

## ATTACHMENT 8.1.2

### DEVELOPMENT APPLICATION (SECTION 51 OF THE PLANNING ACT 2016) FOSTER STREET & MARRADGEE ROAD RESIDENTIAL SUBDIVISIONS

**SECTION 62 (3) (a) (i) OF THE PLANNING ACT 2016, PRELIMINARY APPROVAL (VARIATION REQUEST) FOR A MATERIAL CHANGE OF USE (MCU) TO VARY THE EFFECT OF THE PLANNING SCHEME ZONING TO GENERAL RESIDENTIAL ZONE.**

**SECTION 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (RaL) - 1 INTO 20 RESIDENTIAL LOTS (STAGED SUBDIVISION).**

**SECTION 63 OF THE PLANNING ACT 2016, DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (RaL) - 1 INTO 79 RESIDENTIAL LOTS (STAGED SUBDIVISION).**

#### Strategic Considerations

DASC Corporate Plan 2020-24	DASC Operational Plan 2020-21
<p><b>Goal 11: Planning &amp; Development</b></p> <ul style="list-style-type: none"> <li>Promote orderly development of the Shire to support employment and economic prosperity in keeping with infrastructure capacity and environmental considerations</li> <li>Implement, through the Shire Planning Schemes, appropriate controls over development to foster land uses and attitudes that enhance the quality of the natural and built environment</li> </ul>	<p><b>Outcomes 12. Planning &amp; Development</b></p> <p>12.3 Promote orderly development of the Shire to support employment and economic prosperity in keeping with infrastructure capacity and environmental considerations</p> <p>12.4 Implement, through the Shire Planning Schemes, appropriate controls over development to foster land uses and attitudes that enhance the quality of the natural and built environment</p> <p>12.5 Assessment of Development Applications when received</p>

#### Budget, Financial and Resource Implications

The application does not trigger infrastructure charges under Council's Local Government Infrastructure Plan (LGIP).

#### Asset Management

Not Applicable

#### Executive Summary

Council is in receipt of a development application for i) Preliminary Approval Variation Request. under s.43 and 50(3) of the Planning Act 2016 for a Material Change of Use (MCU) to vary the effect of the Doomadgee Aboriginal Shire Council Planning Scheme 2014 and ii) two (2) Development Permits for Reconfiguring a Lot (RaL) for staged subdivisions for residential land purposes.

(refer Attachment A: Locality Map)

The proposed development is within the Emerging Community and Rural Zones within the Doomadgee Aboriginal Shire Council Planning Scheme 2014. The Variation Request for MCU to vary the planning scheme is subject to Impact Assessment and the Reconfiguring of Lot (subdivisions) are subject to Impact Assessment in accordance with the provisions of the planning scheme and the *Planning Act 2016*.

Application & Site Details Summary	
<b>Applicant:</b>	AECOM on behalf of Doomadgee Aboriginal Shire Council
<b>Proposed Development:</b>	The proposed development will make land available for 99 residential lots + two (2) balance lots located at Foster Street and Marradgee Road Doomadgee.
<b>Type of Approval sought:</b>	<ul style="list-style-type: none"> <li>Preliminary Approval (Variation Request) for a Material Change of Use (MCU) to vary the effect of the planning scheme zoning to General Residential Zone at Marradgee Road part of Lot 227 SP270333 and Foster</li> </ul>

Application & Site Details Summary	
	Street part of Lot 415 SP311931. <ul style="list-style-type: none"> <li>Development Permit for Reconfiguring a lot (RaL) -1 into 20 residential lots (staged subdivision) at Foster Street part of Lot 415 SP311931.</li> <li>Development Permit for Reconfiguring a lot (RaL) - 1 into 79 residential lots (staged subdivision) at Marradgee Road part of Lot 227 SP270333.</li> </ul>
<b>Street Address:</b>	Foster Street & Marradgee Road Doomadgee
<b>RP Description:</b>	Lot 415 on SP311931 (Foster Street) Lot 227 on SP270333 (Marradgee Road)
<b>Land Area:</b>	<ul style="list-style-type: none"> <li>Preliminary Approval (Variation Request) for MCU area is 88,901m<sup>2</sup></li> <li>Foster Street RaL part of Lot 415 is 68,941m<sup>2</sup> (pre-subdivided 30.97ha)</li> <li>Marradgee Rd RaL part of Lot 227 is 19,960m<sup>2</sup> (pre-subdivided 96.23ha)</li> </ul>
<b>Existing Use of Land:</b>	Vacant

Local Plan Summary	
<b>Local Plan:</b>	Doomadgee Aboriginal Shire Council Planning Scheme 2014
<b>Zoning:</b>	Emerging Community & Rural Zones
<b>Codes</b>	<ul style="list-style-type: none"> <li>Rural Zone Code</li> <li>Emerging Community Zone Code</li> <li>Airport Environs Overlay Code</li> <li>Biodiversity Areas (Vegetation) Overlay Code</li> <li>Bushfire Hazard Overlay Code</li> <li>Infrastructure Services Code</li> <li>Reconfiguring a lot Code</li> <li>Transport, Access and Parking Code</li> </ul>
<b>Level of Assessment:</b>	Impact Assessment
<b>Consultation:</b>	Chief Executive Officer, Doomadgee Aboriginal Shire Council

Master Plan Summary	
<b>Master Plan:</b>	Doomadgee Master Plan (Urban) 2020
<b>Land Use:</b>	Future residential development
<b>Assessment:</b>	The proposed development is generally consistent with the Doomadgee Masterplan and its Amendment 2 dated 01 May 2020.

State Requirements Summary	
<b>DA Mapping:</b>	Lot 415 SP311931 and Lot 227 SP270333 both trigger the following mapping: <ul style="list-style-type: none"> <li>Water Resources</li> <li>Native Vegetation Clearing (Regulated Category A &amp; B)</li> </ul>
<b>Pre-lodgement:</b>	Pre-lodgement advice has been received from the State Assessment Referral Agency (SARA) (9 September 2020)
<b>Referral:</b>	It is considered that the proposed development <u>does not</u> require referral for the clearing of native vegetation under Schedule 10 of the Planning Regulation 2017. The proposed clearing of native vegetation may be undertaken as <b>accepted development</b> , as the proposal involves: - Clearing that is exempt clearing work (schedule 21, Planning Regulation 2017) <ul style="list-style-type: none"> <li>for Indigenous land-clearing vegetation for residential clearing (part 2, section 3(b)).(Residential clearing includes the meaning of prescribed clearing if the dwelling that necessitates the clearing is for public housing (schedule 24, Planning Regulation 2017)).</li> </ul>
<b>State Development Assessment Codes</b>	n/a

IMPACT ASSESSMENT CONSULTATION	
<b>Consultation Period:</b>	26 March 2021 to 12 May 2021
<b>Submissions:</b>	Nil
<b>Assessment:</b>	n/a

The Preliminary Approval (Variation Request) for MCU involves:

Name of Subdivision	Current Zone & Min. Lot Size Criteria Not Met (requires variation to the planning scheme)	Proposal
Proposed Foster Street Staged Subdivision (1 into 20 residential lots) & one (1) balance lot.	All 20 lots in the Foster Street Staged Subdivision are in the Rural Zone.  Min. Lot Size for Rural Zone is 1,000ha Min. Road Frontage is 200m  Currently the 20 lots do not meet this requirement.	Variation to the Planning Scheme to convert the 20 lots to the General Residential Zone. Min. Lot Size for General Residential is 800m <sup>2</sup> Min Road Frontage is 20m.  Approval of this proposal will enable the 20 lots to be reconfigured for residential purposes, the development will then meet the minimum lots size for the General residential. Note: The balance lot will stay in the Rural Zone.
Proposed Marradgee Road Staged Subdivision (1 into 79 residential lots) & one (1) Balance Lot	Stages 2A, 2B, 3A and 3B (63 Lots) in the proposed Marradgee Road Subdivision are located in the Rural Zone. Min. Lot Size for Rural Zone is 1,000ha Min. Road Frontage is 200m Currently 63 of the 79 lots do not meet this requirement.  Stage 1 Lots 37-52 in the proposed Marradgee Road Subdivision are located in the Emerging Communities Zone. The Min. Lot Size for Emerging Communities Zone is 5,000ha with 100m Road Frontage. Currently 16 of 97 Lots do not meet this requirement.	Variation to the Planning Scheme to convert 79 lots to the General Residential Zone. Min. Lot Size for General Residential is 800m <sup>2</sup> Min Road Frontage is 20m.  Approval of this proposal will enable the 79 lots to be reconfigured for residential purposes, the development will then meet the minimum lots size for the General residential. Note: The balance lot will stay in the Rural Zone.

The proposed reconfiguration involves:

Name of Subdivision	Drawing Number	Stage Number	Area
Proposed Marradgee Road Staged Subdivision (1 into 79 residential lots) + one (1) Balance Lot	Doomadgee Marradgee Road Subdivision Lot 227 SP27033 <b>60628959-CIV-SK-001</b> (12/11/2020)	Stage 1 Proposal (Lots 37-52)	13,965m <sup>2</sup>
		Stage 2A Proposal (Lots 53-68)	13,966m <sup>2</sup>
		Stage 2B Proposal (Lots 69-84)	13,966m <sup>2</sup>
		Stage 3A Proposal (Lots 85-100)	13,966m <sup>2</sup>
		Stage 3B Proposal (Lots 101-115)	13,078m <sup>2</sup>
		<b>Total area for Marradgee Road</b>	<b>68,941m<sup>2</sup></b>
Proposed Foster Street Staged Subdivision (1 into 20 residential lots) + one (1) Balance Lot	Doomadgee Foster Street Subdivision Lot 415 SP295090 <b>60628959-VIV-SK-002</b> (12/11/2020)	Stage 1 Proposal (Lots 116-125)	9,980m <sup>2</sup>
		Stage 2 Proposal (Lots 126-134) Note: There are two (2) lots both named Lot 129 on this drawing. These both form a part of the 20 Lots.	9,980m <sup>2</sup>
		<b>Total area for Foster St</b>	<b>19,960m<sup>2</sup></b>

The development intent is to increase residential housing allotments which was identified by the Doomadgee community as a key issue during the Doomadgee Master Plan stakeholder engagement process in 2017. The outcome of this engagement resulted in the subject sites being identified, investigated and costed for future residential subdivision in the final Master Plan published in 2017 and its Amendment 2 published 01 May 2020.

The proposal can be considered to be consistent with the following relevant overall outcomes of the Doomadgee Aboriginal Shire Planning Scheme 2014, in particular, the development:

- is not considered to result in an incompatible land use intruding on (or compromising) the development and continuation of the primary use of the lots and area;
- provides allotments that facilitate uses at an intensity appropriate to the existing use of the local area;
- the development provides allotments similar in size to lots in the same locality;
- location will allow for all residential lots to be connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner; and
- The development increases the number of suitable residential lots available in Doomadgee which will alleviate overcrowding identified in the Doomadgee Master Plan.

### For Council Decision – Recommendation That Council approve:

- Preliminary Approval (Variation Request) for a Material Change of Use (MCU) to vary the effect of the planning scheme zoning to General Residential Zone at Marradgee Road part of Lot 227 SP270333 and Foster Street part of Lot 415 SP311931.
- Development Permit for Reconfiguring a lot (RaL) - 1 into 79 residential lots + Balance Lot (Marradgee Road staged subdivision – part of Lot 227 SP270333).
- Development Permit for Reconfiguring a lot (RaL) -1 into 20 residential lots + Balance Lot (Foster Street staged subdivision – part of 415 SP311931)

Subject to the below conditions:

#### CONDITIONS OF APPROVAL

#### TIMING

##### (1) Administration

- 1.1 The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with At all times
- 1.2 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;
- 1.3 The development must unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards and with the relevant design guidelines in the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual;
- 1.4 The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.

##### (2) Currency Period

The currency period applicable to this approval is **6 years**.

As per condition

##### (3) Approved Site Drawings

- 3.1 The development of the site is to be generally in accordance with the following plans that are to be the approved Plans of Development, except as altered by any other condition of this approval: At all times

Plan / Document Name	Number	Ref.	Date
Doomadgee Aboriginal Shire Council, Zoning Application – General Residential	60628959 ScottA3	N/A	2/11/2020
Doomadgee Marradgee Road Subdivision Lot 227 on SP270333	606289589-CIV-SK-001	N/A	12/11/2020
Doomadgee Foster Street Subdivision Lot 415 on SP295090	60628959-CIV-SK-002	N/A	12/11/2020

3.1 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail

3.2 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council.

##### (4) Construction



CONDITIONS OF APPROVAL	TIMING
4.1 Any construction work associated with this development shall be carried out in accordance with sound engineering practice. 4.2 No nuisance is to be caused to adjoining residents by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. 4.3 Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage. 4.4 Where material is spilled or carried on to existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.	At all times
<b>(5) Damage to Infrastructure</b>	
5.1 In the event that any part of Council's infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council, at no cost to Council. 5.2 All works must be completed prior to the issue of a Compliance Certificate for the Plan of Survey.	At all times
<b>(6) Drainage</b>	
6.1 The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas. 6.2 Any works as a result of the reconfiguration must not interfere with natural stormwater flow over or through the land.	At all times
<b>(7) Access</b>	
Access provision to all proposed allotments must be provided/constructed in accordance with Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.	Prior to the commencement of the use.
<b>(8) Infrastructure Services</b>	
8.1 Water Supply connection or suitable alternative adequate water supply must be provided to the site. 8.2 Sewer connection or suitable alternative on-site treatment must be provided to the site. 8.3 Electricity provision certificate must be provided to the Local Authority 8.4 Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority. 8.5 As construction plans in AZRI compatible format must be supplied to the Council and DSDSATSIP within 20 business days of practical completion of the works.	Prior to the commencement of the use.
<b>(9) Risk Management (Bushfire)</b>	
A Bushfire Management Plan is to be prepared and provided prior to construction of any habitable structures.	As per condition.

### Summary

The proposed development is considered to be consistent with the following relevant overall outcomes of the Planning Scheme, in particular the development:

- is not considered to result in an incompatible land use intruding on (or compromising) the development and continuation of the primary use of the lots and area;
- provides allotments that facilitate uses at an intensity appropriate to the existing use of the local area;
- the development provides allotments similar in size to lots in the same locality;
- location will allow for all residential lots to be connected to existing urban infrastructure, thus allowing development to proceed in an efficient, sustainable and cost-effective manner; and
- The development increases the number of suitable residential lots available in Doomadgee which will alleviate overcrowding.

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**Historical Information**

The need for the creation of residential development was raised by the people of Doomadgee during the Doomadgee Master Planning public consultation process.

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**Policy Implications**

Nil

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**Risk Management Implications**

The proposed lots are located within the bushfire hazard mapping areas. It is recommended that a Bushfire Management Plan be prepared for the site prior to the development of any structures.

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**Statutory Environment**

*Planning Act 2016*

*Doomadgee Aboriginal Shire Council Planning Scheme 2014*

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**Consultation**

Chief Executive Officer, Doomadgee Aboriginal Shire Council

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<b>Attachments</b>	
<b>Attachment A:</b>	Locality Plan
<b>Attachment B:</b>	Preliminary Approval (Variation) for Material Change of Use – Zoning Application Site Map
<b>Attachment C:</b>	Reconfiguration of Lot Site Plan Marradgee Road Doomadgee Lot 227 SP270333
<b>Attachment D</b>	Reconfiguration of Lot Site Plan Foster Street Doomadgee Lot 415 SP295090
<b>Attachment E</b>	Master Plan Project Area Map
<b>Attachment F</b>	Application Assessment

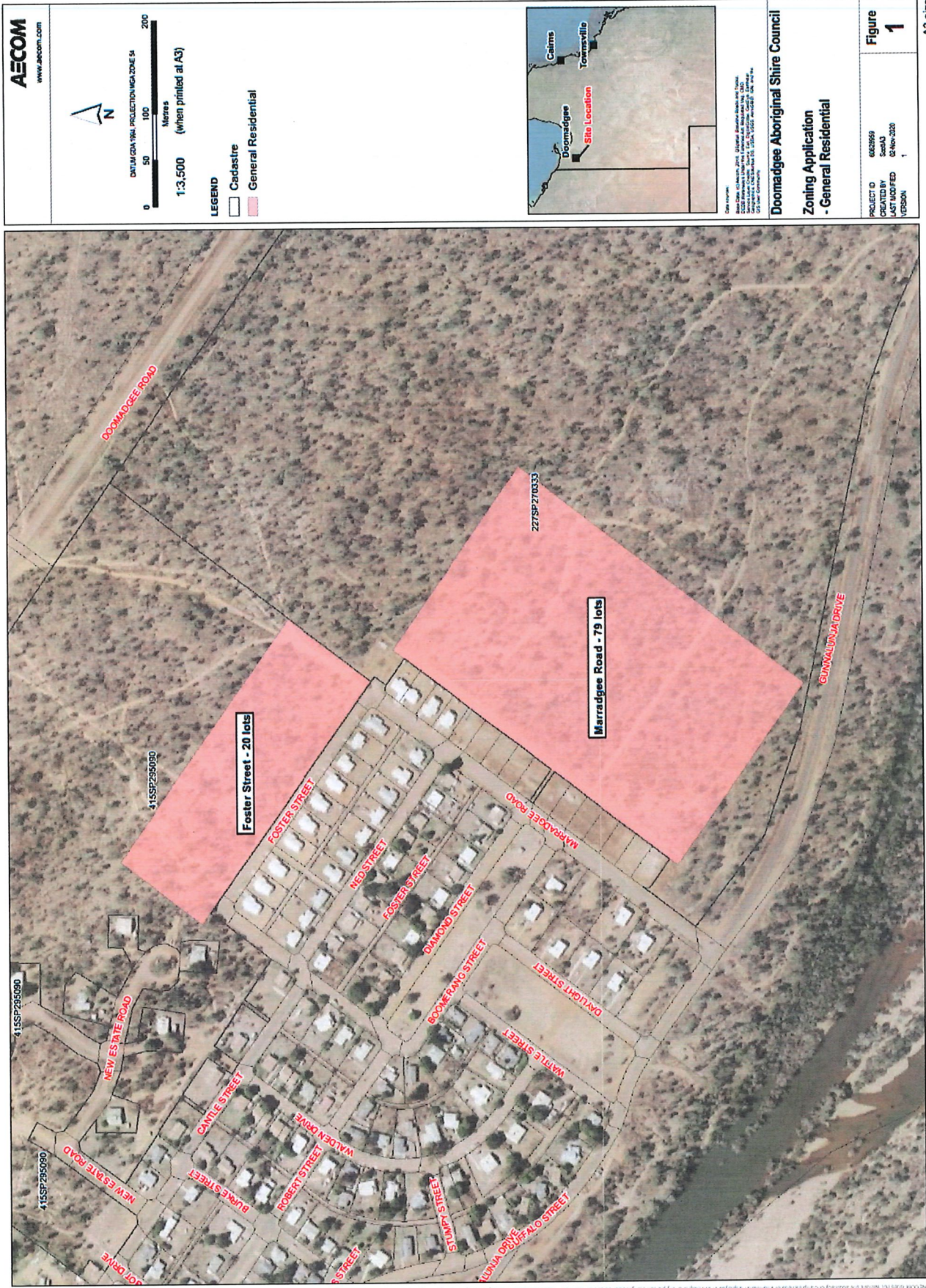




Figure 1 Indicative location of Project

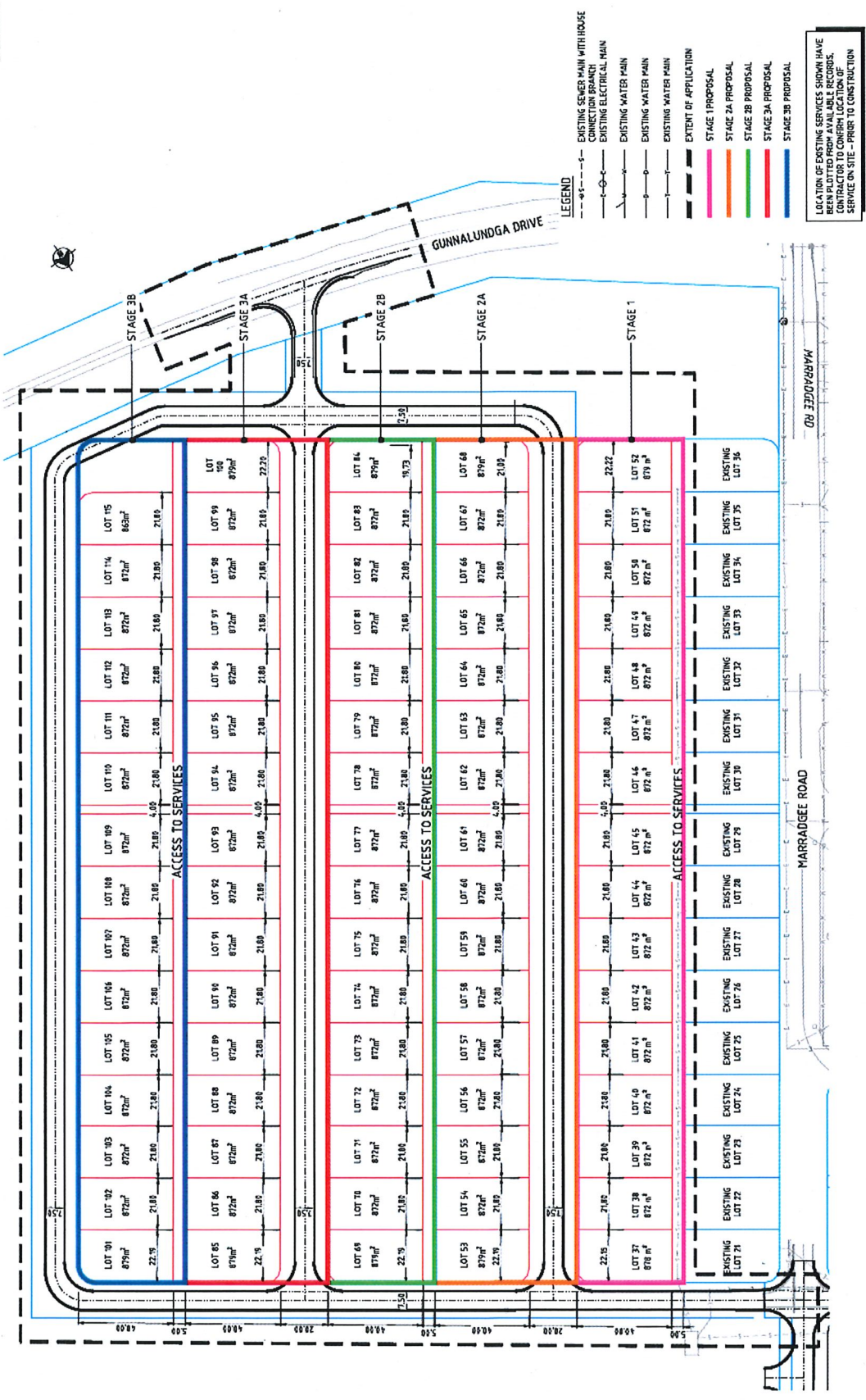


Attachment B Preliminary Approval (Variation) for Material Change of Use - Zoning Application Site Map





Attachment C Reconfiguration of Lot Site Plan Marradgee Road Doornadgee Lot 227 SP270333



DOORNADGEE  
MARRADGEE ROAD SUBDIVISION  
LOT 227 ON SP270333  
60628959-CIV-SK-001



SCALE  
1:500  
1:1000  
1:2000

60628959  
A  
12/11/2020





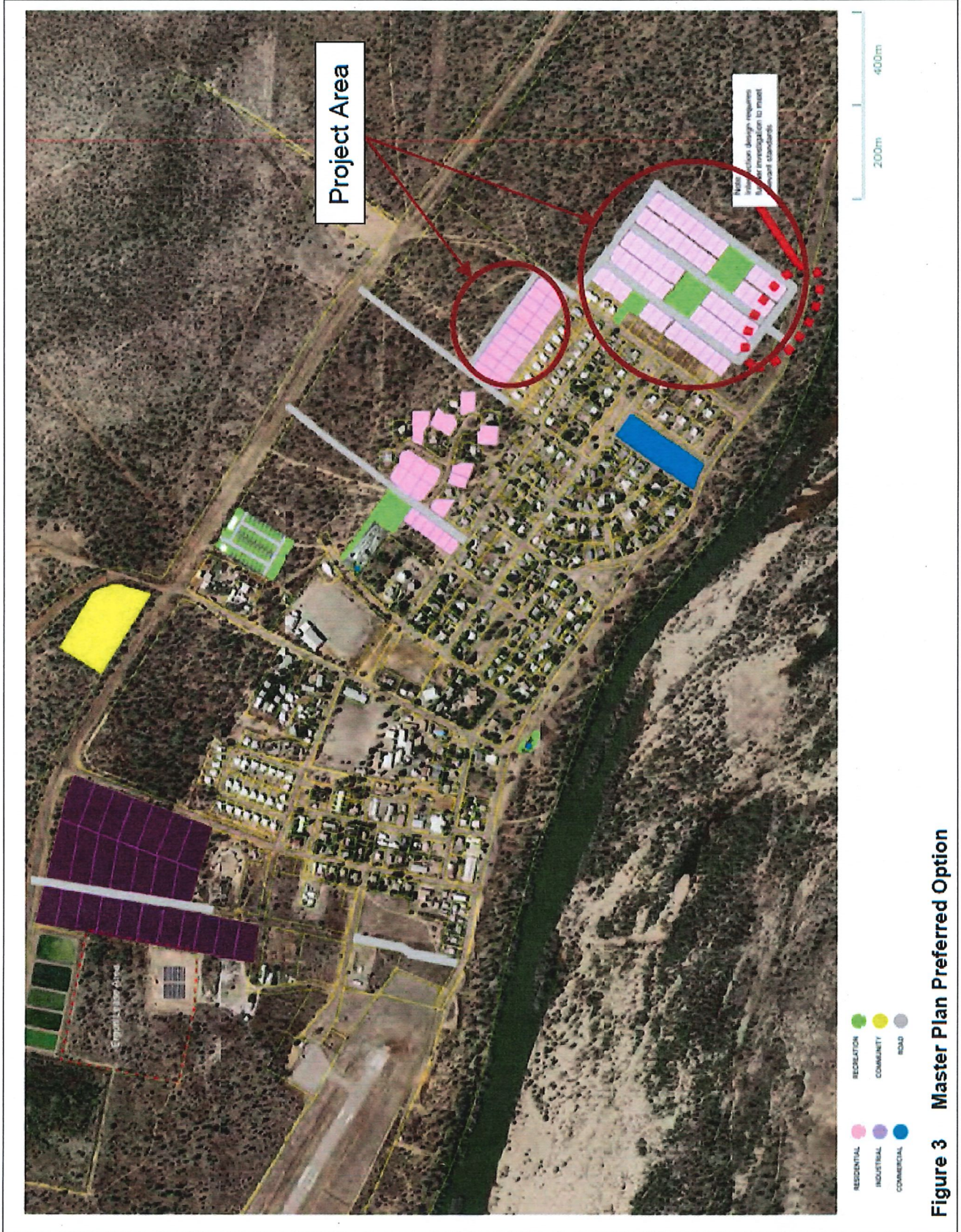


Figure 3 Master Plan Preferred Option



## Attachment F Application Assessment

### Application Assessment

#### Decision Making Period

Assessing and deciding on applications period as set in the *Planning Act 2016* and *Development Assessment Rules* (s.60 & 61(3));

- 10 Business Days for a Confirmation Notice from date after receiving an application; and
- 40 Business Days for a Referral Response from date after referral of an application; and
- 35 Business Days from date of Referral Response received or impact consultation completed the application must be assessed and a decision made.
- 5 Business Days from date of a decision made the Decision Notice must be mailed out.

*Note: Public Holidays and close down periods are excluded from Business Days.*

#### **PLEASE NOTE**

If no decision has been made within the relevant Decision-Making period the application is Deemed Approved with Ministers Conditions applicable.

IDAS item	Date
Application lodged with Council	12 January 2021
Action Notice Issued	N/A
Confirmation Notice Issued	12 January 2021
Referrals Information Received	N/A
Impact Consultation period	25 March 2021-12 May 2021
Planning Act 2016 - Decision Making Period Concludes	12 July 2021 (35 business days)
Applicant agreed Decision Making Period Extension Concludes	Not Applicable
Council Meeting	17 <sup>th</sup> June 2021
Decision Notice preparation and mail-out Period Concludes	22 <sup>nd</sup> June 2021 (5 business days)

#### **Assessment Doomadgee Aboriginal Shire Council Planning Scheme 2014**

The development proposal is assessable under the *Doomadgee Aboriginal Shire Council Planning Scheme 2014* in accordance with Section 43(1) of the *Planning Act 2016*.

The Assessment Manager is the Doomadgee Aboriginal Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*. Under the *Planning Act 2016*, the Preliminary Approval (Variation Request) for Material Change of Use to vary the effect of the Planning Scheme zoning to General Residential Zone is determined to be Impact Assessable development requiring public notification; and the Reconfiguration of Lot is determined to be Impact Assessable.

The application was reviewed against the Development Assessment Rules to assess whether the application triggered referral agency assessment. Pre Lodgement Advice was received from the State Assessment and Referral Agency (SARA) regarding the mapped triggers listed on the DAMS Website.

Council as the Assessment Manager will undertake assessment of the application against the relevant codes making the decision pursuant to section 60 of the *Planning Act 2016*, are outlined in 45(3) and s26 to 28 of the *Planning Regulations 2017*.

#### **Preliminary Approval (Variation Request) for a Material Change of Use to vary the effect of the Planning Scheme Zone & RaL Development Application triggers assessment against:**

Proposed Use	Zoning	Zone Codes	Overlay Codes	Overlay Maps
Residential	General Residential; Emerging Community & Rural Zones	Emerging Community Zone Code; Rural Zone Code	Airport Environs Overlay Code; Biodiversity Overlay – Vegetation Code; Bushfire Hazard Overlay Code	Airport Environs Overlay; Biodiversity Overlay – Vegetation; Bushfire Hazard Overlay



An assessment against the applicable provisions of the Doomadgee Aboriginal Shire Council Planning Scheme has been undertaken as reflected hereunder:

Doomadgee Aboriginal Shire Council Planning Scheme 2014		
Code	Purpose	Assessment
Rural Zone Code	Provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities; provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and protect or manage significant natural features, resources, and processes, including the capacity for primary production.	Foster Street subdivision and part of Marradgee Road subdivision are located within the Rural Zone. The proposed lot size & road frontage do not meet the Acceptable Outcomes being min. lot Size 1,000ha with 200m Road Frontage. Approval of this proposed Preliminary Approval (Variation Request) to override the Planning Scheme Zoning to the General Residential Zone will mitigate this as the General Residential min. Lot size requirement of 800m <sup>2</sup> with a 20m <sup>2</sup> Frontage will be met by all proposed lots. Approval will also align the zoning with the intent of the Doomadgee Master Plan.
Emerging Communities Zone	Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future. Manage the timely conversion of non-urban purposes; and prevent or discourage development that is likely to compromise appropriate longer term land uses.	Marradgee Road subdivision is located partly within the Emerging Communities Zone which seeks a min. Lot Size of 5,000m <sup>2</sup> with a 100 m Road frontage which is not met by the proposal. Approval of this proposed Preliminary Approval (Variation Request) to override the Planning Scheme Zoning to the General Residential Zone will mitigate this as the General Residential min. lot size requirement of 800m <sup>2</sup> with a 20m <sup>2</sup> Frontage will be met by all proposed lots. Approval will also align the zoning with the intent of the Doomadgee Master Plan.
Overlay Codes	Purpose	Assessment
Airport Environs Overlay Code	Manage development outcomes in proximity to Doomadgee Airport so that the efficient operation of the airport and aircraft are not impeded by the encroachment of incompatible development.	Although the Marradgee Rd development is subject to airport overlays and a height restriction of 42.5m the Project is considered to comply with the Airport Environs Overlay Code and no Alternative Outcomes have been sought.
Biodiversity Areas (Vegetation) Overlay Code	Ensure that the biodiversity values of areas of MSES - Regulated Vegetation are protected and managed.	The Project is considered to comply with the Biodiversity Areas (Vegetation) Overlay Code. Whilst the Project results in vegetation clearing, vegetation clearing is <b>accepted development</b> , as the proposal involves: - Clearing that is exempt clearing work (schedule 21, Planning Regulation 2017) for Indigenous land-clearing vegetation for residential clearing (part 2, section 3(b)) (Residential clearing includes the meaning of prescribed clearing if the dwelling that necessitates the clearing is for public housing (schedule 24, Planning Regulation 2017)).
Bushfire Hazard Overlay Code	Manage development outcomes in bushfire hazard areas so that risk to life, property, community and the environment during bushfire events is minimised, and to ensure that development does not increase the potential for bushfire damage.	The Project has not included a Bushfire Management Plan. However, to ensure adequate measures are implemented during development of structures and for the lifetime of the development, it is considered that a condition of approval will ensure compliance is achieved.
Development Codes		Assessment
Infrastructure Services Code	Ensure that all development is appropriately serviced by physical infrastructure	The Project will be conditioned to comply with the Infrastructure Services Code and no Alternative

	stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and ancillary works are provided with best management land development practices in accordance with Planning Scheme Policy 1 – Land Development Standards.	Outcomes have been sought.
Reconfiguration of a Lot Code	Ensure that reconfiguring a lot results in development that is consistent with the purpose and overall outcomes of the zone or precinct in which the land is located.	The Project is considered to comply with the Reconfiguring a lot. The Project has sought an Alternative Solution with respect to lot sizes and road frontages, however as discussed herein has sought to align the allotments with the Master Plan though seeking a Preliminary Approval (Variation Request).
Transport, Access and Parking Code	<p>development is supplied with a level of transport infrastructure appropriate to the needs of the development;</p> <p>development provides a safe, efficient and convenient road network and property access for vehicles, cyclists and pedestrians;</p> <p>on-site car parking is provided that is adequate to meet the reasonable requirements of specific development;</p> <p>on-site car parking and manoeuvring areas are provided that are safe, convenient and legible for vehicle and pedestrian movements; adequate access and manoeuvring areas for service vehicles are provided to meet the expected servicing needs of the development;</p> <p>parking facilities do not adversely impact adjoining development in terms of nuisance emissions or amenity impacts;</p> <p>development does not interfere with the safety and efficiency of transport corridors, particularly Savanna Way.</p>	The Project is considered to comply with the Transport, Access and Parking Code and no Alternative Outcomes have been sought.

### **Assessment Doomadgee Master Plan 2020**

The development proposal is assessable under the *Doomadgee Master Plan (Urban) 2020*.

The Doomadgee Master Plan identified three areas for future Residential allotments to address the identified shortfalls in housing within the community and to alleviate overcrowding being: Marradgee Road; Ned Street and Cantle Street. The subject sites are located within the Marradgee Road Ned Street recommended locations publishing in the master plan. The community was consulted in the Master Planning process and approval of this application will enable 99 new residential lots and two (2) balance lots and will fulfil the communities plans for the future as outlined in the Master Plan.

### State Planning Policy Assessment

An assessment against the 'applicable' provisions of the relevant State Interests has been undertaken as reflected hereunder.

The *State Planning Policy (SPP)* is a key component of Queensland's planning system. The SPP (July 2017) expresses the state's interests in land use planning and development. The SPP has effect throughout Queensland and sits above regional plans and planning schemes in the hierarchy of planning instruments under the Act.

The SPP focusses on delivery of outcomes and applies to:

- i. a local government in assessing a development application
- ii. an assessment manager or referral agency in assessing a development application

STATE PLANNING POLICY, JULY 2017					
	Livable Communities & Housing	Economic Growth	Environment Heritage	& Safety & Resilience to Hazards	Infrastructure
1	Housing supply & diversity	Agriculture	Biodiversity	Emissions & hazardous activities	Energy & water supply
2	Livable communities	Development & construction	Coastal environment	Natural hazards, risk & resilience	Infrastructure integration
3		Mining & extractive resources	Cultural heritage		Transport infrastructure
4		Tourism	Water quality		Strategic airports & aviation facilities
5					Strategic ports

#### **Assessment:**

This proposal improves **Housing Supply and Diversity & Liveable Communities** by enabling an additional 99 residential lots which seeks to alleviate overcrowding and the shortfall in housing within the community as identified in the Master Plan. The Layout of lots provides a mix of allotment sizes to meet the needs of the community.

**Development and Construction.** The proposal represents the appropriate delivery of residential allotments to meet the need of the community.

**Natural Hazards, Risk and Resilience.** The proposed development is located within the High and Medium (potential intensity) Bushfire Hazard Areas and the abuts the Potential Bushfire Impact Buffer. There will be an increase in the use and intensity of the subject sites that propose an additional 99 new residential lots. It is recommended that a Bushfire Management Plan be prepared as a condition of approval imposed on the development permit. The Plan is to be provided prior to commencement of works to mitigate this potential risk from potential Bushfire.

**Biodiversity.** The proposal will involve the clearing of native vegetation which is exempt development pursuant to Schedule 21 of the Planning Regulations 2017.

**Cultural heritage.** The proposal is located away from listed national and state heritage places. Duty of Care requirements under the Aboriginal Cultural Heritage Act 2003 are being actioned by Council.

**Water quality.** The proposed development will be developed to engineering standards to minimise potential impacts on water quality.

Joint Coordinating Committee Communiqué, Meeting of 5 May 2021

**LTC Joint Coordinating Committee Meeting 5 May 2021 Attendance**

<b>Attendees</b>	Dr Chris Sarra (Co-Chair)	Director-General, Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships
	Ms Kelly Barclay (Co-Chair)	Community representative
	Mr Michael Bond	Community representative
	Ms Joann Schmider	Community representative
	Ms Susan Sewter	Community representative
	Mr Drew Ellem	Head, Policy and Performance, Queensland Treasury
	Ms Kate Connors	Deputy Director-General, Department of Children, Youth Justice and Multicultural Affairs
	Ms Natalie Wilde	Deputy Director-General, Department of State Development, Infrastructure, Local Government and Planning
	Mr Leon Proud	Assistant Director-General, State Schools – Indigenous Education, Department of Education (Proxy for Mr Peter Kelly)
	Ms Haylene Grogan	Executive Director, Aboriginal and Torres Strait Islander Health, Cape and Torres HHS, Queensland Health
	Mr Kade Brindell	A/Director, Aboriginal and Torres Strait Islander Housing, Department of Communities, Housing and Digital Economy (Proxy for Trish Woolley)
	Ms Angela Moy	A/Executive Director, Reform and Support Services, Queensland Courts (Proxy for Ms Jennifer Lang)
	Ms Tyler Crosbie	Inspector, Queensland Police Service (Proxy for Mr Paul Taylor)
	Mr Michael White	National Indigenous Australians Agency, Commonwealth Government (Proxy for Mr Robert Wilmet)
	Ms Kyla Hayden	Senior Director, Social Policy, Department of the Premier and Cabinet (Proxy for Mr Mark Cridland)
<b>Apologies</b>	Ms Michelle Deshong	Community representative
	Mr Robert Wilmet	National Indigenous Australians Agency, Commonwealth Government
	Mayor Kyle Yanner	Mayor, Mornington Shire Council
	Mr Paul Taylor	Deputy Commissioner, Queensland Police Service
	Mr Peter Kelly	Deputy Director-General, State Schools, Department of Education
	Mr Mark Cridland	Acting Director-General, Department of the Premier and Cabinet
	Ms Trish Woolley	Deputy Director-General, Department of Communities, Housing and Digital Economy

Joint Coordinating Committee Communiqué, Meeting of 5 May 2021

	Ms Jennifer Lang	Deputy Director-General, Justice Services, Department of Justice and Attorney-General
<b>Guests</b>	Mayor Mislam Sam Mayor, Palm Island Aboriginal Shire Council	
	Mayor Josh Weazel Mayor, Woorabinda Aboriginal Shire Council	
	Mayor Janita Motton, Mayor, Napranum Aboriginal Shire Council	
	Mayor Patricia Yusia, Mayor, Northern Peninsula Area Regional Council	
	Ms Zhanae Conway-Dodd, Youth representative nominee	
	Mr Robert (Bo) Carne, Director, Local Decision Making at Department of the Chief Minister, Northern Territory Government	
	Bridgette Bellenger, Regional Network Leader, Department of the Chief Minister, Northern Territory Government	
<b>Other attendees</b>	Kathy Parton, Tim Fell, Charlotte Young, Michelle Hoffman, Jaya Foley, Christy Anderson. Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	





# Western Queensland Alliance of Councils

## “Building Blocks for the Future”

Assembly, Richmond: 17-19 May 2021

### COMMUNIQUE

“Building Blocks for the Future” was the theme of the 2021 Western Queensland Alliance of Councils (WQAC) Assembly where 183 council delegates, sponsors, government and industry participants convened at the Richmond Shire Hall from Monday 17 to Wednesday 19 May.

#### Official Opening

The Hon Glenn Butcher MP, Minister for Regional Development and Manufacturing and Minister for Water officially opened the Assembly highlighting the importance of Western Queensland to the State’s economy and acknowledged the strength and determination of Western Queenslanders through the adversity of drought and the Pandemic over the past 12 months since his attendance at the Inaugural Assembly in July 2020.

The Minister outlined the Government’s support for the region’s recovery through recently announced funding for water infrastructure and cluster fencing as well as discounted water pricing for irrigators together with support for manufacturing opportunities available through the Made in Queensland and Manufacturing Hubs Grants programs .

#### Regions on the Rise

The Assembly commenced with the Regional Australia Institute (RAI) setting the scene about the opportunities for regions to capitalise on the COVID-19 trend of individuals and families looking to “Move to More” based on the attractive lifestyle that rural communities can offer. Delegates were challenged to showcase the ‘Big Vision’, ‘Bold Ideas’ and ‘Beating Hearts’ of their communities and join in the RAI campaign to attract more people to rural and regional Australia.

Successive presentations focused on the ‘Building Blocks to Remote and Regional Development’ with WQAC leaders engaging with State and Federal Ministers, a Queensland Senator, Industry CEOs and Senior Queensland Government departmental executives. Susan McDonald, Senator for Queensland, acknowledged that the WQAC is now “one of Australia’s most powerful lobby groups”.

#### Transport – Roads – Federal Perspective

Providing a safe and seamless road network was discussed first from a Federal perspective with The Hon Scott Buchholz MP, Assistant Minister for Road Safety and Freight Transport highlighting the opportunities to leverage federal funding programs through improved project planning, gaining pre-qualification status for Civil Construction Contracts and ensuring road priorities are agreed and clearly articulated.

#### Financial Capability and Capacity – Federal & State Perspectives

Likewise, the financial capability and capacity of regional and remote councils was examined first through a Federal lens, with The Hon Mark Coulton MP, Minister for Regional Health, Regional Communications and Local



Government highlighting the pros and cons of the ALGA campaign to increase Financial Assistance Grants (FAGs) to one percent of Commonwealth taxation revenue and welcoming representations from the WQAC about potential changes to the FAGs distribution methodology.

From a State perspective, Nikki Boyd MP, Assistant Minister for Local Government also acknowledged the need for ongoing funding reform and committed her department to work with the WQAC to progress issues such as a review of financial sustainability ratios as well as programs to improve council's financial governance practices.

#### Local Government Grants Commission – Methodology Review

The discussion on the future financial capability and capacity of councils was rounded out by Paul Bell AM, Chair of the Queensland Local Government Grants Commission, who shared his aspirations for the impending review into the Financial Assistance Grants methodology. Paul called on individuals, councils and the WQAC to actively engage in the review; present our case for change and support the Commission with its representations to Government. The WQAC welcomes this opportunity and will facilitate this engagement with Paul and the Commission.

#### Air Transport

Attention then turned to the issue of Air Transport and its importance to connecting communities and facilitating economic growth. Panel members and delegates discussed the challenges to all the parties involved from councils providing landing and airport infrastructure; councils and airlines in meeting regulatory requirements; airlines in providing schedules and aircraft to meet passenger expectations; and the State Government in supporting regulated services. Noting the current review of regulated routes, delegates called for further consultation from TransLink on 'service requirements' before the program of contract renewals is finalised; and also, the opportunity to consider north-south flights in addition to east-west.

#### Rural and Remote Councils Compact

Alison Smith, Head of Advocacy at LGAQ provided a status update on negotiations with State Government to finalise the Rural and Remote Councils Compact advising that the 'Compact Guardians' would be councils point of contact to provide input and shape the three key priorities the Compact would be based on.

#### Digital Connectivity

Day One of the Assembly concluded with a panel discussion on digital connectivity where the complexities and opportunities of this matter were unpacked and debated. Collaboration emerged as a key ingredient to tackling the current digital connectivity deficit including the need to better understand the scope of issues, as a first step, as proposed through the Digital Connectivity Study for Western Queensland to be commissioned by the WQAC.

#### Housing

The severity of the housing crisis in regional and remote Queensland formed the opening discussion on Day Two of the Assembly with Dr Kim Houghton, Chief Economist from the RAI presenting preliminary findings from the WQAC's Housing Study, which revealed that: the problems are multi-faceted and vary across the West on both the demand and supply sides; the solutions will involve multiple responses from and partnerships amongst Local, State and Federal governments; and that, positively, there are private sector construction and financing partners wanting to be part of achieving place-based and fit for purpose outcomes.

Further consultation with councils on the WQAC Housing Study will occur prior to its finalisation in July 2021.



### Sustainable Recovery and Resilience

Disaster Management and building community resilience was then next on the agenda with Sophie Cartwright, Executive Director, Flood Branch, National Recovery and Resilience Agency and Brendan Moon, CEO of the Queensland Reconstruction Authority discussing the congruence of policy priorities between both agencies and the benefit from all levels of government continuing to make betterment funding a priority for “building back better” and “front ending the investment” to generate increased community resilience.

### Transport – Roads – State Perspective

Transport and Roads were then back on the Agenda – from a State perspective, with delegates hearing from TMR’s three Regional Directors for Western Queensland, who encouraged the respective Regional Roads and Transport Groups as well as individual councils to focus on the future through long term planning and the development of pipelines of projects for funding, being cognisant of the priorities identified in existing Regional Transport Plans.

### State Opposition Update

The Assembly concluded with a joint presentation from Lachlan Millar MP, Assistant to the Leader of the Opposition and Shadow Assistant Minister for Western Queensland, Ann Leahy MP, Shadow Minister for Local Government, and Fiona Simpson MP, Shadow Minister for State Development, Infrastructure and Planning who touched on the need for Works for Queensland to be continued and the need for the current tranche of integrity reforms to be simplified. Lachlan, Ann and Fiona commended the Assembly for its efforts and the direction it was heading.

### Close

Delegates thanked Richmond Shire Council for hosting the Assembly and extending such warm ‘small town’ hospitality to all involved.

Delegates noted that the actions identified in this Communique will be actioned through the WQAC Leadership Group and, where necessary, individual councils and form the basis for developing the program for the next Assembly to be held in Charleville in mid-2022.

19 May 2021.

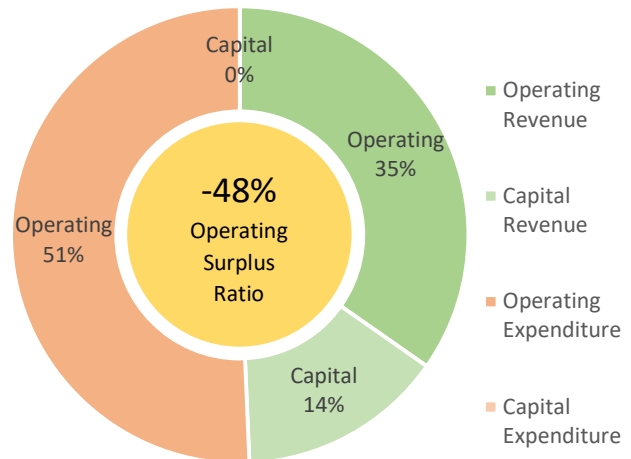




## Financial Statements Summary

### Statement of Comprehensive Income Summary

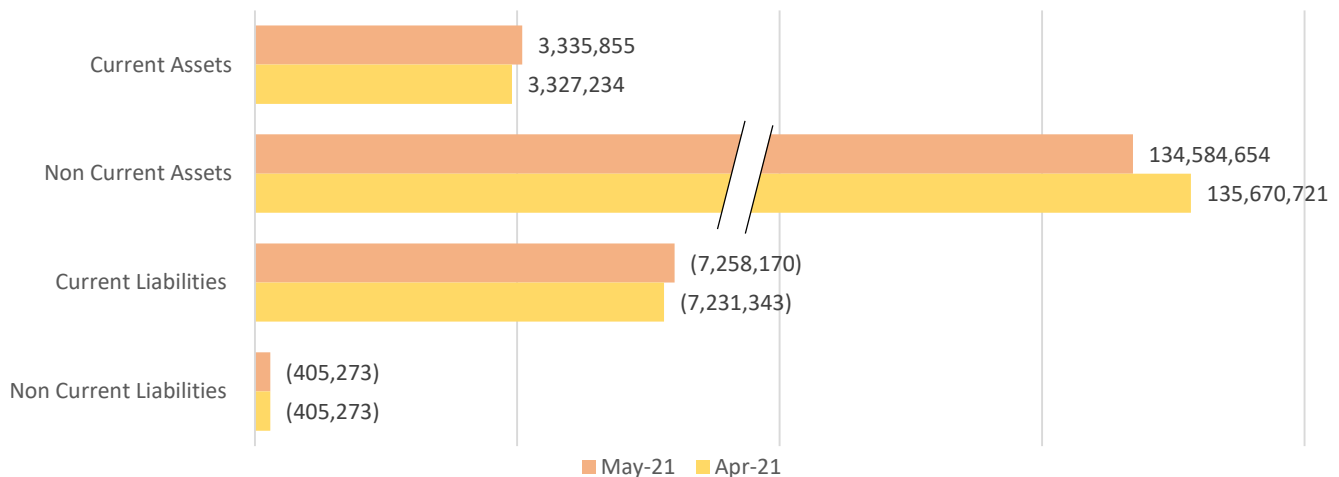
	Year to Date May 2021	Year to Date April 2021
Operating Revenue	\$7,490,612	\$6,804,884
Capital Revenue	\$3,133,118	\$2,930,240
Operating Expenditure	\$10,920,406	\$8,920,072
Capital Expenditure	\$0	\$0
<b>Total Comp Income</b>	<b>(\$296,676)</b>	<b>\$815,052</b>



The comprehensive income statement summary shows a loss of (\$296,676) for the month of May, which is a vast difference compared to April due to the depreciation of plant and equipment being up to date for May. Operating expenditure has increased by 18% and the operating income has increased by 8% in May with the operating surplus ratio being -48% for May which is well below the target rate of 0-10 %.

### Statement of Financial Position Summary

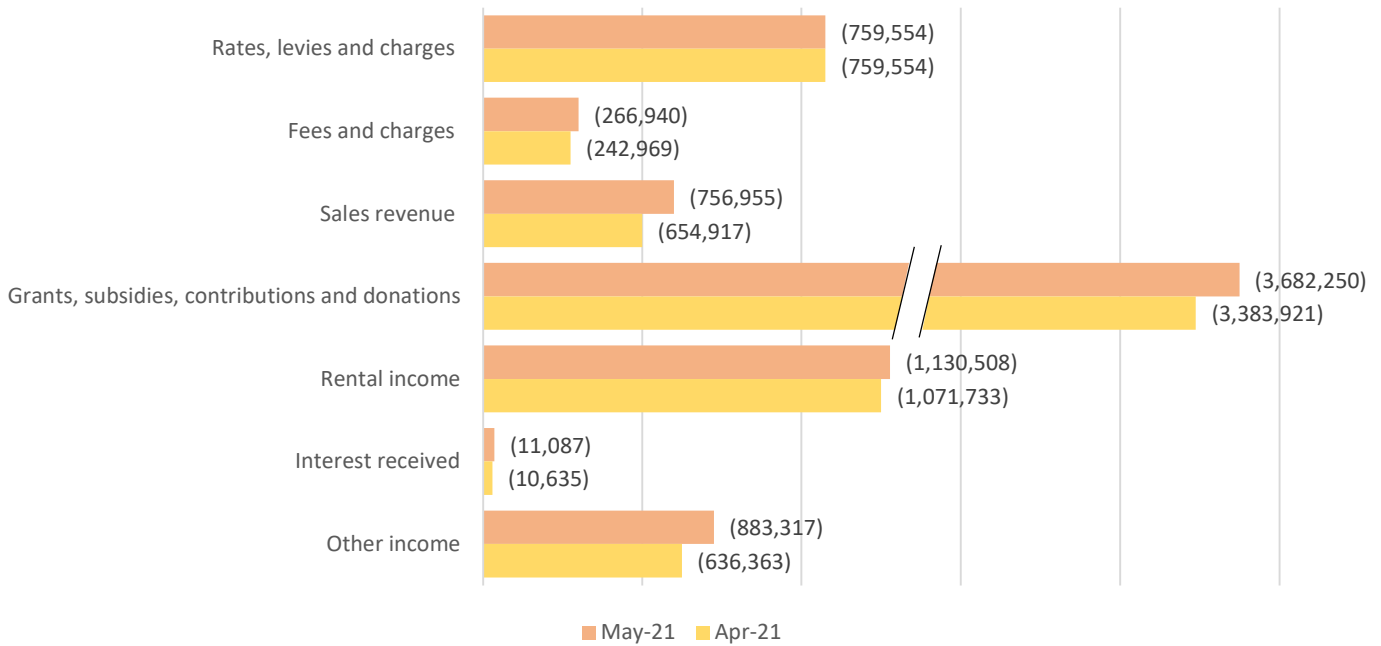
	May 2021	April 2021
Current Assets	\$3,335,855	3,327,234
Non-Current Assets	\$134,584,654	\$135,670,721
Current Liabilities	\$7,265,626	\$7,231,343
Non-Current Liabilities	\$405,273	\$405,273



The Statement of financial position graph illustrates that there is an increase in current assets due to an increase in the Cash & Equivalents, QTC Investment and General bank balances. Non-current assets have decreased due to the net result of the depreciation raised for March, April, and May and capital expenditure for May. The current liabilities have increased mainly due to the non-payment of creditors and payroll liabilities.



**Doomadgee Aboriginal Shire Council**  
**Summary Statement & Analysis of Financials as at May 2021**  
**Monthly Income Summary Comparison**



The monthly income summary comparison chart illustrates council’s operational income changes between April and May.

There has been a 13% sales revenue increase mainly the guest house and contractors’ camp, please note the batching plant has not recorded any income since March 2021. Grant subsidies have increased by 8% which is due to grant payments from First Start Program, FAG, FAG IRG last quarter, PCYC and payments. Rental income is from the staff rent, DOGIT rent and commercial rent. Interest received is mainly from QTC bank. Other income has increased by 22% which is mainly Fuel tax credits and My Pathways joint venture.

In summary council’s monthly income has increased from March reports. There have been the following increases:

- Fees and charges are the landing fees for the airport with a total income of \$266,940.48 YTD.
- Sales revenue has increased mainly from the Guest House & Contractors Camp with a total income of \$669,956.47 YTD.
- Rental Income has increased from funds received for staff housing, DOGIT and commercial rental income of \$395,307.46 YTD.
- Interest Received of \$11,086.94 YTD.
- Other Income of \$304,505.83 YTD.



Doomadgee Aboriginal Shire Council  
Summary Statement & Analysis of Financials as at May 2021

### Operating Income vs Budget to Date

	Total Budget	Budget to Date	YTD Actual	Variance
Rates, Levies and Charges	778,548	713,669	759,554	6%
Fees and Charges	236,000	216,333	266,940	23%
Sales Revenue	348,710	319,651	756,955	137%
Grants, Subsidies, Contributions & Donations	5,183,518	4,751,558	3,682,250	23%
Rental Income	1,152,648	1,056,594	1,130,508	7%
Interest Received	54,120	49,610	11,087	78%
Other Income	546,666	501,110	883,317	76%

Variance in % is overbudget and variance in % is under budget.

Please note that I discovered an error in the original budget import and I have had to work with IT Vision to determine the error and re-import the budget so there will be changes in some of the budget figures compared to last month's report.

#### Rates, Levies and Charges

For the month of April rates, levies and charges is overbudget by 6%, this is due to the entire year being invoiced and paid which is directly proportional to the percentage overbudget and is expected to remain overbudget until year end; it is also expected upon year end council will be under budget by approximately \$19,000 as some properties were not invoiced this year as they are currently being utilised by council staff members and there is also a lease agreement stating no service charges payable.

#### Fees and Charges

April fees and charges are over-budget by 23% which is due to the budgeted figure being based on last year's YTD landing fees plus CPI %, the landing fees have increased considerably since last year due to the local fares scheme thus explaining the variance.

#### Sales Revenue

This is over budget by 137% which is mainly due to the Guest House. Income figures YTD for May are as follows:

- The Guest House and Contractors Camp make up \$669,956.47.
- Post Office \$68,610.
- Batching Plant \$7,540. (*Dockets for batching plant have not been received or captured*)
- Private Works \$1,346.
- Stores \$576
- Council Workshop \$6,720.

#### Grants, Subsidies, Contributions & Donations

Grants, subsidies, contributions & donations are under budget by 23% which is due to the budget including Community Safety Plan and Pool grant income figures were not the same as what was received.

#### Rental Income

The Rental Income is over budget by 7% due under and overstated budget on Staff housing, DOGIT and Commercial rental income.

#### Interest Received

Interest received is currently 78% underbudget, however it is normal to have variances throughout the year and it will be expected that council will remain underbudget for the remainder of the year based on council's cash and cash equivalents performance throughout the year.

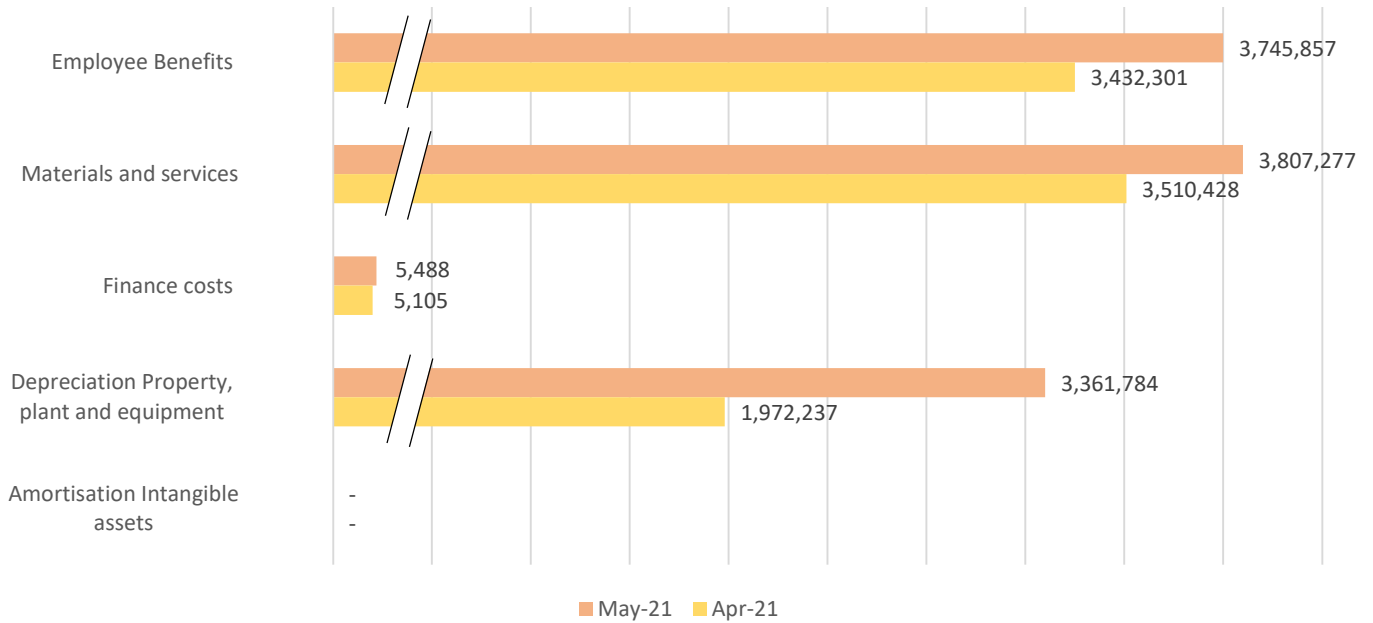


**Doomadgee Aboriginal Shire Council**  
**Summary Statement & Analysis of Financials as at May 2021**

**Other Income**

Other income is currently overbudget by 76%, with the total other income being \$883,317 YTD with a corresponding budget of only \$546,666.

**Monthly Operational Expenditure Summary Comparison**



The monthly expenditure summary comparison chart clearly shows an increase in operating expenditure from April to May, with a monthly increase of 8% or \$10,920,406 with an increase of 8% for employee benefits and 8% for materials and services.

YTD material and services expenses listed here (>\$200,000)

- Insurance \$995,445.52
- Professional Consultancy \$743,967
- IT Expenses \$444,113
- Service Contracts & Contractors \$401,168
- Materials \$369,114
- Bad Debts \$209,344.39



Doomadgee Aboriginal Shire Council  
Summary Statement & Analysis of Financials as at May 2021

### Operating Expenditure vs Budget to Date

	Total Budget	Budget to Date	YTD Actual	Variance
Employee Benefits	(5,651,854)	(5,180,866)	(3,745,857)	28%
Materials and Services	(2,925,461)	(2,681,672)	(3,807,277)	42%
Finance Costs	(8,127)	(7,450)	(5,488)	26%
Depreciation Property Plant and Equipment	(3,092,405)	(2,834,705)	(3,361,784)	19%
Amortisation Intangible Assets	(41,989)	(38,490)	(0)	100%

Variance in % is overbudget and variance in % is under budget.

#### Employee Benefits

Employee Benefits are currently under budget by 28% and in line with what is expected based upon the year-to-date budget.

#### Materials and Services

Materials and services are currently over budget by 42% which includes the labor overheads, plant recovery and the materials and services cost, the actual material cost is \$369,114.

#### Finance Costs

Finance costs are under budget by 26% which is expected based upon the year-to-date budget.

#### Depreciation Property Plant and Equipment

Depreciation has been raised from July to May and is 19% over budget, which is due to implementing the internal audit rate changes.

#### Amortisation Intangible Assets

The intangible assets refer to the remaining balance of Synergy Software which also has had no amortization and therefore the 100 % under budget, this will be done as one journal at the end of the year.

### Work In Progress Summary

Work In Progress	May 2021	April 2021
Capital Income	\$3,133,118	\$2,93,240
Work in progress B/F	\$2,311,774	\$2,311,774
Work in progress additions	\$5,835,125	\$5,531,645
YTD work in progress	\$8,146,899	\$7,843,419

The work in progress balance as of the end of May is \$8,146.899 and there have been WIP additions of \$5,531,645 for the month of May, this equates to an increase in capital expenditure from April to May of 3.8%. The above table clearly shows that the total capital income received as of May is \$3,133,118 with a total of \$8,146,899 in work in progress additions which clearly illustrates that council is funding the capital projects.



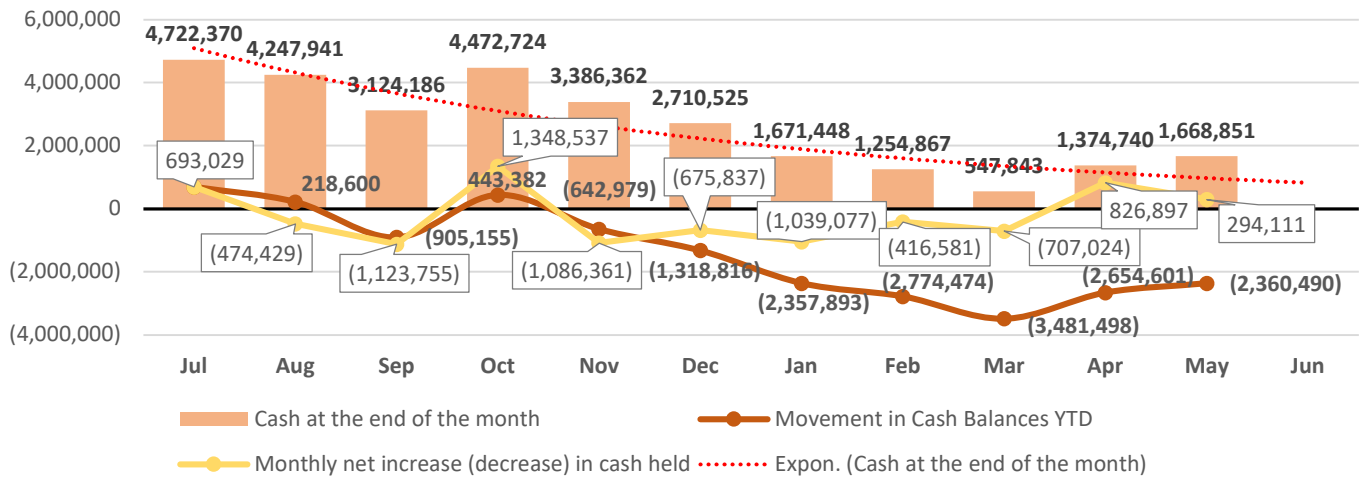
**Doomadgee Aboriginal Shire Council**  
**Summary Statement & Analysis of Financials as at May 2021**

**Statement of Cash Flow Summary**

Cash Flow Comparison	May 2021	April 2021
Cash and cash equivalent held at the beginning of the financial year	\$4,029,341	\$4,029,341
Cash and cash equivalents at the end of the month	\$1,668,851	\$1,374,740
Net increase (decrease) in cash and cash equivalent held	(\$2,360,490)	(\$2,654,601)

*The cash equivalent total includes all banks and petty cash.*

**YTD Cash Flow Analysis**



For the month of May council’s cash & cash equivalents have reduced by (\$2,360,490) from the beginning of the year with a monthly increase from April of \$294,000 it can clearly be seen from the chart above the total YTD cash & cash equivalents opening balance has been steadily reducing from November indicated by the (Movement in Cash Balances YTD), which has increased for the month of May due to funds received from First Start Program, FAG, FAG IRG last quarter, PCYC grants.



Doomadgee Aboriginal Shire Council  
Summary Statement & Analysis of Financials as at May 2021

**Key Performance Indicators**

Assist by providing an overview into council’s tracking against the QAO set targets.

Sustainability Ratios	How the measure is calculated	Council	Target	Achieved
Operating Surplus Ratio	Net result (excluding Capital items) divided by total Operating Revenue (excluding Capital items)	-48%	Between 0% and 10%	✘
Assets Sustainability Ratio	Capital Expenditure on the replacement of Assets (renewals) divided by depreciation expense	0%	Greater than 90%	✘
Net Financial Liabilities Ratio	Total Liabilities less Current Assets divided by total Operating Revenue (excluding Capital items)	58%	Not greater than 60%	✘

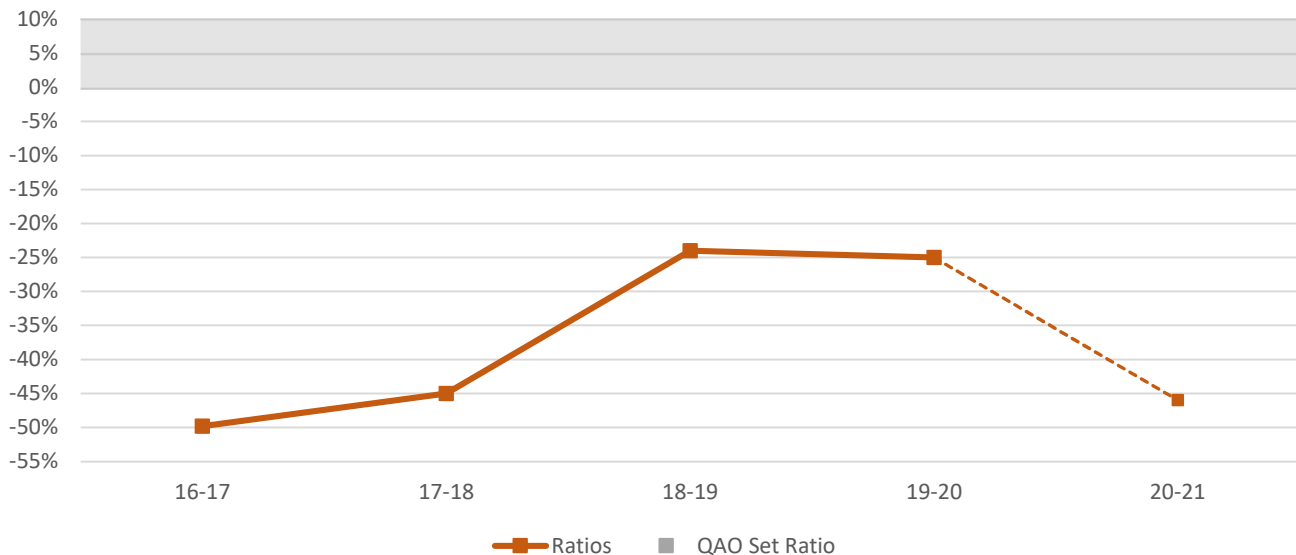
**Operating Surplus Ratio** - Is an indicator of the extent that revenue raised covers operational expenses only or are available for capital or other funding purposes. The operating surplus ratio target is between 0-10%, council’s ratio is well below this range for May at -48%. This indicates that council is not operationally sustainable.

**Asset Sustainability Ratio** – approximates the extent to which the infrastructure assets managed by council are being replaced as they reach the end of their useful lives. Target ratio should be greater than 0%

*(Asset renewals have not been recorded yet)*

**Net Financial Liabilities Ratio** – is an indicator of the extent to which the net financial liabilities of council can be serviced by its operating revenues. Target ratio should not be greater than 60%, council’s ratio is below the target range for May at 58%.

**Annual Operating Surplus Ratio Trend**





Doomadgee Aboriginal Shire Council  
Summary Statement & Analysis of Financials as at May 2021

Operational Profit & Loss	May 2021	April 2021
Operating Income	\$7,490,612	\$6,804,884
Operating Expenditure	\$10,920,406	\$8,920,072
Profit/ (loss)	(\$6,398,566)	(\$2,115,118)

The total operational revenue for May is \$7,490,612 which is less than the current operational expenditure of \$10,920,406 which results in an operational loss of (\$3,398,566) for April.

Overall, the financial statement reports state that council has made a deficit (\$296,676) up to May. Operationally council has made a loss which is also reflected in the operation profit & loss table. Since the beginning of the financial year council's cash & cash equivalents have reduced by \$2.3 million which illustrates that Council is heavily dependent on grant funding and should find other sources of income and reduce expenditure.



**Doomadgee Aboriginal Shire Council**  
**Statement of Comprehensive Income**  
**As at 31 May 2021**

Note	Budget to Date		YTD Actual	Budget to Date Variance
	Total Budget	May 2021		
	\$	\$	\$	%
<b>Income</b>				
<b>Revenue</b>				
<b>Recurrent revenue</b>				
Rates, levies and charges	778,548	713,669	759,554	6%
Fees and charges	236,000	216,333	266,940	23%
Sales revenue	348,710	319,651	756,955	137%
Grants, subsidies, contributions and donations	5,183,518	4,751,558	3,682,250	23%
	<u>6,546,776</u>	<u>6,001,212</u>	<u>5,465,700</u>	<u>9%</u>
<b>Capital revenue</b>				
Grants, subsidies, contributions and donations	12,218,290	11,200,099	3,133,118	72%
<b>Total capital revenue</b>	<u>12,218,290</u>	<u>11,200,099</u>	<u>3,133,118</u>	<u>72%</u>
Rental income	1,152,648	1,056,594	1,130,508	7%
Interest received	54,120	49,610	11,087	78%
Other income	546,666	501,110	883,317	76%
Other capital income	(0)	(0)	(0)	
<b>Total income</b>	<u>20,518,501</u>	<u>18,808,626</u>	<u>10,623,730</u>	<u>44%</u>
<b>Expenses</b>				
<b>Recurrent expenses</b>				
Employee Benefits	(5,651,854)	(5,180,866)	(3,745,857)	28%
Materials and services	(2,925,461)	(2,681,672)	(3,807,277)	42%
Finance costs	(8,127)	(7,450)	(5,488)	26%
Depreciation and amortisation		(0)		
Property, plant and equipment	(3,092,405)	(2,834,705)	(3,361,784)	19%
Intangible assets	(41,989)	(38,490)	(0)	100%
	<u>(11,719,836)</u>	<u>(10,743,183)</u>	<u>(10,920,406)</u>	<u>2%</u>
<b>Capital expenses</b>	(0)	(0)	(0)	
<b>Total expenses</b>	<u>(11,719,836)</u>	<u>(10,743,183)</u>	<u>(10,920,406)</u>	<u>2%</u>
<b>Net result</b>	<u>8,798,665</u>	<u>8,065,443</u>	<u>(296,676)</u>	<u>104%</u>
<b>Other comprehensive income</b>				
increase/ (decrease) in asset revaluation surplus	(0)	(0)	17,447	
<b>Total comprehensive income / (loss)</b>	<u>8,798,665</u>	<u>8,065,443</u>	<u>(279,229)</u>	<u>103%</u>
Variance in % Is overbudget				
Variance in % underbudget				

**Doomadgee Aboriginal Shire Council**  
**Statement of Comprehensive Income**  
As at 31 May 2021

Note	Budget to Date				Monthly Variance %
	Total Budget \$	May 2021 \$	April 2021 Actual \$	May 2021 Actual \$	
<b>Income</b>					
<b>Revenue</b>					
<b>Recurrent revenue</b>					
Rates, levies and charges	778,548	713,669	759,554	759,554	0%
Fees and charges	236,000	216,333	242,969	266,940	9%
Sales revenue	348,710	319,651	654,917	756,955	13%
Grants, subsidies, contributions and donations	5,183,518	4,751,558	3,383,921	3,682,250	8%
	<u>6,546,776</u>	<u>6,001,212</u>	<u>5,041,362</u>	<u>5,465,700</u>	<u>8%</u>
<b>Capital revenue</b>					
Grants, subsidies, contributions and donations	12,218,290	11,200,099	2,930,240	3,133,118	6%
<b>Total capital revenue</b>	<u>12,218,290</u>	<u>11,200,099</u>	<u>2,930,240</u>	<u>3,133,118</u>	<u>6%</u>
Rental income	1,152,648	1,056,594	1,087,443	1,130,508	4%
Interest received	54,120	49,610	10,964	11,087	1%
Other income	546,666	501,110	665,115	883,317	25%
Other capital income	(0)	(0)	(0)	(0)	
<b>Total income</b>	<u>20,518,501</u>	<u>18,808,626</u>	<u>9,735,124</u>	<u>10,623,730</u>	<u>8%</u>
<b>Expenses</b>					
<b>Recurrent expenses</b>					
Employee Benefits	(5,651,854)	(5,180,866)	(3,432,301)	(3,745,857)	8%
Materials and services	(2,925,461)	(2,681,672)	(3,510,428)	(3,807,277)	8%
Finance costs	(8,127)	(7,450)	(5,105)	(5,488)	7%
Depreciation and amortisation		(0)			
Property, plant and equipment	(3,092,405)	(2,834,705)	(1,972,237)	(3,361,784)	41%
Intangible assets	(41,989)	(38,490)	(0)	(0)	
	<u>(11,719,836)</u>	<u>(10,743,183)</u>	<u>(8,920,072)</u>	<u>(10,920,406)</u>	<u>18%</u>
<b>Capital expenses</b>	(0)	(0)	(0)	(0)	
<b>Total expenses</b>	<u>(11,719,836)</u>	<u>(10,743,183)</u>	<u>(8,920,072)</u>	<u>(10,920,406)</u>	<u>18%</u>
<b>Net result</b>	<u>8,798,665</u>	<u>8,065,443</u>	<u>815,052</u>	<u>(296,676)</u>	<u>375%</u>
<b>Other comprehensive income</b>					
increase/ (decrease) in asset revaluation surplus	(0)	(0)	(17,447)	17,447	200%
<b>Total comprehensive income</b>	<u>8,798,665</u>	<u>8,065,443</u>	<u>797,605</u>	<u>(279,229)</u>	<u>386%</u>
Variance in % decreased					
Variance in % increase					

**Doomadgee Aboriginal Shire Council**  
**Statement of Financial Position**  
**As at 31 May 2021**

	May 20/21	April 20/21	June 19/20
Note	\$	\$	\$
<b>Current assets</b>			
Cash and cash equivalents	1,668,851	1,374,740	4,029,341
Trade & other receivables	837,305	1,118,231	1,099,249
Inventory	43,933	48,497	44,587
Contract assets	50,564	50,564	50,564
Lease receivable	735,201	735,201	735,201
Non-current assets held for sale			
<b>Total current assets</b>	<u>3,335,855</u>	<u>3,327,234</u>	<u>5,958,942</u>
<b>Non current assets</b>			
Receivables			
Lease receivables	22,577,177	22,577,177	22,577,177
Investments	293,557	293,557	293,557
Investment property			
Property, plant and equipment	111,671,932	112,757,998	108,694,611
Right of use of assets			
Intangible assets	41,989	41,989	41,989
<b>Total non current assets</b>	<u>134,584,654</u>	<u>135,670,721</u>	<u>131,607,334</u>
<b>Total assets</b>	<u><u>137,920,509</u></u>	<u><u>138,997,954</u></u>	<u><u>137,566,275</u></u>
<b>Current liabilities</b>			
Trade & other payables	(2,097,391)	(2,063,108)	(1,635,354)
Provisions	(2,447,702)	(2,447,702)	(2,720,533)
Contract Liabilities	(2,720,533)	(2,720,533)	(2,258,826)
<b>Total current liabilities</b>	<u>(7,265,626)</u>	<u>(7,231,343)</u>	<u>(6,614,713)</u>
<b>Non current liabilities</b>			
Provisions	(405,273)	(405,273)	(405,273)
<b>Total non current liabilities</b>	<u>(405,273)</u>	<u>(405,273)</u>	<u>(405,273)</u>
<b>Total liabilities</b>	<u><u>(7,670,900)</u></u>	<u><u>(7,636,616)</u></u>	<u><u>(7,019,986)</u></u>
<b>Net community assets</b>	<u><u>130,249,610</u></u>	<u><u>131,361,338</u></u>	<u><u>130,546,289</u></u>
<b>Equity</b>			
Asset Revaluation Surplus	(54,284,944)	(54,319,838)	(54,284,947)
Retained Surplus/ (deficiency)	(75,964,666)	(77,041,500)	(76,261,342)
	<u><u>(130,249,610)</u></u>	<u><u>(131,361,338)</u></u>	<u><u>(130,546,289)</u></u>

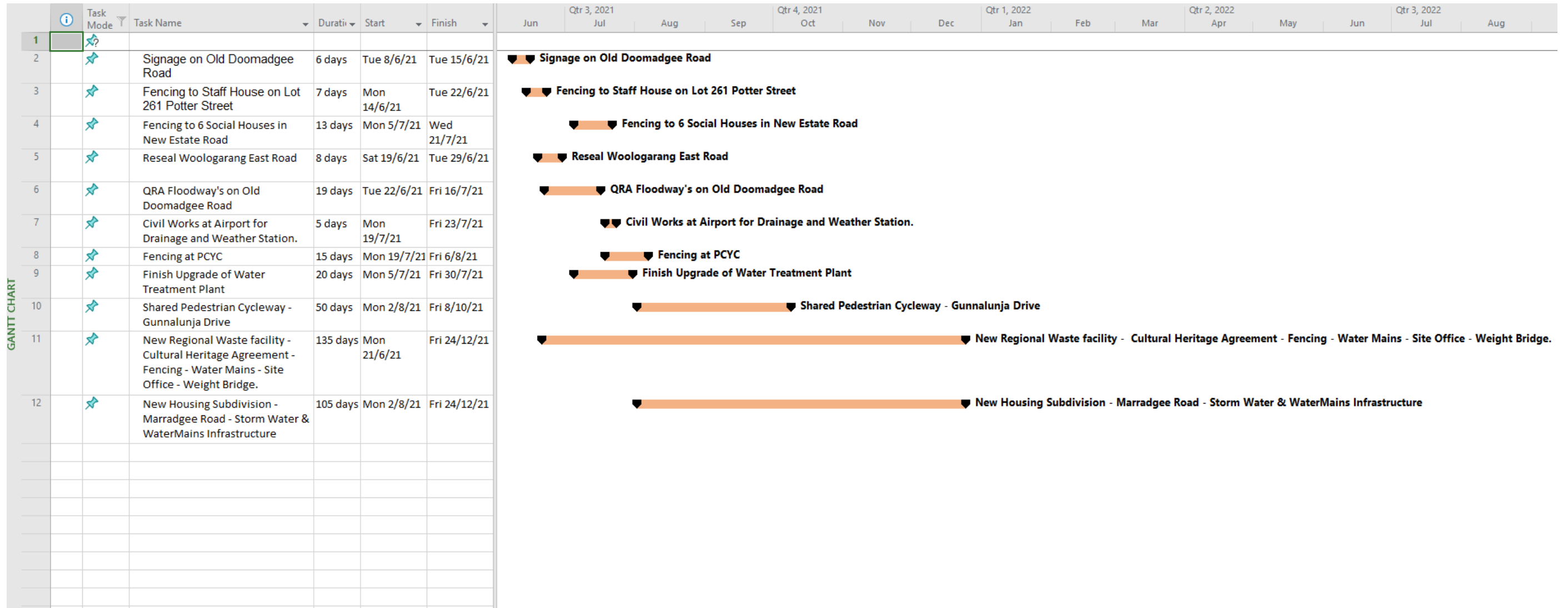
**Doomadgee Aboriginal Shire Council**  
**Statement of Changes In Equity**  
**As at 31 May 2021**

	<b>Asset Revaluation Surplus</b>	<b>Retained Surplus</b>	<b>Total</b>
<b>Note</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Balance as at 01 July 2020</b>	54,284,946	76,261,340	130,546,286
Restated balance at 01 July 2019	54,284,946	76,261,340	130,546,286
Net result	-	296,676	296,676
Other comprehensive income of equity	-	-	-
increase/ (decrease) in asset revaluation surplus	17,447	17,447	34,895
Share of comprehensive income of equity accounted investments	-	-	-
<b>Total Comprehensive income for the month</b>	17,447	314,123	331,571
<b>Balance as at 31 May 2021</b>	<b>54,302,393</b>	<b>75,947,217</b>	<b>130,249,610</b>
<b>Balance as at 01 July 2019</b>	53,021,524	77,278,112	130,299,636
Adjustment on initial application of AASB 15/ AASB 1058	-	(2,753,306)	(2,753,306)
Restated balances at 01 July 2018	53,021,524	74,524,806	127,546,330
Net result	-	1,736,534	1,736,534
Other Comprehensive income of equity	-	-	-
Increase/ (decrease) in asset revaluation surplus	1,263,422	-	1,263,422
Share of comprehensive income of equity accounted investments	-	-	-
Other Adjustments	-	-	-
<b>Total comprehensive income for the year</b>	1,263,422	1,736,534	2,999,956
<b>Balance as at 30 June 2020</b>	<b>54,284,946</b>	<b>76,261,340</b>	<b>130,546,286</b>

**Doomadgee Aboriginal Shire Council**  
**Statement of Cash Flow**  
**As at 31 May 2021**

<b>Note</b>	<b>May</b>	<b>April</b>
	<b>\$</b>	<b>\$</b>
<b>Cashflows from operating activities</b>		
Receipts from customers	10,877,576	9,787,064
Payments to suppliers and employees	<u>(6,910,048)</u>	<u>(6,417,004)</u>
	3,967,528	3,370,060
Dividend received	-	-
Interest received	11,087	10,964
Borrowing Costs	<u>-</u>	<u>-</u>
<b>Net cash inflow (outflow) from operating activities</b>	<u>3,978,615</u>	<u>3,381,024</u>
<b>Cash flows from investing activities</b>		
Payments for Property, Plant and Equipment	(6,339,105)	(6,035,626)
Payments for intangible assets	-	-
Proceeds from sale of property plant and equipment	<u>-</u>	<u>-</u>
<b>Net cash inflow (outflow) from investing activities</b>	<u>(6,339,105)</u>	<u>(6,035,626)</u>
<b>Net increase (decrease) in cash and cash equivalent held</b>	<u>(2,360,490)</u>	<u>(2,654,601)</u>
<b>Cash and cash equivalent held at the beginning of the financial year</b>	4,029,341	4,029,341
<b>Cash and cash equivalents at the end of the month</b>	<u>1,668,851</u>	<u>1,374,740</u>

# ATTACHMENT 8.3.12



GANTT CHART

# ATTACHMENT 9.5



Our ref: MBN21/797

Department of  
**State Development, Infrastructure,  
Local Government and Planning**

2 June 2021

Mr Troy Fraser  
Chief Executive Officer  
Doomadgee Aboriginal Shire Council  
ceo@doomadgee.qld.gov.au

Dear Mr Fraser

I refer to the Doomadgee Aboriginal Shire Council's (the council) list of projects submitted for endorsement under the 2021-24 Works for Queensland (W4Q) program. I wish to congratulate the council on its identification of a key project for this important program which will continue to support jobs where they are most needed in rural and regional Queensland.

I am pleased to advise that the Honourable Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning has endorsed the council's 2021-24 W4Q project as per the enclosed schedule. The Deputy Premier has also written to your Mayor, advising of the endorsed project.

The 2021-24 W4Q funding allocation of \$1,490,000 to the council is to be used for the council's endorsed project.

The Head Funding Agreement executed by the council and the Department of State Development, Infrastructure, Local Government and Planning (the department), the 2021-24 W4Q Program Guidelines and the program specific Project Funding Schedule to be executed by both the council and the department, will govern the delivery of these projects.

From 1 July 2021, subject to the Project Funding Schedule being executed by both parties, the council may commence delivery of its project. At this time the council will receive payment of the first 50 per cent of the allocation. It is a condition of funding that all works are completed by 30 June 2024.

The department's regional staff will be in contact with the council shortly to arrange execution of the Project Funding Schedule.

Projects will be monitored by the department to ensure that the grant program is achieving the program aim and objectives. Consistent with section 2.13 of the Program Guidelines, quarterly progress reports are to be provided via the department's online portal. The council must also adhere to the department's Funding Acknowledgement requirements as set out in section 5 of the Program Guidelines.

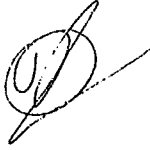
1 William Street  
Brisbane Qld 4000  
PO Box 15009 City East  
Queensland 4002 Australia  
**Telephone** 13 QGOV (13 74 68)  
**Website** [www.dsdlgp.qld.gov.au](http://www.dsdlgp.qld.gov.au)  
**ABN** 29 230 178 530

Further information on acknowledgement requirements, including the use of the Queensland Government logo, is available on the department's website at [www.dlgrma.qld.gov.au](http://www.dlgrma.qld.gov.au).

Funding for all projects will be subject to an acquittal process. The council is required to submit the Project Completion Report and any required supporting documentation to the department within one month of the completion date.

If you require any further information, please contact Ms Jo Stephenson, Regional Director, Northern Region, Local Government Division in the department, by telephone on 4758 3419 or by email at [jo.stephenson@dlgrma.qld.gov.au](mailto:jo.stephenson@dlgrma.qld.gov.au), who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D Walker', written over a circular stamp or mark.

Damien Walker  
**Director-General**

Enc



Enclosure

**2021-24 Works for Queensland (W4Q)**

**Doomadgee Aboriginal Shire Council**

**LIST OF APPROVED PROJECTS**

<b>Project Title</b>	<b>2021-24 W4Q project budget (excluding GST)</b>
Community Shared Cycleway	\$1,490,000.00
<b>Council's Total Program Allocation</b>	<b>\$1,490,000.00</b>

**CEOPA**

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**Subject:** Budget Briefing Mayors of Remote Communities  
**Location:** Teleconference - Please Dial 1800 173 224

**Start:** Fri 18/06/2021 11:30 AM  
**End:** Fri 18/06/2021 12:15 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Trish Woolley

Dear Mayors and CEOs

This invitation is a teleconference briefing following the email to you from the Honourable Leeanne Enoch MP, Minister for Communities and Housing, Minister for Digital Economy and Minister for the Arts regarding the Queensland Government's new *Housing and Homelessness Action Plan 2021 – 2025*.

This Action Plan demonstrates a continued commitment to reframing our relationship with First Nations peoples and to delivering improved housing outcomes through genuine partnerships with Aboriginal and Torres Strait Islander Queenslanders. It builds on the commitments in the *Aboriginal and Torres Strait Islander Housing Action Plan 2019-2023* and the Homeownership Program, with work well underway and being progressed, including:

- engaging with Councils to progress the development of co-designed, place-based and community-led local housing plans to respond to local housing challenges and priorities.
- working with Councils to deliver new housing, as agreed with Councils under the \$40 million Interim Remote Housing Program and \$105 million Forward Capital Program.
- delivery of the \$75 million commitment to remote home ownership in discrete communities.
- establishment of the peak body, Aboriginal and Torres Strait Islander Housing Queensland, focusing on matters impacting Aboriginal and Torres Strait Islander housing and homelessness in Queensland.

**Please join the teleconference by dialling 1800 173 224.**

You will need to identify yourself as joining the Department of Housing and Public Works call. We have arranged for conference call host who will connect you into the teleconference at 11.30am.

We look forward to talking with you about the *Housing and Homelessness Action Plan 2021 – 2025*.

\*\*\*\*\* Disclaimer \*\*\*\*\*

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