



Note to the Minutes

21st April 2023

Northern Peninsula Area Regional Council has noted an error in the preparation of these minutes. The vote count has incorrectly excluded the vote of Mayor Patricia Yusia and incorrectly recorded votes in the negative.

Mayor Patricia Yusia voted in favour of all resolutions and the vote count should read 4 / 0. This does not impact any decisions made at the meeting.

Kate Gallaway

Acting Chief Executive Officer



Northern Peninsula Area Regional Council

NOTICE AND AGENDA OF NPARC SPECIAL MEETING

Time: 9:00 am

Date: **Friday 2nd October 2020**

Venue: Bamaga Conference Room

Mayor & Councillor

Mayor Patricia Yusia

Cr Gina Nona

Cr Kitty Gebadi

Cr Eric Cottis

Cr Francis Elu

Mayor

Division 1

Deputy Mayor/ Division 3

Division 4

Other Attendees

Interim CEO

A/Executive Manager of Corporate

Executive Assistant

Ms Renee Williams

Mr Ross Higgins

Ms Lanitta Jawai

1. **Opening Prayer** - Cr Gebadi
2. **Welcome and Declare Meeting Open** – Mayor Yusia
3. **Acknowledgement of Traditional Land Owners**
4. **Apologies**
 - Cr Tamwoy – Attending Tombstone Unveiling
 - Cr Cottis – Dentist Appointment
 - Cr Elu – Returning from Weipa
5. **Declaration of Conflicts of Interest** - NIL
6. **Items to Discuss**
 - 6.1 Home Ownership House Purchase Prices
 - 6.2 Licence Variation Bamaga Tavern
 - 6.3 Confidential Matter
 - Request by Bamaga Enterprise Ltd to sublease Snack Bar

ITEM 6.1**Special Council Meeting – Friday 2 October 2020**

PREPARED BY: Ross Higgins
Acting Executive Manager, Corporate Services

SUBJECT: Home Ownership House Purchase Prices

SUPPORTING DOCUMENTS: Home Ownership Information Pack

EXECUTIVE SUMMARY

The Queensland Government through the Department of Housing and Public Works is introducing a new home ownership option in remote discrete communities. There is an opportunity for Council to review the proposed sale prices as set by the Queensland Government for social housing dwellings in Bamaga, Injinoo, New Mapoon, Seisia and Umagico. The agreed pricing methodology will be used for sales under 99-year home ownership leases, and freeholding provisions if/when introduced.

RECOMMENDATION**Resolution:**

That Council (as Trustee) resolves to:

1. Propose alternative sale prices for each category of dwellings as below:

House Type	New Condition	Good Condition	Fair Condition
2 bed detached house	65,000	50,000	35,000
3 bed detached house	75,000	60,000	45,000
4 bed detached house	90,000	75,000	60,000
5 bed detached house	100,000	85,000	67,500
6 bed detached house	110,000	90,000	75,000

2. Authorise the Chief Executive Officer to write to the Director General of the Department of Housing and Public Works to seek approval for the proposed alternative sale prices for social housing dwellings in Bamaga, Injinoo, New Mapoon, Seisia and Umagico

Move: Cr Gebadi

Second: Cr Nona

Vote: 3/3

Resolution: 6.1 - 02102020

ITEM 6.2**Special Council Meeting – Friday 2 October 2020****EXECUTIVE SUMMARY**

An application has been made by Bamaga Enterprises Limited for a permanent variation of the licence conditions at the Bamaga Tavern. The Office of Liquor and Gaming Regulation has written to Council requesting comment on the application.

RECOMMENDATION

That Council resolve to, authorise the CEO to write OLGR to seek an extension for Councils response to coincide with the finalisation of the community safety plan which is due second week of November 2020

Move: Cr Gebadi

Second: Cr Nona

Vote: 3/3

Resolution: 6.2 - 02102020

ITEM 6.3**CONFIDENTIAL MATTER****REQUEST BY BAMAGA ENTERPRISES LTD TO SUBLEASE SNACK BAR**

IN COMMITTEE: 10:44am

This Report is CONFIDENTIAL in accordance with s275(1)(h) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public for business relating to the following:
“(h) Other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.”

Move: Cr Gebadi

Second: Cr Nona

Vote: 3/3

OUT OF COMMITTEE: 10:52am

Move: Cr Gebadi

Second: Cr Nona

Vote: 3/3

EXECUTIVE SUMMARY

To support local business, Bamaga Dreamtime to have the alternative business premises due to having to vacate existing shop whilst waiting to finalise arrangements for a permanent site to construct new premises.

Resolution:

1. That Council receives this report and gives in principle to a proposed sublease of the old snack bar premises from BEL to Bamaga Dreamtime Pty Ltd subject to the following conditions:
 - the sublease term to be 24 months
 - the permitted use under the lease from Council to BEL to be varied to allow for the 24 months sublease
 - Any necessary repairs or building compliance requirements to be at the cost of BEL
 - BEL to pay Council's approval and legal costs and
2. Authorises the Chief Executive Officer and/or Mayor to sign the sublease documentation as necessary

Move: Cr Gebadi

Second: Cr Nona

Vote: 3/3

Resolution: 6.3 - 02102020

Closing Prayer: Cr Gebadi

Meeting Closed: 11:02am