



**Meeting Minutes**  
**ORDINARY COUNCIL MEETING #45**  
**Tuesday 16<sup>th</sup> January 2024**  
**Bamaga Boardroom**

## **Northern Peninsula Area Regional Council**

### **Ordinary Council Meeting #45**

**To commence at 9.00am**

**On**

**Tuesday 16<sup>th</sup> January 2024**

**Bamaga Boardroom**



**Meeting Minutes**  
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**Agenda Item 1. Welcome and Opening of Meeting**

Cr Gebadi welcomed attendees and opened the meeting at 8.47am with a prayer by Cr Whap.

**Agenda Item 2. Acknowledgement of Country**

Cr Gebadi paid respects on behalf of the Council to the traditional owners of the land upon which the meeting was held and the traditional owners of the Northern Peninsula Area; and to their elders past, present and emerging.

Meeting paused for deputation by ZK Construction Group at 8.51am

Meeting resumed at 9.55am

One minute silence was observed out of respect for sorry business within the community

Meeting paused at 10.00am for blessing of School Admin Building

Meeting resumed at 10.42am

**Agenda Item 3. Present**

**Mayor & Councillors**

Mayor Patricia Yusia	District Mayor	Arrived at 9.03am
Cr Kitty Gebadi	Division 3 / Deputy Mayor	
Cr Mabelene Whap	Division 5	
Cr Gina Nona	Division 1 (via tc)	
Cr Dennis Getawan	Division 2	Arrived at 8.53am
Cr Eric Cottis	Division 4	

**Other Attendees**

Kate Gallaway	CEO
Gus Yates	Executive Manager Operations
Fairylynn Wasiu	A/Executive Manager Community & Regulatory Services
Gina Peter	Executive Manager Corporate & Finance Services
Shane Waller	A/Executive Manager Building & Infrastructure
Elimau Blarrey	Senior Executive Assistant (Minute Taker)

Cr Nona has requested to join the meeting by teleconference. A resolution is required.

**Resolution**

**That Council:**

Accepts Cr Nona to join the meeting by teleconference

**Moved: Cr Cottis**

**Vote: 5/0**

**Seconded: Cr Gebadi**

**Resolution: C3-16012024**

**CARRIED**

Cr Nona joined the meeting at 10.43am



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**Agenda Item 4. Apologies**

Nil

**Agenda Item 5. Declarations of Conflict of Interest**

Nil

**Agenda Item 6. Confirmation of Minutes of Previous Meeting**

Cr Gebadi left the room at 10.44am

Cr Gebadi returned into the room at 10.46am

**Resolution**

**That Council:**

Notes and confirms the minutes from the Council Meeting held Tuesday 19<sup>th</sup> December 2023.

**Moved: Cr Gebadi**

**Vote: 5/0**

**Seconded: Cr Cottis**

**Resolution: C6.1-16012024**

**CARRIED**

**Agenda Item 7. Business Arising from Previous Meeting**

Action items were discussed as per the Action Task List

Cr Whap left the room at 11.33am

Cr Whap returned into the room at 11.36am

**Agenda Item 8. Mayor Report**

Cr Gebadi left the room at 12.41pm

Cr Gebadi returned at 12.44pm

Cr Cottis left the room at 12.55pm

Cr Cottis returned into the room at 12.57pm

**Resolution**

**That Council:**

Note the report

**Moved: Cr Getawan**

**Vote: 6/0**

**Seconded: Cr Whap**

**Resolution: C8.-16012024**

**CARRIED**



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Council break for lunch at 12.58pm

Moved: Cr Whap

Second: Cr Gebadi

Vote: 6/0

CARRIED

Cr Cottis left the meeting at 12.59pm

Council resume at 1.37pm

Moved: Cr Getawan

Second: Cr Gebadi

Vote: 4/0

CARRIED

**Agenda Item 9.                      CEO Report**

**Resolution**

**That Council:**

- Note the Report

**Moved: Cr Getawan**

**Vote: 4/0**

**CARRIED**

**Seconded: Cr Whap**

**Resolution: C9.-16012024**

**Agenda Item 10.                      Executive Reports**

**Agenda Item 10.1.                  Executive Manager Operations Report**

Cr Nona returned into the meeting at 1.53pm

**Resolution**

**That Council:**

- Note the report

**Moved: Cr Gebadi**

**Vote: 5/0**

**CARRIED**

**Seconded: Cr Whap**

**Resolution: C10.1.-16012024**



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**Agenda Item 10.2.      Executive Manager Community & Regulatory Services Report**

Cr Gebadi left the room at 2.29pm

Cr Gebadi returned into the room at 3.32pm

Cr Getawan left the room at 2.58pm

**Resolution**

**That Council:**

- Note the report

**Moved: Cr Gebadi**

**Vote: 4/0**

**Seconded: Cr Whap**

**Resolution: C10.2.-16012024**

**CARRIED**

**Agenda Item 10.3.      Executive Manager Finance & Corporate Services Report**

Cr Getawan returned into the room at 3.00pm

**Resolution**

**That Council:**

Note the report

**Moved: Cr Gebadi**

**Vote: 5/0**

**Seconded: Cr Whap**

**Resolution: C10.3.-16012024**

**CARRIED**

**Agenda Item 10.4.      Executive Manager Building & Infrastructure Report**

**Resolution**

**That Council:**

Note the report

**Moved: Cr Getawan**

**Vote: 5/0**

**Seconded: Cr Nona**

**Resolution: C10.4.-16012024**

**CARRIED**



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**Agenda Item 11. Financial Reports**  
**Agenda Item 11.1. December 2023 Financial Report**

**Resolution**

**That Council:**

Note and accept the Finance report for the period ending 31 December 2023

**Moved: Cr Getawan**

**Vote: 5/0**

**Seconded: Cr Gebadi**

**Resolution: C11.1.-16012024**

**CARRIED**

**Agenda Item 11.2. Financial Statement Analysis**

Cr Nona left the meeting at 4.20pm

**Resolution**

**That Council:**

Note the report

**Moved: Cr Gebadi**

**Vote: 4/0**

**Seconded: Cr Getawan**

**Resolution: C11.2.-16012024**

**CARRIED**

**Agenda Item 12. Reports**

**Agenda Item 12.1. Trustee and Council Meeting Dates 2024**

**Resolution**

**That Council resolves:**

1. notes and amends the Ordinary Council meeting dates for 2024 commencing at 9am as per scheduled venue:
  - a. Wednesday 24th April 2024 & Friday 26th April 2024 – New Mapoon
  - b. Tuesday 29th October 2024 - Seisia

**Moved: Cr Gebadi**

**Vote: 4/0**

**Seconded: Cr Whap**

**Resolution: C12.1.1.-16012024**

**CARRIED**



**Resolution**

**That Council resolves:**

1. notes and amends the dates for the 2024 NPARC Trustees' meeting commencing at 10am at the Bamaga Council Chambers:
  - a. Monday 22nd April and Tuesday 23rd April 2024
  - b. Monday 28<sup>th</sup> October 2024

**Moved: Cr Getawan**  
**Vote: 4/0**

**Seconded: Cr Whap**  
**Resolution: C12.1.2.-16012024**

**CARRIED**

**Agenda Item 12.2. Report back from NPA Internal Audit Committee**

**Resolution**

**That Council:**

1. Note and endorse the minutes of the NPARC Internal Audit Committee

**Moved: Cr Getawan**  
**Vote: 4/0**

**Seconded: Cr Gebadi**  
**Resolution: C12.2.-16012024**

**CARRIED**

**Agenda Item 12.3. Councillor Remuneration**

**Resolution**

**That Council:**

1. Adopts the remuneration schedule from 1 July 2024 for Mayor, Deputy Mayor and Councillors as set by the Local Government Remuneration Commission

**Moved: Cr Gebadi**  
**Vote: 4/0**

**Seconded: Cr Getawan**  
**Resolution: C12.3.-16012024**

**CARRIED**



**Agenda Item 12.4. Proposed Housing Designs**

Mayor Yusia left the room at 4.55pm  
Mayor Yusia returned into the room at 4.58pm

**Resolution**

**That Council:**

- Notes the report
- Endorses the proposed housing designs to progress to construction tender
- Note the impact of limited available land on the allocation of new houses to Injinoo and New Mapoon communities as part of this project and request this be considered in the distribution of housing funds received into the future

**Moved: Cr Getawan**

**Seconded: Cr Gebadi**

**Vote: 4/0**

**Resolution: C12.4.-16012024**

**CARRIED**

**Agenda Item 12.5. Development Application for proposed reconfiguring a lot, development located at Airport Rd, Bamaga**

Cr Whap left the room at 5.03pm  
Cr Whap returned into the room at 5.05pm

Cr Whap left the room at 5.05pm  
Cr Whap returned into the room at 5.07pm

**Resolution**

**That Council approve subject to conditions:**

1. Reconfiguring a Lot, (Lot 109SP288881), on Airport Road Bamaga for
2. Lease purposes (lease in excess of 10 years)

**CONDITIONS OF APPROVAL**

**TIMING**

**(1) Administration**

At all times

- a. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:
  - i. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;
  - ii. 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;

- iii. The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.

**(2) Currency Period**

As per condition

- a. The applicable currency periods are:
  - i. Reconfiguring a Lot - **4 Years**

**(3) Approved Site Drawings/Plans**

At all times

- a. 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:

I. Plan / Document Name	II. Drawing Number	Sheet No / Ref.	Date/DWG
Proposed Lease C in Lot 109 & Lease D in Lot 108 SP288881 on State Reserve Lui St Bamaga.	AU13650-1	PR133582.4 DWG	12-12-2023

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

**(4) Construction**

At all times

- a. Any construction work associated with this development shall be carried out in accordance with sound engineering practice.
- b. No nuisance is to be caused to adjoining properties by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours.
- c. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage.
- d. Where material is spilled or carried on to existing roads or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.
- e. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan.
- f. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.

Prior to commencement of construction.

**(5) Damage to Infrastructure**

At all times

- a. 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, at no cost to Council.
- b. All works must be completed prior to the issue of a Compliance Certificate, Building Act.

**(6) Drainage**

At all times

- a. The surface drainage must be catered for in a manner that lessens possible impacts in receiving areas.
- b. Any works as a result of development must not interfere with natural stormwater flow over or through the land.
- c. A Drainage Management Plan must be provided, compliant with FNQROC Development Manual standards, Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.
- d. An appropriate Stormwater Quality Management Plan (SQMP) must be developed for the site that provides for achievable stormwater quality treatment measures in accordance with FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.

Prior to the start of any works on the site.

Prior to the commencement of the use.

**(7) Access/Parking/ Emergency Vehicle Access**

- a. Access provision to the development must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.
- b. Bicycle and Vehicle parking requirements and Parking Design must be provided/constructed in accordance with FNQROC specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence.
- c. Car parking surface must be repaired where required and additional sealed parking and manoeuvring areas provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer.
- d. Road widths, and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies.

Prior to the commencement of the use.

At all times

At all times.

At all times.

**(8) Infrastructure Services**

At all times.

- a. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.
- b. Water Supply connection or suitable alternative adequate water supply must be provided to site/s in accordance with FNQROC Development Manual standards or demonstrate that such is already in existence.

- c. Sewer connection or suitable alternative on-site treatment in accordance with FNQROC Development Manual standards must be provided to sites or demonstrate that such is already in existence.
- d. Electricity provision certificate must be provided to the Local Authority.
- e. Lighting is to be provided in accordance with FNQROC Development Manual standards and sound engineering practice and to the satisfaction of the Chief Executive Officer.
- f. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.

**(9) Fire Hydrants, Fire Management and Emergency Access**

- a. Fire Hydrants are to be installed and located to enable fire services to access water safely, effectively, and efficiently or demonstrate that such is already in existence or an alternative provided to FNQROC Design Standards or Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer. Prior to use of site.
- b. Fire Hydrants are to be suitably identified so that fire services can locate them at all hours. At all times
- c. Road widths, and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area.
- d. Fire Services are to be provided in accordance with FNQROC Development Manual standards and the water supply must be reliable and have sufficient flow and pressure requirements for fire-fighting purposes.
- e. Water supply to ensure adequate and accessible water supply for firefighting purposes must be provided to the Local Authority or demonstrate that such is already in existence.

**(10) Staged Development**

As per condition

- a. The development can be undertaken in stages generally in accordance with the approved Plans of Development. Council must be notified of any proposed changes to the approved stage boundaries.

**(11) Acid Sulfate Soils**

Prior to the commencement of the use.

- a. Due care must be taken to ensure that the development will manage to not disturb or minimise the release of acid or metal contaminants.
- b. Dispose of acid or metal contaminants compliant to legislation and provide relevant disposal documentation to Council.

**(12) Landscaping and Fencing**

Prior to the commencement of the use.  
At all times

- a. Landscaping and fencing to be erected to enhance the appearance of the site to the road and provide a buffer to adjoining sites.

- b. The landscaping and fencing must be maintained to an appropriate standard.

**(13) Hazardous Materials**

- a. The development must manage the use, storage and disposal of hazardous material and prescribed hazardous chemicals in such a manner to minimise the potential contamination of the natural environment, ground water and aquifer. At all times

Moved: Cr Gebadi  
Vote: 4/0

Seconded: Cr Getawan  
Resolution: C12.5.-16012024

**CARRIED**

**Agenda Item 12.6. NPARC Camping Policy**

**Resolution**

**That Council:**

1. Note the report;
2. Resolves, pursuant to section 8(1) of *Subordinate Local Law No. 7 (Indigenous Community Land Management) 2021*, to designate the following camping sites within the Northern Peninsula Area as identified in Attachment 1 to this Report, for the purposes of camping in accordance with the requirements of Council's Local Laws:
  - (a) Injinoo Camping Area;
  - (b) New Mapoon Camping Area A;
  - (c) New Mapoon Camping Area B;
  - (d) New Mapoon Camping Area C;
  - (e) New Mapoon Camping Area D;
  - (f) Seisia Camping Area A;
  - (g) Seisia Camping Area B; and
  - (h) Umagico Camping Area; and
3. Adopts:
  - (a) The Northern Peninsula Area Regional Council Camping Policy attached to this Report ("the Camping Policy") as Attachment 2;
  - (b) the Northern Peninsula Area Regional Council Camping Application Process attached to this Report ("the Camping Application Process") as Attachment 3; and
  - (c) the Northern Peninsula Area Regional Council Camping Application Form attached to this Report ("the Camping Application Form") as Attachment 4.

Moved: Cr Getawan  
Vote: 4/0

Seconded: Cr Whap  
Resolution: C12.6.-16012024

**CARRIED**



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**Agenda Item 12.7.      23-24 Capital Budget Amendment**

**Resolution**

**That Council:**

1. Increase the Plant Replacement Budget line item from \$999,550.00 to \$1,069,250.00.
2. Request that the EMO negotiate and purchase and allocation of the replacement 4WD vehicle within the value of the settlement received from QBE.

**Moved: Cr Gebadi**

**Vote: 4/0**

**Seconded: Cr Getawan**

**Resolution: C12.7.-16012024**

**CARRIED**

**Agenda Item 12.8.      2023-24 Operational Plan Update**

**Resolution**

**That Council:**

1. Note the report

**Moved: Cr Whap**

**Vote: 4/0**

**Seconded: Cr Gebadi**

**Resolution: C12.8.-16012024**

**CARRIED**

**Agenda Item 13.      General Discussion**

**Agenda Item 14.      Close of Meeting**

Meeting closed at 5.44pm with a prayer by Cr Whap.