

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, 13 MAY 2026
COMMENCING AT 9.00AM
COUNCIL CHAMBERS - MORANBAH

CALE DENDLE

Chief Executive Officer

JASON DEVITT

Committee Officer

Director Infrastructure Services

Committee Members:

Cr Jane Pickels (Chair)

Mayor Kelly Ve'a Ve'a

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 13 MAY 2026
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

TABLE OF CONTENTS

1. OPENING OF MEETING

2. APOLOGIES AND LEAVE OF ABSENCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. CONFIRMATION OF MINUTES

Infrastructure Services Standing Committee Meeting of Isaac Regional Council held in the Council Chambers, Moranbah, commencing at 9.00am on Wednesday 8 April 2026.

5. OFFICER REPORTS

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

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 INFRASTRUCTURE DEPARTMENT OPERATIONAL UPDATE – APRIL 2026

EXECUTIVE SUMMARY

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

TABLE OF CONTENTS

5.3 2025/2026 ANNUAL OPERATION PLAN – QUARTERLY REPORT – THIRD QUARTER

EXECUTIVE SUMMARY

The report provides an update of Infrastructure Services progress towards achieving the Annual Operational Plan 2025-2026 objectives for the third quarter.

5.4 CLERMONT RUGBY LEAGUE CLUB 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 dispose of Lease R on 213014295 Lo1 being part of Lot 1 on SP296846, located at the Blair Athol Recreational Sports Ground, 55 Collins Street, Clermont, by way of a ten (10) year lease to Clermont Rugby League Club Inc .

5.5 MORANBAH TOUCH FOOTBALL ASSOCIATION INCORPORATED – 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 dispose of DA and DB of 152168-L being part of Lot 133 on GV265, located at the Eastern Sporting Fields in Moranbah, by way of a ten (10) year trustee lease to Moranbah X-Fit Inc .

5.6 CONSENT AND COMPENSATION AGREEMENT ML100515 - LINES

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the Consent and Compensation Agreement with Russell Johnathan Lines.

TABLE OF CONTENTS

5.7 CONSENT AND COMPENSATION AGREEMENT ML100506 - HARDY

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the Consent and Compensation Agreement with Brendan Peter Hardy.

5.8 ST LAWRENCE RECREATION GROUNDS PROPOSED PLAYGROUND

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement to approve a request by the St Lawrence Recreation Grounds Committee to install a new playground to be located at the St Lawrence Recreation Grounds with funds to be donated by a renewable energy company.

5.9 CORPORATE PROPERTIES DEPARTMENT OPERATIONAL UPDATE FEBRUARY - APRIL 2026

EXECUTIVE SUMMARY

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

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.

5.10 EXPRESSION OF INTEREST THERESA CREEK DAM DESTINATION DEVELOPMENT

EXECUTIVE SUMMARY

This report seeks Council's endorsement to commence a staged procurement process through the release of an Expression of Interest (EOI) for the future development, operation and activation of Theresa Creek Dam as a destination recreation and holiday park asset.

TABLE OF CONTENTS

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.

5.11

MORANBAH X-FIT 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 dispose of DA and DB of 152168-L being part of Lot 133 on GV265, located at the Eastern Sporting Fields in Moranbah, by way of a ten (10) year trustee lease to Moranbah X-Fit Inc .

6. GENERAL BUSINESS

7. CONCLUSION

UNCONFIRMED MINUTES

INFRASTRUCTURE SERVICES STANDING COMMITTEE MEETING OF
ISAAC REGIONAL COUNCIL

HELD ON
WEDNESDAY, 11 MARCH 2026
COMMENCING AT 9.00AM

ISAAC REGIONAL COUNCIL
UNCONFIRMED MINUTES OF THE
INFRASTRUCTURE SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON WEDNESDAY 11 MARCH 2026

| Table of Contents | Page |
|---|-------------|
| 1. Opening | 4 |
| 2. Apologies and Leave of Absences | 4 |
| 3. Declaration of Conflicts of Interest | 5 |
| 4. Confirmation of Minutes | 5 |
| 5. Officer Reports | 5 |
| 6. General Business | 14 |
| 7. Conclusion | 16 |

ISAAC REGIONAL COUNCIL

UNCONFIRMED MINUTES OF THE

INFRASTRUCTURE SERVICES

STANDING COMMITTEE MEETING

HELD IN COUNCIL CHAMBERS, MORANBAH

ON WEDNESDAY 11 FEBRUARY 2026 COMMENCING AT 9.00AM

ATTENDANCE

Cr Jane Pickels, Division Six (Chair)
Mayor Kelly Vea Vea
Cr Terry O'Neill, Division One (*via videoconference*)
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 Nil

OBSERVERS

Cr Vern Russell, Division Two
Cr Melissa Westcott, Division Three (*Via Videoconference*)

OFFICERS PRESENT

Mr Cale Dendle, Chief Executive Officer
Mr Rob Perna, Director Infrastructure Services
Mr Sean Robinson, Manager Engineering Services
Mr Bob Stephen, Manager Roads and Infrastructure
Mr Michael Buckley, Manager Parks and Recreation
Mr Jesse Walker, Acting Manager Corporate Properties
Mr Malcolm Gardner, Manager Fleet
Ms Tegan Philpott, Manager Public Affairs
Mrs Kylie Dowd, Executive Assistant, Engineering and Infrastructure
Ms Teika Kirkman, Executive Assistant to the Office of the Mayor and CEO
Mrs Tricia Hughes

Mayor Kelly Vea Vea was not present when the meeting commenced.

1. OPENING

The Chair, Cr Jane Pickels declared the meeting open at 9.00am and welcomed all in attendance and acknowledged 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

There are no apologies or leave of absences for this meeting.

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 9.00am on Wednesday 11 February 2026.

Resolution No.: INF03/26-0017

Moved: Cr Alaina Earl

Seconded: Cr Viv Coleman

That the minutes from the Engineering and Infrastructure Standing Committee meeting held in Council Chambers, Moranbah on Wednesday 11 February 2026 are confirmed.

Carried

ATTENDANCE

Mayor Kelly Vea Vea entered the meeting at 9.09am.

Ms Brianna Baggow, Public Affairs and Media Officer entered the meeting at 9.09am.

5. OFFICERS REPORTS

5.1 Infrastructure Services 2024/2025 Capital Projects Progress Report – February 2026

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 February 2026.*

Resolution No.: INF03/26-0018

Moved: Cr Viv Coleman

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

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

Carried

ATTENDANCE

Mayor Kelly Ve a Ve a left the meeting at 9.12am and returned at 9.17am.

Mrs Tricia Huges, Coordinator Executive Support left the meeting at 9.16am

5.2 Roads Infrastructure Operational Update – February 2026

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Notes the Roads Infrastructure Department monthly update for February 2026.*

Resolution No.: INF03/26-0019

Moved: Cr Alaina Earl

Seconded: Cr Terry O'Neill

That the Committee recommends that Council:

1. Notes the Roads Infrastructure Department monthly update for February 2026.

Carried

ATTENDANCE

Mr Michael Buckley left the meeting at 9.25am and returned at 9.26am.

Ms Melissa Gunson, Executive Assistant entered the meeting and left at 9.26am.

5.3 2025 – 2026 Annual Operational Plan – Quarterly Report – Second Quarter

EXECUTIVE SUMMARY

This report provides an update of Infrastructure Services progress towards achieving the Annual Operational Plan 2025-2026 objectives for the second quarter.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Receives and notes Infrastructure Services second quarter progress update on the 2025-2026 Annual Operational Plan.*

Resolution No.: INF03/26-0020

Moved: Cr Simon West

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

1. Receives and notes Infrastructure Services second quarter progress update on the 2025-2026 Annual Operational Plan.

Carried

5.4 Fleet Department Operational Update – 1 December 2025 to 27 February 2026

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 December 2025 to 28 February 2026.*

Resolution No.: INF03/26-0021

Moved: Cr Rachel Anderson

Seconded: Cr Simon West

That the Committee recommends that Council:

1. Notes the operational update provided for the Fleet Department – 1 December 2025 to 28 February 2026.

Carried

5.5 Corporate Properties Department Operational Update – February 2026

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Notes the Corporate Properties Department Operational Update February 2026.*

Resolution No.: INF03/26-0022

Moved: Cr Viv Coleman

Seconded: Cr Simon West

That the Committee recommends that Council:

1. Notes the Corporate Properties Department Operational Update February 2026.

Carried

Note: The Director Infrastructure Services will consult with the relevant departments regarding the matters outlined below and provide an update at the next Committee Meeting:

- **Clermont Administration Building:**
 - Proposed entrance rehabilitation and tidy-up works, including potential future use options for the area.
 - Advice on any future plans for the Clermont admin building space
- **Clermont Civic Centre:**
 - Status of the planned IT upgrades for the supper room and meeting spaces, including progress on internet connectivity and installation of air conditioning (Noting this is part of the CUC upgrade works and managed by another department)

ATTENDANCE

Mrs Tegan Philpott, Manager Public Affairs left the meeting at 10.00am.

6. GENERAL BUSINESS

6.1 Potholes Near Phillips Creek Bridge

Cr Rachel Anderson advised that she had received multiple reports about the state of the road near Phillips Creek Bridge. After the rain event there are some large potholes that need patching.

The Manager Roads Infrastructure confirmed his team is aware of the potholes and are arranging for them to be patched.

6.2 Residential Housing Activation Fund Application

Mayor Kelly Ve a Ve a advised the Committee that the Residential Housing Activation Fund application for the Mills Avenue and Goonyella Road will need to be finalised shortly and submitted soon to be considered in line with the state budget.

The Chief Executive Officer confirmed that a direct to Council report will be presented to Council in March 2026.

6.3 State Government Budget Bid

Mayor Kelly Ve a Ve a advised that the State Government Budget Bid is being finalised, outlining 5 key projects with the intention of bringing coal royalties back into the region.

A public facing campaign to call on State Government will be commencing in April 2026, with deputations to follow.

6.4 Public Notice - Heavy Vehicle Industry Update - National Class 2 Road Train Authorisation Notice – Network and Mapping Update - 10MAR2026

Cr Jane Pickels notified the Committee that she has received a query about the Public Notice that was distributed on the 10 March 2026 - Heavy Vehicle Industry Update - National Class 2 Road Train Authorisation Notice – Network and Mapping Update. Specifically enquiring about the following:

- 'Wattle Tree Road' not being mentioned on the public notice, to avoid confusion about getting road trains to the sale yards.
- Tropic Street being listed for removal from the road train network and concerns around cattle trucks having access to the sale yards.
- East Street being removed and how this will affect local transport businesses located on the street.

Further discussions continued with the Committee around how these changes will impact the agriculture, grazing and grain industries.

The Manager Engineering Services confirmed that:

- Wattle Tree Road intersection upgrade design is in the draft 2026/27 budget and the road will be included in the Heavy vehicle route in the next round of updates if the project is approved. (note that transport companies currently have an as of right access)
- Cattle trucks will still have access to the Clermont Sale Yards, only part of Tropic Street is being removed.
- The traffic counters on East Street indicate that there is limited use of East Street for these regulated vehicles.

The Manager Engineering Services also encourages any constituents that believe they may be negatively impacted to contact the National Heavy Vehicle Regulator and lodge their concerns officially so it is captured in the formal national process.

6.5 Thank you Mr Robert Perna, Directors Infrastructure Services

Cr Jane Pickels acknowledged that this meeting would be the final Infrastructure Services Standing Committee Meeting for Mr Robert Perna, Director Infrastructure Services, before he embarks on the next chapter of his career. Cr Pickels expressed her appreciation to Mr Perna for his dedicated service to Isaac Regional Council, recognising the many projects he has delivered during his tenure, as well as his valuable contribution to the Queensland Beef Corridors initiative and the Bowen Basin Regional Roads Group meetings.

7. CONCLUSION

There being no further business, the Chair declared the meeting closed at 10.13am.

These minutes will be confirmed by the Committee at the Engineering and Infrastructure Standing Committee Meeting to be held on Wednesday 8 April 2026 in Moranbah.

UNCONFIRMED MINUTES

INFRASTRUCTURE SERVICES STANDING COMMITTEE MEETING OF
ISAAC REGIONAL COUNCIL

HELD ON
WEDNESDAY, 8 APRIL 2026
COMMENCING AT 9.00AM

ISAAC REGIONAL COUNCIL
UNCONFIRMED MINUTES OF THE
INFRASTRUCTURE SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON WEDNESDAY 8 APRIL 2026

| Table of Contents | Page |
|---|-------------|
| 1. Opening | 4 |
| 2. Apologies and Leave of Absences | 4 |
| 3. Declaration of Conflicts of Interest | 4 |
| 4. Confirmation of Minutes | 4 |
| 5. Officer Reports | 5 |
| 6. General Business | 13 |
| 7. Conclusion | 14 |

ISAAC REGIONAL COUNCIL
UNCONFIRMED MINUTES OF THE
INFRASTRUCTURE SERVICES
STANDING COMMITTEE MEETING
HELD IN COUNCIL CHAMBERS, MORANBAH
ON WEDNESDAY 8 APRIL 2026 COMMENCING AT 9.00AM

ATTENDANCE

Cr Jane Pickels, Division Six (Chair)
Mayor Kelly Ve a Ve a
Cr Terry O'Neill, Division One (*via videoconference*)
Cr Simon West, Division Four
Cr Alaina Earl, Division Five
Cr Rachel Anderson, Division Seven
Cr Viv Coleman, Division Eight (*via videoconference*)

**COMMITTEE
APOLOGIES/
LEAVE OF ABSENCE**

Nil

OBSERVERS

Cr Melissa Westcott, Division Three
Cr Vern Russell, Division Two

OFFICERS PRESENT

Mr Cale Dendle, Chief Executive Officer
Mr Bob Stephen, Acting Director Infrastructure Services
Mr Sean Robinson, Manager Engineering Services
Mr Michael Buckley, Manager Parks and Recreation
Mr Darrin Anderson, Manager Corporate Properties
Mr Malcolm Gardner, Manager Fleet
Ms Tegan Philpott, Manager Public Affairs
Mr Scott Hampton,
Mrs Kylie Dowd, Executive Assistant, Engineering and Infrastructure
Mrs Tricia Hughes, Coordinator Executive Support

1. OPENING

The Chair, Cr Jane Pickels declared the meeting open at 9.00am and welcomed all in attendance and acknowledged the traditional custodians of the land on which we meet today and paid her respects to their Elders past, present and emerging.

Mayor Kelly Vea Vea was not in attendance at the commencement of the meeting.

2. APOLOGIES AND LEAVE OF ABSENCES

There are no apologies or leave of absences for this meeting.

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 9.00am on Wednesday 11 March 2026.

Resolution No.: INF04/26-0023

Moved: Cr Simon West

Seconded: Cr Alaina Earl

That the minutes from the Engineering and Infrastructure Standing Committee meeting held in Council Chambers, Moranbah on Wednesday 11 March 2026 are held over to the May Standing Committee Meeting for endorsement as they were not included in the April Agenda.

Carried

5. OFFICERS REPORTS

5.1 Infrastructure Services 2024/2025 Capital Projects Progress Report – February 2026

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 March 2026.*

Resolution No.: INF04/26-0024

Moved: Cr Alaina Earl

Seconded: Cr Rachel Anderson

That the Committee recommends that Council:

1. Receives and notes the monthly Infrastructure Services 2025/2026 Capital Projects Progress Summary Report for March 2026.

Carried

5.2 Roads Infrastructure Operational Update – March 2026

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes the Roads Infrastructure Department monthly update for March 2026.*

Resolution No.: INF04/26-0025

Moved: Cr Simon West

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

1. Notes the Roads Infrastructure Department monthly update for March 2026.

Carried

5.3 Engineering Services Operational Update as at 31 March 2026

EXECUTIVE SUMMARY

The report aims to provide an update as to the operational activities undertaken by the Engineering Services team over the past quarter.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes the Engineering Services operational update as at March 2026.*

5.5 Poitrel Road – Recognition of Council Asset

EXECUTIVE SUMMARY

To seek Council approval for the recognition of approximately 500m of Poitrel Road with works previously completed by an unconfirmed external party on an existing unconstructed (unformed) road.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. In accordance with EI-POL-094 – Unmade or Unformed Roads Policy, recognise the section of Poitrel Road (approximately 500m) as a gravel road asset, effective from the date of this resolution.***

Resolution No.: INF04/26-0028

Moved: Cr Simon West

Seconded: Cr Rachel Anderson

That the Committee recommends that Council:

- 1. In accordance with EI-POL-094 – Unmade or Unformed Roads Policy, recognise the section of Poitrel Road (approximately 500m) as a gravel road asset, effective from the date of this resolution.**

Carried

5.6 Upgrade of Marrs Road Request – Rick and Terrena Pearn

EXECUTIVE SUMMARY

Marrs Road, located in the Carmila West area, is recorded in Council's Road Register as a formed road with a length of 0.138 km and an average width of 4m. Council has received a formal written request from the adjoining property owner to upgrade the road from a formed standard to a gravel standard to improve all-weather accessibility.

Resolution No.: INF04/26-0030

Moved: Cr Rachel Anderson

Seconded: Cr Alaina Earl

That the Committee recommends that Council:

1. Notes the findings of the investigation into Broadlea Road.
2. Endorses Broadlea Road being considered in future budget processes for maintenance and renewals.
3. Requests that communication with stakeholders is undertaken regarding the history and current findings.

Carried

5.8 Appos Road – Off-Alignment Road Reserve

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement to address sections of Appos Road that are constructed off alignment from the gazetted road casement and to initiate a land tenure process to secure the road reserve and ensure long-term statutory compliance and asset protection.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

1. *Notes that portions of Appos Road are constructed on privately owned freehold land and are off alignment and outside of the gazetted road reserve; and*
2. *Delegates authority to the Chief Executive Officer to commence and progress the land resumption process over affected portions of private properties that are required to realign the road within a legally compliant road corridor in accordance with guidance material from the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.*

Resolution No.: INF04/26-0031

Moved: Cr Alaina Earl

Seconded: Cr Viv Coleman

That the Committee recommends that Council:

1. Notes that portions of Appos Road are constructed on privately owned freehold land and are off alignment and outside of the gazetted road reserve; and
2. Delegates authority to the Chief Executive Officer to commence and progress the land resumption process over affected portions of private properties that are required to realign the road within a legally compliant road corridor in accordance with guidance material from the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

Carried

Notes:

The Committee requests that emails referred to in the Reference Documents are provided to Elected Members.

Resolution No.: INF04/26-0032

Moved: Cr Rachel Anderson

Seconded: Mayor Kelly Vea Vea

That the Infrastructure Services Standing Committee closes the meeting to the public at 10.00am under Section 254J(3) g of the *Local Government Regulation 2012*, to receive confidential discussions relating to Report 5.9 – Glenden Swimming Pool Management or Operation – Tender Award.

Carried

PROCEDURAL MOTION:

Resolution No.: INF04/26-0033

Moved: Cr Simon West

Seconded: Cr Rachel Anderson

That the Committee open the meeting to the public at 10.09am.

Carried

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.

5.9 Glenden Swimming Pool Management and Operation – Tender Award

EXECUTIVE SUMMARY

This report provides an overview of the tender process and community consultation undertaken with the Glenden community regarding the ongoing operation and tenure of the Glenden Swimming Pool beyond the 2025/2026 swim season. Council endorsement is sought to award the contract to the recommended respondent.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Resolves to enter into a five (5) year Management Agreement over the Glenden Swimming Pool, Lot 4 on CP G112833 with Splash Aquatics, commencing 1 September 2026 to 31 August 2031 with an annual management fee of \$200,000.00 (ex GST) subject to annual CPI.**
- 2. Endorses the proposed changes to the Glenden Swimming Pool hours of operation;**
- 3. Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 above.**

Resolution No.: INF04/26-0034

Moved: Cr Simon West

Seconded: Mayor Kelly Vea Vea

That the Committee recommends that Council:

- 1. Resolves to enter into a five (5) year Management Agreement over the Glenden Swimming Pool, Lot 4 on CP G112833 with Splash Aquatics, commencing 1 September 2026 to 31 August 2031 with an annual management fee of \$200,000.00 (ex GST) subject to annual CPI.**
- 2. Endorses the proposed changes to the Glenden Swimming Pool hours of operation from the commencement of the 2026/2027 season;**
- 3. Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 1 above.**

Carried

6. GENERAL BUSINESS

6.1 Isaac Roads Meetings

Cr Viv Coleman acknowledged the work from the Infrastructure Team in holding the Isaac Roads Meetings that have recently been held across the Region in particular the meetings held in Division 8 and asked for an update on when the Public Notices/Briefings will be sent out to the Roads Meeting attendees and the community with regards to the National Heavy Vehicle Heavy Regulator proposed changes.

ACTION: MANAGER ENGINEERING SERVICES/MANAGER PUBLIC AFFAIRS

6.2 National Heavy Vehicle Heavy Regulator Briefing

Mayor Kelly Vea Vea requested a briefing to the Committee on the National Heavy Vehicle Regulator (NHVR) impacts that affect Isaac Road Users.

The Chief Executive Officer provided a verbal update to the Committee on the matter.

The Committee have requested that an email update is provided to Elected Members on the preliminary assessment on this matter considering the recent complaints that Councillors have received from stakeholders regarding the proposed National Heavy Vehicle Regulator changes.

Cr Terry O'Neill asked if there are any proposed solutions for the impacted roads – can this be included in the update?

ACTION: CHIEF EXECUTIVE OFFICER/ MANAGER ENGINEERING SERVICES

ATTENDANCE

Mr Cale Dendle left the meeting room at 10.30am.

6.3 Railway Station Road Upgrade Stakeholder Communication

Mayor Kelly Vea Vea asked if there has been communication with the residences and businesses relating to the proposed upgrade works to the changes to the Railway Station Road Intersection Project.

The Manager Engineering Services and Manager Public Affairs provided an update to the Committee and advised that communication is being prepared for key stakeholders affected by the Railway Station Road Intersection Upgrade Project.

ACTION: MANAGER ENGINEERING SERVICES/MANAGER PUBLIC AFFAIRS

6.4 Street Lighting along Footpath on Goonyella Road

Cr Alaina Earl enquired about the street lighting along the footpath on Goonyella Road (behind Barton Drive Estate (part of the area they do parkrun). Can an update be provided on this matter.

ACTION: MANAGER PARKS AND RECREATION

6.5 Power Charges for Leased Premises

Cr Alaina Earl asked why there are some clubs and groups that either do or don't have a lease with Council and are not paying for power however other clubs and groups do pay for power usage.

The Manager Parks and Recreation has advised that they are currently doing a review of this and ensuring that club houses have separate metre boxes to enable appropriate charging.

ACTION: MANAGER PARKS AND RECREATION

6.6 Lake Elphinstone Maintenance

Cr Alaina Earl advised that she had recently spend five days at Lake Elphinstone and she advised that the area was always cleaned and tidy with bins being emptied. This was great to see especially over the Easter long weekend.

7. CONCLUSION

There being no further business, the Chair declared the meeting closed at 10.41am.

These minutes will be confirmed by the Committee at the Engineering and Infrastructure Standing Committee Meeting to be held on Wednesday 13 May 2026 in Moranbah.

MEETING DETAILS

Infrastructure Services Standing Committee Meeting
Wednesday 13 May 2026

AUTHOR

Bob Stephen

AUTHOR POSITION

Acting Director Infrastructure Services

5.1 INFRASTRUCTURE SERVICES 2025-2026 CAPITAL PROJECTS PROGRESS REPORT – APRIL 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 April 2026.**

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 2025-2026 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

- Official opening/naming Phillips Creek Bridge noting bridge expected to be opened to traffic 15 May, 2026.

CONSULTATION

Manager Engineering Services
Manager Parks and Recreation
Manager Fleet
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

The Managers and 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: | Report authorised by: |
| BOB STEPHEN | CALE DENDLE |
| Acting Director Infrastructure Services | Chief Executive Officer |
| Date: 1 May 2026 | Date: 3 May 2026 |

ATTACHMENTS

- CONFIDENTIAL Attachment 1 – INF Capital Projects Progress Summary – April 2025

REFERENCE DOCUMENT

- Nil

PAGES 34 TO 35 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

| | |
|------------------------|---|
| MEETING DETAILS | Infrastructure Services Standing Committee Meeting Wednesday 13 May 2026 |
| AUTHOR | Bob Stephen |
| AUTHOR POSITION | Manager Roads Infrastructure |

5.2 ROADS INFRASTRUCTURE DEPARTMENT OPERATIONAL REPORT – APRIL 2026

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Notes the Roads Infrastructure operational update for April 2026.**

BACKGROUND

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

ACHIEVEMENTS COMPLETED – APRIL 2026:

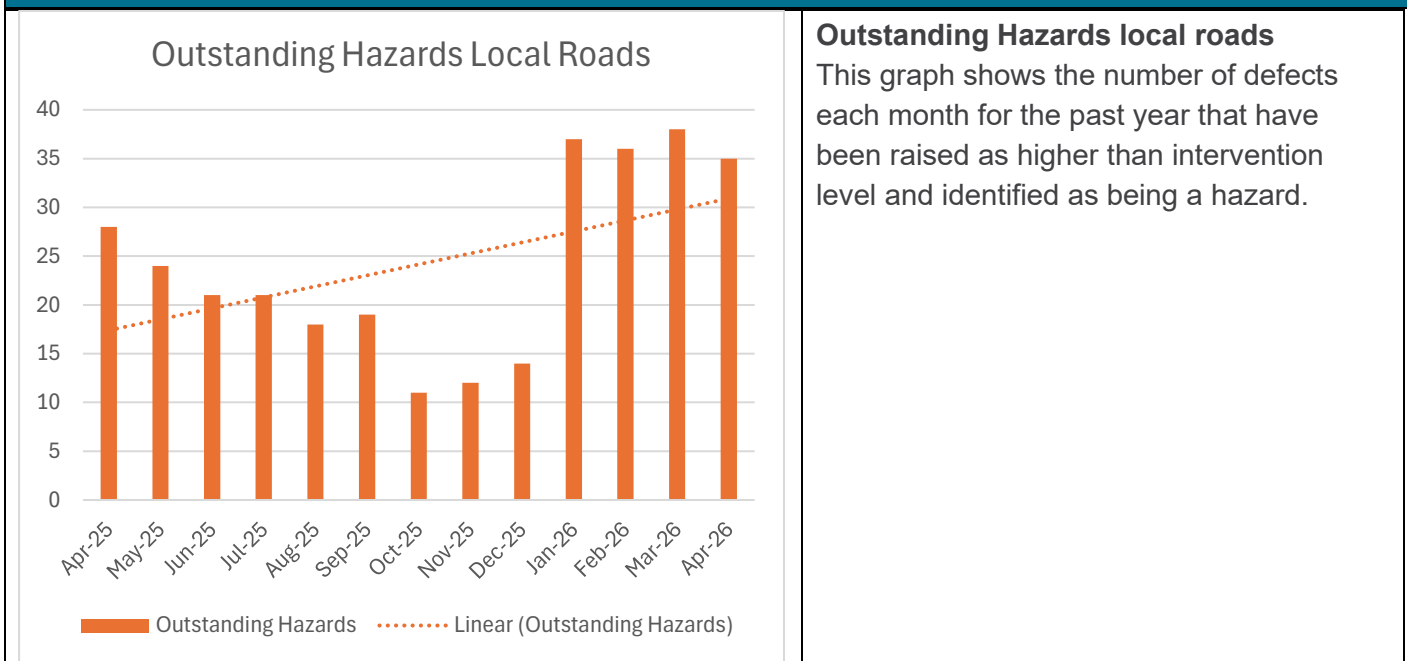
| Clermont and surrounding area | |
|--|------------------------------------|
| Mount Gregory Road 20% | Programmed maintenance grading |
| Laglan Road, Albro Road, Peakvale Road | Signage installation & replacement |
| Huntley Road, Gregory Highway, Clermont Town | Slashing |
| Gregory Highway, Gregory Development Road | Pothole patching |
| Pioneer Road, Lou Lou Park Road, Walthum Road, Twin Hills Road, Round Road, East West Road, Betoota Road and Barrylar Road | Flood damage emergent works |
| Dysart and surrounding area | |
| Dysart Clermont Road | Pothole patching |
| Tieri Road and Valkyrie Road 20% | Slashing |
| Queen Elizabeth Drive | Footpath repair |

| | |
|--|-----------------------------------|
| Mackenzie River Road, Black Spring Road and Warwick Park Road | Flood damage emergent works |
| Middlemount and surrounding area | |
| Centenary Drive South | Line Marking |
| Moranbah and surrounding area | |
| Pasha Rd 100%, Red Bucket area | Slashing |
| Moranbah Town Streets | Signage repair |
| Nebo and surrounding area | |
| Strathfield Road (Heavy Grade) | Maintenance grading |
| Nebo Town | Slashing |
| Nebo town streets and Turrawulla Road | Vegetation Works |
| Turrawulla Road | Flood damage emergent works |
| Coast and surrounding area | |
| Old Bruce Hwy, Carmila Beach Road, Notch Point Road, Howlands Road, Ilbilbie Road, Carmila West Road, Garnhams Road, Flaggy Rock Road, Douglas Road, Upper Flaggy Rock Road, North Flaggy Rock Road, St Lawrence North Road, Wumalgi Road, Clairview town and St Lawrence Airstrip | Slashing |
| Waltons Road, Rasmussen Road, Upper Flaggy Rock Road, Platts Road, | Programmed maintenance grading |
| Carmila Beach Esplanade, Spring Valley Road, Carmila Beach Road, Flaggy Rock Road and Majors Road | Tree clearing and branch trimming |
| Carmila West Road Crossing repairs at end of road and pothole patching on Marion Settlement Road, Notch Point Road, Loadsman Road, Palms Road, Campbell-Creber Road and Carmila Beach Road | Flood damage emergent works |

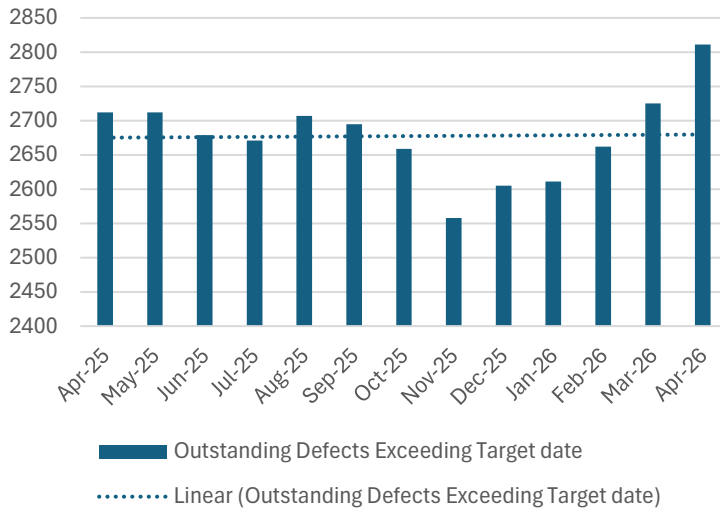
State Controlled Network

| | |
|--|------------------------|
| Bruce Highway, Peak Downs Highway 33B & 33A , Dysart Middlemount Road, Marlborough-Sarina Road, Gregory Highway 27C/ 27B – Gregory Developmental Road, May Downs Road, Suttor Developmental Road, Fitzroy Developmental Road | Pothole patching |
| Gregory Development Road | Asphalt Patching works |
| St Lawrence Connection Road, Oxford Downs, Peak Downs Highway, Marlborough Sarina Road 90% | Herbicide spraying |
| Oxford Downs, Peak Downs Highway, Marlborough Sarina Road, Bruce Highway, Dysart Middlemount Road 100% | Roadside Slashing |
| 18kms 100% completed - May Downs Road | Gravel Resheet |
| 90% St Lawrence Croydon Road | Maintenance grade |
| Dysart Middlemount Road | Asphalt Patching works |

Local Road Hazards and Defects Update



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)

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

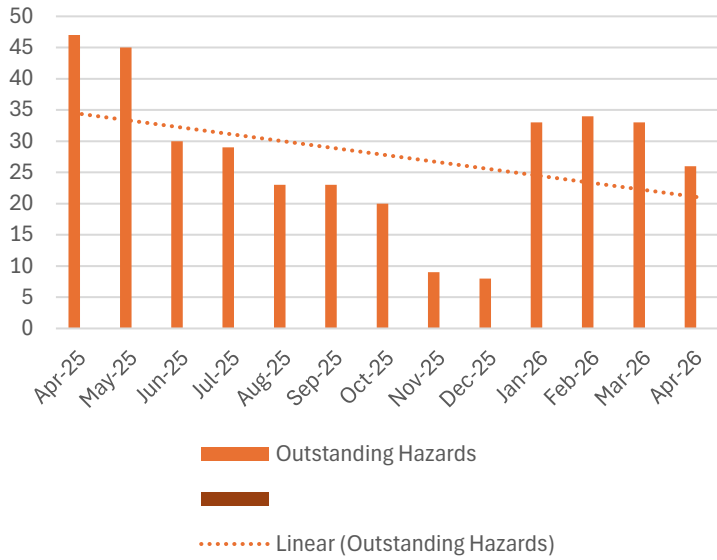


Total Defects Local Roads

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

RMPC Hazards and Defects Update - APRIL

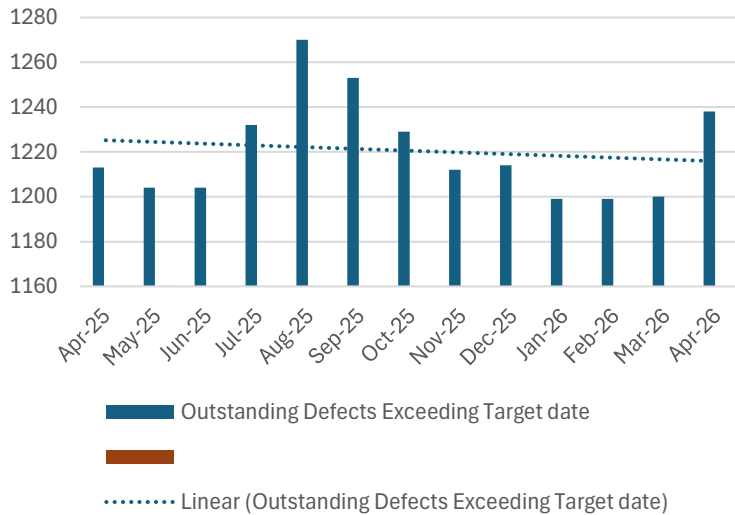
Outstanding Hazards RMPC



Outstanding Hazards RMPC

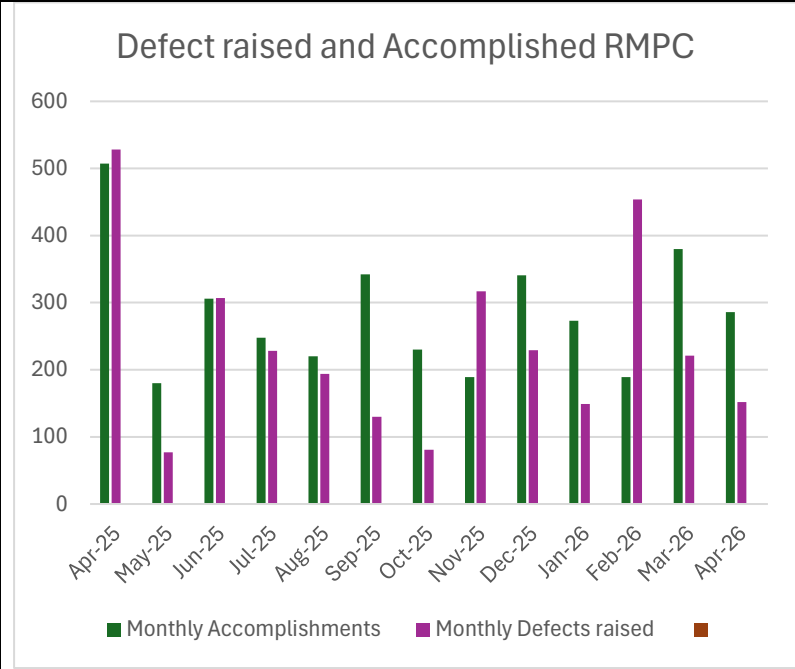
This graph shows the number of defects each month for the past year that have been raised as higher than intervention level and identified as being a hazard.

Outstanding Defects Exceeding Target date RMPC



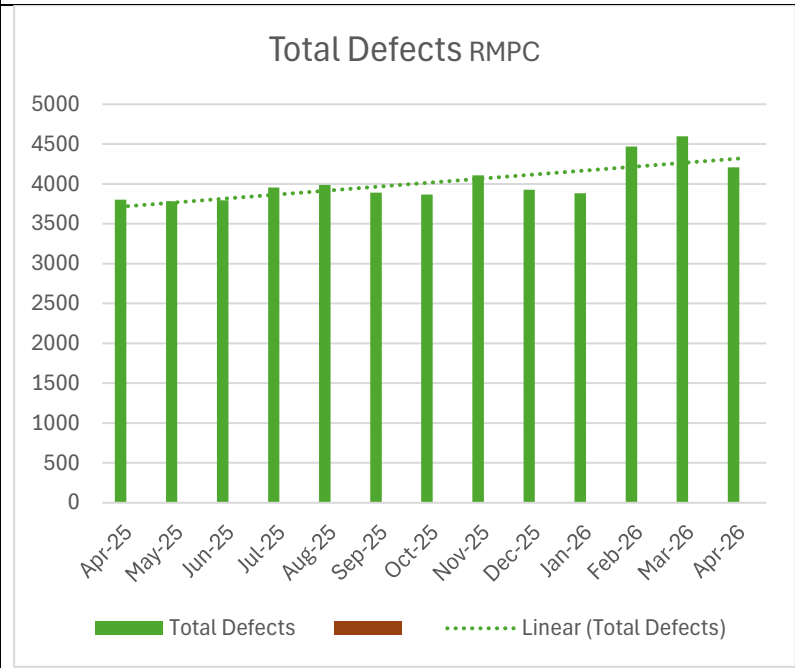
Outstanding Defect Exceeding Target Date RMPC

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



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 Local RMPC

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

ROAD INSPECTORS UPDATE

The Jump in hazards from January will be due to Ex Cyclone Koji Flooding. These defects have been signed and made safe while awaiting funding before final restoration.

The steady rise in defects from February will be due to Ex Cyclone Koji Flooding. These defects are now exceeding the normal response time and have been signed and made safe while awaiting funding before final restoration.

2282.80 km inspected for the month of April

2066.892 km (45.93 %) of the total network for the month of April

1070.682 km Sate Road for the month of April

996.210 Km Local Roads for the month of April

ROADS INSPECTED APRIL 2026

| | |
|---|--|
| 10F Bruce Highway (South) | Golf Club Road |
| 10G Bruce Highway (North) | Goonyella Road |
| 27B Gregory Highway | Grasstree Road |
| 27C Gregory Highway | Hausens Road |
| 33A Peak Downs Highway (RACAS) | Howards Road |
| 33B Peak Downs Highway (RACAS) | Junee Road |
| 85C Fitzroy Developmental Road | Kemmis Creek Road |
| Moranbah Access Road | Kenlogan Road |
| Saraji Road | Kilcummin Diamond Downs Road (CH 0.0 to 17.85) |
| St Lawrence Connection Road | Laglan Road |
| Suttor Developmental (CH 0.0 to 52.893) | Landsborough Road |
| Gregory Developmental Road | Lynch Road |
| Clermont Connection Road | Marlborough Sarina Road (RACAS) |
| Airstrip Road (RACAS) | May Downs Road |
| Albro Road | Meatworks Road |
| Appos Road | Mt Hillary Road |
| Avon Road | Mt Stuart Bedford Weir Road |
| Bar Plains Road | Needs a name |
| Barbours Road | Old Blair Athol Mine Road |
| Barmount Road | Olives Road |
| Barmount South Road | Peak Downs Mine Road |
| Blackspring Road | Percy Albert Drive |

| | |
|--------------------------------|-------------------------------|
| Blair Athol Mine Road | Red Hill Road (RACAS) |
| Browns Road | Rileys Crossing Road |
| Calveston Road | Rugby Road |
| Carrie Downs Road | Settlement Road |
| Coobyanga Road | Sewerage Treatment Plant Road |
| Degulla Road (only first 140m) | St Lawrence-Croydon |
| Donnellans Road | Tieri Road |
| Dooruna Road | Turrawulla Road |
| Dysart Clermont Road | Western Creek Road |
| Dysart Middlemount Road | Wilpeena Road |
| Golden Mile Road | |

ROADS INSPECTIONS PLANNED IN MAY 2026

| | |
|---|--|
| 10F Bruce Highway (South) | Golf Club Road |
| 10G Bruce Highway (North) | Goonyella Road |
| 27B Gregory Highway | Grasstree Road |
| 27C Gregory Highway | Hausens Road |
| 33A Peak Downs Highway (RACAS) | Howards Road |
| 33B Peak Downs Highway (RACAS) | June Road |
| 85C Fitzroy Developmental Road | Kemmis Creek Road |
| Moranbah Access Road | Kenlogan Road |
| Saraji Road | Kilcummin Diamond Downs Road (CH 0.0 to 17.85) |
| St Lawrence Connection Road | Laglan Road |
| Suttor Developmental (CH 0.0 to 52.893) | Landsborough Road |
| Gregory Developmental Road | Lynch Road |
| Clermont Connection Road | Marlborough Sarina Road (RACAS) |
| Airstrip Road (RACAS) | May Downs Road |
| Albro Road | Meatworks Road |
| Appos Road | Mt Hillary Road |
| Avon Road | Mt Stuart Bedford Weir Road |
| Bar Plains Road | Needs a name |
| Barbours Road | Old Blair Athol Mine Road |
| Barmount Road | Olives Road |
| Barmount South Road | Peak Downs Mine Road |
| Blackspring Road | Percy Albert Drive |
| Blair Athol Mine Road | Red Hill Road (RACAS) |
| Browns Road | Rileys Crossing Road |
| Calveston Road | Rugby Road |

| | |
|--------------------------------|-------------------------------|
| Carrie Downs Road | Settlement Road |
| Coobyanga Road | Sewerage Treatment Plant Road |
| Degulla Road (only first 140m) | St Lawrence-Croydon |
| Donnellans Road | Tieri Road |
| Dooruna Road | Turrawulla Road |
| Dysart Clermont Road | Western Creek Road |
| Dysart Middlemount Road | Wilpeena Road |
| Golden Mile Road | |

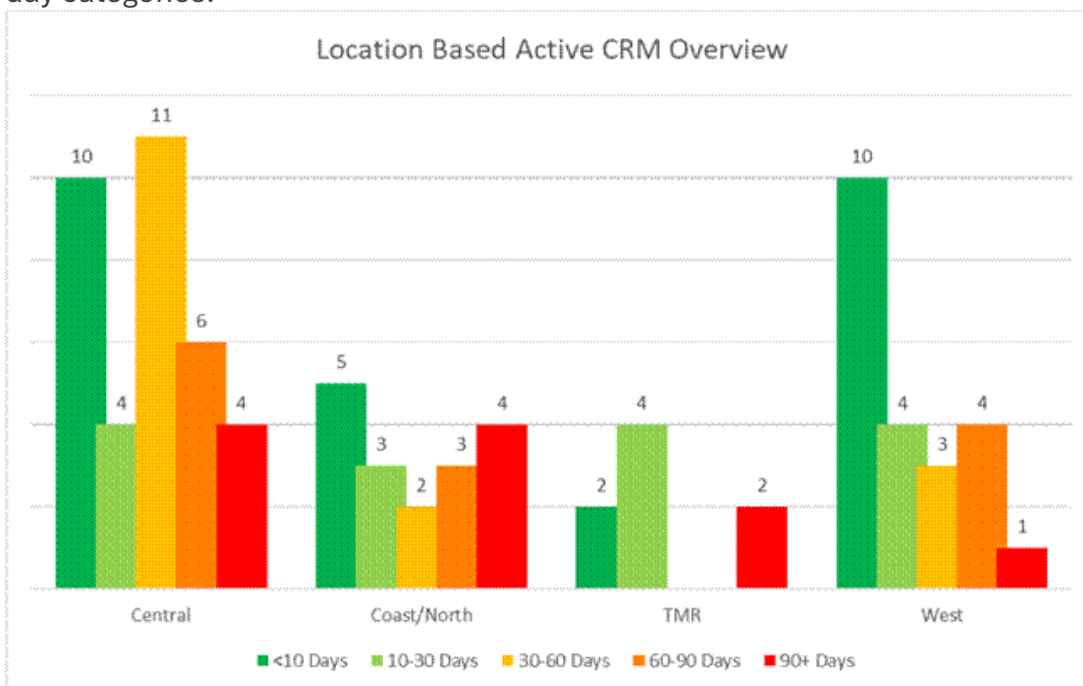
PLANNED WORKS FOR MAY 2026: THIS PROGRAM IS SUBJECT TO CHANGE DEPENDING ON WEATHER CONDITIONS AND EMERGENT WORKS

| | |
|--|---------------------------------|
| Clermont and surrounding area | |
| Mount Gregory Road, Barwon Park Road | Maintenance program |
| Clermont Aerodrome, Laglan Road and Town streets | Slashing and herbicide spraying |
| Capella Street and town streets | Pothole Patching |
| Laglan Road | FD works |
| Dysart and surrounding area | |
| Valkyrie Road, Saraji Road, Dysart Clermont Road | Pothole Patching |
| Valkyrie Road | Guidepost replacement |
| Valkyrie Road | Slashing |
| Booroondarra Road - 14.5Km, Cotherstone Road | Maintenance grading |
| Moranbah and surrounding area | |
| Red Hill Road | Slashing |
| Saraji road and PDMA Road Intersection | Headwall construction |
| Belyando Avenue | Pit repairs |
| Nebo and surrounding area | |
| Cockenzie Road, Spring Creek Road | Programmed maintenance grading |
| Homevale Road | Slashing |

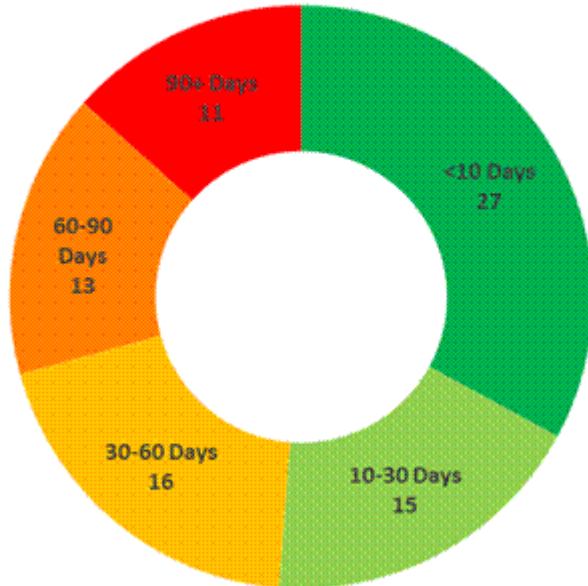
| Coast and surrounding area | |
|--|--------------------------------|
| Connollys Road, McLeods Road, Douglas Road, Cape Palmerston Road, Notch Point Road, Howlands Road, Marion Settlement Road | Programmed maintenance grading |
| State Controlled Network | |
| Suttor developmental Road, Dysart Middlemount Road, Marlborough Sarina Road, Oxford Downs Sarina Road, Fitzroy Development Road, Bruce Highway | Pothole patching |
| Marlborough-Sarina Road | Vegetation Works |

CRM Report - 21 March to 20 April 2026

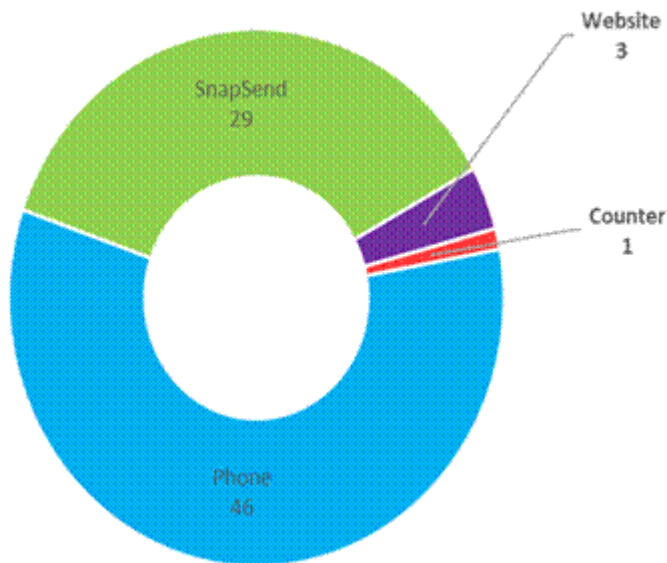
The reduction in CRM requests this month has enabled ground crews to prioritise the completion of outstanding CRM items, resulting in significant reductions across the 10–30 day, 30–60 day, and 90+ day categories.

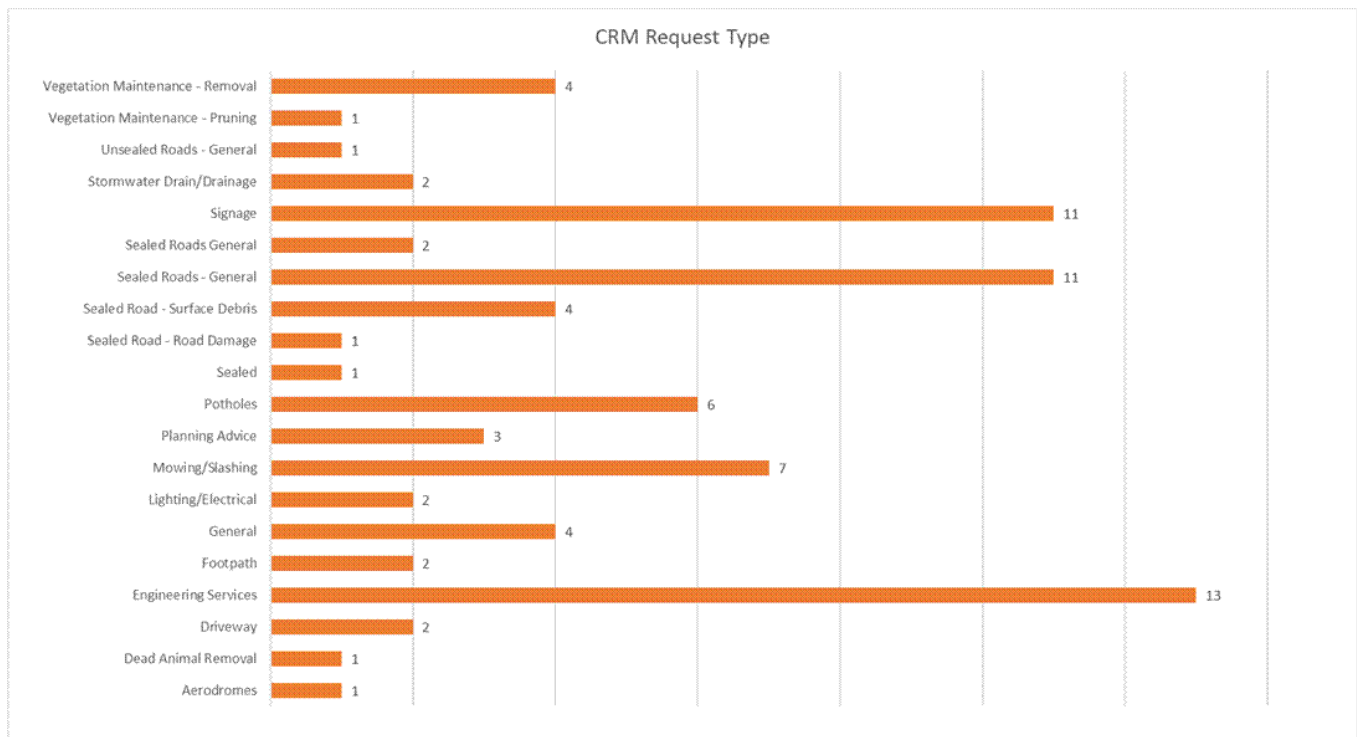
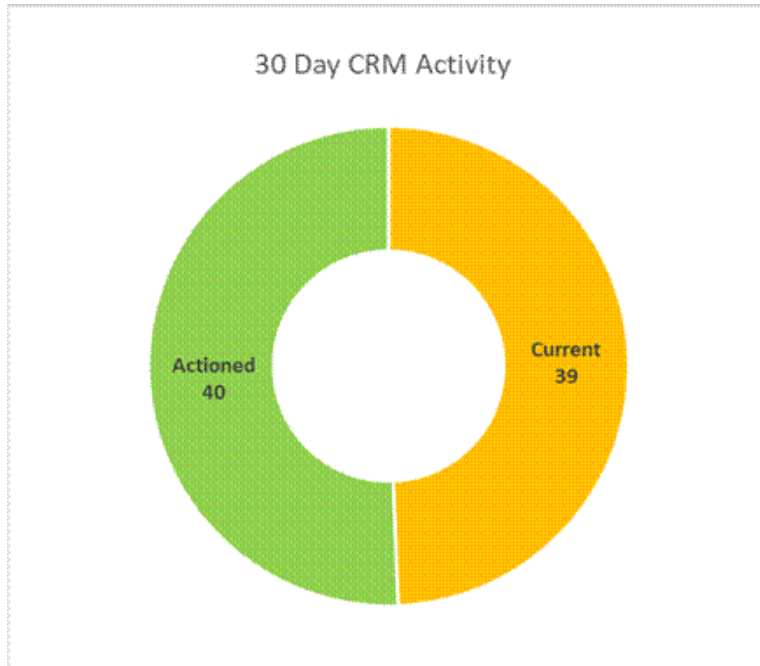


CRM Age Summary



30 Day CRM Intake





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: |
| BOB STEPHEN | CALE DENDLE |
| Manager Infrastructure | Chief Executive Officer |
| Date: 1 May 2026 | Date: 5 May 2026 |

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- Nil

| | |
|------------------------|--|
| MEETING DETAILS | Infrastructure Services Standing Committee Meeting Wednesday 13 May 2026 |
| AUTHOR | Bob Stephen |
| AUTHOR POSITION | Acting Director Infrastructure Services |

5.3 2025/2026 ANNUAL OPERATION PLAN – QUARTERLY REPORT – THIRD QUARTER

EXECUTIVE SUMMARY

This report provides an update of Infrastructure Services progress towards achieving the Annual Operational Plan 2025-2026 objectives for the third quarter.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Receives and notes Infrastructure Services third quarter progress update on the 2025-2026 Annual Operational Plan.**

BACKGROUND

Council is required under section 174(3) *Local Government Regulation 2012* to report and publish its progress towards the Annual Operational Plan each quarter.

The table below shows the status of the Infrastructure Services activities nominated in the 2025/26 Annual Operational Plan.

ACTIVITY SUMMARY TABLE

| AOP # | ACTIVITY/PROJECT/INITIATIVE | BUSINESS UNIT | STATUS (COMPLETE, ON TARGET, MONITOR, BELOW TARGET) |
|---|---|----------------|--|
| 4.5 | Embed Volunteer "Good Samaritan" Roadworks Program (30 June 2026) | Infrastructure | Monitor |
| PROGRESS THIS QUARTER | | | |
| All documentation now complete, this was rolled out at community consultation during March and April, All documents were loaded to website late April after final Community Consultation meeting, only thing outstanding is delivery of signs for volunteers. | | | |
| 4.6 | Conduct Planning Study to assess Moranbah alternate access (1 March 2026) | Infrastructure | Monitor |

| | | | |
|--|---|----------------------|-----------|
| PROGRESS THIS QUARTER | | | |
| Councillor workshop briefing held 15 April. | | | |
| 6.1 | Commence Building Asset Condition Assessment (30 June 2026) | Corporate Properties | On Target |
| PROGRESS THIS QUARTER | | | |
| Workshop presentation held in March following Infrastructure Services Standing Committee. Presentation well received but only part was completed due to time constraints. Dashboard and levels of investment presentation planned for May. | | | |

IMPLICATIONS

In accordance with section 174(3) of the *Local Government Regulation 2012*, Council must be presented with a written assessment of Council’s progress towards implementing the Operational Plan on a quarterly basis.

CONSULTATION

Department Managers

BASIS FOR RECOMMENDATION

The Operational Plan and associated quarterly reporting is a legislative requirement pursuant to the *Local Government Act 2009* and *Local Government Regulation 2012*.

ACTION ACCOUNTABILITY

Not Applicable

| | |
|--|--|
| <p>Report prepared by: BOB STEPHEN Acting Director Infrastructure Services Date: 1 May 2026</p> | <p>Report authorised by: CALE DENDLE Chief Executive Officer Date: 2 May 2026</p> |
|--|--|

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- 2025-2026 Annual Operational Plan
- 2023-2028 Corporate Plan

| | |
|------------------------|--|
| MEETING DETAILS | Infrastructure Services Standing Committee Meeting Wednesday 13 May 2026 |
| AUTHOR | Kelly Shepherd |
| AUTHOR POSITION | Senior Community Leasing Officer |

5.4 CLERMONT RUGBY LEAGUE CLUB 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 dispose of Lease R on 213014295 Lo1 being part of Lot 1 on SP296846, located at the Blair Athol Recreational Sports Ground, 55 Collins Street, Clermont, by way of a ten (10) year lease to Clermont Rugby League Club 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 R on 213014295 Lo1 being part of Lot 1 on SP296846, located at the Blair Athol Recreational Sports Ground, 55 Collins Street, Clermont.**
- 2. Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a ten-year lease agreement with Clermont Rugby League Club Inc. over Lease R on 213014295 Lo1 being part of Lot 1 on SP296846, located at the Blair Athol Recreational Sports Ground, 55 Collins Street, Clermont.**
 - a. Lease fees to be charged in accordance with 2025-2026 Fees & Charges – annual rent/usage fee \$740.00 ex GST, matrix attached. Tenure fees provide for shared use of the common areas – change rooms, toilets, kiosks; and use of the fields without hire fees.**
 - b. All outgoings will be at the expense of the Trustee Lessee as detailed in the Standard Terms Documents.**
 - c. Acknowledging that the clubhouse and toilet are owned by the Clermont Rugby League Club Inc therefore all repairs and maintenance will be the responsibility of the club. Acknowledging that the fields and lighting are owned by Isaac Regional Council therefore repairs and maintenance will be the responsibility of Council.**
- 3. Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 and 3 above.**

BACKGROUND

Clermont Rugby League Club Inc is a long-standing community sporting organisation based in Clermont, providing opportunities for participation in rugby league across a range of age groups. The Club operates as an incorporated, not-for-profit association and plays an important role in supporting local sport, community connection and healthy, active lifestyles. Through its administration, volunteers and members, the Club contributes to the ongoing social and recreational fabric of the Clermont township.

The Club is responsible for coordinating training, competitions and home fixtures, as well as maintaining compliance with relevant sporting, safety and governance requirements. In addition to on-field activities, Clermont Rugby League Club Inc supports community events and fosters inclusive participation, particularly for young people, families and volunteers. The Club's operations rely heavily on volunteer support, local sponsorship and access to suitable sporting facilities to ensure its long-term sustainability and continued benefit to the broader community.

Community Group Requests for Consideration

The community group has not requested for any consideration by Council outside of the standard terms and fees and charges.

IMPLICATIONS

Community Benefit and Social Wellbeing The provision of a lease to the Club supports positive social outcomes by facilitating access to structured sporting activities that enhance community cohesion, inclusion and overall wellbeing.

Financial implications may include continued subsidised leasing arrangements and potential costs for infrastructure upkeep or shared facility maintenance. Additionally, Council will need to ensure that any future capital works or improvements required for safety and accessibility are planned and budgeted appropriately over the lease term. No future capital works have been identified at this time.

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.

Maintenance The club is responsible for maintaining their own assets ensuring they remain safe, functional, and in good condition throughout the term of the agreement. This proactive approach reduces Council's maintenance burden and demonstrates the club's commitment to preserving community infrastructure.

CONSULTATION

Internal

Acting Director Infrastructure Services – In principle support

Councillor – Division 6 – In principle support requested via email 7 April 2026

Councillor – Division 1 – In principle support requested via email 7 April 2026

Manager Parks and Recreation – In principle support requested via email 7 April 2026 –

Community Development Officer – In principle support requested via email 7 April 2026

Senior Community Leasing Officer – In principle support

External

Clermont Rugby League Club Inc - Committee

BASIS FOR RECOMMENDATION

To enter into tenure with a long-term tenant that provides valuable access to activities to Clermont 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: | Report authorised by: |
| MICHAEL BUCKLEY | BOB STEPHEN |
| Manager Parks and Recreation | Acting Director Infrastructure Services |
| Date: 1 May 2026 | Date: 1 May 2026 |

ATTACHMENTS

- Attachment 1 – In Principle Agreement – Redacted – Clermont Rugby League Club Inc
- Attachment 2 – Site Location – Clermont Rugby League Club Inc
- Attachment 3 – Tenure Fee Matrix – Clermont Rugby League Club 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: Trustee Lease

Address of Premises: 55 Collins Street, Clermont Qld 4721

Lot on Plan Description: Lease R on 213014295 L1 being part of Lot 1 on SP296846

Areas (Subject to Survey): 313 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: Clermont Rugby League Club Inc

Incorporation #: IA07037

ABN: 14 211 326 922

Contact for Lessee: Attention: Secretary

Telephone:

Email: secretary@clermontbearsrl.com.au

TENURE

Commencement Date: To be confirmed

Term: 10 years

Expiry Date: To be confirmed

IN PRINCIPLE

RENTAL

| | |
|----------------------|---|
| Gross Rental: | \$740.00 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.

The trustee lease over the land on which the clubhouse is built includes shared access of changerooms and kiosks, plus use of the field/s without a hire fee.

An Application to Hire Council Outdoor Space must be completed annually to advise Council of all training days and home games.

Asset Ownership:

Council Assets: Land under the clubhouse
Shared changerooms and kiosks

Community Group Owned Assets: Clubhouse and toilet

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 on the next page 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 outgoing to be at the expense of the Lessee including but not limited to the following:

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.

SPECIAL CONDITIONS

| | |
|--|---|
| Department of Resources Stated Use: | Recreation |
| Intended Use: | Recreation – meet, train and socialise |
| Tenure Documentation: | Form 7 Lease Document Form 20 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; • repair of any surface damaged or altered by the Lessee; and • any other rectification works as directed by the Lessor. |
|--------------------------|---|

For & on behalf of: Clermont Rugby League Club Inc

Name:



Committee Position:

Signature:

Date:

20-03-2026

ATTACHMENT 2 – SITE LOCATION

COMMUNITY GROUP: CLERMONT BEARS SENIORS

LOT ON PLAN: LEASE R BEING PART OF LOT 1 ON GV265

ADDRESS: BLAIR ATHOL RECREATIONAL SPORTS GROUND,
55 COLLINS STREET, CLERMONT



ATTACHMENT 3 – TENURE FEE MATRIX

COMMUNITY GROUP: CLERMONT SENIOR BEARS

| LAND SIZE | POINTS | COMMENT | SCORE |
|---|----------------------------------|-----------------|-----------------|
| Land < 500m2 | 1 | 313m2 footprint | 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 | | 5 |
| Council maintains field/courts | 5 | | 5 |
| MEMBERSHIP | | | |
| 20 or less | 1 | | - |
| 21 – 50 | 2 | | - |
| 51 – 100 | 3 | | 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 | | - |
| Medium – Compliant with outstanding works under management | 2 | | - |
| High – Non-compliant, unmanaged outstanding works, operating issues, new Incorporated Association, new lessee | 3 | | 3 |
| TOTAL POINTS | | | 17 |
| Category Fee Points Score 5 – 10 | \$300.00 | | |
| Category Fee Points Score 11 - 15 | \$450.00 | | |
| Category Fee Points Score 16 - 20 | \$600.00 | | \$600.00 |
| Category Fee Points Score > 20 | \$750.00 | | |
| Base Fee (State Rent as per Part1, Section 37A, 2(a)) | \$130.00 | | \$140.00 |
| | Total Tenure Fee excl GST | | \$740.00 |
| | GST | | \$ 74.00 |
| | Total Tenure Fee incl GST | | \$814.00 |

| | |
|------------------------|--|
| MEETING DETAILS | Infrastructure Services Standing Committee Meeting Wednesday 13 May 2026 |
| AUTHOR | Kelly Shepherd |
| AUTHOR POSITION | Senior Community Leasing Officer |

5.5 MORANBAH TOUCH FOOTBALL ASSOCIATION INCORPORATED – 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 dispose of DA and DB of 152168-L being part of Lot 133 on GV265, located at the Eastern Sporting Fields in Moranbah, by way of a ten (10) year trustee lease to Moranbah X-Fit 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 part of Lot 133 on GV265, at the Eastern Sporting Fields in Moranbah.**
- 2. Under the provisions of Section 236 (1)(b)(ii) of the Local Government Regulations 2012 resolve to enter into a ten-year trustee lease agreement with Moranbah Touch Football Association Incorporated over DC of 152168-L being part of part of Lot 133 on GV265 at the Eastern Sporting Fields in Moranbah.**
 - a. Lease fees to be charged in accordance with 2025-2026 Fees & Charges – annual rent/usage fee \$590.00 ex 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 all built assets are 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.**
 - d. The trustee lease over the storage areas DC includes shared use of the Canteen and Amenities on site, and use of the fields at no cost to the community group.**
- 3. Authorises the Chief Executive Officer to negotiate, vary and execute the legal instruments to action clause 2 and 3 above.**

BACKGROUND

The Moranbah Touch Football Association Incorporated developed alongside the rapid growth of Moranbah as a mining town from the late twentieth century, when community sporting organisations became central to social life in the region. As touch football expanded across Queensland under the governance of Touch Football Australia and Queensland Touch Football, Moranbah formed its own local association to provide structured competitions for residents seeking a fast-paced, inclusive sport that suited the town's diverse workforce and transient population. The association became formally affiliated within the North Queensland Touch Football region, aligning its competitions, rules and pathways with the broader state and national frameworks.

Over time, Moranbah Touch Football Association Incorporated has grown into a key community sporting body in Moranbah, delivering regular senior and junior competitions, social seasons and community events at local sporting grounds. The association has played an important role in fostering participation across age groups and skill levels, while also supporting regional carnivals and representative opportunities through its links with North Queensland and Queensland touch football structures. Today, Moranbah Touch Football continues to reflect the town's strong community spirit, providing a stable and welcoming sporting outlet in a region shaped by workforce change and community growth.

The current trustee lease that Moranbah Touch Football Association Incorporated holds over the storage shed identified as DC on 152168-L expires on 9 June 2026 and the club is seeking a new trustee lease.

A new Memorandum of Understanding will be entered into by the clubs sharing this Council asset.

Community Group Requests for Consideration

The community group has not requested for any consideration by Council outside of the standard terms and fees and charges.

IMPLICATIONS

Community Benefit and Social Wellbeing The Moranbah Touch Football Association supports community wellbeing by providing an inclusive, social sporting environment that promotes physical activity, connection and a sense of belonging for residents of all ages. It also helps reduce social isolation in a mining community by bringing together long-term locals, new residents and shift workers through regular, positive community engagement.

Financial implications may include continued subsidised leasing arrangements and potential costs for infrastructure upkeep or shared facility maintenance at the Eastern Sporting Fields. Additionally, Council will need to ensure that any future capital works or improvements required for safety and accessibility are planned and budgeted appropriately over the lease term. No future capital works have been identified at this time.

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.

Maintenance Isaac Regional Council is responsible for maintaining the leased land and all built assets within the site, ensuring they remain safe, functional, and in good condition throughout the term of the agreement.

CONSULTATION

Internal

Acting Director Infrastructure Services – In principle support

Councillor – Division 3 – In principle support

Councillor – Division 4 – In principle support

Councillor – Division 5 – In principle support

Manager Parks and Recreation – In principle support

Overseer Parks and Recreation – In principle support requested via email 7 April 2026

Community Development Officer – In principle support requested via email 7 April 2026

Senior Community Leasing Officer – In principle support

External

Moranbah Touch Football Association Incorporated – Committee

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: 1 May 2026

Report authorised by:

BOB STEPHEN
Acting Director Infrastructure Services

Date: 1 May 2026

ATTACHMENTS

- Attachment 1 – In Principle Agreement - Moranbah Touch Football Assoc Inc
- Attachment 2 – Site Location - Moranbah Touch Football Assoc Inc
- Attachment 3 – Tenure Fees Matrix - Moranbah Touch Football Assoc Inc

- Attachment 4 – Asset and Maintenance Responsibilities - Moranbah Touch Football Assoc 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: Trustee Lease

Address of Premises: Eastern Sporting Complex, Flinders Drive, Moranbah

Lot on Plan Description: DC on 152168-L being part of Lot 133 on GV265

Areas (Subject to Survey): Approximately 84 square metres plus shared common areas

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 Touch Football Association Incorporated

Incorporation #: IA38917

ABN: 16 504 768 158

Contact for Lessee: Attention: Secretary

Telephone: 0424 938 430

Email: moranbahtouch@gmail.com

TENURE

Commencement Date: To be confirmed

Term: 10 years

Expiry Date: To be confirmed

RENTAL

| | |
|----------------------|---|
| Gross Rental: | \$590.00 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.

The trustee lease over the land on which the clubhouse is built includes shared access of changerooms and kiosks, plus use of the field/s without a hire fee.

An Application to Hire Council Outdoor Space must be completed annually to advise Council of all training days and home games.

Asset Ownership: Refer to Asset and Maintenance Responsibilities attached

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 on the next page 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 of 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 outgoing to be at the expense of the Lessee including but not limited to the following:

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.

SPECIAL CONDITIONS**Department of**

Resources Stated Use: Recreation

Intended Use: Recreation – meet, train and socialise

Tenure Documentation: Form 7 Lease Document
Form 20 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; • repair of any surface damaged or altered by the Lessee; and • any other rectification works as directed by the Lessor. <p>Ensure the land and buildings are clear of all waste, etc and is clean, tidy and in a reputable state.</p> |
|--------------------------|---|

| | |
|----------------------------|--|
| Information Update: | <p>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.</p> <p>Additionally, if the Committee changes at a time other than at the Annual General Meeting this information must be provided to Council.</p> |
|----------------------------|--|

For & on behalf of: Moranbah Touch Football Association Incorporated

Name:

Committee Position:

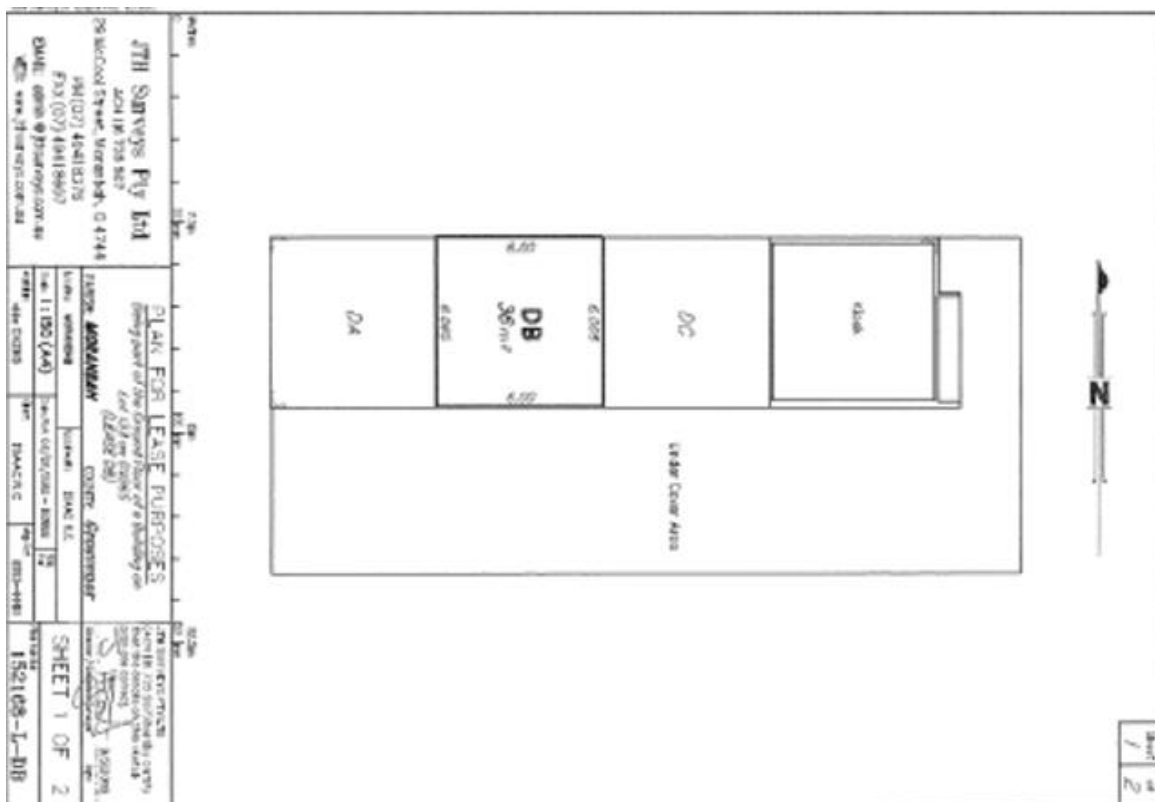
Signature:

Date:



ATTACHMENT 2 – SITE LOCATION

COMMUNITY GROUP: MORANBAH TOUCH FOOTBALL ASSOCIATION INC
LOT ON PLAN: DC 152168-L, PART OF LOT 133 ON GV265
ADDRESS: EASTERN SPORTING FIELDS



ATTACHMENT 3 - TENURE FEE MATRIX 2025/2026

COMMUNITY GROUP: MORANBAH TOUCH FOOTBALL ASSOCIATION INC

FACILITY: SHARED FACILITY – EASTERN SPORTING FIELDS

| LAND SIZE | POINTS | COMMENT | SCORE |
|---|----------------------------------|---------|-----------------|
| Land < 500m2 | 1 | 84 m2 | 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 | | 5 |
| Council maintains field/courts | 5 | | - |
| MEMBERSHIP | | | |
| 20 or less | 1 | | - |
| 21 – 50 | 2 | | - |
| 51 – 100 | 3 | | - |
| 101 – 200 | 4 | | - |
| 201 or more | 5 | 300+ | 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 | | - |
| Medium – Compliant with outstanding works under management | 2 | | 2 |
| High – Non-compliant, unmanaged outstanding works, operating issues, new Incorporated Association, new lessee | 3 | | - |
| TOTAL POINTS | | | 13 |
| Category Fee Points Score 5 – 10 | \$300.00 | | |
| Category Fee Points Score 11 - 15 | \$450.00 | | \$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 | | \$590.00 |
| | GST | | \$ 59.00 |
| | Total Tenure Fee incl GST | | \$649.00 |

ATTACHMENT 4 – ASSETS & MAINTENANCE RESPONSIBILITIES

COMMUNITY GROUP: MORANBAH TOUCH FOOTBALL ASSOCIATION INC

| Asset | Item | Asset Owner | Maintenance Responsibilities |
|----------|--|-------------|------------------------------|
| C0000426 | MBH:East Sporting Complex Shared Clubhouse Crossfit/Union/Touch | IRC | IRC |
| C0000742 | MBH Eastern Sport Grounds Amenities | IRC | IRC |
| C0001438 | MBH Land Flinders Drive Eastern Sporting Complex 133GV265 | IRC | IRC |
| C0002010 | MBH East Sporting Complex Touch Football Fields Centre Lighting Towers | IRC | IRC |
| C0002013 | MBH East Sport Cmplx Basketball Courts Lighting LP1404 | IRC | IRC |
| C0002023 | MBH East Sporting Complex Touch Football Fields Western Lighting Towers | IRC | IRC |
| C0002490 | MBH East Sporting Complex Basketball Court 1 | IRC | IRC |
| C0030144 | MBH East Sporting Complex Share Footpath from Carpark to Share Clubhouse CP875 | IRC | IRC |
| C0046507 | MBH Eastern Sporting Complex Union/Touch/XFit Precinct | IRC | IRC |
| C0047859 | MBH Eastern Sporting Complex | IRC | IRC |
| C0050031 | MBH East Sporting Complex Basketball Court 2 | IRC | IRC |
| C0050032 | MBH East Sporting Complex Basketball Court 3 | IRC | IRC |
| C0050033 | MBH East Sporting Complex Basketball Court 4 | IRC | IRC |
| C0051054 | MBH:Fridge #1:Shared Clubhouse | IRC | IRC |
| C0051077 | MBH:Touch Club Fridge #1:East Sport Comp | IRC | IRC |
| C0051081 | MBH:X Fit Fridge #1:East Sport Complex | IRC | IRC |
| C0056972 | MBH:Basketball/Xfit Precinct | IRC | IRC |
| C0067782 | MBH:Stairs:Touch Football Grounds | IRC | IRC |
| C0067787 | MBH:Exercise Equipment:Xfit | X-Fit | X-Fit |

| | | | |
|----------|---------------------------------------|-------|-------|
| C0067788 | MBH:Matt#1:X-fit | X-Fit | X-Fit |
| C0067789 | MBH:Bollards#1:Shared Clubhouse | IRC | IRC |
| C0067790 | MBH:Seats#1:Shared Clubhouse | IRC | IRC |
| C0067791 | MBH:Benches#1:Shared Clubhouse | IRC | IRC |
| C0067792 | MBH:Drink Fountain#1:Shared Clubhouse | IRC | IRC |
| C0067793 | MBH:Retaining Wall#1:Carpark | IRC | IRC |
| C0067811 | MBH:Bench#1:Basketball | IRC | IRC |
| C0067812 | MBH:Fencing#1:Basketball | IRC | IRC |
| C0079115 | MBH:Cabling:Touch Grounds | IRC | IRC |
| C0079116 | MBH:Distribution Boards:Touch Grounds | IRC | IRC |
| C0079117 | MBH:Lighting#1:Touch Grounds | IRC | IRC |
| C0079118 | MBH:Lighting#2:Touch Grounds | IRC | IRC |
| C0079119 | MBH:Lighting#3:Touch Grounds | IRC | IRC |
| C0079120 | MBH:Lighting Control:Touch Grounds | IRC | IRC |
| C0079181 | MBH:Lighting#4:Touch Grounds | IRC | IRC |
| C0079184 | MBH:Lighting#2:Basketball Courts | IRC | IRC |
| C0079414 | MBH:Lighting#5:Touch Grounds | IRC | IRC |
| C0079415 | MBH:Lighting#6:Touch Grounds | IRC | IRC |
| C0079422 | MBH:Lighting#3:Basketball Courts | IRC | IRC |
| C0079423 | MBH:Lighting#4:Basketball Courts | IRC | IRC |
| C0079424 | MBH:Lighting#5:Basketball Courts | IRC | IRC |
| C0079425 | MBH:Lighting#6:Basketball Courts | IRC | IRC |
| C0079426 | MBH:Lighting#7:Basketball Courts | IRC | IRC |
| C0079427 | MBH:Lighting#8:Basketball Courts | IRC | IRC |
| C0079428 | MBH:Lighting#9:Basketball Courts | IRC | IRC |
| C0079429 | MBH:Lighting#10:Basketball Courts | IRC | IRC |

| | |
|------------------------|---|
| MEETING DETAILS | Infrastructure Services Standing Committee Meeting Wednesday 13 May 2026 |
| AUTHOR | Sean Robinson |
| AUTHOR POSITION | Manager Engineering Services |

5.6 CONSENT AND COMPENSATION AGREEMENT ML100515 - LINES

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the Consent and Compensation Agreement with Russell Johnathan Lines.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Supports the negotiation to enter into a Consent and Compensation Agreement with Russell Johnathan Lines 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 Consent and Compensation Agreement in relation to ML100515 in accordance with section 279 of the Mineral Resources Act 1989 (Qld) [MRA].**

BACKGROUND

Russell Johnathan Lines ("the Applicant"), has approached Council to enter into a compensation agreement for a mining lease application ML100515 for gold ("the Mining Lease"), south of Clermont [See Figure 1].

As Figure 2 shows, the Mining Lease application includes two areas.

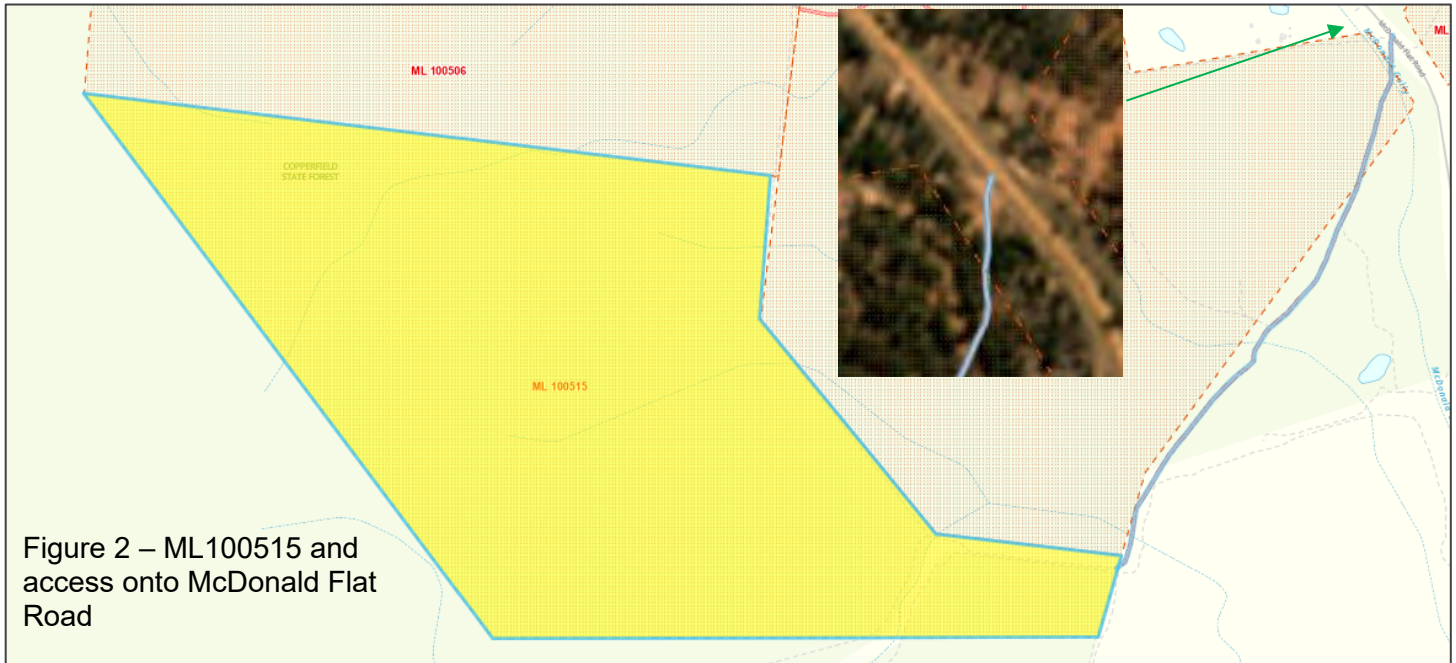
1. a surface area to be mined, highlighted in yellow ("the Surface MLA"), and
2. a thin strip of land, shown in blue, which will provide access to the Surface MLA from Council controlled, McDonald Flat Road ("the Access MLA").

McDonald Flat Road is unsealed at this location.

In accordance with section 279 of the MRA, the Applicant must enter into a compensation agreement with Council for the impact of the Access MLA and to obtain Council's express 'consent' under section 271A of the MRA as the impacted area is a reserve (road reserve).



Figure 1 – Location of ML100515



Council have provided the Applicant with a draft Consent and Compensation Agreement (“Agreement”) based upon Council’s standard template agreement.

As the Surface MLA itself does not impact any Council assets (the Access MLA, is, as described, an area providing access only), it has been proposed that a peppercorn compensation amount of \$1.00 be paid.

In addition to the monetary compensation, the Applicant is required to undertake the works necessary to ensure the access onto McDonald Flat Road is compliant with the requirements of the Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-040 rev G dated 09.2025 for a Rural Property Access (referred to in the Agreement as the “CMDG Access Works”).

In addition to the payment of the compensation, the Applicant will be required to pay Council’s reasonable costs of preparation, negotiation and execution of the Agreement. An amendment has been proposed to identify a cap to these costs at clause 16.5 with agreement that the exact figure will not be inserted until the terms of the Agreement are settled. This process will ensure Council is provided with appropriate cost recovery once negotiations are finalised.

At the time of writing this report, no external legal assistance has been engaged, and these costs will be limited to Council’s internal staff costs.

IMPLICATIONS

The Applicants are required to pay Council the compensation amount and Council’s costs and undertake CMDG Access Works.

Engineering Services Department to provide suitable resources in undertaking the execution and managing the Consent and Compensation Agreement and the CMDG Access Works.

CONSULTATION

Manager Governance and Assurance

Senior Governance Officer

Galilee and Bowen Basin Operations Officer

Russell Johnathan Lines

Acting Director Engineering and Infrastructure

BASIS FOR RECOMMENDATION

In accordance with the *Mineral Resources Act 1989*, Council is required to enter into a Consent and Compensation Agreement.

ACTION ACCOUNTABILITY

Manager Engineering Services to ensure executed copies are returned to the Applicant and the compensation under the Consent and Compensation Agreement and Council's costs are paid and the CMDG Access Works.

KEY MESSAGES

Plan, provide and maintain effective and sustainable road infrastructure to meet the needs of key economic and community activities.

| | |
|---|---|
| <p>Report prepared by: SEAN ROBINSON Manager Engineering Services Date: 30 April 2026</p> | <p>Report authorised by: BOB STEPHEN Acting Director Infrastructure Services Date: 1 May 2026</p> |
|---|---|

ATTACHMENTS

- CONFIDENTIAL Attachment 1 - Draft Consent and Compensation Agreement – ML100515

REFERENCE DOCUMENT

- Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-040 rev G dated 09.2025 for a Rural Property Access

PAGES 80 TO 101 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

| | |
|------------------------|---|
| MEETING DETAILS | Infrastructure Services Standing Committee Meeting Wednesday 13 May 2026 |
| AUTHOR | Sean Robinson |
| AUTHOR POSITION | Manager Engineering Services |

5.7 CONSENT AND COMPENSATION AGREEMENT ML100506 - HARDY

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the Consent and Compensation Agreement with Brendan Peter Hardy.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Supports the negotiation to enter into a Consent and Compensation Agreement with Brendan Peter Hardy 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 Consent and Compensation Agreement in relation to ML100506 in accordance with section 279 of the Mineral Resources Act 1989 (Qld) [MRA].**

BACKGROUND

Brendan Peter Hardy ("the Applicant"), has approached Council to enter into a compensation agreement for a mining lease application ML100506 for gold ("the Mining Lease").

The Mining Lease application includes two areas - a surface area to be mined, highlighted in yellow in Figure 1 ("the Surface MLA") and a thin strip of land, shown in blue in Figure 1, which will provide access to the Surface MLA from McDonald Flat Road ("the Access MLA").

As Figure 2 details, the Access MLA traverses the designated road reserve at two locations - first through a large road reserve area and second adjacent to the access point onto McDonald Flat Road, noting McDonald Flat Road is off alignment from the designated road reserve.

Figure 1 - Location of ML100506

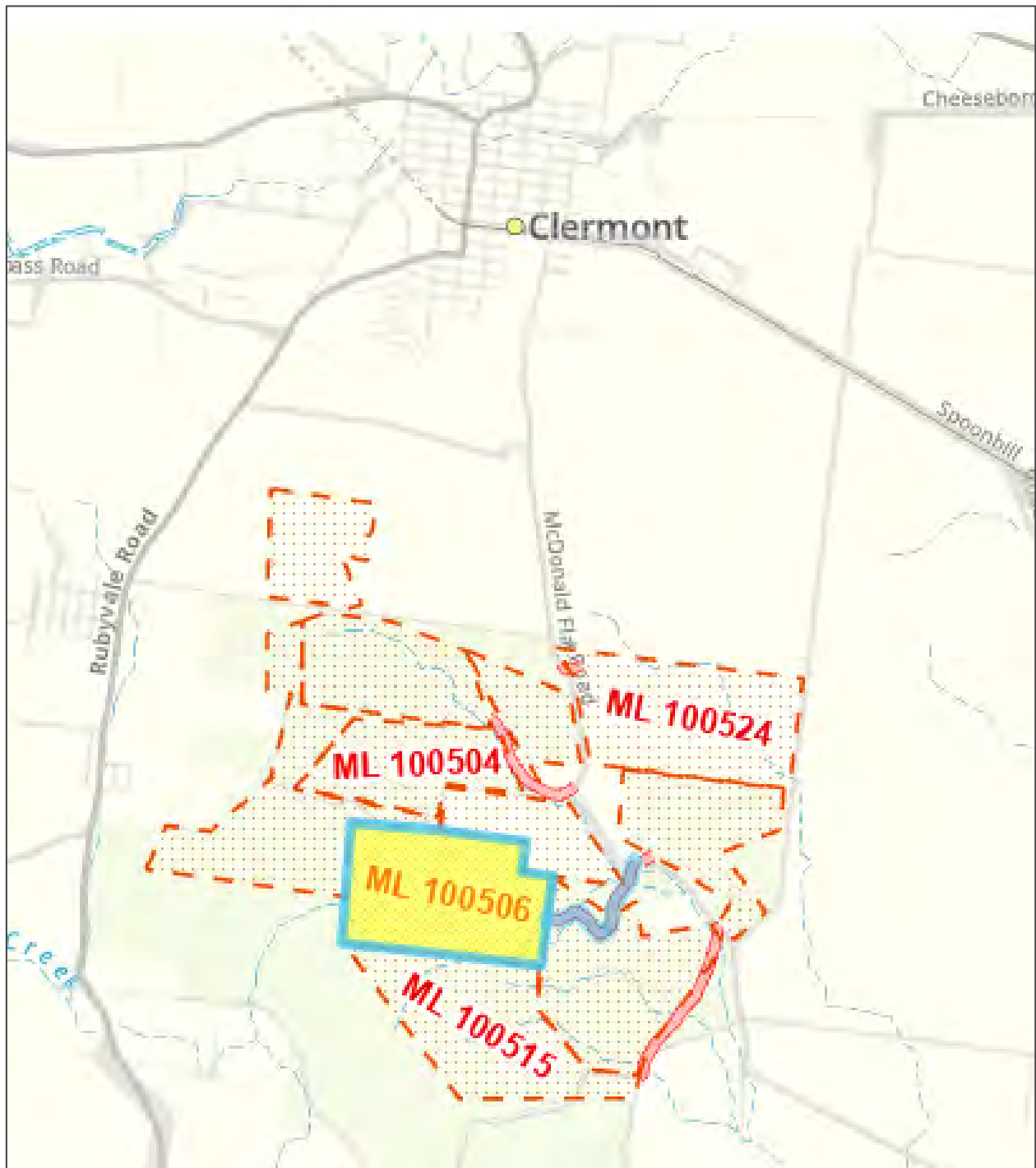


Figure 2 – Road Alignment



In accordance with section 279 of the MRA, the Applicant must enter into a compensation agreement with Council for the impact of the Access MLA and to obtain Council's express 'consent' under section 271A of the MRA as the impacted area is a reserve (road reserve).

Council have provided the Applicant with a draft Consent and Compensation Agreement ("Agreement") based upon Council's standard template agreement.

As the Surface MLA itself does not impact any Council assets (the Access MLA, is, as described, an area providing access only), it has been proposed that a peppercorn compensation amount of \$1.00 be paid.

In addition to the monetary compensation, the Applicant is required to undertake the works necessary to ensure the access onto McDonald Flat Road is compliant with the requirements of the Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-040 rev G dated 09.2025 for a Rural Property Access (referred to in the Agreement as the "CMDG Access Works").

In addition to the payment of the compensation, the Applicant will be required to pay Council's reasonable costs of preparation, negotiation and execution of the Agreement. An amendment has been proposed to identify a cap to these costs at clause 16.5 with agreement that the exact figure will not be inserted until the terms of the Agreement are settled. This process will ensure Council is provided with appropriate cost recovery once negotiations are finalised.

At the time of writing this report, no external legal assistance has been engaged, and these costs will be limited to Council's internal staff costs.

IMPLICATIONS

The Applicants are required to pay Council the compensation amount and Council's costs and undertake CMDG Access Works.

Engineering Services Department to provide suitable resources in undertaking the execution and managing the Consent and Compensation Agreement and the CMDG Access Works.

CONSULTATION

Manager Governance and Assurance

Senior Governance Officer

Galilee and Bowen Basin Operations Officer

Brendan Peter Hardy

Acting Director Engineering and Infrastructure

BASIS FOR RECOMMENDATION

In accordance with the *Mineral Resources Act 1989*, Council is required to enter into a Consent and Compensation Agreement.

ACTION ACCOUNTABILITY

Manager Engineering Services to ensure executed copies are returned to the Applicant and the compensation under the Consent and Compensation Agreement and Council's costs are paid and the CMDG Access Works.

KEY MESSAGES

Plan, provide and maintain effective and sustainable road infrastructure to meet the needs of key economic and community activities.

Report prepared by:

SEAN ROBINSON
Manager Engineering Services

Date: 30 April 2026

Report authorised by:

BOB STEPHEN
Acting Director Infrastructure Services

Date: 1 May 2026

ATTACHMENTS

- CONFIDENTIAL Attachment 1 - Draft Consent and Compensation Agreement – ML100506

REFERENCE DOCUMENT

- Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-040 rev G dated 09.2025 for a Rural Property Access

PAGES 107 TO 127 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS

MEETING DETAILS

Infrastructure Services Standing Committee Meeting
Wednesday 13 May 2026

AUTHOR

Michael Buckley

AUTHOR POSITION

Manager Parks and Recreation

**5.8 ST LAWRENCE RECREATION GROUNDS PROPOSED
PLAYGROUND**

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement to approve a request by the St Lawrence Recreation Grounds Committee to install a new playground to be located at the St Lawrence Recreation Grounds with funds to be donated by a renewable energy company.

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Notes that in accepting the playground to be installed within the leased area of the St Lawrence Recreation Grounds, Council will become the asset owner; and*
- 2. Council will need to pay the annual depreciation costs and accept increased operational maintenance costs for Parks & Recreation staff to inspect and maintain the playground in accordance with Australian Standards.*

BACKGROUND

The St Lawrence Recreation Grounds Committee are in their second year of a nine-year licence to occupy the shared facilities of the St Lawrence Recreation Grounds, approved via Council resolution and started on the 19th of June 2025.

An opportunity has been proposed to the Committee through engagement with Matt Parker from Zenviron for \$50,000 towards Community Infrastructure in the area and the Committee have identified their desire for a children's playground to be located within the Recreation Grounds.

IMPLICATIONS

The playground estimate attached is an example of what \$50,000 will buy along with the additional infrastructure required to support the new installation that is not funded totalling an additional \$47,450. There is currently a small funding shortfall that the club will need to cover, and the additional unfunded shade structure and fencing would be key components required to ensure safety and sun protection in the future.

Long term asset costs are based on the total project cost over the estimated useful life of 20 years estimated to be approximately \$234,678 (Queensland Treasury Corporation calculator attached).

| Component | Cost (ex GST) | | Notes |
|----------------------|---------------|-------------------|---|
| Playground | \$51,608 | Funding shortfall | PPS-049 Playpark System |
| Hard Shade Structure | \$40,950 | Unfunded | 9 x 7= 63m2 including design, approvals, and installation |
| Fencing | \$6,500 | Unfunded | 32 l/m Flat top pool type fencing |
| Total Estimate | \$99,058 | | |
| Long Term Asset Cost | \$234,678 | | 20-year life expectancy |

Currently in St Lawrence, Council has the following playground and recreation infrastructure as part of the Parks asset data base, Playground located at the Bowls Club and a larger playground approximately 900 meters down the road along with exercise equipment and multipurpose Courts at the Sporting Grounds.

CONSULTATION

Director Infrastructure Services

Manager Engineering Services

Manager Strategic Assets

Asset and Planning Engineer

Overseer Parks and Recreation

The group President has provided data (Attachment 3) around the current utilisation to support the decision of a playground installation.

The venue currently hosts a playgroup, School Holiday visitors, Campdraft, Origin Nights including two Fridays Nights per Month and the annual Wetlands Festival.

BASIS FOR RECOMMENDATION

The current Committee has been very active and are making a positive impact on visitors and the community with the funds sourced externally via a grant. The existing playground at the Sports Oval is reaching the end of its useful life with renewal proposed over the next 3 to 5 years of a smaller combination of playground equipment and targeting an older age group to provide a diversity of equipment within St Lawrence and not renewing the exercise equipment following public engagement.

ACTION ACCOUNTABILITY

Manager Parks and Recreation to implement council's decision, communicate the outcome to the Committee and consider the public engagement for the renewals of other infrastructure in St Lawrence.

KEY MESSAGES

Community utilisation of assets will always be at the forefront of our strategic planning.

We adopt best-practice decision-making that is transparent, accountable and represents the current and future interest of the region and its communities.

| | |
|-------------------------------------|--|
| Report prepared by: | Report authorised by: |
| Michael Buckley | BOB STEPHEN |
| Manager Parks and Recreation | Acting Director Infrastructure Services |
| Date: 27 April 2026 | Date: 1 May 2026 |

ATTACHMENTS

- Attachment 1 - IRC-Whole of Life Costing Tool
- Attachment 2 - Queensland Treasury Corporation Impact on Materials and Services
- Attachment 3 - St Lawrence Utilisation Data

REFERENCE DOCUMENT

- Nil

Isaac Regional Council Whole of Life Costing Tool - Default Inputs

Let me customise all inputs

Overview of the Tool

This tool provides Council high level guidance as to the total costs of acquiring, operating and maintaining an asset that could be incurred over its useful life. For the purpose of this guide all cash flows have assumed mid-period discounting. The outputs of this Model are largely determined by survey data that has been provided to QTC by local governments. QTC has not in any way validated, endorsed or considered the appropriateness of the survey data provided by Council to QTC. Council may adjust this data by clicking 'Adjust default data for my Council' below. Please refer to our disclaimer for use of this model.

STEP 1: Select an Asset Type

Playground Equipment

Adjust default data for my Council

STEP 2: Input Council and Project Description

Council name: **Isaac Regional Council**

Asset description / location: **St Lawrence Playground**

STEP 3: Input Capital Expenditure

Input the initial upfront cost to design, acquire and construct the asset

Total (\$)

100,000

Discounted Values (Equivalent Dollars Today)

Capital expenditure (\$) 100,000

Useful Life & Residual Value

This is the expected useful life of a new asset of this description

Useful life (years)

20

Residual value (\$) 5,065

This is the amount (in today's dollars) you expect to receive for the asset at the end of its useful life

Residual value (\$)

5,000

This represents the discounted residual value of the asset at the end of its useful life

Maintenance & Operating Expenses

This refers to the regular maintenance necessary to keep the asset at the desired condition level (expressed as a percentage of the assets initial cost)

Annual maintenance (% p.a)

1.00%

Total maintenance (\$) 20,134

Est. yearly maintenance expense

(\$) 1,000

This represents the estimated total maintenance cost over the life of the asset

This refers to the annual operational activities necessary to provide the service or operate the facility (expressed as a percentage of the assets initial cost)

Annual operations (% p.a.)

2.50%

Total operations (\$) 50,334

Est. yearly operating expense

(\$) 2,500

This represents the estimated total operational cost over the life of the asset

STEP 4: Input Disposal Costs

This is the expected cost of selling, disposing or rehabilitating the asset

Total (\$)

10,000

Total disposal cost (\$) 10,131

This is the expected time it would take to completely dispose of the asset (Total disposal cost will be allocated proportionately over the number of years it will take to sell)

Years over

1

This represents the total disposal cost based on the duration and cost to dispose of the asset

STEP 5: Input Discount Rate & CPI

Discount rate (p.a.) 5.13%

Please contact your QTC Account Manager for advice regarding the most recent estimate of Council's current discount rate

CPI (% p.a.) 5.20%

Whole of Life Cost & Capex Multiple

Nominal Whole of Life Cost (\$) 234,678 2.3x

Whole of life cost without the consideration of time value

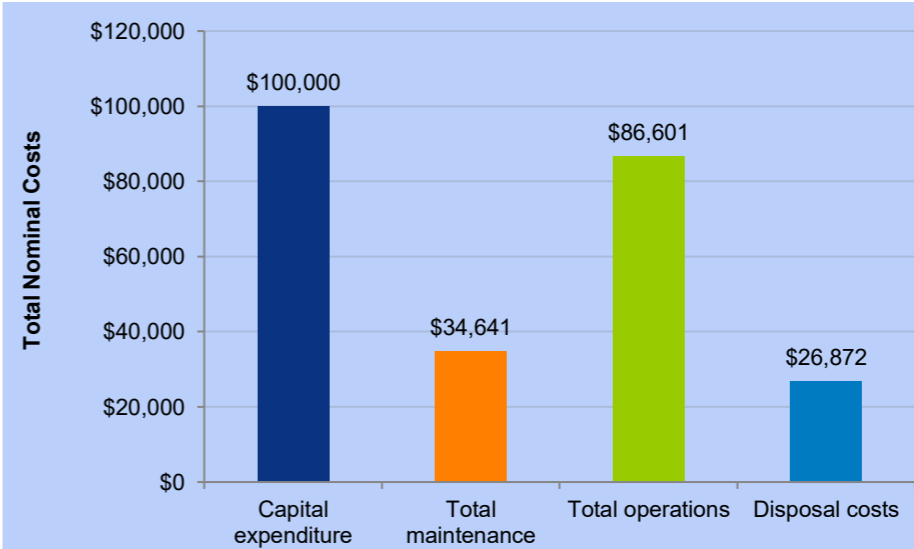
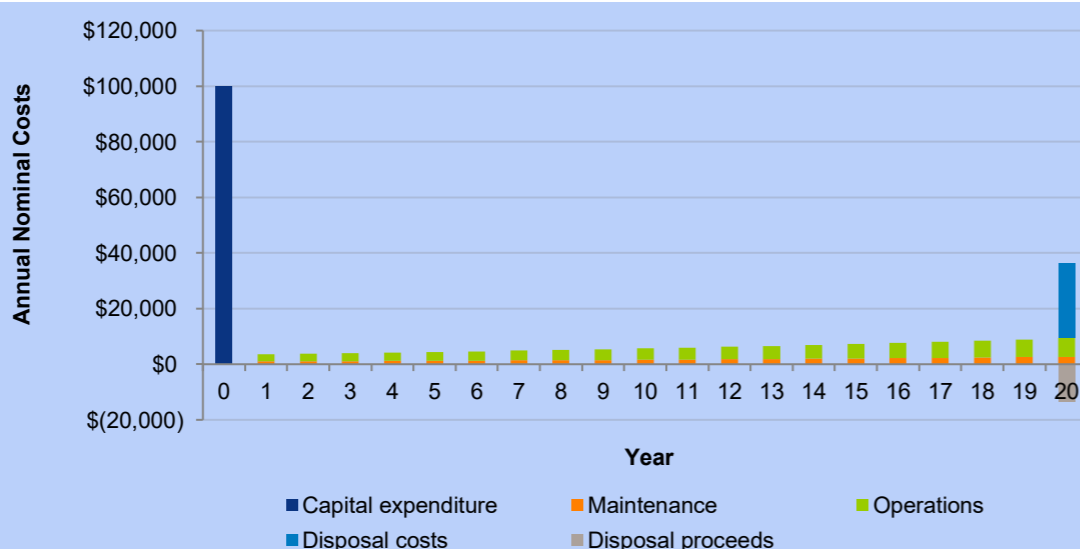
Discounted Whole of Life Cost (\$) 175,533 1.8x

Whole of life cost on a discounted cash flow basis

Annual Nominal Costs - St Lawrence Playground

Forecast info ⓘ

Total Nominal Costs - St Lawrence Playground



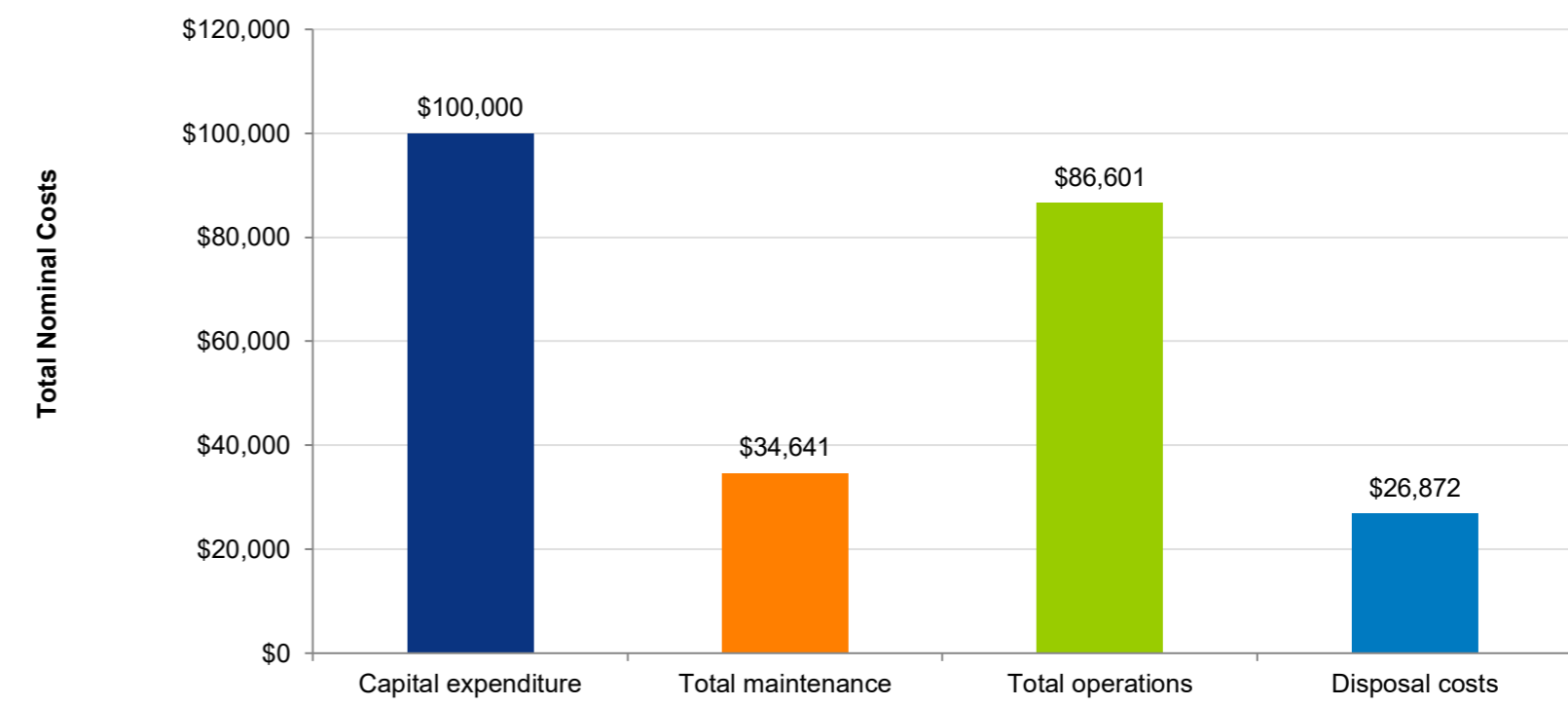
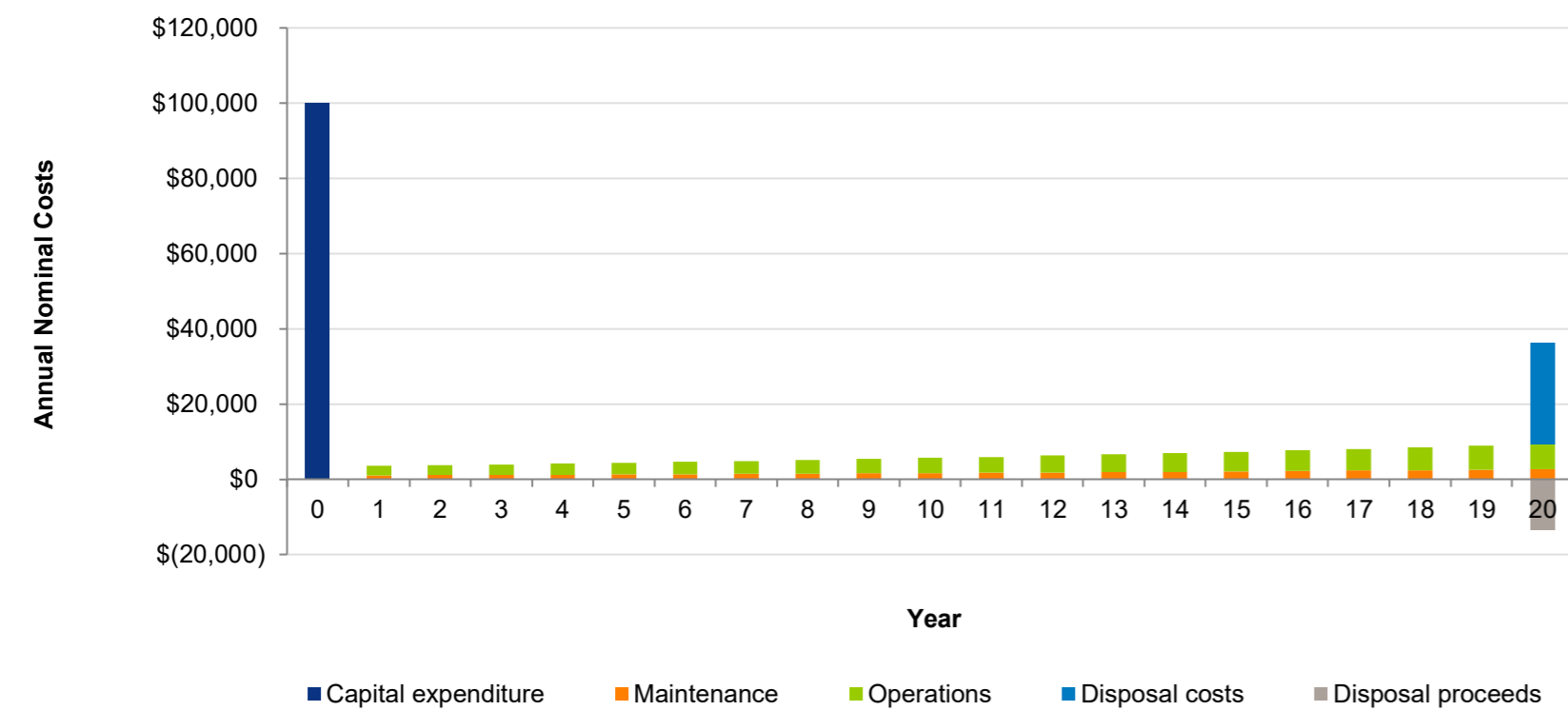


| Item | Year 0 (Purchase) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
|----------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
| Maintenance | | \$ 1,026 | \$ 1,079 | \$ 1,135 | \$ 1,194 | \$ 1,256 | \$ 1,322 | \$ 1,390 | \$ 1,463 | \$ 1,539 | \$ 1,619 | \$ 1,703 | \$ 1,791 | \$ 1,885 | \$ 1,982 | 2,086 |
| Operations | | \$ 2,564 | \$ 2,698 | \$ 2,838 | \$ 2,985 | \$ 3,141 | \$ 3,304 | \$ 3,476 | \$ 3,656 | \$ 3,847 | \$ 4,047 | \$ 4,257 | \$ 4,478 | \$ 4,711 | \$ 4,956 | 5,214 |
| Disposal costs | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total | | \$ 3,590 | \$ 3,777 | \$ 3,973 | \$ 4,179 | \$ 4,397 | \$ 4,625 | \$ 4,866 | \$ 5,119 | \$ 5,385 | \$ 5,665 | \$ 5,960 | \$ 6,270 | \$ 6,596 | \$ 6,939 | 7,300 |

Note 1 - It is also important to consider other financial statement impacts such as: annual depreciation expense, movements in asset values and proceeds from the sale of the asset.

Note 2 - Where renewing or replacing an asset, be sure to consider the impact of existing maintenance and operations costs.

Annual Nominal Costs - St Lawrence Playground **Total Nominal Costs - St Lawrence Playground**



Whole of Life Cost & Capex Multiple

Nominal Whole of Life Cost (\$) 234,678 2.3x

Whole of life cost without the consideration of time value

Discounted Whole of Life Cost (\$) 175,533 1.8x

Whole of life cost on a discounted cash flow basis

From: [St Lawrence Rec Group](#)
To: [Michael Buckley](#); [Viv Coleman](#)
Cc: [Sabrina Hobson](#)
Subject: Playground - St Lawrence Rec Grounds
Date: Monday, 9 February 2026 8:39:40 PM
Attachments: [img-e833c348-298b-4a27-a117-30331f043b1a](#)

Good Evening Michael & Viv,

Just reaching out to you both with respect to the Proposal of the Playground at the St Lawrence Recreation Grounds.

I have CC'd Sabrina Hobson into this correspondence in the event we require assistance or advocates from a Community perspective.

I can provide data for St Lawrence as well as the usage for the St Lawrence Campdraft, as well as Origin Nights and the two Friday nights a month down there for the families that attend.

I don't have the data for the St Lawrence Wetlands Festival - however, Joel Redden & Jodi Hart will have this data for us. I am aware that the amount of families - kids and parents attend last year - was extremely high.

St Lawrence Campdraft Data

Juvenile - 38

Junior - 34

Mini - 8

These were the amount of participants we had for the Juvenile, Junior & Mini draft for the 2025 year. For the 2024 year they were down and they increased majorly for 2025. I envisage for the year 2026 - they will again be increased.

These are actual participants. There are a number of families, over 50% of families attend with family, friends and younger siblings who would benefit from the investment of a playground.

As for families in St Lawrence, there are a number of families who attend playgroup with young children. There have been a number of people comment of our Friday nights at the Rec Grounds (currently we have held 2) soon to be 3, and that the lack of kids activities.

Sabrina Hobson, the partner of Ben Coyne, has a little Boy Olli and she is an advocate for the Playground at the Rec Grounds. I am aware that also apart of playgroup is Dunja Baldwin, Jordan Miller, Vicky Wiltshire & also the owners of Lavinia Park who drive in and attend - well utilise the playground in any event.

During Holidays, we see quite a large influx of kids into the town to see grandparents. There is a new family, Ty & Gracie Phillips who brought a beachhouse on Hausens Road as well as other families at the end of the street adjacent to the Council Building. This doesn't include our own Cr Coleman's family that continues to get bigger with grandchildren!!

This would be a massive investment for both the St Lawrence Community as well as the Isaac Regional Council.

Please let me know what else I am required to provide.

Matt didn't get back to me today, he may be on days off. As soon as he gets back to me, I will let you know.

Kind regards,



**ST LAWRENCE
RECREATION GROUP INC.**

ABN 41 892 804 792

PAT HAUGHTON

President

✉ recgroup@outlook.com

☎ 0428 181 326

📍 593 St Lawrence Connection Rd, St Lawrence QLD 4707



MEETING DETAILS

Infrastructure Services Standing Committee Meeting

Wednesday 13 May 2026

AUTHOR

Darrin Anderson

AUTHOR POSITION

Manager Corporate Properties

5.9 CORPORATE PROPERTIES DEPARTMENT OPERATIONAL UPDATE FEBRUARY - APRIL 2026

EXECUTIVE SUMMARY

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

OFFICER'S RECOMMENDATION

That the Committee recommends that Council:

- 1. Notes the Corporate Properties Department Operational Update February – April 2026.**

BACKGROUND

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

BUILDINGS CONDITION ASSESSMENTS

Using W4QLD grant funding, we engaged a consultant (Better Aim) to complete a Building Condition Assessment (BCA) to all our residential properties throughout the Region. The Project was completed in three phases:

(Phase 1) Asset data modelling 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) - site asset capture data 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) - Digital state of asset reporting 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.

Current status

The Asset Decision Model (ADM) is now live, with data from all residential assets fully entered. Initial testing has commenced and Corporate Properties have been conducting scenario assessments and providing feedback to the Business Analyst. This process has delivered a clearer understanding of asset condition and future budget requirements.

The next phase will involve progressing through the asset portfolio and establishing procedural governance to ensure ongoing data integrity and reliability.

OPERATIONS

Maintenance

In line with current financial priorities the maintenance team is diligently managing all Building Maintenance Requests (BMRs) received. Works are being prioritised in line with legislative, safety, and compliance requirements, with urgent and high-risk items addressed first.

To support a more proactive and sustainable approach, data from recent Better Aim property condition reports is being analysed and used to develop a scheduled maintenance plan for the new financial year. This planned approach will enable better forecasting of expenditure, prioritisation of asset renewal, and a gradual shift away from reactive maintenance where possible.

While this approach may extend timeframes for non-urgent works, it ensures legislative obligations are met and risk to Council and tenants is minimised.

Cleaning Services

A review of cleaning operations is underway with the following focus areas:

1. **Work Schedules:** Adjusting schedules and shift times to improve manageability and clarify expectations.
2. **Scope Alignment:** Rescoping cleaning duties in consultation with departments to ensure service levels align with operational needs.
3. **Workforce Engagement:** Cleaners have been actively consulted to provide input into improving workflows and working conditions, supporting retention and morale.

PROPERTY MANAGEMENT AND LEASING

While the Housing Policy is still under development, several key process gaps have been identified within Property Management and Leasing. As policies and procedures are finalised, property management activities will be fully aligned with Office of Fair Trading (OFT) and Residential Tenancies Authority (RTA) requirements. This will strengthen governance and ensure both tenants and staff are accountable for tenancy obligations and property standards.

Ongoing Property Management Framework

To improve consistency, compliance, and oversight, the following operational standards are being implemented:

- **Lease Terms:** All leases will be issued as 12-month fixed-term agreements, allowing for improved tenancy review, performance monitoring, and forecasting.
- **Employment-Linked Housing:** Where housing forms part of an employee's contract, any significant breaches will be escalated and discussed with relevant line managers and P&C, recognising housing as a contractual condition of employment.
- **Property Inspections:** Routine inspections will be conducted every 3–6 months in accordance with RTA standards to proactively identify maintenance, compliance, and tenant condition issues.
- **Maintenance Requests (BMRs):** Formal acknowledgement of BMR receipt will be provided, with ongoing communication to tenants to ensure transparency and realistic expectations regarding timeframes and priorities.

Systems and Process Improvement

Work is underway with the TechOne team to transition Corporate Properties work orders into a single system. This initiative will:

1. Reduce duplication currently occurring across multiple platforms
2. Improve tracking and prioritisation of work orders
3. Strengthen reporting, accountability, and auditability

Once implemented, TechOne will provide a more efficient, end-to-end property maintenance solution.

Operational Constraints and Risk

With only two qualified Property Officers currently available, maintaining full coverage across both IAHT and IRC portfolios has been challenging. This capacity constraint underpins the request for increased involvement from IAHT in front-end tenant assessment and approval.

Until additional staff are fully trained and available, there remains an increased risk of inspection delays, reactive maintenance, and tenancy disputes. These risks are being actively managed through prioritisation, cross-team collaboration, and process redesign

Isaac Affordable Housing Trust (IAHT)

A review of the IAHT processes has identified gaps in inspection compliance. To improve governance, clarity, and efficiency, the following roles and responsibilities have been requested:

IAHT Responsibilities

- All tenant applications to be submitted directly to IAHT
- IAHT to assess applications and liaise directly with applicants to obtain any missing or outstanding documentation
- IAHT to assess tenant suitability and provide formal written confirmation to IRC of approval, including:
 - Nominated property
 - Approved rental amount

IRC Responsibilities (Post-Approval)

Upon receipt of formal approval from IAHT, IRC will:

- Prepare the property for tenancy
- Arrange and issue lease documentation
- Manage the tenancy on an ongoing basis, including inspections, compliance, and operational matters

Clear alignment around responsibilities, approval thresholds, and handover points will support more efficient tenant placement, reduce duplication, and minimise delays.

Billing and Management Fee Negotiations

Discussions regarding billing and management arrangements for IAHT are ongoing.

In March, it was agreed in principle that IRC would apply a 10% management fee to IAHT rental income for the period 1 July 2025 to 28 February 2026. This arrangement is intended to recognise the operational management, compliance oversight, and tenancy administration undertaken by IRC.

The financial figures and longer-term arrangements will be reviewed and reassessed once Chris returns from overseas, prior to finalising ongoing billing structures and formal agreements.

CP Property Report – April 2026

| Town/Area | Number of Properties | Tenanted | Allocated - Incoming Tenants | Vacant | Offline - Maintenance/Capital Works |
|---------------|----------------------|------------|------------------------------|-----------|-------------------------------------|
| St Lawrence | 17 | 12 | 0 | 3 | 2 |
| Glenden | 8 | 5 | 0 | 0 | 3 |
| Nebo | 16 | 9 | 0 | 5 | 2 |
| Middlemount | 18 | 13 | 0 | 4 | 1 |
| Dysart | 18 | 14 | 0 | 2 | 2 |
| Clermont | 22 | 20 | 0 | 0 | 2 |
| Moranbah | 90 | 73 | 2 | 8 | 7 |
| Totals | 189 | 146 | 2 | 22 | 19 |

Social affordable housing Report – April 2026

| Town/Area | Number of Properties | Tenanted | Allocated - Incoming Tenants | Vacant | Offline - Maintenance/Capital Works |
|---------------|----------------------|-----------|------------------------------|----------|-------------------------------------|
| Glenden | 3 | 1 | 0 | 0 | 2 |
| Nebo | 6 | 6 | 0 | 0 | 0 |
| Clermont | 8 | 7 | 0 | 0 | 1 |
| Moranbah | 4 | 2 | 0 | 1 | 1 |
| Totals | 21 | 16 | 0 | 1 | 4 |

IAHT housing Report – February 2026

| Town/Area | Number of Properties | Tenanted | Allocated - Incoming Tenants | Vacant | Offline - Maintenance/Capital Works |
|---------------|----------------------|-----------|------------------------------|-----------|-------------------------------------|
| Dysart | 4 | 3 | 0 | 0 | 1 |
| Clermont | 3 | 3 | 0 | 0 | 0 |
| Moranbah | 42 | 23 | 0 | 17 | 2 |
| Totals | 49 | 29 | 0 | 17 | 3 |

GENERAL

As we continue refining our processes and establishing stronger operational foundations, our next report will include more detailed and comprehensive information. We are still working through key improvement areas and implementing the necessary frameworks to ensure our teams are aligned, coordinated and working effectively together. These ongoing efforts will support greater oversight, enhanced service delivery and continuous improvement across our operations.

Key Forward Actions

- Finalise Housing Policy and supporting procedures
- Complete Property Officer training by July
- Complete Better Aim training for staff
- Implement TechOne work order integration
- Formalise IAHT–IRC workflow documentation
- Review and confirm IAHT billing arrangements and management fees upon Chris’s return
- Develop and implement scheduled maintenance plan for the new financial year using Better Aim condition report data
- Improve inspection compliance tracking and reporting
- Continue review of cleaning service delivery models, including regional solutions

ACTION ACCOUNTABILITY

The 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:

DARRIN ANDERSON
Manager Corporate Properties

Date: 1 May 2026

Report authorised by:

BOB STEPHEN
Acting Director Infrastructure Services

Date: 1 May 2026

ATTACHMENTS

- Nil

REFERENCE DOCUMENT

- Nil

PAGES 141 TO 185 HAVE INTENTIONALLY BEEN REMOVED DUE TO CONFIDENTIAL REASONS