

# MINUTES

**25 MARCH 2026 – 9:00 AM**  
**McNAMARA BOARDROOM**

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**1. OPENING BUSINESS**

Cr Kate Peddle (Mayor) opened the meeting with the Council Prayer

Lord,  
Please guide and direct us,  
In that the decisions to be made,  
Will be for the benefit,  
Of our whole community  
Amen

**1.1 PRESENT**

**Councillors**

Mayor Kate Peddle  
Nicole Flute (Teams)  
Kelly Carter  
Kerry Wells  
Peter Fornasier  
Shane McCarthy (Teams)  
Kim Middleton

**Staff**

Bruce Davidson – Interim Chief Executive Officer  
Misenka Duong - Director of Engineering  
Melanie Wicks – Director of Corporate & Financial Services  
Barbra Smith – Director of Community Services & Wellbeing  
Dennis McLeod – Director of People, Safety & Governance  
Jackie Coleman – Executive Support Officer

**School Students**

Lawrence Corney, Emily Hawkins, Cassie Ambrocio and Vicki Horton (teachers aide)

**1.2 APOLOGIES**

Nil

**1.3 LEAVE OF ABSENCE**

Nil

**1.4 CONFIRMATION OF MINUTES**

That the Minutes of the Ordinary Meeting of Council held 25 February 2026 be taken as read and signed as correct.

**Resolution No: 4447**

**Moved** Cr Kerry Wells

**Seconded** Cr Kelly Carter

That the Minutes of the Ordinary Meeting of Council held 25 February 2026 be taken as read and signed as correct.

CARRIED 7/0

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### McNAMARA BOARDROOM

## **1.5 OBLIGATIONS OF COUNCILLORS**

### **1.5.1 Prescribed Conflict of Interest - Sections 150EG, 150EH & 150EI Local Government Act 2009**

Councillors are ultimately responsible for informing of any prescribed conflict of interest on matters to be discussed at a council or committee meeting (other than ordinary business matters).

When dealing with a Prescribed Conflict of Interest, Councillors must abide by the following procedures:

- A Councillor who has notified the Chief Executive Officer of a Prescribed Conflict of Interest in a matter to be discussed in a council meeting must also give notice during the meeting.
- A Councillor who first becomes aware of a Prescribed Conflict of Interest in a matter during a council meeting must immediately inform the meeting of the conflict of interest.
- When notifying the meeting of a Prescribed Conflict of Interest, the following details must be provided:
  - if it relates to a gift or loan given by an entity - state the details of gift or loan
  - if it relates to a sponsored travel or accommodation benefit - state the benefit details
  - if it relates to a contract between the Councillor and Local Government or close associate of the Councillor – state details
  - if it relates to an application or submission - state the subject of the application or submission
  - if it relates to appointment/employment matters of Chief Executive Office position - state conflict details

The Councillor must then leave the place of the meeting, including any area set aside for the public, and stay away while the matter is being discussed and voted on, unless the subject Councillor has written notice from the Minister to participate in the matter.

Once the Councillor has left the area where the meeting is being conducted, the council can continue discussing and deciding on the matter at hand.

### **1.5.2 Declarable Conflict of Interest - Section 150EN Local Government Act 2009**

Councillors are ultimately responsible for informing of any Declarable Conflict of Interest on matters to be discussed at council or committee meetings that might lead to a decision that is contrary to public interest (other than ordinary business matters).

A Councillor may raise their personal interests in a matter at the meeting to canvas the view of the other Councillors prior to deciding to declare a conflict of interest. If the other Councillors suspect the personal interest might be a conflict of interest, the Councillor may disclose their suspicion and the processes under section 150EW of the LGA.

When dealing with a Declarable Conflict of Interest, Councillors must abide by the following procedures:

- A Councillor who has notified the Chief Executive Officer of a Declarable Conflict of Interest in a matter to be discussed at a council meeting must also give notice during the meeting.
- A Councillor who first becomes aware of a Declarable Conflict of Interest in a matter during a council meeting must inform the meeting of the conflict of interest
- When notifying the meeting of a Declarable Conflict of Interest or it could be reasonably presumed that a conflict exists, Councillors should provide sufficient detail to allow the other Councillors to make an informed decision about how best to manage the Declarable Conflict of Interest in the public interest. The following details must be provided:
  - the nature of the Declarable Conflict of Interest
  - if it arises because of the Councillors relationship with a related party:
    - i. the name of the related party to the Councillor
    - ii. the nature of the relationship of the related party to the Councillor
    - iii. the nature of the related party's interest in the matter
  - if it arises because of a gift or loan from another person to the Councillor or a related party:
    - i. the name of the other person
    - ii. the nature of the relationship of the other person to the Councillor or related party
    - iii. the nature of the other person's interest in the matter
    - iv. the value of the gift or loan and the date the gift or loan was made.

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After a Councillor has declared a conflict of interest, the Councillor should consider leaving the meeting while the matter is discussed unless they have reasons why their participation would improve making the decision in the public interest.

#### **1.5.3 Procedure if no Quorum for Deciding Matter because of Prescribed Conflicts of Interest of Declarable Conflicts of Interest – Section 150EU Local Government Act 2009**

- (1) This section applies in relation to a meeting if:
- (a) a matter in which 1 or more councillors have a prescribed conflict of interest or Declarable Conflict of Interest is to be decided at the meeting; and
  - (b) there is less than a quorum remaining at the meeting after any of the councillors mentioned in paragraph (a) leave, and stay away from, the place where the meeting is being held.
- (2) The local government must do 1 of the following:
- (a) delegate deciding the matter under section 257, unless the matter cannot be delegated under that section;
  - (b) decide, by resolution, to defer the matter to a later meeting.
  - (c) decide, by resolution, not to decide the matter and take no further action in relation to the matter.
- (3) The local government must not delegate deciding the matter to an entity if the entity, or a majority of its members, have personal interests that are, or are equivalent in nature to, a prescribed conflict of interest or Declarable Conflict of Interest in the matter.
- (4) A councillor does not contravene section 150EK(1), 150EM(2), 150EQ(2)(a) or (3)(a) or 150ES(5) by participating in a decision, or being present while the matter is discussed and voted on, for the purpose of delegating the matter or making a decision under subsection (2)(b) or (c).

#### **1.5.4 Closed Meeting Discussion Items – Section 254J Local Government Regulation 2012**

Council and standing committee meetings may resolve that a meeting be closed to the public if its Councillors consider it necessary to discuss any of the following matters:

- appointment, dismissal or discipline of the CEO
- industrial matters affecting employees
- the council's budget
- rating concessions
- legal advice obtained by the council, including legal proceedings that may be taken by or against the council
- matters that may directly affect the health and safety of an individual or a group of individuals
- negotiations relating to a commercial matter involving the council for which a public discussion could prejudice the interests of the council
- negotiations relating to the taking of land by the council under the *Acquisition of Land Act 1967*
- a matter that the council is required to keep confidential under a law of, or a formal agreement with, the Commonwealth or state.

A Council or committee meeting cannot resolve that a meeting be closed where the meeting is informed of a Councillors personal interest in the matter by another person and the eligible Councillors at the meeting must decide whether the Councillor has a Declarable Conflict of Interest or Prescribed Conflict of Interest in the matter.

Further, the meeting must not be closed if a quorum is lost due to the number of conflicted Councillors who leave the meeting and the council must:

- delegate the matter
- decide by resolution to defer to a later meeting
- decide by resolution to take no further action on the matter.

**Note:** None of the above will be considered, discussed, voted on or made during a closed session.

If a closed session includes attendance by teleconference, the Councillor/s attending by teleconference must maintain confidentiality by ensuring no other person can hear their conversation while in the closed meeting.

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To take a matter into a closed session the council must abide by the following:

- pass a resolution to close the meeting
- the resolution must state the matter to be discussed, an overview of what is to be discussed and why the meeting should be closed while the matter is considered
- if the matter is known in advance, the agenda should clearly identify that the matter will be considered in closed session, and an explanation of why it is deemed necessary to take the issue into closed session must be stated
- not make a resolution while in a closed meeting (other than a procedural resolution).

### 1.6 PETITIONS

Nil

### 1.7 CONDOLENCES

Nil

### 1.8 RECOGNITIONS

Nil

### 1.9 ACKNOWLEDGEMENT OF COUNTRY

The Flinders Shire Council would like to acknowledge our Local First Nations People as well as the Yirendali people as the Traditional Owners and the oldest living culture of the Land on which our Council operates, and pay respect to Elders past, present and emerging.

### 1.10 COUNCILLOR MEETING ATTENDANCE

#### Mayor Kate Peddle

- MITEZ – 26/02/2026
- Leisure Precinct – 02/03/2026
- FWIN – 03/03/2026
- Guld Water Plan – 04/03/2026
- CopperString (Brisbane) – 05/03/2026
- NWQROC Delegation Brisbane – 05/03/2026
- Deputy Premier – 05/03/2026
- Housing Minister – 05/03/2026
- Robbie Katter – 06/03/2026
- Transport Minister – 06/03/2026
- Primary Industries Minister – 06/03/2026
- Treasurer – 06/03/2026
- International Women's Day Luncheon – 07/03/2026
- Texas Delegation – 09/03/2026
- Weather debriefs – 10/03/2026
- Iberdrola – 10/03/2026
- Festival meeting – 12/03/2026
- Gulf Regional Water – 12/03/2026
- Green Energy Forum – 17/03/2026
- QIC – 18/03/2026
- Briefing Session – 18/03/2026
- MMG – 18/03/2026
- Rates Workshop – 19/03/2026
- Rates Workshop – 20/03/2026
- Rates Workshop – 23/03/2026
- Rates Workshop – 24/03/2026

#### Deputy Mayor Nicole Flute

- ADT – 06/03/2026
- School Collaboration – 09/03/2026
- Texas Delegation – 09/03/2026
- CBA Rapid – 10/03/2026
- Iberdrola – 10/03/2026
- Festival meeting – 12/03/2026
- Water Strategy – 12/03/2026
- ADT – 16/03/2026
- QIC – 18/03/2026
- Briefing Session – 18/03/2026
- MMG – 18/03/2026
- Rates Workshop – 19/03/2026
- Rates Workshop – 20/03/2026
- Council Meeting – 25/03/2026

#### Councillor Shane McCarthy

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#### Councillor Peter Fornasier

- Leisure Precinct – 02/03/2026
- Flood Warning – 03/03/2026
- School Collaboration – 09/03/2026
- Texas Delegation – 10/03/2026
- LDMG – 10/03/2026
- Water Infrastructure – 12/03/2026
- QIC – 18/03/2026
- Briefing Session – 18/03/2026
- MMG – 20/03/2026

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- Dept Transport & Main Roads – 24/03/2026
- Council Meeting – 25/03/2026

Councillor Kelly Carter

- Festival Meeting – 12/03/2026
- ADT – 16/03/2026
- QIC – 18/03/2026
- Briefing Session – 18/03/2026
- MMG – 18/03/2026
- NAIDOC Planning meeting – 18/03/2026
- Rates Workshop – 19/03/2026
- Rates Workshop – 20/03/2026
- Rates Workshop – 23/03/2026
- Rates Workshop – 24/03/2026
- Council Meeting – 25/03/2026

Councillor Kerry Wells

- Local Government Reform – 16/03/2026
- QIC – 18/03/2026
- Briefing Session – 18/03/2026
- Rates Workshop – 20/03/2026
- Rates Workshop – 23/03/2026
- Dept Transport & Main Roads – 24/03/2026
- Rates Workshop – 24/03/2026
- Council Meeting – 25/03/2026

- Rates Workshop – 19/03/2026
- Rates Workshop – 20/03/2026
- Rates Workshop – 23/03/2026
- Rates Workshop – 24/03/2026
- CAN – 24/03/2026
- Council Meeting – 25/03/2026
- Festival Bar Operations – 26/03/2026

Councillor Kim Middleton

- Leisure Precinct Plan – 02/03/2026
- Disaster Management – 10/03/2026
- Briefing Session – 18/03/2026
- QIC – 15/03/2026
- MMG – 18/03/2026
- Rates Workshop – 19/03/2026
- Rates Workshop – 20/03/2026
- Rates Workshop – 23/03/2026
- Rates Workshop – 24/03/2026
- Council Meeting – 25/03/2026

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## **2. REPORTS**

### **2.01 CHIEF EXECUTIVE OFFICER**

#### **2.01.01 AGREEMENT TO GRANT LEASE-BIOPLANT GREENPATH PTY LTD**

##### **Executive Summary**

Bioplant Greenpath Pty Ltd (BG) approached Council with a proposal to lease Council-owned land on the outskirts of Hughenden to develop an “advanced pyrolysis facility” to convert prickly acacia and other carbon-based feedstocks into renewable diesel, biochar and electricity.

The site in question is on Old Richmond Road, northwest of Hughenden, being Lot 29 on SP 310913, an 18.3-hectare parcel of freehold land owned by Council.

Details on the proposal were presented in a report by the Interim CEO to the Council's Ordinary Meeting in February 2026, where Council resolved:

That Council:

1. delegates to the Chief Executive Officer the power to engage further with Bioplant Greenpath Pty Ltd (the Entity), on a non-binding basis, regarding the Entity's proposal to use Council freehold land described as Lot 29 on SP 310913 (the Land);
2. requires a further report to be presented to Council outlining the outcome of the further engagement with the Entity.

For the matter to proceed, Council needs to resolve on two specific matters:

1. That applying an exception to the requirement to auction or tender the disposal (Lease) of the land is in the public interest and is otherwise in accordance with the sound contracting principles.
2. To authorise the CEO to enter into an Agreement to Grant Lease (AGL) subject to agreed terms and conditions.

##### **Legal provisions to Lease Land**

Chapter 6 of the *Local Government Regulation 2012* (LG Reg) requires Council to call for tenders or hold an auction before disposing of a valuable non-current asset, which includes a lease of land. Section 236 of the LG Reg sets out exceptions to that requirement.

An exception in section 236(1)(f) of the LG Reg applies if Council considers the grant of the lease is in the public interest and is otherwise in accordance with the sound contracting principles.

The sound contracting principles are:

- value for money; and
- open and effective competition; and
- the development of competitive local business and industry; and
- environmental protection; and
- ethical behaviour and fair dealing

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If a local government makes a resolution deciding that the exception mentioned in subsection 236(1)(f) may apply, the resolution must state

- I. why the local government considers the disposal of the asset other than by tender or auction is in the public interest; and
- II. how the disposal is otherwise in accordance with the sound contracting principles

The local government must, within 5 business days after making the resolution, give a copy of the resolution to the Minister; and must not dispose of the asset as permitted by the exception within 56 days after making the resolution.

**In the Public Interest**

The following reasons support Council's determination that the disposal of the asset other than by tender or auction is in the public interest in view of the potential social environmental and economic benefits the project can deliver to our area and our economy.

**1. The economic Impact to the region**

The project at an estimated investment of \$320m will support 170 construction jobs and 120 permanent operational jobs, alongside 170 indirect flow-on roles. BG's latest projections show a total economic impact of \$768 million over the 25-year lifespan, with local procurement budgeting \$25 million during construction and stabilising at \$5 million annually during operations. This annual local procurement commitment will support an average of 35 regional jobs throughout the operational life of the facility.

**2. Skills Development**

BG have established training pathways in collaboration with TAFE Queensland and James Cook University, including heavy machinery certification, technical operations training and ongoing professional development programs that will benefit the broader regional workforce.

**3. Indigenous Participation**

BG are targeting 20% Indigenous workforce participation during construction and 25% during operations, with dedicated pre-employment training programs and partnerships with Traditional Owner groups to ensure meaningful economic participation.

**4. Environmental Milestones**

BG outline clear operational milestones, targeting 12,500 hectares of Mitchell Grasslands restored by Year 5, scaling to 62,500 hectares by Year 25. This includes the permanent removal of 207,000 tonnes of CO<sub>2</sub> annually through biochar production (with 100+ year permanence) and the avoidance of an additional 130,000 tonnes of CO<sub>2</sub> emissions each year.

**Water Security:** Improved catchment management and the removal of water-intensive prickly acacia will result in a projected 15% increase in water availability by Year 5, expanding to 25% by Year 25, directly benefiting agricultural productivity and community water security.

**Biodiversity Recovery:** The restoration program will support the recovery of threatened species including the Plains-wanderer and Bilby, with native species recovery targets of 60% by Year 5 and 85% by Year 25.

#### **5. Project Initiation and Land Bank**

BG has approached Council to develop this specific project in Hughenden given its geographic location to the raw materials required. Council wishes to assist this project to develop in our area given its potential contribution to our economy and community. Council would not otherwise have contemplated disposing of the land in question.

Should other projects of similar benefits seek to come to Hughenden and require Council land, Council has a very significant land bank in its ownership.

Given these factors other beneficial developments will not be precluded or disadvantaged by this decision.

#### **6. Prerequisite to developing project**

The project requires a level of certainty in regard to siting in order to satisfy potential investment partners and to justify the cost of seeking the required development approvals.

It is also noted, when considering the public interest benefits, that this proposal has been advanced by BG to Council. It is a unique proposal, developed by an operator that wishes to invest in the Flinders Shire local government area. There is a public interest in Council having the agility to consider unique proposals from sections of industry that wish to invest in the Flinders Shire local government area, and without the proponents of those proposals being concerned that Council will prejudice confidentiality in their proposal by carrying out an open market process to comply with the default contracting procedures.

There are no public interest harms identified by the proposal – the relevant land is not subject to alternative demand, and Council does not have a shortage of land to make available through tender, auction or for other unique proposals. Council is further protecting itself against the risk of BG “land banking” the land and doing nothing with it by entering into the Agreement to Grant Lease prior to the lease itself.

#### **Compliance with Sound Contracting Principles**

- Value for money. The annual lease consideration is fixed at market value by a registered valuer not in Council’s employment.
- Open and effective competition. The proposal is a unique and specialised operation not commonly available in Australia.
- The development of competitive local business and industry. The operation will generate significant opportunities for local businesses and local employment.
- Environmental protection. The projects basis revolves around production of alternative fuels and products through the removal of an invasive plant. The development still requires obtaining Planning approval that will address environmental issues.
- Ethical behaviour and fair dealing. The development of the proposal and the management through Council has all been through reports and decision making in open Council. BG has willing released for public consumption information on their project.

#### **Agreement to Grant Lease**

The purpose of the AGL is to ensure that BG meets particular requirements before Council agrees to a long-term disposal of the land. If those requirements are not met, Council will not dispose of the land.

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BG's position is that it requires some assurances that it will receive tenure before it should be put to the cost of making development applications. An AGL will assist BG in that regard, without requiring Council to grant a lease that potentially "locks up" the Land for a long-term before BG has committed to the project in key respects.

**The Key components of the AGL**

- Annual fee- same market value as defined by registered valuer.
- Draft lease as an annexure.
- Pre-conditions to be met prior to Lease activation
  - Evidence that all required development approvals have been obtained.
  - Evidence that there is a guaranteed source of raw material to support the project.
  - Evidence of sufficient funding to proceed.
- A review period of 18 months from the issue of an AGL should these preconditions not be achieved.
- BG to meet 50% of Councils legal costs for AGL and Lease.

**Officer's Recommendation** - That in regard to the proposed disposal of Lot 29 on SP 310913 by lease to Bioplant Greenpath Pty Ltd (the Proposed Disposal), Council resolves:

1. that an exception pursuant to section 236(1)(f) of the *Local Government Regulation 2012* applies to the requirement to auction or tender as Council considers the Proposed Disposal is in the public interest and is otherwise in accordance with the sound contracting principles.
2. that Council considers the Proposed Disposal other than by tender or auction is in the public interest and is otherwise in accordance with the sound contracting principles for the reasons contained in the Interim CEO's report to Council on 25<sup>th</sup> March 2026 and titled Agreement to Grant Lease-Bioplant Greenpath Pty Ltd.
3. That a copy of this resolution and the associated Council report be provided to the Minister for Local Government and Water in accordance with Section 236(3)(b)(i) of the *LG Reg*.
4. That the Interim CEO be authorised to negotiate, finalise and enter into an Agreement to Grant Lease with Bioplant Greenpath Pty Ltd generally in accordance with terms and conditions detailed in the Interim CEO's report to the Council meeting of 25<sup>th</sup> March 2026.

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**Resolution No: 4448**

**Moved** Mayor Kate Peddle

**Seconded** Cr Peter Fornasier

That in regard to the proposed disposal of Lot 29 on SP 310913 by lease to Bioplant Greenpath Pty Ltd (the Proposed Disposal), Council resolves:

1. that an exception pursuant to section 236(1)(f) of the Local Government Regulation 2012 applies to the requirement to auction or tender as Council considers the Proposed Disposal is in the public interest and is otherwise in accordance with the sound contracting principles.
2. that Council considers the Proposed Disposal other than by tender or auction is in the public interest and is otherwise in accordance with the sound contracting principles for the reasons contained in the Interim CEO's report to Council on 25th March 2026 and titled Agreement to Grant Lease-Bioplant Greenpath Pty Ltd.
3. That a copy of this resolution and the associated Council report be provided to the Minister for Local Government and Water in accordance with Section 236(3)(b)(i) of the LG Reg.
4. That the Interim CEO be authorised to negotiate, finalise and enter into an Agreement to Grant Lease with Bioplant Greenpath Pty Ltd generally in accordance with terms and conditions detailed in the Interim CEO's report to the Council meeting of 25th March 2026.

CARRIED 7/0

**2.01.02 APPOINTMENT OF ACTING CEO**

**Executive Summary**

As there will be a 12-day gap between the conclusion of the Interim CEO's term of Office and the commencement of Kylie Davies term as CEO, Council is required to appoint an Acting CEO for this period.

**Report**

The Interim CEO's term of office will conclude on Wednesday 1<sup>st</sup> April 2026. The newly appointed CEO, Kylie Davies will commence on Monday 13<sup>th</sup> April 2026.

For this 12-day gap which includes Easter, Council is required to appoint an Acting CEO.

**Officer's Recommendation** - That Melanie Wicks, Director of Corporate and Financial Services be appointed as the Acting CEO for the period 2<sup>nd</sup> April 2026 until the newly appointed CEO Kylie Davies commences as CEO on Monday 13<sup>th</sup> April 2026.

**Resolution No: 4449**

**Moved** Cr Kerry Wells

**Seconded** Cr Kelly Carter

That Melanie Wicks, Director of Corporate and Financial Services be appointed as the Acting CEO for the period 2<sup>nd</sup> April 2026 until the newly appointed CEO Kylie Davies commences as CEO on Monday 13<sup>th</sup> April 2026.

CARRIED 7/0

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**2.01.03 CORPORATE PLAN PERFORMANCE MEASURES**

**Executive Summary**

Council in adopting the 2025-2030 Corporate Plan in January Council noted contrary to legislation that it did not contain any performance Measures.

This Report recommends a suite of Performance Measures to be incorporated into the Corporate Plan 2025 to 2030.

**Development of performance Measures**

Council agreed by resolution to develop a suite of Performance Measures to be incepted into the Corporate Plan.

Corporate Plan Performance Measures must be at a high level and not measure inputs or outputs but Outcomes.

ELT have developed several measures relating to the themes of the 6 pillars of the Corporate Plan.

The Performance measures suggested follow the SMART acronym: Specific, Measurable, Achievable, Relevant, Time bound.

As these are new performance measures, benchmarks will only be developed over time. Councils 2026/27 Operational Plan workshop included the conduct of a Community Satisfaction Survey. This survey will provide the source for many of the recommended performance measures.

Following Performance Measures and their data source have been incepted into the attached 2025-2030 Corporate Plan.

**No.1 Pillar - Community**

Pillar Themes

- Community Engagement to build trust and transparency.
- Community involvement in Council decision-making.

**Performance Measures**

- Community satisfaction with Council's level of collaboration- Source- Community survey
- Community feels they are afforded an opportunity to influence Council decision making-Source - Community Survey.

**No.2 Pillar - Visitors**

Pillar Themes

- The need to attract more visitors
- Great synergy between visitors and local community

**Performance Measures**

- Growth in visitor numbers-Source-Visitor records at Discovery Centre.
- Attendance by visitors and locals at Festival of Outback Skies-Source -postcode registrations
- Number of volunteers for festival- Source-Festival records

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**No. 3 Pillar - Environment**

Pillar Themes

- To preserve our natural environment.
- To be environmentally sustainable.

**Performance Measures**

- No breaches of our environmental licence conditions-Source -Council records
- Community satisfaction with environmental practices –Source- community survey
- Community satisfaction with disaster management practices – Source -community survey

**No. 4 Pillar – Economy**

Pillar Themes

- Council's policies, facilities and services contribute to a resilient local economy

**Performance Measures**

- Number of residential, commercial and Industrial Building approvals issued Source-Council records
- Number of planning approvals issued Source-Council Records
- Number of new businesses-Source-ABN Lookup
- Level of Unemployment -Source-ABS Stats.

**No. 5 Pillar – Operations**

Pillar Theme

- An innovative and can-do approach to improved service delivery.

**Performance Measures**

- Community's level of satisfaction of Council's key Services- Source-Community Survey
- Staff Turnover Ratio-Source-HR stats.

**No. 6 Pillar – Advocacy**

Pillar Themes

- Engagement with key stakeholders leads to increase resources for Council

**Performance Measures**

- External funds gained through lobbying/Advocacy-Source -Annual Finance Statements
- Successful outcomes from RAFA partnership- Source -Gulf Water Plan

**Officer's Recommendation** - That Council adopt the attached 2025-2030 Corporate Plan, as amended through the inclusion of the Performance Measures.

**Resolution No: 4450**

**Moved** Cr Kim Middleton

**Seconded** Cr Kerry Wells

That Council adopt the attached 2025-2030 Corporate Plan, as amended through the inclusion of the Performance Measures.

CARRIED 7/0

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**2.01.04 PRAIRIE STATE SCHOOL – FOOTPATH BEAUTIFICATION**

**Introduction**

A student from the Prairie State School has written to the mayor requesting Council's assistance in planting out the nature strip in front of the school.

**Assistance requested**

The area is approximately 1 metre wide and 68 metres long.

The student is requesting assistance with the delivery of a supply of seeds for vegetables and flowers, fertilizer and mulch.

In addition to beautifying the area it will also serve as a STEM activity for the students to support the school's teachings in science and engineering.

**Available Funds**

An allocation for small towns beautification was considered in the Council's 2025/26 budget deliberations but was deleted with many other projects as Council was forced to bring the budget back into balance.

The Director of Engineering recently reported to Council on the School Transport Infrastructure Program (STIP) – Tranche 10.

Funded by the Department of Transport & Main Roads with application due date of 30 April 2026 the School Transport Infrastructure Program (STIP) provides funding to improve the safety and operation of schools through new or improved infrastructure at the school and/or on the surrounding road network.

The TMR project administrator will be establishing a Safe School Travel Committee which will include Council and representatives from each school and P&C.

Grants are on a 50/50 Co-Contribution split up to \$250,000 per project.

This request could be included in these forthcoming discussions or alternatively given the relatively small costs involved Council's Parks and Gardens team could deliver the materials requested.

**Officer's Recommendation** - That Council agree to supply the materials requested to enable the students at Prairie State School to plant out and beautify the nature strip abutting the school.

**Resolution No: 4451**

**Moved** Mayor Kate Peddle

**Seconded** Cr Kelly Carter

That Council agree to supply the materials requested to enable the students at Prairie State School to plant out and beautify the nature strip abutting the school.

CARRIED 7/0

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**2.01.05 DEVELOPMENT APPLICATION – OCWEN ENERGY PTY LTD**

**FILE:** FSC110  
**RP DESCRIPTION:** Lot 2 on SP226280  
**PROPERTY LOCATION:** 1 Richmond Hill Drive, Hughenden  
**PROPOSAL:** DEVELOPMENT PERMIT:  
**MATERIAL CHANGE OF USE:** Service Station – Unmanned  
Operational Works (Advertising Device)  
**APPLICANT:** Ocwen Energy Pty Ltd  
C/- ADAMS + SPARKES Town Planning  
**OWNERS:** Elizabeth May Kendall, Tanya Lee Christensen, Barry  
Richard Christensen  
**SUBMISSIONS:** N/A

**COMMENT:**

**EXECUTIVE SUMMARY**

The applicant submitted applications for

Material Change of Use - Service Station (unmanned)  
Operational Works (Advertising Device)

The subject site is located at 1 Richmond Hill Drive, Hughenden described as Lot 2 on SP226280.

The site is currently a vacant property fronting a service Road off Richmond Hill Drive, a State Controlled Road (Refer Figures 1&2).

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Figure 1: Subject Site



Figure 2: View of site from Richmond Hill Drive



The applicant seeks approval for 24 hour fully automated service station. The facility will operate without on-site staff and will be equipped with automated fuel dispensers and self-service payment terminals,

The proposed development is summarised as follows (refer figures 2 and 3):

- Four bowsers capable of servicing three articulated vehicles at any one time.
- Access to the site is to be via a one-way entry and a separate exit to Richmond Hill Drive access road
- The site will include a refuelling canopy over the bowsers
- The proposed pylon sign will be positioned at the southwest front corner of the site.

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Figure 3: Proposed Site Plan

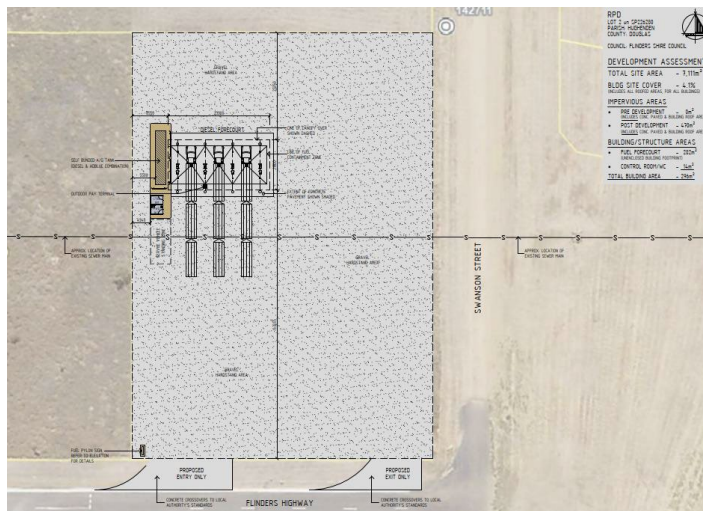
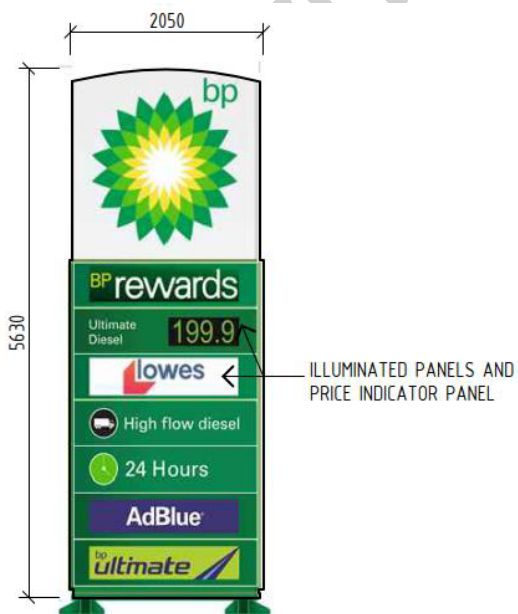


Figure 4: 3d Perspective



Figure 5: Proposed Pylon Sign



**PYLON SIGN ELEVATION**  
 DOUBLE SIDED ILLUMINATED

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**PLANNING CONSIDERATIONS – MCU – Service Station (unmanned)**

The proposed development is for Service Station in the Low Impact Industry Zone which is Accepted Subject to Requirements as specified in table 5.5.5 of the Shire of Flinders Planning Scheme.

This means that no application is required if the proposal accords with all the relevant Acceptable Outcomes of the Centre and Entertainment Activities Code.

In cases where one or more acceptable outcomes cannot be achieved, a code assessable material change of use application is required.

However, in such a situation, the only parts of the planning scheme to be assessed in such applications are the matters associated with those acceptable outcomes (and associated performance outcomes) which were not complied with.

Where compliance with the acceptable outcome is not achieved, the assessment is made against the corresponding performance outcome

For this application, in pre-lodgment discussions with applicant it was identified the proposed development does not comply with Acceptable outcomes 7.1 and 9.1 of the Centre and Entertainment Activities Code. Therefore, only the following provisions of the Planning Scheme apply to the assessment of this application:

**Centre and Entertainment Activities Code**

Performance outcome 7 (**PO7**) and Acceptable Outcome 7.1 (**AO7.1**)

Performance outcome 9 (**PO9**) and Acceptable Outcome 9.1 (**AO9.1**)

These provisions and assessment are summarised in the following table (Table 1).

Table 1: Assessment against relevant sections of the Centre and Entertainment Activities Code (Table 9.3.1.1)

<b>Performance Outcome</b>	<b>Acceptable Outcome</b>	<b>Applicant Response</b>	<b>Council Assessment</b>
<p>PO 7 Where development is not built with a zero setback to the road frontage, fencing must:</p> <p>(a) contribute positively to the character of the streetscape; and</p> <p>(b) enable casual surveillance of the street.</p>	<p><b>AO 7.1</b> A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <p>(a) has a height, measured from <i>ground level</i>, that is not greater than: 1.8 metres where the fence is at least 50 per cent transparent; or</p>	<p>Council can condition the development permit accordingly</p>	<p>Given the nature of the use and the location, which is isolated from other uses, a boundary fence is not considered necessary.</p>

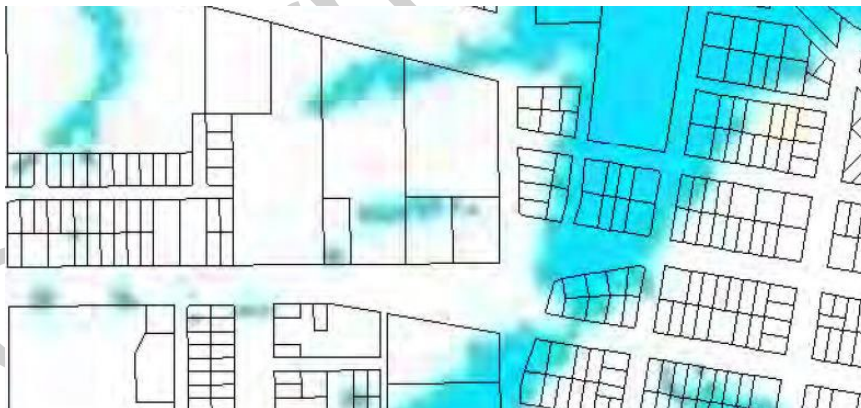
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	1.2 metres where the fence is solid or not greater than 50 per cent transparent.		
<p><i>Landscaping:</i></p> <p>contributes to an attractive streetscape; and protects the amenity of the adjoining premises; and provide appropriate buffers to sensitive land uses; and reduces the visual and environmental impact of hard surface areas; and achieves maximum on-site storm/rainwater infiltration.</p>	<p><b>AO 9.1</b></p> <p>Where development is not built with a zero <i>setback</i> to the <i>road frontage</i>, a densely planted landscape strip is provided that:</p> <p>extends along the entire length of any road frontage, except for the areas required for vehicle and pedestrian access; and is at least 2 metres in width.</p>	<p>Given the nature and location of the proposed use, the provision of a 2.0m wide landscape buffer is impractical. The establishment and maintenance of an effective landscape buffer would be costs-prohibitive.</p>	<p>It is agreed given the nature of the site, and the location of the proposed development, the provision of landscaping is not considered necessary.</p>

**Flood Hazard Overlay**

A small part of the site is located within the flood hazard overlay (refer figure 6)

Figure 6: Flood Hazard Overlay on site



As a result, assessment against the Flood Hazard Overlay Code is required, although the development remains Accepted Subject to Requirements. As all structures are outside the mapped flood area and no works are proposed within the flood area. The development considered compliant with the code.

In summary, the proposed development for Material Change of Use - Service Station (unmanned) is considered generally in accordance with the relevant provisions of the Shire of Flinders Planning Scheme, as amended February 2018.

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**PLANNING CONSIDERATIONS – Operational Works – Advertising Device**

The development is proposing to include an illuminated advertising device which triggers Code Assessment with assessment against the Operational Works Code.

The proposed sign is to be located at the southeast corner of the site (Refer figure 3). It is not located in close proximity (at least 150m) from any sensitive land uses.

The sign fronts a service road for Richmond Hill Drive. The overall application was referred to SARA who have not raised any issues.

In summary, the proposed development for Operational Works – Advertising Device is considered generally in accordance with the relevant provisions of the Shire of Flinders Planning Scheme, as amended February 2018.

**REFERRAL TO THE STATE ASSESSMENT AND REFEREERAL AGENCY (SARA)**

As the site fronted a State Controlled Road (Richmond Hill Drive), the application was referred to SARA based on the following trigger:

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) - Material change of use within 25m of a state transport corridor (road) and within 100m of a state-controlled road intersection

SARA responded with a letter imposing conditions dated 9 February 2026.

**CONCLUSION**

The assessment of the proposed development against all relevant planning provisions has determined that the application is generally compliant with the codes and can achieve the objectives of the Shire of Flinders Planning Scheme, as amended February 2018.

**RECOMMENDATION:**

The application for:

- a) Material Change of Use - Service Station (unmanned)
- b) Operational Works (Advertising Device)

On land described as 1 Richmond Hill Drive, Hughenden (Lot 2 on SP226280) be approved subject to Plan Nos:

	<b>title</b>	<b>Plan No.</b>	<b>Date</b>
1.	Cover Page	DA00 Rev A	31 July 2025
2.	Proposed Site Plan	DA01 Rev A	04 August 2025
3.	Fuel Forecourt Plan	DA02 Rev A	04 August 2025
4.	Building Elevations	DA03 Rev A	04 August 2025
5	Proposed Site Plan	24186-SK01 Rev P4	03 June 2025

and the attached conditions of approval.

Frank Andrews  
Andrews Town Planning  
March 2026

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**Resolution No: 4452**

**Moved** Cr Shane McCarthy

**Seconded** Cr Kim Middleton

The application for:

- a) Material Change of Use - Service Station (unmanned)
- b) Operational Works (Advertising Device)

On land described as 1 Richmond Hill Drive, Hughenden (Lot 2 on SP226280) be approved subject to Plan Nos:

	<b>Title</b>	<b>Plan</b>	<b>No.Date</b>
1.	Cover Page	DA00 Rev A	31 July 2025
2.	Proposed Site Plan	DA01 Rev A0	4 August 2025
3.	Fuel Forecourt Plan	DA02 Rev A0	4 August 2025
4.	Building Elevations	DA03 Rev A0	4 August 2025
5.	Proposed Site Plan	24186-SK01 Rev P40	3 June 2025

and the attached conditions of approval.

CARRIED 7/0

**2.01.06 POWERLINK / COPPERSTRING 2032 – TRAFFIC IMPACT ASSESSMENT**

**Introduction**

Vikram Dhiman, Project Director for Powerlink has written to Council (19<sup>th</sup> March 2026) requesting Council review and comment on their Draft Traffic Impact Assessment (Eastern Link).

The TIA relates to the entire eastern link from Townsville to Hughenden and covers traffic management impacts surrounding:

- Workforce Accommodation facilities movements
- Transmission Line construction
- Substation Construction

For FSC, the TIA is a key document as it addresses how construction traffic associated with the CopperString Project will interact with Council-maintained roads and identifies proposed mitigation measures to manage impacts on local infrastructure and road users.

Powerlink require Council's views on the TIA by 31<sup>st</sup> March 2026.

**Traffic for the Civil and Earthworks Package for Flinders Substation**

This package includes preliminary site establishment, access works, road and intersection upgrades, and bulk earthworks over the substation footprint.

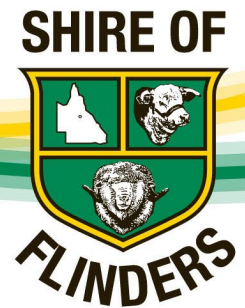
On 2<sup>nd</sup> March 2026 as part of the fortnightly Powerlink/Council catchup, Powerlink made a presentation on the TIA and its impacts on Flinders and Hughenden.

Powerlink advised that the proposed route for traffic travelling from the east to the substation on the KDR (Hughenden - Winton) Road was via the Type 2 Road Train route through the town. (Gray-Mowbray-Resolution)

Council staff advised that this was not acceptable to Council and requested Powerlink seal the Haul Road as the preferred alternative.

As an interim option, FSC indicated a willingness to accept the town route on a temporary

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basis to facilitate commencement of Substation works if the Haul Road was still in construction.

**Powerlink rejects Haul Road Alternative**

Powerlink committed to investigating the use of the Haul Road but has now identified a number of considerations:

- Powerlink's proposed transport strategy is based on utilising as much as possible the state-controlled road network, which in the Hughenden area is the Flinders Highway and Kennedy Developmental Road. We note that both these highways are currently Type 2 Road Train approved route.
- A significant level of engineering would be required to bring the Haul Road to a fit for purpose standard that satisfies both the project need and FSC's objectives. This is largely due to the proximity of the rail line to the Haul Road intersection and the limited stacking space for a right-hand turning vehicle. There would still potentially be a need to use the Kennedy Developmental Road for heavy vehicles
- With the current scheduled program of works, there is insufficient time to design and construct these upgrades prior to the commencement of initial bulk earthworks at the Flinders Substation.

**Proposed response by FSC.**

The documents comprising the TIA are very substantial, and external assistance may be required to ensure all impacts are understood.

Given the importance to Flinders of adequately managing the traffic likely to be generated by the project and given the magnitude of the documentation, the timeframe required by Powerlink is quite unreasonable.

An extension of time should be sought to enable a thorough review of the anticipated traffic numbers, the impacts and the mitigation responses proposed in the TIA.

In any subsequent response to the TIA, Council should also mount a forceful submission in support of the alternative Haul Road construction.

**Officer's Recommendation** - That in regard to the letter from Powerlink/CopperString and the accompanying Draft Traffic Impact Assessment (Eastern Link), Council seek an extension of time to 30<sup>th</sup> April 2026 for their response given the magnitude of the TIA, and the potential traffic impacts of the CopperString development on the community if not properly mitigated.

**Resolution No: 4453**

**Moved** Mayor Kate Peddle

**Seconded** Cr Kelly Carter

That in regard to the letter from Powerlink/CopperString and the accompanying Draft Traffic Impact Assessment (Eastern Link), Council seek an extension of time to 15<sup>th</sup> May 2026 for their response given the magnitude of the TIA, and the potential traffic impacts of the CopperString development on the community if not properly mitigated.

CARRIED 7/0

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**2.02 CORPORATE AND FINANCE SERVICES**

**2.02.01 FINANCIAL REPORT**

**Background** – In accordance with section 204 of the *Local Government Regulation 2012*, the Chief Executive Officer must present a financial report to the Council at its monthly ordinary meetings. Monthly financial reports consist of:

- i. Statement of financial performance;
- ii. Statement of financial position;
- iii. Statement of cash flows;
- iv. Statement of Changes in Equity;

The following is a summary of the financial results as at 28 February 2026:

<b>1. Statement of Comprehensive Income</b>	
Total Recurrent Revenue	19,891,646
Total Recurrent Expenditure	23,462,849
<b>Net Operating Result - Surplus/(Deficit)</b>	<b>(3,571,204)</b>
Total Capital Income	1,782,302
Total Capital Expense	-
<b>Net Result - Surplus/(Deficit)</b>	<b>(1,788,902)</b>
<b>2. Statement of Financial Position</b>	
Total Current Assets	49,149,136
Total Non-Current Assets	261,106,241
<b>Total Assets</b>	<b>310,255,377</b>
Total Current Liabilities	5,691,191
Total Non-Current Liabilities	8,748,149
<b>Total Liabilities</b>	<b>14,439,341</b>
<b>Net Community Assets</b>	<b>295,816,036</b>
Asset Revaluation Surplus	105,465,322
Retained Surplus/(Deficiency)	190,350,714
<b>Total Community Equity</b>	<b>295,816,036</b>
<b>3. Cash Flow Statement</b>	
Cash at the beginning of the period	47,725,314
Total Payments Received	19,960,069
Total Payments Made	(26,799,718)
Cash at the end of the period	<b>40,885,665</b>

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**Officer's Recommendation** – That in accordance with Section 204 of the *Local Government Regulation 2012*, Council receives and approves the financial report, which includes the following statements, for the period ending 28 February 2026.

- i. Statement of financial performance;
- ii. Statement of financial position;
- iii. Statement of cash flows;
- iv. Statement of changes in Equity.

**Attendance** – Barbra Smith left the meeting at 9:41 am for personal reasons

**Resolution No: 4454**

**Moved** Cr Kerry Wells

**Seconded** Cr Kim Middleton

That in accordance with Section 204 of the *Local Government Regulation 2012*, Council receives and approves the financial report, which includes the following statements, for the period ending 28 February 2026.

- i. Statement of financial performance;
- ii. Statement of financial position;
- iii. Statement of cash flows;
- iv. Statement of changes in Equity.

CARRIED 7/0

**2.02.02 QUARTERLY PROGRESS REPORT - OPERATIONAL PLAN IMPLEMENTATION**

**Background** – Section 174(3) of the *Local Government Regulations 2012* requires the Chief Executive Officer to present a written assessment of the local government's progress towards implementing its annual operational plan. A progress report for the 3rd Quarter, 2025-2026 financial year is tabled for Council's review and adoption.

**Officer's Recommendation** – That Council adopt the 3rd Quarterly Progress Report on implementing the Operational Plan 2025-2026, as presented.

**Resolution No: 4455**

**Moved** Cr Nicole Flute

**Seconded** Cr Kelly Carter

That Council adopt the 3rd Quarterly Progress Report on implementing the Operational Plan 2025-2026, as presented.

CARRIED 7/0

**Attendance** – Barbra Smith returned to the meeting at 9:43am

## **2.03 ENGINEERING**

### **2.03.01 102.2025.11 – MANAGEMENT AGREEMENT FOR THE OPERATION OF THE HUGHENDEN ALLEN TERRY CARAVAN PARK**

#### **Executive Summary**

The current Management Agreement – Operation of the Allen Terry Caravan Park expires on 30 April 2026, and a tender process has been conducted with a new Management Agreement to commence from 1 May 2026 for a three-year term.

#### **Background**

The Management Agreement – Operation of the Allen Terry Caravan Park provides for:

- Council to pay a Management Fee to the Manager, which Council proposes is a fixed amount of \$174,000 plus GST per annum; and
- Council to remit an Agreed Proportion of accommodation fees collected by the Manager, in the amount of 12.5% of the gross accommodation fees collected.

The value of this Management Agreement meets the definition of a Large-sized contract as defined in the Flinders Shire Council Procurement Policy and Section 223C of the *Local Government Regulation 2012*:

#### **223C Large-sized contractual arrangements**

- (1) A *large-sized contractual arrangement* is a contractual arrangement between a local government and a supplier that the local government expects will cost the local government, exclusive of GST, at least the minimum amount for an arrangement of that type under subsection (2) over the term of the arrangement.
- (2) The minimum amount for a large-sized contractual arrangement is—
  - (a) for an arrangement entered into before 1 July 2026—\$280,000; or

Consequently, Council was required to proceed with a tender process in accordance with Section 226 of the *Local Government Regulation 2012*.

#### **226 Large-sized contractual arrangement—tenders needed first**

- (1) A local government can not enter into a large-sized contractual arrangement unless the local government first invites written tenders for the contract under section 228.
- (2) This section is subject to division 3.

A Request for Tender (RFT) was issued through Vendor Panel with a closing date of 30 January 2026. Fourteen responses were received with 5 being deemed non-conforming.

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### McNAMARA BOARDROOM



An evaluation panel was nominated to evaluate the responses. The evaluation panel comprised:

- Misenka Duong, Director of Engineering
- Dennis McLeod, Director of People, Safety and Governance
- Andy Smith, Finance Manager

Julian Bodenmann, of Preston Law was engaged to provide probity and legal advice.

#### **Evaluation Process**

##### Shortlisting

Each member of the Evaluation Panel independently assessed each conforming tender against the following evaluation criteria and weighting:

- Technical and Managerial Experience (40%)
- Direct Experience (40%)
- Benefits to Community (20%)

Clause 5.3 of the Conditions of Tendering relevantly provides:

- a) *In determining which Tender is most advantageous to Council, each Tender admitted to assessment in accordance with these Conditions of Tendering will be assessed against the Evaluation Criteria.*
- b) *In assessing Tenders, Council may*
  - i. *consider:*
    - A. *information contained in the Tender;*
    - B. *outcomes from discussions with Tenderer's referees (if any);*
    - C. *any other information available to Council;*
    - D. *any relevant Law, including the Local Government Act 2009 (Qld) and any regulation enacted under it;*
    - E. *Council's policies and procedures;*
    - F. *other information which Council reasonably considers to be relevant to its assessment, including but not limited to any procurement policies or procedures implemented by Council;*
  - ii. *make such other further enquiries about the Tender or the Tenderer which Council in its absolute discretion considers is or may be appropriate or relevant;*

A moderation meeting was then held to discuss and moderate the individual assessments to reach a consensus on tenders to further evaluate by interview.

Four tenders with the highest scores from the moderation meeting were considered for further evaluation and interviews.

##### Interviews

Interviews were scheduled for 25, 26, and 27 February 2026.

During interview the evaluation panel focussed on gaining additional information on how the successful tenderer would be able to implement the Management Agreement, and in particular, transition seamlessly from the existing management team. The questions were considered to also fit within the evaluation criteria.

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**Summary**

The evaluation panel considered the tender submissions against the RFT and interviews with the leading tenderers following the shortlisting process in proposing a successful management solution.

The evaluation panel also considered the Flinders Shire Council Procurement Policy in their deliberations. Relevantly this policy emphasises value for money by ensuring the most advantageous outcome for Council, and development of competitive local business and industry.

**Statutory/Compliance Matters**

- *Local Government Regulation 2012*
- *Public Sector Ethics Act 1994*
- Flinders Shire Council Procurement Policy

**Officer's Recommendation** - The panel's recommendation will be tables at Council Meeting

**Resolution No: 4456**

**Moved** Cr Kelly Carter

**Seconded** Cr Kerry Wells

That Council resolve:

1. To award tender 102.2025.11 – Management Agreement – Operation of Allen Terry Caravan Park, Hughenden to Neilsen Agriculture Pty Ltd (James and Georgia Nielsen) (ABN: 36 668 797 180) for a term of 3 years; and
2. Delegate authority to the Chief Executive Officer, in accordance with the Local Government Act 2009 to negotiate, finalise, enter into, amend, discharge and execute any and all matters associated with this contract.

CARRIED 7/0

**2.03.02**

**102.2026.3 – EMPLOYEE HOUSING MAINTENANCE WORKS**

**Executive Summary**

Tender 102.2026.3 for the Employee Housing Maintenance Works closed on Thursday, 05 March 2026 on VendorPanel.

Council seeks to award the tender to the suitably qualified contractor as outlined in the report.

**Background**

Tenders were sought for various scopes of works involving repairs and maintenance on 7 employee houses as follows:

- 4 Gray Street, Hughenden
- 6 Gray Street, Hughenden
- 8 Gray Street, Hughenden
- 10 Gray Street, Hughenden
- 12 Gray Street, Hughenden
- 14 Gray Street, Hughenden
- 16 Gray Street, Hughenden

Council received four tender responses to this invitation to tender. Three tenders were evaluated based on the provided tender criteria, and one tender were deemed non-conforming.

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**Evaluation Process**

Shortlisting

Each member of the Evaluation Panel independently assessed each conforming tender against the following evaluation criteria and weighting:

- Price (30%)
- Experience and Capability (40%)
- Methodology, Program and Management Systems (20%)
- Local Content, Employment and Environmental (10%)

Clause 5.3 of the Conditions of Tendering relevantly provides:

- (c) *In determining which Tender is most advantageous to Council, each Tender admitted to assessment in accordance with these Conditions of Tendering will be assessed against the Evaluation Criteria.*
- (d) *In assessing Tenders, Council may*
- i. *consider:*
- A. *information contained in the Tender;*
  - B. *outcomes from discussions with Tenderer's referees (if any);*
  - C. *any other information available to Council;*
  - D. *any relevant Law, including the Local Government Act 2009 (Qld) and any regulation enacted under it;*
  - E. *Council's policies and procedures;*
  - F. *other information which Council reasonably considers to be relevant to its assessment, including but not limited to any procurement policies or procedures implemented by Council;*
- ii. *make such other further enquiries about the Tender or the Tenderer which Council in its absolute discretion considers is or may be appropriate or relevant;*

**Statutory/Compliance Matters**

- Building Act 1975
- Building Regulation 2021

**Tender Responses**

The following tenderers provided responses to 103.2026.3 Employee Housing Maintenance Works:

- 303 Carpentry & Construction Pty Ltd
- James Construction QLD
- Townley Contracting Pty Ltd
- ZDC Australia

**Consultation/engagement**

- Ochre legal provided assistance in preparation of the tender documents. The tender documents were released through the VendorPanel process.

**Officer's Recommendation** - That Council enter into a contract with James Construction Qld for the tendered amount of \$440,009.03 (including GST).

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**Resolution No: 4457**

**Moved** Mayor Kate Peddle

**Seconded** Cr Nicole Flute

That Council enter into a contract with James Construction Qld for the tendered amount of \$440,009.03 (including GST).

CARRIED 7/0

**2.03.03**

**NWQROC POTENTIAL REGIONAL ROAD INVESTMENT STRATEGY**

**Executive Summary**

At the last RRTG Technical Committee meeting, Councils discussed the potential to undertake a Regional Road Investment Strategy for the North-West, similar to the strategy developed in FNQ. Each Council needs feedback from their CEO and elected members on interest in the development of a strategy for the North-West.

**Background**

Funding for road assets in the North-West is unreliable and insufficient to provide communities and businesses operating in this region access to competent road transport infrastructure.

The Far North Queensland Regional Organisation of Councils (FNQROC) had worked together to develop a Regional Investment Strategy to develop a prioritised regional roads infrastructure package in an attempt to ensure funding is attracted to projects that deliver the most benefit to the region. In recent discussions with the NWQROC, Councils were asked if a similar strategy would benefit each Council in the same way, it would be intended to provide benefits to the FNQROC.

**Discussion**

Initial discussions with other north-west Councils were that if a Regional Road Investment Strategy were to be developed for our region, it would identify that the Flinders Highway should be given the highest investment priority and local governments wouldn't benefit much from the strategy.

Other points made were along the lines of individual councils using the resulting strategy to make more informed decisions on prioritising investment on their own roads.

The Inland Queensland Road Network Strategy was developed in 2018 as a document to be used to encourage investment in the region (attachments below).

**Statutory/Compliance Matters**

N/A

**Financial / Budget Implications**

It was indicated that the cost of the FNQROC strategy was upwards of \$300k shared amongst councils in the region

**Consultation/engagement**

- Elected members
- North-West QLD Regional Roads and Transport Group Technical Committee.

**Risk Implications**

A regional strategy may not provide the best outcome for Councils individually.

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**Reference**

FNQROC Regional Road Investment Strategy

<https://www.fnqroc.qld.gov.au/files/media/original/005/1df/e6e/a94/FNQROC-Regional-Roads-Investment-Strategy.pdf>

[Inland Queensland Road Network Strategy](#)

**Officer's Conclusion** – That the NWQROC be advised that Flinders Shire Council does not support the development of a Regional Road Investment Strategy for the North West.

**Resolution No: 4458**

**Moved** Cr Kerry Wells

**Seconded** Cr Kelly Carter

That the NWQROC be advised that Flinders Shire Council does not support the development of a Regional Road Investment Strategy for the North West.

CARRIED 7/0

## **2.04 COMMUNITY SERVICES AND WELLBEING**

### **2.04.01**

#### **COUNTRY UNIVERSITY CENTRE (CUC) HUGHENDEN COMMUNITY COMMITTEE MEETING NOTES**

##### **Background**

The Country Universities Centre (CUC) Hughenden forms part of a national network of community-based learning centres that support regional, rural, and remote students to participate in higher education. The Centre provides free, institution-agnostic study spaces, technology, and academic support designed to remove barriers that commonly impact regional student access and success.

To ensure that Centre operations remain responsive to local needs, the CUC Hughenden Community Committee has been established as the primary mechanism for gathering input, ideas, and feedback from community members, students, employers, and other key stakeholders. The Committee plays an advisory role - offering insights on student experience, community priorities, partnership opportunities, and promotional activities. Its objectives include identifying barriers to tertiary participation, supporting local pathways, and promoting the Centre within the broader community.

The first meeting for 2026 was held on Wednesday 25 February 2026, with strong local attendance and representation from a variety of sectors. Discussion from this meeting directly contributed to shaping the 2026 Operational Plan for the Centre, including priorities relating to workshops, marketing, partnerships, youth engagement, and training opportunities.

**Officer's Recommendation** - That the meeting notes from the CUC Hughenden Community Committee Meeting on 25 February 2026 be noted.

**Resolution No: 4459**

**Moved** Cr Peter Fornasier

**Seconded** Cr Kelly Carter

That the meeting notes from the CUC Hughenden Community Committee Meeting on 25 February 2026 be noted.

CARRIED 7/0

**2.04.02 RESIDENTIAL ACTIVATION FUND (ROUND 2) APPLICATION**

**Background**

Applications for Round 2 of the Queensland Government's \$2 billion Residential Activation Fund are now open. The program is intended to accelerate the delivery of trunk and essential infrastructure required to unlock land supply and enable the timely construction of new housing.

At least 50% of total funding is allocated to regional, rural and remote local government areas, ensuring strong opportunities for non-SEQ councils to secure investment.

Round 2 provides up to \$500 million through a competitive application process and continues to support both infill and greenfield residential development. While it has not been announced, proposed round 3 is expected to fund another \$500 million of projects.

**Funding Options:**

Two funding pathways are available:

Option 1 – Pathway 1 (SIPP) - Non-SEQ Local Governments may apply for Specific Infrastructure Planning Projects (SIPPs). Eligible activities include detailed design and supporting documentation for trunk and/or essential infrastructure required to activate residential development. Successful projects that receive SIPP funding will be prioritised in Round 3 construction round.

Option 2 – Construction Funding - Supports shovel-ready infrastructure projects where detailed design work is close to completion and construction can commence promptly.

**Proposed Application Approach**

It is proposed that Council submit an Option 1 (SIPP) application seeking funding for detailed design works associated with priority development areas.

**Available Lots and Need**

- Council currently owns 12 fully-serviced blocks in Hughenden.
- The Housing Strategy identifies the need for 90+ additional residential blocks over the next 10 years.
- There are 57 Council-owned lots located within 100m of water and sewer mains, representing cost-efficient development opportunities.

**Focus Areas for SIPP Funding**

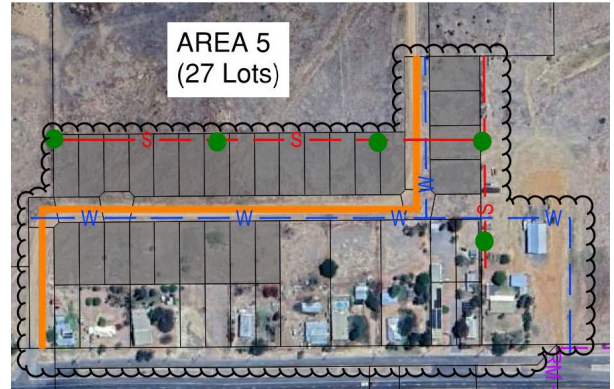
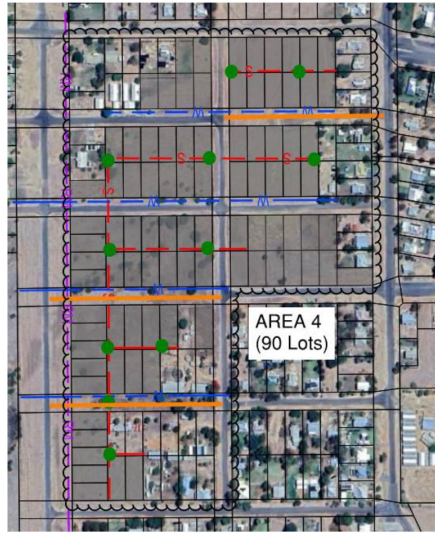
The proposed application will focus on Development Areas 4 (infill) and Area 5, which together represent 117 serviced residential lots.

These areas provide:

- The greatest value for money,
- Strong alignment with the fund's objectives,

Capacity to meet predicted growth and future housing demand.

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**Officer’s Recommendation** - That Council support the submission of an application under the Residential Activation Fund (Round 2) – Specific Infrastructure Planning Projects (SIPP) Program for detailed design works for Development Areas 4 and 5, as presented.

**Resolution No: 4460**

**Moved** Mayor Kate Peddle

**Seconded** Cr Kerry Wells

That Council support the submission of an application under the Residential Activation Fund (Round 2) – Specific Infrastructure Planning Projects (SIPP) Program for detailed design works for Development Areas 4 and 5, as presented.

CARRIED 7/0

**Attendance** – I Cr. Kate Peddle declare that I have a Declarable Conflict of Interest to item 2.04.03 titled Community Grant Program – Quick Response Stream – Sporting Excellence (as defined by Section 150EN of the *Local Government Act 2009*) due to my Step-daughter, Arley Peddle being an applicant under the program and left the meeting at 10:06am taking no part in the debate or decision of the meeting

**2.04.03 COMMUNITY GRANT PROGRAM – QUICK RESPONSE STREAM – SPORTING EXCELLENCE**

**Background:** The Quick Response Contribution to Sporting Excellence is a program to help foster and support our local participations in representational sports. The program is to assist with costs associated with attending events.

**Budget considerations:** Council has an allocated budget in 2025/26 of \$10,000 with remaining \$3,000.

**Applications:**

Applicant Name	Event Description	Category	Amount Requested
Arley Peddle	School Swimming State Championships – Girls U10 Event Date: 23 April 2026	Representing North Queensland within Queensland	\$500

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Jake Egan	Brothers/Townsville Rugby Union U18 Boys - UK & Europe Tour Event Date: 2026 September School Holidays	Representing Australia Overseas	\$2,000
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**Officer's Recommendation** - That Council approve the Sporting Excellence donation requests for Arley Peddle and Jake Egan, as presented.

**Resolution No: 4461**

**Moved** Cr Nicole Flute

**Seconded** Cr Kerry Wells

That Council approve the Sporting Excellence donation requests for Arley Peddle and Jake Egan, as presented.

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

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

**Name of each eligible councillor who voted on the matter:**

Deputy Mayor Cr. Nicole Flute, Cr. Kelly Carter, Cr Kerry Wells, Cr. Peter Fornasier, Cr. Shane McCarthy and Cr. Kim Middleton.

**How each eligible councillors voted:**

Each councillor voted in favour of the motion.

CARRIED 6/0

**Attendance** – Cr Kate Peddle returned to the meeting at 10:08am

**Attendance** – I Cr. Peter Fornasier declare that I have a Declarable Conflict of Interest to item 2.04.04 titled Community Grant Program – Facility Infrastructure and Equipment Stream – Special Request (as defined by Section 150EN of the *Local Government Act 2009*) due to being the Vice President of the Hughenden Jockey Club Inc. and left the meeting at 10:08am taking no part in the debate of decision of the meeting

**2.04.04**

**COMMUNITY GRANT PROGRAM – FACILITY INFRASTRUCTURE AND EQUIPMENT STREAM – SPECIAL REQUEST**

**Background**

The Facility Infrastructure and Equipment Stream of the Flinders Shire Council Community Grant Program aims to support local community groups and organisations by assisting with the development and upgrade of existing facilities and by funding essential equipment.

The objective is to strengthen the operational capacity, sustainability, and long-term growth of community organisations.

Under Council policy, organisations may apply for:

- Up to \$10,000 for infrastructure and equipment projects, or
- Up to \$20,000 under the *Special Request* category for events, activities, or significant infrastructure/equipment needs

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**Application Assessment**

Community Group	Project Description	Category	Amount Requested	Assessment Summary
Hughenden Jockey Club Inc.	<p>The organisation seeks funding to purchase a slasher attachment to be used with the existing club tractor.</p> <p><b>Project Benefits</b></p> <ul style="list-style-type: none"> <li>• Improved maintenance of the racecourse precinct, enabling consistent grass and vegetation control.</li> <li>• Reduced fire risk across the facility through regular slashing.</li> <li>• Enhanced presentation of the precinct for community and racing events.</li> <li>• Reduced reliance on Council resources, lowering the need to request slashing assistance from Council work crews.</li> </ul> <p>Shared community benefit, as the tractor and slasher will be made available for hire to other clubs - supporting broader community maintenance needs and providing an additional income stream for the Jockey Club.</p>	Facility Infrastructure and Equipment – Special Request.	\$15,000	<p>The application:</p> <ul style="list-style-type: none"> <li>• Aligns strongly with the objectives of the Community Grant Program</li> <li>• Demonstrates clear community benefit beyond the applicant organisation</li> <li>• Enhances long-term sustainability and reduces operational burden on Council resources</li> <li>• Represents a reasonable cost for a piece of equipment with multi-group utility</li> <li>• Fits within budget availability</li> </ul>

**Budget considerations**

- 2025/26 Total Allocation: \$50,000
- Remaining Budget Prior to Assessment: \$28,416
- Amount Requested: \$15,000
- Remaining Budget After Approval (if supported): \$13,416

The requested amount is within the available budget and consistent with the Special Request funding threshold.

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**Officers Recommendation** -That Council approve the application from Hughenden Jockey Club Inc. for \$15,000.00, as presented.

**Resolution No: 4462**

**Moved** Cr Kerry Wells

**Seconded** Cr Kelly Carter

-That Council approve the application from Hughenden Jockey Club Inc. for \$15,000.00, as presented.

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

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

**Name of each eligible councillor who voted on the matter:**

Mayor Cr. Kate Peddle, Deputy Mayor Cr. Nicole Flute, Cr. Kelly Carter, Cr Kerry Wells, Cr. Shane McCarthy and Cr. Kim Middleton.

**How each eligible councillors voted:**

Each councillor voted in favour of the motion.

CARRIED 6/0

**Attendance** – Cr. Peter Fornasier returned to the meeting at 10:10am

**Notice** – Cr. Nicole Flute advised that she may be seen to have a Declarable Conflict of Interest to item 2.04.05 titled Community Grant Program – Event Stream – Special Request, due to her relatives holding Executive Committee roles for Oakley Amateur Picnic Race Club Inc. After consideration by Council, it was decided that Cr Nicole Flute does not have a Conflict of Interest and may remain in the meeting and participate in the debate and decision of the meeting

**2.04.05**

**COMMUNITY GRANT PROGRAM – EVENT STREAM – SPECIAL REQUEST**

**Background**

The Events Stream of the Flinders Shire Council Community Grant Program aims to foster strong partnerships with community organisations and support events that benefit residents and visitors. The program reinforces Council's commitment to ensuring that Flinders Shire remains a vibrant, active and connected community.

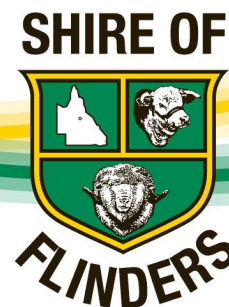
The program supports community organisations by:

- Providing funding to strengthen organisations and develop their future events.
- Promoting community awareness and appreciation of local cultural and community events.
- Enhancing the profile and appeal of the region and drawing new visitors through a diverse events calendar.
- Supporting community interaction and strengthening stakeholder relationships with Council.
- Stimulating local economic activity and growth

**Council policy enables applications through:**

- Event Support: up to \$2,500
  - Event Development: up to \$10,000
  - Special Request: up to \$20,000
- Special Request applications must demonstrate strong social/community benefit and clear economic development outcomes.

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**Budget considerations**

- 2025/26 Event Budget: \$75,000
- Remaining Event Budget: \$25,000
- Total Requested: \$40,000

Council does not have sufficient funds available within the Events Stream alone to support both applications.

However, the combined remaining balance across all community grant streams is \$38,000 (inclusive of the Facility Infrastructure and Equipment Stream).

Officers note that all events anticipated to occur within the 2025–2026 financial year that normally require support have already received funding, making the reallocation feasible.

**Application Assessment:**

Community Group	Event Description	Amount Requested	Assessment Summary
Flinders Classic Challenge and Campdraft Inc.	<p>Event: Flinders Classic Challenge and Campdraft</p> <p>Event Description: The Flinders Classic Challenge and Campdraft is a premier regional equine event that highlights outstanding horsemanship. The competition comprises two specialised phases - Dry Work and Wet Work - which rigorously assess the precision, control and athletic ability of both horse and rider. This distinctive format attracts highly skilled competitors from across Queensland and interstate.</p> <p>Event Date: 16/07/2026 – 19/07/2026</p>	\$20,000	<p>Meet the objectives of the Events Stream.</p> <p>Provide strong social and community benefit.</p> <p>Deliver significant economic development outcomes through visitor attraction and increased regional profile.</p> <p>Represent established, high-value regional events with clear economic multipliers.</p> <p>Fit within the combined available community grants budget.</p>
Oakley Amateur Picnic Race Club Inc.	<p>Event: Kooroorinya Races</p> <p>Event Description: The Kooroorinya Races is a cherished outback racing event that embodies more than a century of community spirit and country heritage. Held each year at the picturesque Kooroorinya Falls Nature Reserve, the event proudly marks over 109 years of grass-fed racing, showcasing the</p>	\$20,000	<p>Meet the objectives of the Events Stream.</p> <p>Provide strong social and community benefit.</p> <p>Deliver significant economic development outcomes through visitor attraction and increased regional profile.</p> <p>Represent established, high-value regional events with clear economic multipliers.</p> <p>Fit within the combined available community grants budget.</p>

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	enduring cultural legacy of the Flinders Shire and its people. Event Date: 07/05/2026 – 10/05/2026		
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**Additional Considerations**

While the Event Stream budget cannot fully support both applications, the Facility Infrastructure and Equipment Stream has sufficient remaining funds to contribute toward both events.

An allocation of \$19,000 to each event would enable Council to support both applications while utilising:

- The remaining Events budget, and
- The balance of the Facility Infrastructure and Equipment Stream.
- Approval at this level would fully expend both streams for the 2025–2026 financial year.
- Officers have reviewed the events calendar and confirm that all other upcoming events requiring support have already been funded.

**Officer's Recommendation** - That Council approve the applications received from Flinders Classic Challenge and Campdraft Inc. and Oakley Amateur Picnic Race Club Inc. for \$19,000.00 each, utilising funds from both the Facility Infrastructure and Equipment Stream and the Events Stream, as presented.

**Resolution No: 4463**

**Moved** Cr Peter Fornasier

**Seconded** Cr Kelly Carter

That Council approve the applications received from Flinders Classic Challenge and Campdraft Inc. and Oakley Amateur Picnic Race Club Inc. for \$19,000.00 each, utilising funds from both the Facility Infrastructure and Equipment Stream and the Events Stream, as presented.

CARRIED 7/0

**2.05 PEOPLE, SAFETY AND GOVERNANCE**

Nil Resolutions Required

**Attendance** – Cr Kerry Wells left the meeting at 10:23am for personal reasons and returned to the meeting at 10:24am

**Attendance** – Melanie Wicks left the meeting at 10:23am for personal reasons and returned to the meeting at 10:25am

**Attendance** – Dennis McLeod left the meeting at 10:23am for personal reasons and returned to the meeting at 10:25am

**Attendance** – Cr Kelly Carter left the meeting at 10:24am for personal reasons and returned to the meeting at 10:28am

**Attendance** – Students and Teacher Aide left the meeting at 10:24am and did not return to the meeting

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**3. CLOSED BUSINESS**

*S254J Local Government Regulation 2012 - Closed Meetings*

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters:

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

**Resolution No: 4464**

**Moved** Mayor Kate Peddle

**Seconded** Cr Shane McCarthy

That in accordance with Section 254J(3)(e) of the Local Government Regulation 2012, the General Meeting was closed to the public at 10:28am for discussion of the following matter:

- Application for Tenure Conversion

CARRIED 7/0

**Resolution No: 4465**

**Moved** Cr Kim Middleton

**Seconded** Cr Kelly Carter

That in accordance with Section 254J(3)(e) of the Local Government Regulation 2012, the General Meeting was reopened to the public at 11:05am for the taking of resolutions.

CARRIED 7/0

**3.01.01**

**APPLICATION FOR TENURE CONVERSION- CLAIM FOR COSTS**

**Background**

Council has received a claim for the reimbursement of costs incurred for the surveying for roads off alignment required by an application for Tenure Conversion for the property known as Birricannia.

As consideration of this claim involves negotiations of a commercial matter for which a public discussion could prejudice the interests of the council, it is recommended that the matter should be dealt with pursuant to Section 254J of the Local Government Regulations 2012 for Closed meetings

**Officer's Recommendation** – For Council consideration.

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**Resolution No: 4466**

**Moved** Cr Kerry Wells

**Seconded** Mayor Kate Peddle

That in regard to Mr Marsh's request that Council meet the surveying costs relating to the freeholding of Birricannia, Mr Marsh be advised that Council is unwilling to meet his claim for surveying given:

1. that at the time of Council's original decision on his freeholding application Council's resolution complied with its long-standing policy to advise the Department of Resources that it required the roads off alignment to be addressed as a condition of freeholding, and
2. That same policy prevailed at the time Mr Marsh engaged his surveyors.

Mayor Kate Peddle called for a division - Votes as follows:

**For above Resolution**

**Against above Resolution**

Cr Kate Peddle  
 Cr Kelly Carter  
 Cr Nicole Flute  
 Cr Kerry Wells  
 Cr Kim Middleton  
 Cr Shane McCarthy

Cr Peter Fornasier

CARRIED 6/1

**Attendance** – Billy Paine entered the meeting at 11:07am

**Attendance** – Bruce Davidson left the meeting at 11:07am for personal reasons and returned to the meeting at 11:09am

**Attendance** – Cr Kelly Carter left the meeting at 11:07am for personal reasons and returned to the meeting at 11:08am

Un-Confirmed

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**4. INFORMATION PAPERS**

**Attendance** – Cr Nicole Flute left the meeting at 11:13am for personal reasons and did not return to the meeting

Engineering

- Civil Works Report
- Operational Works Report

Community Services and Wellbeing

- Community Development
- Library
- Tourism
- Community Care
- Festival

People, Safety & Governance

- Rural Lands

**Attendance** – Cr Kelly Carter left the meeting at 11:38am for personal reasons and returned to the meeting at 11:39am

**Resolution No: 4467**

**Moved** Cr Kerry Wells

**Seconded** Cr Kelly Carter

That Council note the Information Papers, as presented.

CARRIED 6/0

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**5. MEETING CALENDAR**

<b>COUNCIL MEETING DATE</b>	<b>CORRESPONDENCE DUE DATE</b>
<b>Wednesday, 28 January 2026</b> Commencing 9.00am	Tuesday, 06 January 2026
<b>Wednesday, 25 February 2026</b> Commencing 9.00am	Friday, 30 January 2026
<b>Wednesday, 25 March 2026</b> Commencing 9.00am	Friday, 27 February 2026
<b>Wednesday, 22 April 2026</b> Commencing 9.00am	Tuesday, 31 March 2026
<b>Wednesday, 27 May 2026</b> Commencing 10.00am	Thursday, 30 April 2026
<b>Wednesday, 24 June 2026</b> Commencing 9.00am	Friday, 29 May 2026
<b>Wednesday, 22 July 2026</b> Commencing 9:00am	Tuesday, 30 June 2026
<b>Wednesday, 26 August 2026</b> Commencing 9:00am	Friday, 31 July 2026
<b>Wednesday, 23 September 2026</b> Commencing 9:00am	Monday, 31 August 2026
<b>Wednesday, 28 October 2026</b> Commencing 9:00am	Wednesday, 30 September 2026
<b>Wednesday, 25 November 2026</b> Commencing 9:00am	Friday, 30 October 2026
<b>Thursday, 10 December 2026</b> Commencing 9:00am	Monday, 30 November 2026

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The meeting closed at 11:42am

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**Kate Peddle**  
**Mayor**  
**Flinders Shire Council**

Un-Confirmed Minutes