMMARY

This report is to provide a monthly update to Council on the current operational status of the Roads and Infrastructure Department.

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5.3 CORPORATE PROPERTIES OPERATIONAL UPDATE - SEPTEMBER 2025

EXECUTIVE SUMMARY

This report is to provide Council with an update on the Corporate Properties operational program from June to September 2025.

5.4 MORANBAH COMMUNITY GARDEN INC TENURE ARRANGEMENTS - OCTOBER 2025

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of an exception under the provisions of Section 236 (2) and 236 (1)(b)(ii) of the *Local Government Regulations 2012* to grant a license to occupy on Lot 39 on GV270, 67 Belyando Avenue, Moranbah, being part of the Moranbah Lions Park by way of a five (5) year Licence to Occupy, plus a five (5) year option.

5.5 MORANBAH MARTIAL ARTS INC – TENURE ARRANGEMENTS

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of an exception under the provisions of Section 236 (2) and 236 (1)(b)(ii) of the *Local Government Regulations 2012* for lease F on Lot 3 on M973107, located at 38 Bacon Street, Moranbah, by way of a ten (10) year trustee lease to Moranbah Martial Arts Inc.

5.6 SCHOOL TRANSPORT INFRASTRUCTURE PROGRAM 2026-27

EXECUTIVE SUMMARY

This report seeks endorsement to submit a School Transport Infrastructure Program (STIP) application to the Department of Transport and Main Roads (TMR) for consideration.

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CONFIDENTIAL REPORT

Closed under 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.

5.7

GLENDEN BOWLS CLUB NON-FIXED ASSETS

EXECUTIVE SUMMARY

The purpose of this report is to provide an overview of the status of the Glenden Bowls Club and to seek endorsement to dispose of the non-fixed assets located in the equipment shed.

CONFIDENTIAL REPORT

Closed under 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.

5.8

ST LAWRENCE PUBLIC SPORTSGROUND COMMITTEE INC – TENURE ARRANGEMENTS

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of an exception under the provisions of Section 236 (2) and 236 (1)(b)(ii) of the *Local Government Regulations* 2012 for tenure over part of Lot 117 on MC449, located at St Lawrence Sports Grounds, 1 Railway Parade, St Lawrence, by way of a Management Agreement.

6. GENERAL BUSINESS

7. CONCLUSION

UNCONFIRMED MINUTES

ENGINEERING AND INFRASTRUCTURE STANDING COMMITTEE MEETING
OF
ISAAC REGIONAL COUNCIL

HELD ON
WEDNESDAY, 10 SEPTEMBER 2025
COMMENCING AT 9.30AM

ISAAC REGIONAL COUNCIL
UNCONFIRMED MINUTES OF THE
ENGINEERING AND INFRASTRUCTURE
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON WEDNESDAY 10 SEPTEMBER 2025

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ISAAC REGIONAL COUNCIL

UNCONFIRMED MINUTES OF THE

ENGINEERING AND INFRASTRUCTURE

STANDING COMMITTEE MEETING

HELD IN COUNCIL CHAMBERS, MORANBAH

ON WEDNESDAY 10 SEPTEMBER 2025 COMMENCING AT 9.30AM

ATTENDANCE

Cr Terry O'Neill, Division One (Chair)
Cr Simon West, Division Four
Cr Alaina Earl, Division Five
Cr Rachel Anderson, Division Seven
Cr Viv Coleman, Division Eight

**COMMITTEE
APOLOGIES/
LEAVE OF ABSENCE**

Mayor Kelly Vea Vea
Cr Jane Pickels, Division Six

OBSERVERS

Cr Melissa Westcott, Division Three

OFFICERS PRESENT

Mr Robert Perna, Director Engineering and Infrastructure
Mr Michael Buckley, Manager Parks and Recreation
Mr Darrin Anderson, Manager Corporate Properties
Mr Malcolm Gardner, Manager Fleet, Plant and Workshops
Mr Guy Stevenson, Manager Infrastructure Planning and Technical Services
Mrs Cate Beresowskyj, Galilee and Bowen Basin Operations Officer (*by video conference*)
Mrs Kylie Dowd, Executive Assistant, Engineering and Infrastructure
Mrs Tricia Hughes, Coordinator Executive Support, Office of the CEO

1. OPENING

In the absence of the Chair the Director Engineering and Infrastructure welcomed all in attendance and declared the meeting open at 9.30am.

The Director called for nominations of Chair for this meeting.

MEETING MINUTES

Cr Terry O'Neill was nominated for the position of Chair.

Resolution No.: E&I0846

Moved: Cr Viv Coleman

Seconded: Cr Simon West

That the Engineering and Infrastructure Standing Committee appoint Cr Terry O'Neill to the position of Chair for the September 2025 Engineering and Infrastructure Standing Committee Meeting.

Carried

The Chair, Cr Terry O'Neill welcomed all in attendance and acknowledged the Barada Barna People the traditional custodians of the land on which we meet today and paid her respects to their Elders past, present and emerging.

2. APOLOGIES AND LEAVE OF ABSENCES

A leave of absence has been received from Mayor Kelly Vea Vea as she is attending the Meeting of the Mines in Cloncurry.

Resolution No.: E&I0847

Moved: Cr Alaina Earl

Seconded: Cr Rachel Anderson

That the Engineering and Infrastructure Standing Committee grants a leave of absence received from Mayor Vea Vea for the September 2025 Committee Meeting.

Carried

MEETING MINUTES

A leave of absence has been received from Cr Jane Pickels as she away on personal leave.

Resolution No.: E&I0848

Moved: Cr Viv Coleman

Seconded: Cr Simon West

That the Engineering and Infrastructure Standing Committee grants a leave of absence for Cr Jane Pickels for the September 2025 Meeting.

Carried

3. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interests declared this meeting.

NOTE:

Council acknowledges that Chapter 5B Councillors' Conflicts of Interest of the Local Government Act 2009 does not apply to a Councillor if the matter to be resolved relates to a corporation or association that arises solely because of a nomination or appointment of the councillor by the local government to be a member of the board of the corporation or association.

4. CONFIRMATION OF MINUTES

Engineering and Infrastructure Standing Committee Meeting of Isaac Regional Council held in Council Chambers, Moranbah, commencing at 9.30am on Wednesday 13 August 2025.

Resolution No.: E&I0849

Moved: Cr Simon West

Seconded: Cr Rachel Anderson

That the minutes from the Engineering and Infrastructure Standing Committee meeting held in Council Chambers, Moranbah on Wednesday 13 August 2025 are confirmed.

Carried

5. OFFICERS REPORTS

5.1 Engineering and Infrastructure 2024/2025 Capital Projects Progress Report – August 2025

EXECUTIVE SUMMARY

This report is to provide an update to the Engineering and Infrastructure Standing Committee and Council of the progress in delivery of the Engineering and Infrastructure 2024/2025 Capital Works Program.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Receives and notes the monthly Engineering and Infrastructure 2024/2025 Capital Projects Progress Summary Report for August 2025.*

Resolution No.: E&I0850

Moved: Cr Viv Coleman

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- 1. Receives and notes the monthly Engineering and Infrastructure 2024/2025 Capital Projects Progress Summary Report for August 2025.**

Carried

NOTE:

- The Committee requests that the resheeting program is to be sent out to all Councillors.
- The Committee requests that a map indicating proposed works on Dysart-Middlemount Road is provided to Councillors.

5.2 Infrastructure Department Operational Update – August 2025

EXECUTIVE SUMMARY

This report is to provide a monthly update to Council on the current operational status of the Infrastructure Department.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes the Infrastructure Department monthly update for August 2025.*

Resolution No.: E&I0851

Moved: Cr Simon West

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

1. Notes the Infrastructure Department monthly update for August 2025.

Carried

ATTENDANCE

Cr Melissa Westcott left the meeting room at 9.54am.

5.3 Parks and Recreation Department Operational Update – August 2025

EXECUTIVE SUMMARY

The intent of the report is to provide an update on the operational activities undertaken by the Infrastructure Planning and Technical Services department as of 31 August 2025.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes the Parks and Recreation Department operational update as of 31 August 2025.*

Resolution No.: E&I0852

Moved: Cr Rachel Anderson

Seconded: Cr Viv Coleman

That the Committee recommends that Council:

1. Notes the Parks and Recreation Department operational update as of 31 August 2025.

Carried

NOTE:

- The Committee has requested that the lighting at Federation Walk/Red Bucket area and the Moranbah Town Entrance Sign are checked and repaired where possible as there are a number of lights either not working at all or sporadically coming on and off. It is unsafe walking during early morning or night times.
- The Committee suggested that it would be a good deterrent if Communication is issued to inform community that the CCTV Cameras have been utilised to identify people that have damaged infrastructure and for break and enters in the Town Square.

5.4 Fleet Department Operational Update – 1 April 2025 to 31 August 2025

EXECUTIVE SUMMARY

The intent of the report is to provide an update on the operational activities undertaken by the Fleet Department.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes the operational update provided for the Fleet Department – 1 April 2025 to 31 August 2025.*

Resolution No.: E&I0853

Moved: Cr Alaina Earl

Seconded: Cr Simon West

That the Committee recommends that Council:

1. Notes the operational update provided for the Fleet Department – 1 April 2025 to 31 August 2025.

Carried

5.5 Compensation Agreement ML700082 and ML700083

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the Compensation Agreement with Stanmore ID Extension Pty Ltd.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Supports the negotiation to enter into a compensation agreement for ML700082 AND ML700083 with Stanmore ID Extension Pty Ltd in accordance with section 279 of the *Mineral Resources Act 1989 (Qld)* [MRA].**
- 2. Delegates authority to the Chief Executive Officer to negotiate, vary and execute the proposed Compensation Agreement in relation to ML700082 AND ML700083 in accordance with section 279 of the *Mineral Resources Act 1989 (Qld)* [MRA].**

Resolution No.: E&I0854

Moved: Cr Simon West

Seconded: Cr Viv Coleman

That the Committee recommends that Council:

- 1. Supports the negotiation to enter into a compensation agreement for ML700082 AND ML700083 with Stanmore ID Extension Pty Ltd in accordance with section 279 of the *Mineral Resources Act 1989 (Qld)* [MRA].**
- 2. Delegates authority to the Chief Executive Officer to negotiate, vary and execute the proposed Compensation Agreement in relation to ML700082 AND ML700083 in accordance with section 279 of the *Mineral Resources Act 1989 (Qld)* [MRA].**

Carried

NOTE:

The Committee has requested a map that provides the exact location of proposed area is provided as an addendum to the Report for the Ordinary Meeting.

5.6 Broadsound Solar Farm – Asset Installation and Maintenance Licence

EXECUTIVE SUMMARY

The report seeks to delegate the authority to the Chief Executive Officer to execute a Licence for the installation, use and maintenance of an underground conduit housing a high voltage cable within the Manly Access Road at Clark Creek.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Delegates Authority to the Chief Executive Officer to negotiate, execute and vary the Asset Installation and Maintenance Licence for the installation, use and maintenance of an underground conduit housing a high voltage cable under Manly Access Road in accordance with the terms attached.*

Resolution No.: E&I0855

Moved: Cr Viv Coleman

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

- 1. Delegates Authority to the Chief Executive Officer to negotiate, execute and vary the Asset Installation and Maintenance Licence for the installation, use and maintenance of an underground conduit housing a high voltage cable under Manly Access Road in accordance with the terms attached to the Report.**

Carried

NOTE:

The Committee has requested a map that provides the exact location of proposed area is provided as an addendum to the Report for the Ordinary Meeting.

5.7 BMA Red Hill Road Intersection - Asset Installation and Maintenance Licence

EXECUTIVE SUMMARY

The report seeks to delegate the authority to the Chief Executive Officer to execute a Licence for the construction of Intersection Works, and the installation, use and maintenance of the Intersection Works, an Access Road and Gate Infrastructure accessed off Red Hill Road.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Delegates Authority to the Chief Executive Officer to negotiate, execute and vary the Asset Installation and Maintenance Licence for Red Hill Road Intersection Construction, Access Road and Gate Infrastructure for the construction of Intersection Works, and the installation, use and maintenance of the Intersection Works, an Access Road and Gate Infrastructure as required across in accordance with the terms attached.***

Resolution No.: E&I0856

Moved: Cr Rachel Anderson

Seconded: Cr Viv Coleman

That the Committee recommends that Council:

- 1. Delegates Authority to the Chief Executive Officer to negotiate, execute and vary the Asset Installation and Maintenance Licence for Red Hill Road Intersection Construction, Access Road and Gate Infrastructure for the construction of Intersection Works, and the installation, use and maintenance of the Intersection Works, an Access Road and Gate Infrastructure as required across in accordance with the terms attached in the Report.**

Carried

NOTE:

The Committee has requested a map that provides the exact location of proposed area is provided as an addendum to the Report for the Ordinary Meeting.

6. GENERAL BUSINESS

6.1 Collaroy Killarney Rd Intersection

Cr Viv Coleman advised that there is missing signage on the Collaroy Killarney Rd intersection (Sarina Marlborough Road end), can Council please contact TMR to have this signage installed as soon as possible.

ACTION: DIRECTOR ENGINEERING AND INFRASTRUCTURE

6.2 Report for CCTV to be installed in Centenary Park, Dysart

The Manager Parks and Recreation has advised the Committee that a report will be presented for consideration of CCTV in Centenary Park in Dysart. The report will be presented through to Committee in October 2025. The recent trial of reopening the Centenary Park Toilet Facility has seen repeated vandalism occurring.

ACTION: MANAGER PARKS AND RECREATION

6.3 Glenden Bowls Club Equipment

The Manager Parks and Recreation informed the Committee that two requests have been received for the Glenden Bowls Club excess equipment – (equipment used to maintain Bowling green). A report will be presented at the October 2025 Standing Committee to consider this equipment being utilised by other clubs in the region.

ACTION: MANAGER PARKS AND RECREATION

6.4 Pressing boundary issues with a property located in Nebo

The Manager Corporate Properties advise that a report will be presented to Council at the September 2025 Ordinary Meeting to consider a pressing boundary issue that relates to a Council owned property located in Nebo.

ACTION: MANAGER CORPORATE PROPERTIES

MEETING MINUTES

7. CONCLUSION

There being no further business, the Chair declared the meeting closed at 10.51am.

These minutes will be confirmed by the Committee at the Engineering and Infrastructure Standing Committee Meeting to be held on Wednesday 10 September 2025 in Moranbah.

.....
CHAIR

..... / /
DATE

MEETING DETAILS

Infrastructure Services Standing Committee Meeting
Wednesday 8 October 2025

AUTHOR

Robert Perna

AUTHOR POSITION

Director Infrastructure Services

5.1 INFRASTRUCTURE SERVICES 2025-2026 CAPITAL PROJECTS PROGRESS REPORT – SEPTEMBER 2025

EXECUTIVE SUMMARY

This report is to provide an update to the Infrastructure Services Standing Committee and Council of the progress in delivery of the Infrastructure Services 2025-2026 Capital Works Program.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Receives and notes the monthly Infrastructure Services 2025-2026 Capital Projects Progress Summary Report for September 2025.***

BACKGROUND

Progressive updates of the financial and physical position of projects in the 2025-2026 Infrastructure Services Capital Works Program are required to ensure that Council is aware of the progress of and risk to the delivery of the program.

IMPLICATIONS

The attached Infrastructure Services Capital Projects Progress Summary spreadsheet identifies the financial and physical position of all projects.

Compliance

To ensure that the Infrastructure Services 2025-2026 Capital Works Program is achieved within the identified timeframes of the 2025-2026 financial year.

Benefits

Council can see a monthly progress report detailing progress of the projects. This report communicates risks/failures/delays that have been identified in the Infrastructure Services 2025-2026 Capital Works Program.

Project Highlights

This month saw completion of the annual resurfacing program an approximately \$4M program spread over the whole region.

A number of Capital projects were transferred over to Infrastructure Services as part of the organisation restructure and our teams are working with the previous asset owners to understand scope and project status.

Some projects will continue to be delivered by the previous asset owners on Infrastructures behalf while others will be delivered by Infrastructure teams.

CONSULTATION

Manager Engineering Services

Manager Parks and Recreation

Manager Fleet

Acting Manager Corporate Properties

Department Coordinators

BASIS FOR RECOMMENDATION

To improve business within Infrastructure Services Directorate by providing more appropriate and relevant reporting, transparency and a clear monitoring tool for Council. This report will help identify and communicate any project delays or possible project failures.

ACTION ACCOUNTABILITY

That the Managers and the Director Infrastructure Services oversee the scoping, procurement and the completion of the projects identified within the 2025-2026 Capital Projects Progress Summary spreadsheet. Furthermore, that the appropriate Managers and the Director Infrastructure Services are held accountable for the delivery of the project stages and are completed within the identified timeframes.

KEY MESSAGES

That Council has open communication, oversight and transparency of the Infrastructure Services 2025-2026 Capital Works Program, to ensure Isaac will have effective and sustainable infrastructure that supports the needs of the region's communities and economic sectors.

Report prepared by:

ROBERT PERNA

Director Infrastructure Services

Date: 29 September 2025

Report authorised by:

CALE DENDLE

Chief Executive Officer

Date: 1 October 2025

ATTACHMENTS

- CONFIDENTIAL Attachment 1 – Infrastructure Services Capital Projects Progress Summary – September 2025

REFERENCE DOCUMENT

- Nil

PAGES 23 TO 25 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

MEETING DETAILS

**Infrastructure Services Standing Committee Meeting
Wednesday 8 October 2025**

AUTHOR

Michael Buckley

AUTHOR POSITION

Manager Parks and Recreation

5.2 ROADS AND INFRASTRUCTURE MONTHLY OPERATIONAL UPDATE – SEPTEMBER 2025

EXECUTIVE SUMMARY

This report is to provide a monthly update to Council on the current operational status of the Roads and Infrastructure Department.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes the Roads and Infrastructure operational monthly update for September 2025.*

BACKGROUND

The below information highlights the monthly activities of the Roads and Infrastructure Department.

INFRASTRUCTURE

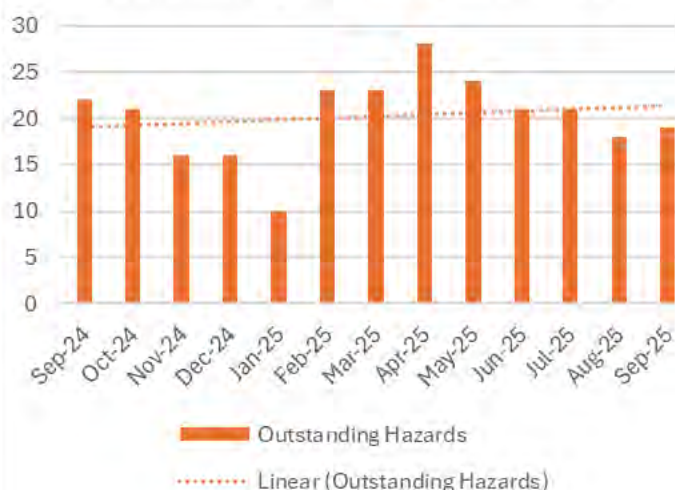
ACHIEVEMENTS COMPLETED – SEPTEMBER 2025:

Clermont and surrounding area	
Avon Downs Rd 100%, Golden Downs Rd 50%	Programmed maintenance grading
Clermont town (as required)	Signage installation & replacement
Cheeseborough Rd, Fleurs Lane, Dooruna Rd, Huntley Rd, Laglan Rd & Spoonbill Rd	Guideposts installation
Town Streets, Clermont Airport	Slashing
Huntley Rd, Russell Park Rd, Ken Logan Rd, Laglan Rd	Pothole patching
Dysart and surrounding area	
Saraji Rd, Golden Mile Rd, Valkyrie Rd, Dysart Clermont Rd, Bedford Weir Rd	Pothole patching

Dysart Middlemount Rd	Signage replacement
Carfax Rd 100% Complete Isaac River Rd 100% Complete	Contractor Maintenance grading
Middlemount and surrounding area	
Town Streets	Pothole Patching
Centenary Drive South	Signage replacement
Moranbah and surrounding area	
Moranbah Access Rd, Railway Station Rd, Goonyella Rd, Red Bucket	Slashing
Moranbah Town Streets	Signage repair
Bacon St footpath to commence, SES laneway completed	Construction footpaths
Other works	Vandalism repair
Nebo and surrounding area	
Turrawulla Rd	Maintenance grading
Nebo town	Clearing (tree removal)
Valkyrie Rd	Herbicide Spraying
Coast and surrounding area	
Gibberland Rd, Carmila Beach Esp, Upper Flaggy Rock Rd, Rasmussens Rd, Platts Rd, McLeods Rd, Spring Valley Rd (including patch repair). Notch Point Access Rd – Gravel patching	Maintenance Grading
Old Bruce Highway, Connollys Rd, Flaggy Rock Rd & St Lawrence Airstrip	Slashing
State Controlled Network	
Dysart Middlemount Rd, Fitzroy Developmental Rd, Peak Downs Highway 33A & 33B, Marlborough-Sarina Rd	Pothole patching
Oxford-Sarina Rd and Suttor Developmental Rd	Slashing

Local Road Hazards and Defects Update

Outstanding Hazards Local Roads



Outstanding Hazards local roads

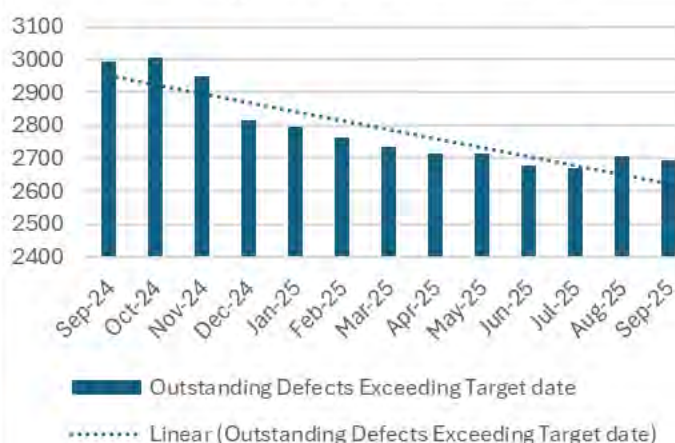
This graph shows the number of defects each month for the past year that have been raised as higher than intervention level and identified as being a hazard.

In the last three months the number of outstanding defects has reduced.

Upon review of the data there are some defects that have been completed and not closed out in the system. This will be addressed in the next month.

There are planned works in the procurement phase to address some defects. Temporary measures such as signage have been put in place to reduce the risk until the work is completed.

Outstanding Defects Exceeding Target date Local Roads



Outstanding Defect Exceeding Target Date Local Roads

This graph shows number of defects each month for the past year that have been raised and are past the response time (based on the Main Roads requirements)

This graph includes all defects. Some defects are raised at a lower intervention level. Whilst these defects have a response time for TMR on the local road network they are monitored and used to predict future workload and help to inform some of the capital program development.

This is being reviewed to be able to separate out the different types of defects for future reports

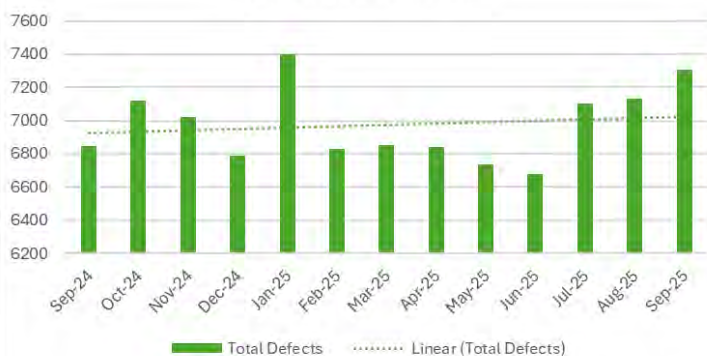
Defect raised and Accomplished Local Roads



Defect Raised and Accomplished Local Roads

This graph shows number of defects and accomplishments each month for the past year that have been raised and completed

Total Defects Local Roads

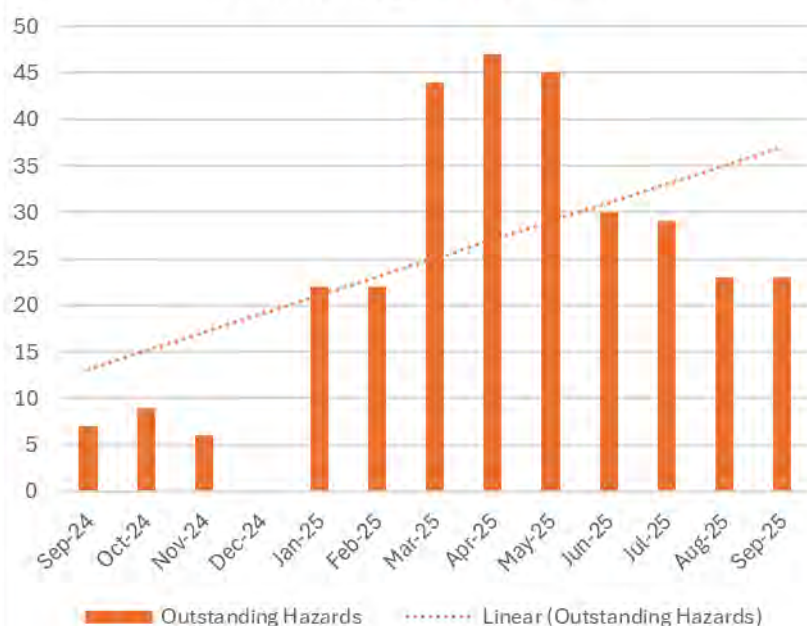


Total Defects Local Roads

This graph shows the total number of defects each month for the past year that have been raised and have not been completed

RMPC

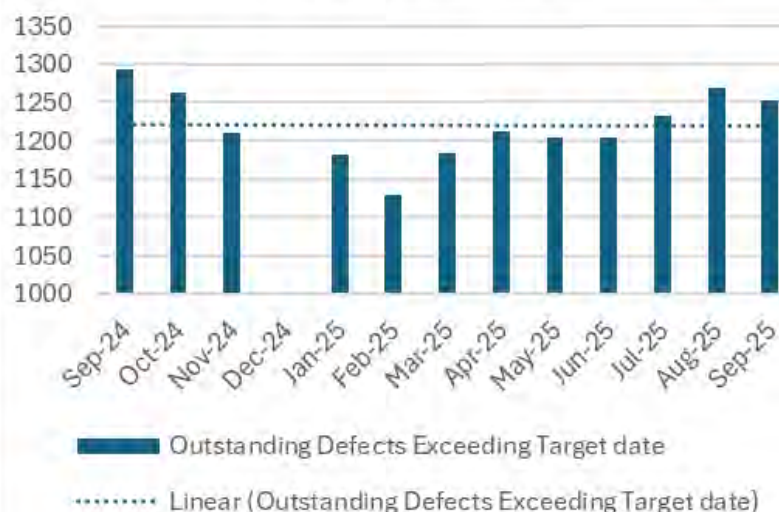
Outstanding Hazards RMPC



Outstanding Hazards RMPC

This graph shows number of defects each month for the past year that have been raised as higher than intervention level and identified as being a hazard.

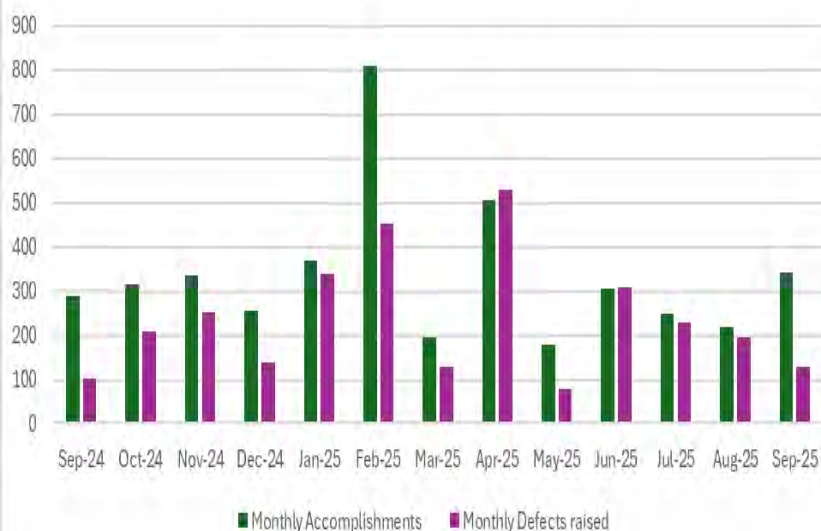
Outstanding Defects Exceeding Target date RMPC



Outstanding Defect Exceeding Target Date RMPC

This graph shows number of defects each month for the past year that have been raised and are past the response time as per Main Roads Standard

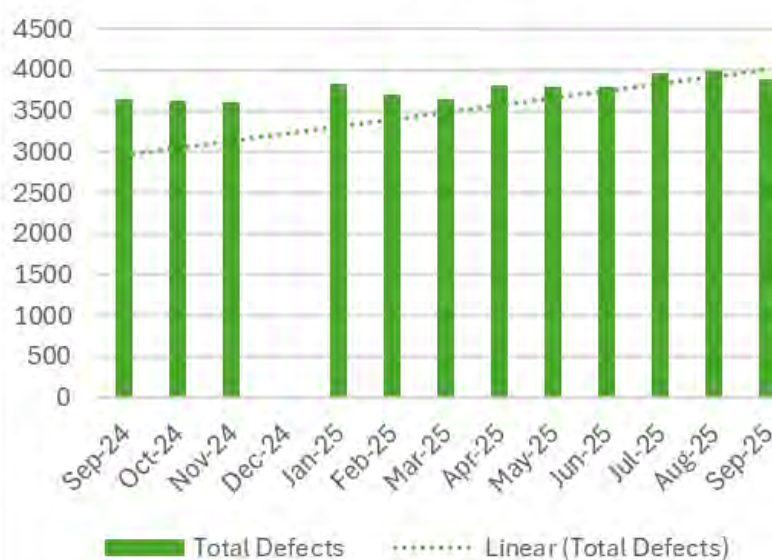
Defect raised and Accomplished RMPC



Defects Raised and Accomplished RMPC

This graph shows number of defects and accomplishments each month for the past year that have been raised and completed

Total Defects RMPC



Total Defects RMPC

This graph shows the total number of defects each month for the past year that have been raised and have not been completed.

RMPC Hazards and Defects Update - SEPTEMBER

Heavy Patching	Peak Downs Hwy
Heavy Patching	Dysart Middlemount Rd
Heavy Patching	Marlbrough-Sarina Rd
Heavy Patching	Fitzroy Developmental Rd
Vandalism repairs rest areas	Various
Tree clearing	Marlbrough-Sarina Rd

RMPC Programmed Works - SEPTEMBER

May Downs Rd maintenance grade	Due to commence 13/10
May Downs Rd shoulder resheeting	Due to commence 20/10
Peak Downs Hwy asphalt patching	Due to commence 06/10

ROAD INSPECTORS UPDATE

The below survey graphs are based on the data collected using the RACAS camera for the previous 3 months. The team undertake 2 types of inspections depending on the road hierarchy: weekly inspections on the Bruce Highway (3 monthly RACAS), fortnightly inspections on the State Highways (6 monthly RACAS), monthly and bimonthly inspections on the developmental roads (6 monthly RACAS) and 6 monthly inspections on all other roads with RACAS.

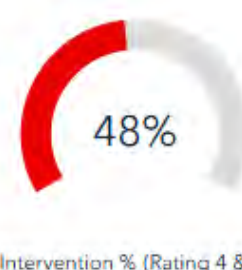
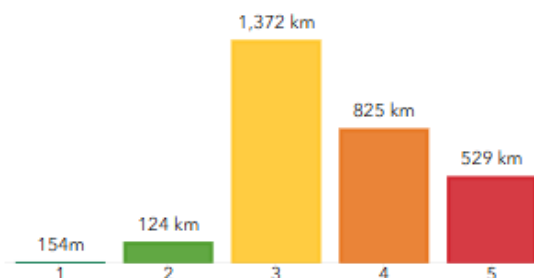
The ratings are a measurement of roughness with rating 1 to 3 being within intervention level and 4 being at intervention level with 5 being above intervention level.

Bar graph Km of road at roughness rating 2025

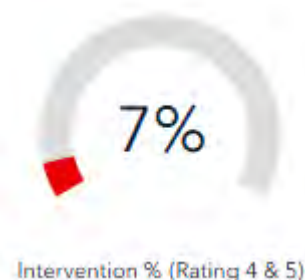
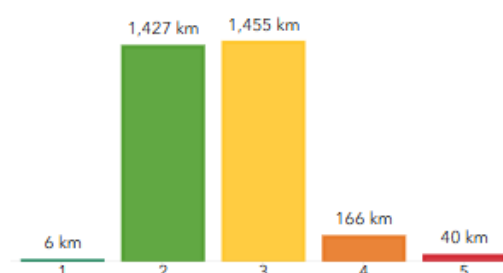
Speedometer graph average roughness rating 2025

% at intervention 2025

UNSEALED



SEALED



2177.43km inspected for the month of September

1574.164 km (34.98 %) of the total network for the month of September

908.621 km State Road for the month of September

665.543 Km Local Roads for the month of September

PLANNED WORKS FOR OCTOBER 2025: THIS PROGRAM IS SUBJECT TO CHANGE DEPENDING ON WEATHER CONDITIONS AND EMERGENT WORKS

Clermont and surrounding area

Golden Downs Rd 100%, Round Rd 100%, Peakvale Rd 75%	Maintenance grading program (%)
BA Mine Rd, various areas around Clermont	Slashing and herbicide spraying

Dysart and surrounding area

Golden Mile Rd. Grasstree Rd, Rolfe Creek Rd	Pothole Patching
May Downs Rd/Carfax Rd 10%	Maintenance grading

Moranbah and surrounding area

Speed hump replacement	Grosvenor Drv
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Nebo and surrounding area

Turrawulla Rd, Redcliffe Vale Rd, Lizzie Creek Rd	Programmed maintenance grading
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Turrawulla Rd	Signage
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Turrawulla Rd	Drainage Works
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Coast and surrounding area

Mt Olympus Rd, Barmount Rd, Barmount South Rd, Manly Access Rd	Programmed maintenance grading
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Various coastal roads	Signage installation (of existing signs)
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Barmount Rd	Drainage Works
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State Controlled Network

Peak Downs Highway, Fitzroy Dev Rd	Pothole patching
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Peak Downs Highway	Asphalt Patching
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CLERMONT WORK CAMP

CLERMONT WORK CAMP – CURRENT ROTATION

During the September rotation, the team was kept busy helping with vegetation control around Clermont. We were able to travel to Moranbah to help the Moranbah Race Club with requested works. The team also assisted with the set up and pack down of the local Campdraft.

We have permanent workers assisting at the Clermont Golf Club, Showgrounds, Museum and Aerodrome.

Upcoming works include completing work on the chicken cages at the showgrounds, repairing the CWA palings and continuing with vegetation control.

ACTION ACCOUNTABILITY

Not applicable.

KEY MESSAGES

Isaac Regional Council is committed to transparent decision making, identifying and managing its risks and continuous improvement.

Report prepared by:	Report authorised by:
MICHAEL BUCKLEY	ROBERT PERNA
Manager Parks and Recreation	Director Infrastructure Services
Date: 29 September 2025	Date: 30 September 2025

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- Nil

MEETING DETAILS

Infrastructure Services Standing Committee Meeting
Wednesday 8 October 2025

AUTHOR

Darrin Anderson

AUTHOR POSITION

Acting Manager Corporate Properties

5.3

CORPORATE PROPERTIES OPERATIONAL UPDATE – SEPTEMBER 2025

EXECUTIVE SUMMARY

This report is to provide Council with an update on the Corporate Properties operational program from June to September 2025.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. Notes the Corporate Properties Operational Update – September 2025.

BACKGROUND

The below information highlights the operational activities of the Corporate Properties Department.

Manager highlights

Buildings Condition Assessments: Using W4QLD grant funding, we have engaged Better Aim to complete a Building Condition Assessment (BCA) to all our residential properties throughout the Region. This includes:

1. BCA Scope and Data Specifications
2. Asset Inspection & Condition Assessment (Actual inspections - Power BI tool)
3. Digital Asset Management Plan (AMP) - 10 Year Capital and Operational Forecast

The Project will be completed in three phases:

Phase 1 - Project Methodology - Asset data modelling – completed

We set up an Asset Data Model (ADM) during the desktop phase to match our data needs and standards. This includes location structure, asset types, and key details. We fill it with available data like asset registers, reports, drawings, and maintenance history. We also need information on asset risk and importance. Doing this early helps make site inspections faster and less disruptive. The ADM is the base of our service, helping ensure things run smoothly, consistently, and with useful early insights.

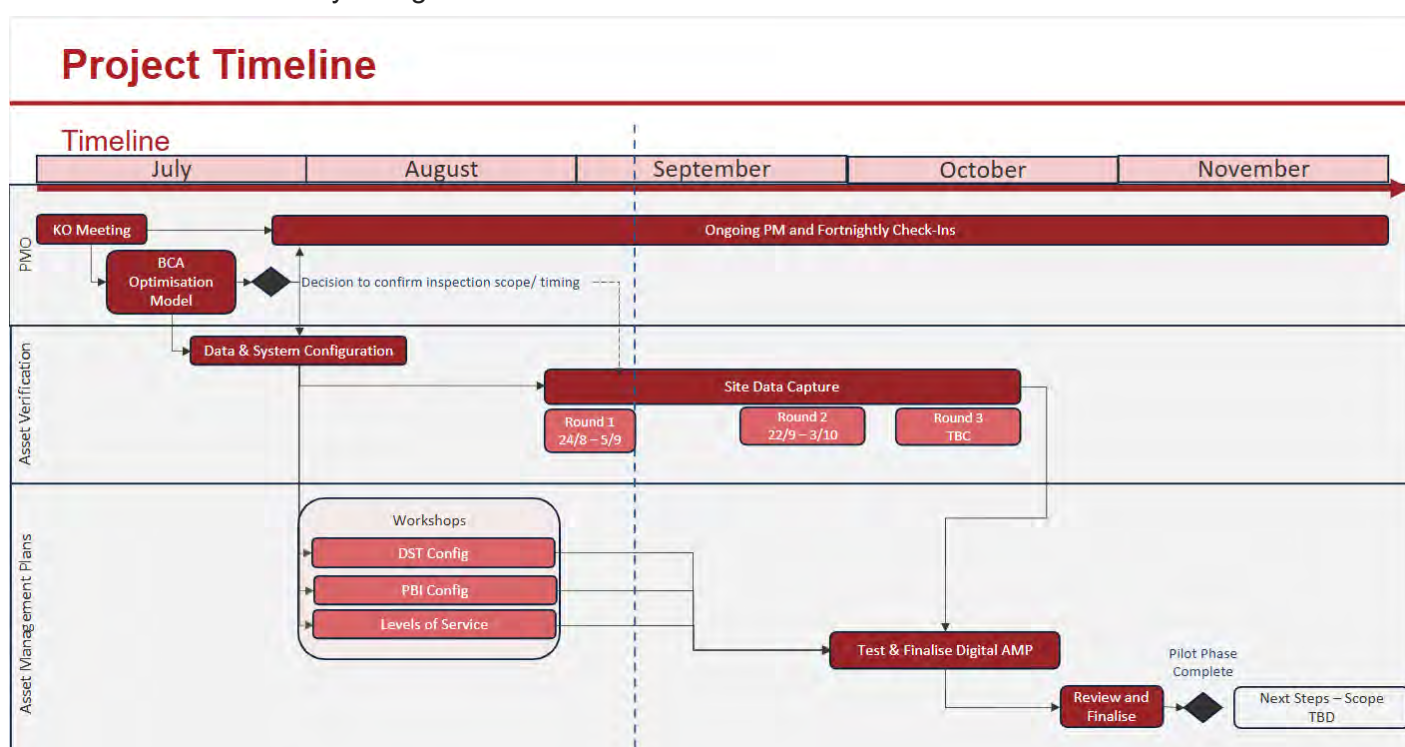
Phase 2 - Project Methodology - site asset capture data – began July and is currently still ongoing. Expected completion of this stage is mid to late October.

During the inspection phase, we verify assets, assess their condition, and collect required data including photos and documentation. Our operations team has been completing inspection schedules to assign qualified staff to specific asset groups to identify defects and systemic issues.

We use a mobile data capture app to ensure compliance with client standards, improve efficiency, reduce errors, and enable real-time reporting and quality control.

Phase 3 - Project Methodology - Digital state of asset reporting – to begin November

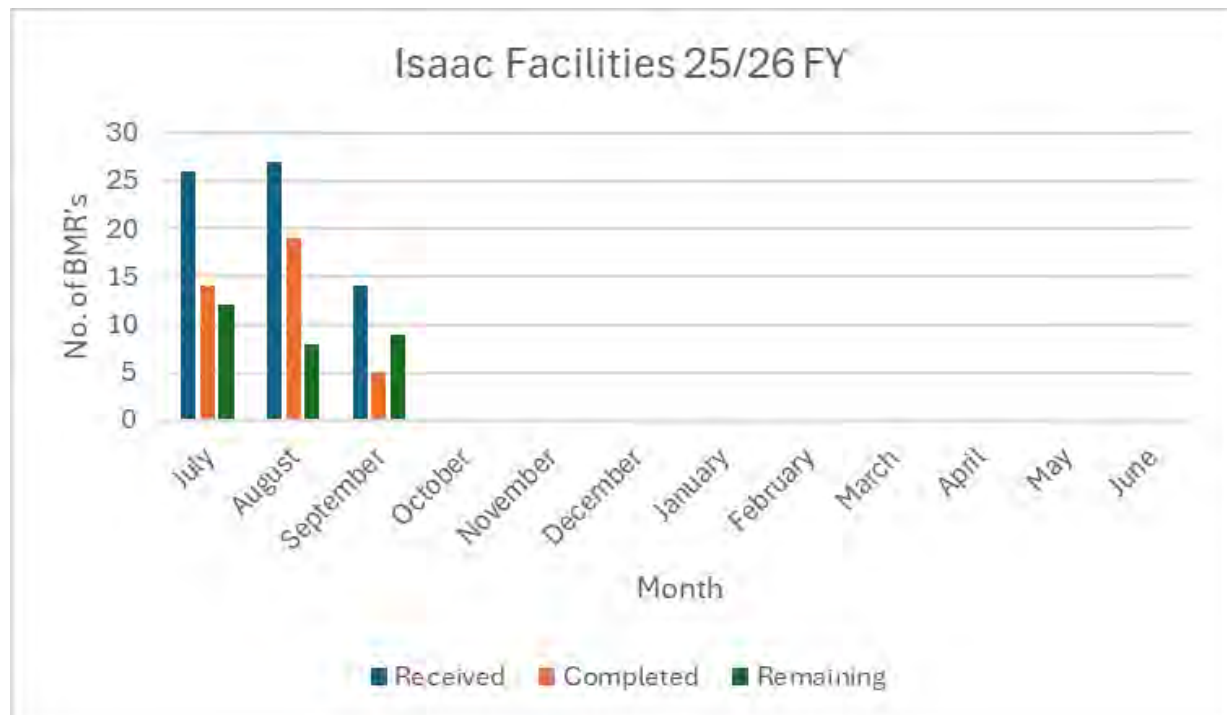
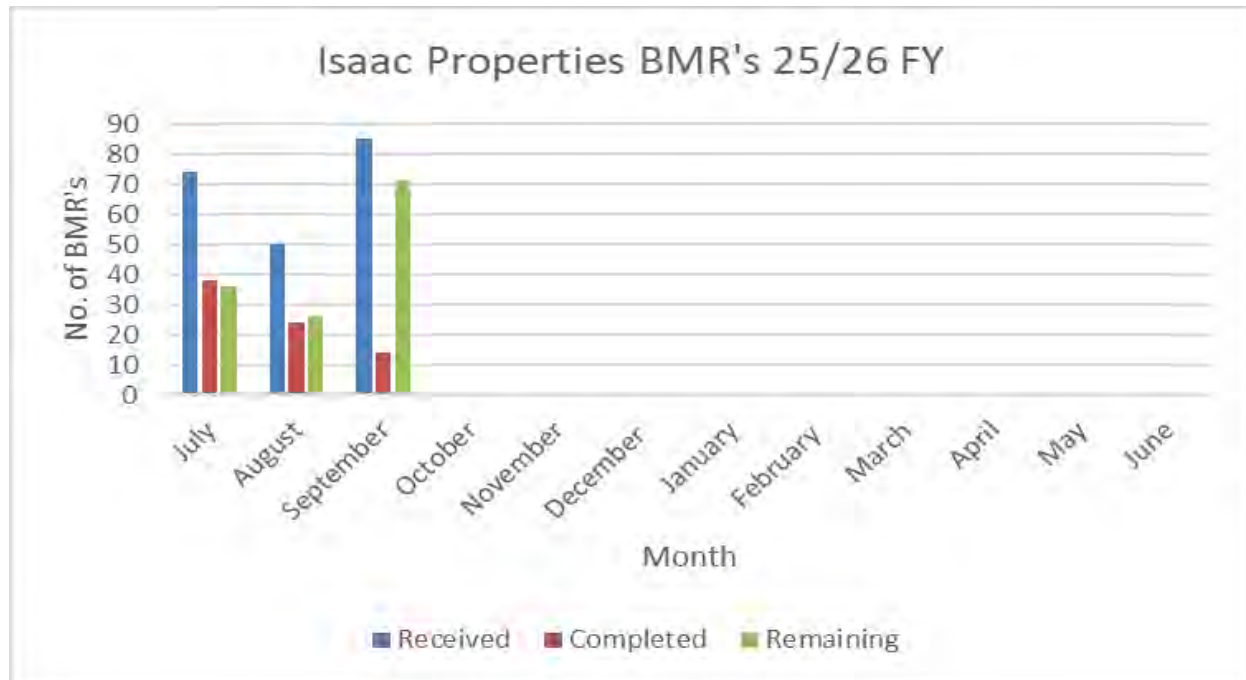
The digital asset reporting is built utilising both our asset management system and Better Aim's, incorporating key elements like asset health, performance, criticality, and risk. This approach aligns with industry standards and supports ongoing development of our AMS. The ADM asset data model provides strong foundation for generating insights, configuring reports across asset classes, locations and portfolios. It will also offer systems to enhance data accuracy and governance.



BUILDING MAINTENANCE REPORTING

- The charts below illustrate BMR activity across both residential properties and Council facilities.
- It is important to note that the current reporting includes scheduled maintenance and entry notices logged as jobs, which may not accurately reflect actual maintenance requests received.
- The team is actively working towards implementing a more streamlined and accurate reporting process that will better capture genuine maintenance activity and service demand.
- The Moranbah Council Building has been experiencing ongoing issues with the air conditioning systems across multiple areas of the facility. To address this, we plan to engage a qualified HVAC contractor to undertake a comprehensive investigation of the building's systems.
- The scope of the investigation will include:
 - Identification of any faults or required modifications

- Inspection and diagnosis of control system issues
- Provision of a detailed condition report and quotation for necessary rectification works
- This assessment will support informed decision-making and ensure the building's climate control systems are operating efficiently and reliably.



PROPERTY MANAGEMENT

CP Property Report - September 2025

Town/Area	Number of Properties	Tenanted	Allocated - Incoming Tenants	Vacant	Offline - Maintenance/Capital Works
St Lawrence	17	14	0	0	3
Glenden	7	4	0	1	2
Nebo	16	12	0	2	2
Middlemount	18	14	2	0	2
Dysart	18	14	0	1	3
Clermont	22	20	0	0	2
Moranbah	90	75	2	6	6
Totals	188	153	4	10	20

Social affordable housing Report - September 2025

Town/Area	Number of Properties	Tenanted	Allocated - Incoming Tenants	Vacating	Offline - Maintenance/Capital Works
Glenden	3	0	0	1	3
Nebo	6	5	0	1	0
Clermont	8	7	0	0	1
Moranbah	5	4	0	0	0
Totals	22	16	0	2	4

IAHT housing Report - September 2025

Town/Area	Number of Properties	Tenanted	Allocated - Incoming Tenants	Vacant	Offline - Maintenance/Capital Works
Dysart	4	2	0	0	2
Clermont	3	3	0	0	0
Moranbah	42	19	0	21	2
Totals	49	24	0	21	4

ISAAC AFFORDABLE HOUSING

- The onboarding of 62 Bushlark Drive and 1 Rosella Court has successfully added six new units to the affordable housing rental pool.

-
- In the coming two weeks, the remaining units at 27–29 Rosella Court are expected to be handed over, further increasing availability for tenancy.
 - To ensure a smooth transition and occupancy, appropriate essential utilities, including bins, electricity and water, will be needed during this phase.

PUBLIC AND SOCIAL HOUSING

- We have a total of 22 social affordable properties.

ACTION ACCOUNTABILITY

The Acting Manager Corporate Properties and the leadership team are accountable for delivery of effective works across the region.

KEY MESSAGES

Isaac Regional Council is committed to transparent decision making, identifying and managing its risks and continuous improvement.

Report prepared by:	Report authorised by:
DARRIN ANDERSON	ROBERT PERNA
Acting Manager Corporate Properties	Director Infrastructure Services
Date: 30 September 2025	Date: 1 October 2025

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- Nil

MEETING DETAILS

Infrastructure Services Standing Committee Meeting
Wednesday 8 October 2025

AUTHOR

Kelly Shepherd

AUTHOR POSITION

Senior Community Leasing Officer

5.4 MORANBAH COMMUNITY GARDEN INC – TENURE ARRANGEMENTS

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of an exception under the provisions of Section 236 (2) and 236 (1)(b)(ii) of the *Local Government Regulations 2012* to grant a license to occupy on Lot 39 on GV270, 67 Belyando Avenue, Moranbah, being part of the Moranbah Lions Park by way of a five (5) year Licence to Occupy, plus a five (5) year option.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. ***Under the provisions of Section 236 (2) of the Local Government Regulations 2012 resolve that an exception from inviting written quotes or tenders is granted for tenure over part of Lot 39 on GV270, 67 Belyando Avenue, Moranbah, being part of the Moranbah Lions Park.***
2. ***Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a five (5) year Licence to Occupy, plus a five (5) year option with Moranbah Community Garden Inc. over part of Lot 39 on GV270, 67 Belyando Avenue, Moranbah, being part of the Moranbah Lions Park.***
 - a. ***Lease fees to be charged in accordance with 2025-2026 Fees & Charges – annual rent/usage fee \$140.00 ex GST, matrix attached.***
 - b. ***All outgoings will be at the expense of the Trustee Lessee.***
 - c. ***Acknowledging that all built assets are owned by the Moranbah Community Garden Inc. therefore all repairs and maintenance will be the responsibility of the club.***
3. ***Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 above.***

BACKGROUND

The Moranbah Community Garden Inc commenced tenure under a Licence to Occupy agreement with Council in September 2022 for a portion of the land at the Lions Park located in Belyando Avenue, Moranbah. As a newly formed organisation at the time, the initial tenure was intentionally set as a three-year term to allow the

group the opportunity to establish its presence and operations without the immediate commitment of long-term tenure.

Since that time, the group has demonstrated significant growth and community engagement. They have successfully developed the site by constructing raised garden beds, installing a garden shed for storage purposes, and erecting perimeter fencing—all of which contribute to the ongoing functionality and sustainability of the space.

Throughout the tenure, the group has remained fully compliant with the terms and conditions of the agreement. They have consistently maintained a collaborative and transparent relationship with Council, regularly consulting on proposed initiatives and ensuring open lines of communication.

In light of their achievements and continued commitment, there is strong support for entering into a renewed or extended tenure arrangement to further support the group's ongoing contribution to the community.

IMPLICATIONS

Financial

There are minimal direct financial implications for Council, as the group is self-managed and funds its own improvements. Continued tenure may lead to further grant or in-kind funding opportunities leveraged by the group. Ongoing oversight and liaison require minimal staff resources.

Service Levels

The group's activities complement Council services by enhancing community engagement and activation of public space. Their self-sufficiency reduces the need for direct Council involvement in site maintenance or programming. Support for continued tenure aligns with community development objectives.

The Manager Parks and Recreation has extended an offer to assist the group with the provision of mulch and/or soil if requested and available, further supporting their ongoing efforts.

Risks

Operational risks are low due to the group's demonstrated compliance and proactive communication with Council. Site infrastructure and activities are modest in scale, reducing potential for liability or disruption. Continued oversight and regular check-ins can further mitigate any emerging risks.

Conflict of Interests

No conflicts of interest have been identified in relation to this tenure or its proposed continuation. All interactions with Council have remained transparent and within appropriate governance channels. Ongoing monitoring will ensure this continues.

Compliance

The group has maintained full compliance with the terms of the Licence to Occupy. They regularly consult with Council before initiating any site changes or additions. This proactive approach supports ongoing regulatory alignment and good governance.

Benefits

The group has activated underutilised space, fostered community involvement, and enhanced the local environment. Their ongoing contributions strengthen local social cohesion and community wellbeing. Support for extended tenure promotes stability and continued growth of these community benefits.

CONSULTATION

Internal

Director Infrastructure Services – In principle support

Councillor – Division 3 – In principle support

Manager Parks and Recreation – In principle support

Community Development Officer – In principle support

Senior Community Leasing Officer – In principle support

External

Treasurer – Moranbah Community Garden Inc

BASIS FOR RECOMMENDATION

To enter into a new tenure with an established community group that provides valuable access to activities to Moranbah and the surrounding community; and provides Council with strong management capacity.

ACTION ACCOUNTABILITY

Manager Parks and Recreation to progress tenure documentation.

KEY MESSAGES

Council is committed to transparent decision making.

Council is committed to ensuring access to community facilities for clubs and groups to provide beneficial services to the region.

Council is taking a considered and logical approach to the long-term life cycle of the Region's Community Facilities.

Report prepared by:

MICHAEL BUCKLEY
Manager Parks and Recreation

Date: 30 September 2025

Report authorised by:

ROBERT PERNA
Director Infrastructure Services

Date: 30 September 2025

ATTACHMENTS

- Attachment 1 – In Principle Agreement – Moranbah Community Garden Inc – Redacted
- Attachment 2 – Site Location – Moranbah Community Garden Inc
- Attachment 3 – Tenure Fee Matrix – Moranbah Community Garden Inc

REFERENCE DOCUMENT

- PECS-POL-128 Community Tenures Policy for Council Owned and/or Controlled Facilities

IN PRINCIPLE AGREEMENT

SUBJECT TO COUNCIL AND MINISTERIAL APPROVAL AND EXECUTION OF TENURE

Type of Tenure: Licence to Occupy

Address of Premises: 67 Belyando Avenue, Moranbah, Qld 4744

Lot on Plan Description: Part of Lot 39 on GV270 - Lions Park

Areas (Subject to Survey): Approx 200 sqm

Lessor: Isaac Regional Council

Contact: Senior Community Leasing Officer

Telephone: 1300 ISAACS (472 227)

Facsimile: 07 4941 8666

Email: records@isaac.qld.gov.au

Lessee: Moranbah Community Garden Inc

Incorporation #: IA4572385

ABN: 74 667 377 226

Contact for Lessee: Attention: Sharon Lindsay

Telephone: 0427 616 430

Email: moranbahcommunitygarden@gmail.com

TENURE**Commencement Date:** 19/09/2025**Term:** 5 -years**Expiry Date:** 18/09/2030**RENTAL****Gross Rental:** \$140.00 ex GST per annum**Rent Review:** Annual adjustment proportionate with CPI movement each anniversary of the Commencement Date**Terms and Conditions:** In accordance with the Standard Terms Document supplied to the Lessee.**Asset Ownership:****Council Owned Assets:** Land**Community Group Owned Assets:** Garden beds, garden shed, fencing**Maintenance:** The community group will remain responsible for all repairs and maintenance to their own assets.

Outgoings:	All outgoings to be at the expense of the Lessee including but not limited to the following: Electricity Water use If premises are not currently metered separately Council will provide a minimum of three (3) months' notice prior to charging user groups for electricity and water consumption.
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SPECIAL CONDITIONS

Department of Resources Stated Use:	Recreation
Intended Use:	Garden activities
Tenure Documentation:	Licence to Occupy
Legal Fees:	Each party to pay their own
INSURANCE	Refer Part 8: Insurances, Indemnities and Guarantee within the Standard Terms Document
Public Liability Insurance:	\$20,000,000
Certificate of Currency:	To be supplied by applicant with a copy of the receipt showing payment
Damage Policy:	Insure under a Damage Policy all insurable items located upon the Premises, including plate glass, irrespective of who owns the items
Workers Compensation:	Insure under the Workers Compensation Act, all persons it employs to work upon the Premises

Make Good Clause:	<p>The lessee agrees to submit to the Lessor for approval a complete scope of works prior to installation for any fit-out works.</p> <p>Return the premises to the Lessor in the same or better condition as was at the lease commencement date. Make good works, as specified by the Lessor, may include but not be limited to:</p> <ul style="list-style-type: none"> • removal of any structures erected by the Lessee; • commercial cleaning of the premises; • removal of any fittings and fixtures installed by the Lessee; • repair of any surface damaged or altered by the Lessee; and
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- any other rectification works as directed by the Lessor.

Ensure the land and buildings are clear of all waste, etc and is clean, tidy and in a reputable state.

Information Update:

The Lessee must complete a Community Group Annual Update each year and provide a copy of Annual General Meeting Minutes and Certificate of Currency for all policies held.

Additionally, if the Committee changes at a time other than at the Annual General Meeting this information must be provided to Council.

Requests from Community Group for Consideration by Council:

Comments:

For & on behalf of:

Moranbah Community Garden Inc

Name:

Sharon Lindsay.

Committee Position:

President

Signature:

[Redacted Signature]

Date:

12/09/2025.

[Handwritten Signature]

ATTACHMENT 2 – SITE LOCATION

COMMUNITY GROUP: MORANBAH COMMUNITY GARDEN INC
LOT ON PLAN: PART OF LOT 39 ON GV270
ADDRESS: PART OF LIONS PARK, 67 BELYANDO AVENUE,
MORANBAH



Estimated boundary identified by yellow line above.

ATTACHMENT 3 - TENURE FEE MATRIX

COMMUNITY GROUP: MORANBAH COMMUNITY GARDEN INC

FACILITY: PART OF THE LIONS PARK - LOT 39 ON GV270

LAND SIZE	POINTS	COMMENT	SCORE
Land < 500m2	1	~200m2	1
Land 501m2 – 5,000m2	2		-
Land 5,001m2 – 15,000m2	3		-
Land 15,001m2 – 50,000m2	4		-
Land > 50,001m2	5		-
Facility/building provided by Council	5		-
ON COSTS			
Council pays electricity	5		-
Council pays water	5		-
Council maintains field/courts	5		-
MEMBERSHIP			
20 or less	1		-
21 – 50	2		2
51 – 100	3		-
101 – 200	4		-
201 or more	5		-
COUNCIL CAPEX EXPENDITURE – NON BASE BUILDING			
In past 3 years \$1 - \$5,000	1		-
In past 3 years \$5,001 - \$10,000	2		-
In past 3 years \$10,001 - \$15,000	3		-
In past 3 years \$15,001 - \$20,000	4		-
In past 3 years > \$20,000	5		-
RISK TO COUNCIL			
Low – Fully compliant tenure holder	1		1
Medium – Compliant with outstanding works under management	2		-
High – Non-compliant, unmanaged outstanding works, operating issues, new Incorporated Association, new lessee	3		-
TOTAL POINTS			4
Category Fee Points Score 5 – 10	\$300.00		
Category Fee Points Score 11 - 15	\$450.00		
Category Fee Points Score 16 - 20	\$600.00		
Category Fee Points Score > 20	\$750.00		
Base Fee (State Rent as per Part1, Section 37A, 2(a))	\$140.00		\$140.00
	Total Tenure Fee excl GST		\$140.00
	GST		\$ 14.00
	Total Tenure Fee incl GST		\$154.00

MEETING DETAILS

Infrastructure Services Standing Committee Meeting
Wednesday 8 October 2025

AUTHOR

Kelly Shepherd

AUTHOR POSITION

Senior Community Leasing Officer

5.5

MORANBAH MARTIAL ARTS INC – TENURE ARRANGEMENTS

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of an exception under the provisions of Section 236 (2) and 236 (1)(b)(ii) of the *Local Government Regulations 2012* for lease F on Lot 3 on M973107, located at 38 Bacon Street, Moranbah, by way of a ten (10) year trustee lease to Moranbah Martial Arts Inc.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. ***Under the provisions of Section 236 (2) of the Local Government Regulations 2012 resolve that an exception from inviting written quotes or tenders is granted for tenure over lease F on Lot 3 on M973107, located at 38 Bacon Street, Moranbah, by way of a ten (10) year trustee lease to Moranbah Martial Arts Inc.***
2. ***Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a ten (10) year trustee lease agreement with Moranbah Martial Arts Inc. over lease F on Lot 3 on M973107, located at 38 Bacon Street, Moranbah, by way of a ten (10) year trustee lease Inc.***
 - a. ***Lease fees to be charged in accordance with 2025-2026 Fees & Charges – annual tenure fee \$440.00 excl GST, matrix attached.***
 - b. ***All outgoings will be at the expense of the Trustee Lessee as detailed in the Standard Terms Documents.***
 - c. ***Acknowledging that the building structure is owned by Isaac Regional Council therefore repairs and maintenance responsibilities will be in accordance with the Base Building Inclusions and Exclusions over the area subject to the trustee lease.***
3. ***Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 above.***

BACKGROUND

Moranbah Martial Arts Inc. entered into tenure with Council for the first time on 18 July 2022. That tenure was a trustee lease which expired 17 July 2025.

Although the club had been established in Moranbah for many years, they had only recently become an Incorporated Association. The short nature of the trustee lease provided was to allow the group to grow and become familiar with the requirements of leasing with Council without the significant imposition of a longer tenure.

The club flourished very quickly undertaking internal works on the facility to make it suitable for use as a martial arts venue. Almost immediately the club reached capacity with all classes filling up quickly based on the limitations of the size of the facility and the need to limit class sizes to ensure the safety of all participants.

Catering to 35 children across multiple classes per week and a wait list of 126 names of children between the ages of five (5) and fourteen (14) it became evident that the club needed to expand. The club has provided their Proposal for Local Community Development

Their proposal includes the demolition of the old Rotary building situated on the land covered by their second lease (lease G). That will be followed by the construction of a much larger shed/facility on that land at which time all martial arts classes will transition to the new construction.

Future plans for lease F (the one to which this report relates) include stripping and utilising the existing structure to create a usable space for customer engagement, committee requirements and presentations as well as providing a viable space for hire to community and business groups.

BUILDING INSPECTION

A Building Compliance Inspection was not undertaken due to the known condition of the building.

IMPLICATIONS

Financial

Preparation of tenure to be completed internally by the Senior Community Leasing Officer.

Lease fees and conditions attached to the proposed tenure will be applied in accordance with the 2025-2026 Fees & Charges.

The facility has existing termite damage within the walls and ceiling. The extent of the damage will remain unknown until the organisation reaches their fifth step in their Proposal for Local Community Development at which time internal walls and ceiling will be removed allowing an inspection of internal structural components. This stage will allow for a better understanding of what structural works will need to be undertaken by Council.

Maintenance

Council remains responsible for the structural repairs and maintenance of this asset. Although it is known that there is existing white ant damage, the extent of the damage remains unknown until an invasive inspection can be completed. This is not predicted to take place within the next two years.

Moranbah Martial Arts Inc is responsible for the day-to-day maintenance and fit out of the facility and have historically been proactive in undertaking these works.

CONSULTATION

Internal

Division 3 Councillor – In principle support

Director Infrastructure Services – In principle support
Manager Parks and Recreation – In principle support
Senior Community Leasing Officer – In principle support

External

Moranbah Martial Arts Inc. – President
Moranbah Martial Arts Inc. – Treasurer

BASIS FOR RECOMMENDATION

To enter into tenure with a long-term tenant that provides valuable access to activities to Moranbah and the surrounding community; and at the same time provides Council with strong management capacity.

ACTION ACCOUNTABILITY

Manager Parks and Recreation to progress tenure documentation.

KEY MESSAGES

Council is committed to transparent decision making.

Council is committed to ensuring access to community facilities for clubs and groups to provide beneficial services to the region.

Council is taking a considered and logical approach to the long-term life cycle of the Region's Community Facilities.

Report prepared by:

MICHAEL BUCKLEY
Manager Parks and Recreation

Date: 30 September 2025

Report authorised by:

ROBERT PERNA
Director Infrastructure Services

Date: 30 September 2025

ATTACHMENTS

- Attachment 1 – In Principle Agreement – Moranbah Martial Arts Inc - Redacted
- Attachment 2 – Tenure Fee Matrix – Moranbah Martial Arts Inc
- Attachment 3 – Site Location – Moranbah Martial Arts Inc
- CONFIDENTIAL Attachment 4 - Moranbah Martial Arts Inc. - Proposal for Local Community Development

REFERENCE DOCUMENT

- PECS-POL-128 Community Tenures Policy for Council Owned and/or Controlled Facilities

IN PRINCIPLE AGREEMENT

SUBJECT TO COUNCIL AND MINISTERIAL APPROVAL AND EXECUTION OF TENURE

Type of Tenure: Ten (10) year trustee lease

Address of Premises: 38F Bacon Street, Moranbah

Lot on Plan Description: Lease F on Lot 3 on M973107

Areas (Subject to Survey): 563 square metres

Lessor: Isaac Regional Council

Contact: Senior Community Leasing Officer

Telephone: 1300 ISAACS (472 227)

Facsimile: 07 4941 8666

Email: records@isaac.qld.gov.au

Lessee: Moranbah Martial Arts Inc.

Incorporation #: IA4561563

ABN: 59 294 139 915

Contact for Lessee: Attention: Mr Joshua Brett

Telephone: 0498 509 884

Email: Moranbahmartialarts@gmail.com

TENURE

Commencement Date: 1 September 2025

Term: 10 years

Expiry Date: 31 August 2035

RENTAL

Gross Rental: \$440.00 ex GST per annum

Rent Review: Annual adjustment proportionate with CPI movement each anniversary of the Commencement Date

Terms and Conditions: In accordance with the Standard Terms Document supplied to the Lessee.

Asset Ownership:

Council Owned Assets: Land (as trustee)
Building

Community Group Owned Assets: Fit out

Maintenance: **The community group will remain responsible for all repairs and maintenance to their own assets.**

Council will maintain Base Building for Isaac Regional Council assets. Refer to the tables below for clarification of Inclusions and Exclusions under Base Building.

INCLUSIONS:

Base Building INCLUSIONS	Examples
Council will perform maintenance and renewals on the structural building envelope (on structures built or provided by the Lessor)	i.e. Roof, foundations, slabs, stumps, external walls, window framing, structural flooring, external doors, access/egress elements stairs, balustrades, decks.
Council will perform maintenance and renewals on the external Hydraulic (water/sewer) services from the boundary point of the allotment to the point of connection. Note: "Point of connection" being to the fitting with the fitting being the tenants responsibility i.e. repair/replace toilet is the tenants responsibility repair leaking behind wall of toilet is base building	i.e. existing plumbing fixture services (hot water systems), external stormwater drainage and connections, external and internal sewer to the fitting, site drainage, all water supply pipework and connections to the point of connection (fitting)
Council will perform maintenance and renewals to the Electrical Services from the boundary to the point of connection. Note: "Point of connection" being to the electrical fittings i.e. - GPO/light switch/light fitting/bulbs are tenants responsibility	i.e. inclusive of electrical main feed line to the building, point of attachment, all distribution/switch boards, and cabling to the fixture/fittings
Council will provide Statutory compliance for Building & Fire safety at start of lease only for structures under lease that are built/provided by the Lessor Note: The ongoing maintenance of Fire and life safety systems is the tenants responsibility	Provision of start of lease BCA statutory compliance requirements in building fire safety installations including portable extinguishers, fire hose reels, emergency & exit lighting, detection systems, hydrants, access/egress for structures built or provided by Lessor at the start of Lease

EXCLUSIONS:

Base Building EXCLUSIONS	Examples
Maintenance/Renewal/Upgrade of any building structure or additions/alterations not built/provided by the Lessor	i.e. additional new structures, extensions, alteration of partitions, refurbishment of tenant's fitout i.e. roof repair/renewal on an extension built by Lessee
Provision of and maintenance/renewal and upgrade of Statutory building compliance requirements for any building addition/alteration or structure not built or provided by the Lessor	Building & Fire compliance requirements for any alteration or addition by the Lessee. i.e. new internal partitions trigger a requirement for additional exit lighting – tenants responsibility
Maintenance/renewal/upgrade to the non-structural building elements (tenancy fitout) of the building, inclusive of fixtures and fittings	i.e. internal wall linings, floor coverings, internal ceilings, kitchen, bathrooms, lighting, benches, cupboards, shelving, racks, fixed & loose furnishings
Maintenance/renewal/upgrade of the internal of the building hydraulic services fixtures and fittings.	i.e. all plumbing hardware/ fixtures/fittings being toilets, hand basins, taps, water dispensers, vanities, sinks, wet areas etc.
Maintenance/renewal/upgrade of Mechanical Services –Air conditioning, Heating	i.e. repairs/maintenance/servicing of air conditioning units in place at time of tenancy, as well as replacement or upgrades for air conditioning/heating
Maintenance/renewal/upgrade of the internal of the building Electrical fixtures/fittings	i.e. Lighting - bulbs & fittings, GPO's (power points), switches, stoves, fans and other electrical goods e.g. fridges, microwave etc.
Proactive maintenance & servicing of each the building systems including Mechanical, Hydraulic, and Electrical, Air conditioning and termite barrier protection	i.e. rodent/vermin/termite inspections and treatment, gutter & downpipe cleaning, servicing air conditioning units/systems, Electrical earth leakage testing – (RCD's tests)
Maintenance of building systems statutory compliance requirements i.e. Fire protection and life safety systems.	Maintenance of statutory compliance systems i.e. Inspection and testing programs for Electrical test & tag/RCD testing and fire safety installations as in portable fire equipment fire extinguishers/fire blankets, fire hose reels, fire panels, emergency & exit lighting servicing and electrical items.
Maintenance & renewal of external & internal painting	Maintenance & renewal of internal & external painting

Outgoings:	All outgoings to be at the expense of the Lessee including but not limited to the following: <ul style="list-style-type: none"> • Electricity • Water • Waste (rubbish) removal • Telephone/Internet <p>If premises are not currently metered separately Council will provide a minimum of three (3) months' notice prior to charging user groups for electricity and water consumption.</p>
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SPECIAL CONDITIONS

Department of Resources Stated Use:	Local Govt	
Intended Use:	Recreation – Martial Arts	
Tenure Documentation:	Form 7 Form 20	Lease Document Standard Terms Document
Legal Fees:	Each party to pay their own	
INSURANCE	Refer Part 8: Insurances, Indemnities and Guarantee within the Standard Terms Document	
Public Liability Insurance:	\$20,000,000	
Certificate of Currency:	To be supplied by applicant with a copy of the receipt showing payment	
Damage Policy:	Insure under a Damage Policy all insurable items located upon the Premises, including plate glass, irrespective of who owns the items	
Workers Compensation:	Insure under the Workers Compensation Act, all persons it employs to work upon the Premises	

Make Good Clause:	<p>The lessee agrees to submit to the Lessor for approval a complete scope of works prior to installation for any fit-out works.</p> <p>Return the premises to the Lessor in the same or better condition as was at the lease commencement date. Make good works, as specified by the Lessor, may include but not be limited to:</p> <ul style="list-style-type: none"> • removal of any structures erected by the Lessee; • commercial cleaning of the premises; • removal of any fittings and fixtures installed by the Lessee;
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- repair of any surface damaged or altered by the Lessee; and
- any other rectification works as directed by the Lessor.

Ensure the land and buildings are clear of all waste, etc and is clean, tidy and in a reputable state.

Information Update:

The Lessee must complete a Community Group Annual Update each year and provide a copy of Annual General Meeting Minutes and Certificate of Currency for all policies held.

Additionally, if the Committee changes at a time other than at the Annual General Meeting this information must be provided to Council.

**Requests from
Community Group for
Consideration by
Council:**

The Moranbah Martial Arts Inc. asks that Council consider inspecting and addressing any structural damage to the building attributed to the termite infestation identified at the commencement of the original lease.

For & on behalf of: Moranbah Martial Arts Inc

Name: Joshua Brett

Committee Position: President

Signature:

Date:

08/07/2025

ATTACHMENT 2 – SITE LOCATION

COMMUNITY GROUP: MORANBAH MARTIAL ARTS INC
LOT ON PLAN: LEASE F ON SP214728 BEING PART OF LOT 3 ON M973107
ADDRESS: 38 BACON STREET, MORANBAH



Estimated boundary identified by yellow line above.

ATTACHMENT 3 - TENURE FEE MATRIX

COMMUNITY GROUP: MORANBAH MARTIAL ARTS INC.

FACILITY: LOT F AT 38 BACON STREET, MORANBAH

LAND SIZE	POINTS	COMMENT	SCORE
Land < 500m2	1		-
Land 501m2 – 5,000m2	2		2
Land 5,001m2 – 15,000m2	3		-
Land 15,001m2 – 50,000m2	4		-
Land > 50,001m2	5		-
Facility/building provided by Council	5		5
ON COSTS			
Council pays electricity	5		-
Council pays water	5		-
Council maintains field/courts	5		-
MEMBERSHIP			
20 or less	1		1
21 – 50	2		-
51 – 100	3		-
101 – 200	4		-
201 or more	5		-
COUNCIL CAPEX EXPENDITURE – NON BASE BUILDING			
In past 3 years \$0 - \$5,000	1		-
In past 3 years \$5,001 - \$10,000	2		-
In past 3 years \$10,001 - \$15,000	3		-
In past 3 years \$15,001 - \$20,000	4		-
In past 3 years > \$20,000	5		-
RISK TO COUNCIL			
Low – Fully compliant tenure holder	1		1
Medium – Compliant with outstanding works under management	2		-
High – Non-compliant, unmanaged outstanding works, operating issues, new Incorporated Association, new lessee	3		-
TOTAL POINTS			9
Category Fee Points Score 5 – 10	\$300.00		\$300.00
Category Fee Points Score 11 - 15	\$450.00		
Category Fee Points Score 16 - 20	\$600.00		
Category Fee Points Score > 20	\$750.00		
Base Fee (State Rent as per Part1, Section 37A, 2(a))	\$140.00		\$140.00
	Total Tenure Fee excl GST		\$440.00
	GST		\$ 44.00
	Total Tenure Fee incl GST		\$484.00

MEETING DETAILS

Infrastructure Services Standing Committee Meeting
Wednesday 8 October 2025

AUTHOR

Sean Robinson

AUTHOR POSITION

Manager Engineering Services

5.6

SCHOOL TRANSPORT INFRASTRUCTURE PROGRAM 2026-27

EXECUTIVE SUMMARY

This report seeks endorsement to submit a School Transport Infrastructure Program (STIP) application to the Department of Transport and Main Roads (TMR) for consideration.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- Endorses a submission to the Department of Transport and Main Roads under the School Transport Infrastructure Program for replacement of two bus stop shelters at Carmila and Ilbilbie.***
- Approves funding of \$45,000 from councils depreciation funds if the application is approved by Department of Transport and Main Roads based on the School Transport Infrastructure Program being a 50:50 contribution between Department of Transport and Main Roads and Council.***

BACKGROUND

School Transport Infrastructure Program (STIP) is a long running funding body of Department of Transport and Main Roads (TMR). It focuses on the enhancement of safety regarding students going to and from school. Past STIP projects within Isaac Regional Council (IRC) include:

- Bacon Street footpath and crossing, Moranbah – underway.
- Stop, Drop and Go, Clermont – completed.

The existing bus shelters located along the Bruce Highway at Carmila and Ilbilbie are in poor and deteriorated condition.

Both shelters show signs of long-term neglect, including rusted structural frames and inadequate protection from weather conditions. These shelters no longer meet basic accessibility standards and are unsuitable for continued public use.

Replacement of both structures is estimated at \$90,000. The STIP program is a 50:50 contribution and council would need to make allowance for an approx. \$45,000 contribution.



Image 1 - Carmila bus shelter – this image illustrates shelter height, possessing serious risk to the users due to no capping and sharp edging of the roof sheeting.



Image 2 – Ilbilbie bus shelter – this image illustrates deteriorated condition of the structure and damage to roofing sheets caused by vehicle collision.

IMPLICATIONS

Failure to address the condition of these shelters may result in:

- Reduced public confidence in council-managed infrastructure.
- Decreased use of public transport, impacting community connectivity in rural areas.

CONSULTATION

Director Infrastructure Services

Manager Engineering Services

Coordinator Roads Infrastructure East

BASIS FOR RECOMMENDATION

- Road Safety Assessment (RSA) indicating structural damage and risk of injury.
- Support for rural communities by improving public transport infrastructure.

ACTION ACCOUNTABILITY

Manager Engineering Services to present the endorsed program to the Department of Transport and Main Roads for approval.

KEY MESSAGES

Urgent replacement of existing bus shelters is essential to reduce hazards and restore safe, accessible, and reliable infrastructure.

Investing in new shelters will not only improve safety but also demonstrate a commitment to supporting rural communities and encouraging continued use of public transport services.

Report prepared by:

SEAN ROBINSON

Acting Manager Engineering Services

Date: 24 September 2025

Report authorised by:

ROBERT PERNA

Director Infrastructure Services

Date: 30 September 2025

ATTACHMENTS

- CONFIDENTIAL Attachment 1 - STIP Ideas Application
- CONFIDENTIAL Attachment 2 - Costing Spreadsheet
- CONFIDENTIAL Attachment 3 - School and Route Road Safety Audit 20200824

REFERENCE DOCUMENT

Nil

PAGES 73 TO 209 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS