

MINUTES

Ordinary Council Meeting

23 September 2025

**MINUTES OF NORTHERN PENINSULA AREA REGIONAL COUNCIL ORDINARY COUNCIL MEETING
HELD IN BAMAGA BOARD ROOM ON TUESDAY, 23 SEPTEMBER 2025.**

ATTENDANCE**Mayor & Councillors**

Mayor Robert Poi Poi
Cr David Byrne
Cr Mary Yoelu
Cr Kitty Gebadi
Cr Bradford Elu

Mayor
Division 1
Division 2 / Deputy Mayor
Division 3
Division 5

Other Attendees

Dalassa Yorkston
Gus Yates
Wendy Phineasa
Romina Nona
Shannay Gebadi

Chief Executive Officer
Executive Manager Operations
Acting Executive Manager Building & Infrastructure
Executive Manager Corporate Services
Acting Governance Officer (Minute Taker)

MEETING OPENED

The Meeting was opened at 9:03am with a prayer by Cr Yoelu.

APOLOGIES**Resolution**

That Council resolved to accept the apology tabled from Cr. Marlene Bond (Division 4 - New Mapoon) due to Sorry Business in New Mapoon Community.

Moved: Cr Gebadi

Vote: 5/0

Seconded: Cr Elu

Resolution: 1-23092025

CARRIED

ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Traditional Owners of the land upon which the meeting was held and the traditional owners of the Northern Peninsula Area region; and to their elders past, present and emerging.

CONDOLENCES

A minutes silence was observed as a mark of respect in memory of a deceased person or persons with deep connections to the communities of the Northern Peninsula Area (Injinoo, Umagico, Bamaga, New Mapoon & Seisia).

Mr Leon Bond

DECLARATIONS OF INTEREST

- Mayor PoiPoi declared a Prescribed Conflict of Interest for Agenda Item 11.1 due an immediate family member being a Director of REM.
- Cr Yoelu declared a Prescribed Conflict of Interest for Agenda item 11.1 due to an immediate family member being an employee of NPAEY and for Agenda Item 11.2 due to an immediate family member being an employee of REM.
- Cr. Gebadi declared a Declarable Conflict of Interest for Agenda Item 11.1 and Agenda Item 11.2 as a family member being directly associated with NPAEY.

Declaration by Cr. Gebadi - Although I have a declarable conflict of interest, I do believe I am able to stay in the meeting and participate. Therefore, I will choose to remain in the meeting however I will respect the decision of the meeting on whether I can remain and participate in the decision.

Agenda Item - Declaration of Interest for Cr. Gebadi**Resolution**

That Council resolves that Cr. Gebadi has no greater interest then an ordinary member of the public in this matter and accordingly will remain in this meeting.

Moved: Cr Byrne**Vote: 5/0****Seconded: Cr Elu****Resolution: 2-23092025****CARRIED****Agenda Item 5.1 Confirmation of Minutes of Previous Meeting – 26 August 2025****Resolution**

That Council note the minutes for Council meeting held on the 26 August 2025.

Moved: Cr Gebadi**Vote: 5/0****Seconded: Cr Byrne****Resolution: 3-23092025****CARRIED****Agenda Item 5.2 Confirmation of Minutes of Previous Meeting – 27 August 2025****Resolution**

That Council note the minutes for Council meeting held on the 27 August 2025.

Moved: Cr Elu**Vote: 5/0****Seconded: Cr Byrne****Resolution: 4-23092025****CARRIED**

Agenda Item 5.3 Confirmation of Trustee Meeting Minutes**Resolution**

That Council note the minutes for Trustee meeting held on the 27 August 2025.

Moved: Cr Gebadi

Vote: 5/0

Seconded: Cr Yoelu

Resolution: 5-23092025

CARRIED

Agenda Item 6. Business Arising from Previous Meetings

Action items were discussed as per the Council Meeting Resolutions Register

Agenda Item 8.1 Mayor Report**Resolution**

That the activities contained in the Mayor's Report be endorsed by Council.

Moved: Cr Gebadi

Vote: 5/0

Seconded: Cr Byrne

Resolution: 6-23092025

CARRIED

Agenda Item 9.1 CEO Report**Resolution**

That the activities contained in the CEO's Report be endorsed by Council.

Moved: Cr Byrne

Vote: 5/0

Seconded: Cr Gebadi

Resolution: 7-23092025

CARRIED

Agenda Item 9.3 Queensland Local Government Depreciation Taskforce**Resolution**

That Council noted the report and authorises the Chief Executive Officer to assist the Taskforce meet its declared objectives.

Moved: Cr Byrne

Vote: 5/0

Seconded: Cr Gebadi

Resolution: 8-23092025

CARRIED

ADJOURNMENT: The Meeting was adjourned for Morning Tea at 10:36am and resumed at 11:05am.

ARRIVAL: Aurecon Representatives arrived at the Ordinary Council Meeting to present the Northern Peninsula Airport Community and Stakeholder Engagement Deputation.

Tyler Hall – Lead Engineer, Aurecon
 Kristy Lamb – Logistics, Aurecon
 Aurecon – Via Teams Link
 Kerrie Hall – NPARC Media

Agenda Item 9.4 Report to the NPARC Ordinary Council Meeting – Governance Report

Resolution

That Council resolves to note the Report.

Moved: Cr Byrne
Vote: 5/0

Seconded: Cr Gebadi
Resolution: 9-23092025

CARRIED

Agenda Item 9.5 Gazetted Public and Bank Holidays for 2026

Resolution

- That Council endorses the following Public and Bank holidays for 2026.

Applications for 2026 Bank Holidays	
Friday 1 May	Umagico Day (Division 2)
Monday 7 September	Injinoo Day (Division 1)
Wednesday 9 September	Bamaga Day (Division 3)
Friday 16 October	Seisia Day (Division 5)
Friday 13 November	New Mapoon Day (Division 4)
Wednesday 3 June	Mabo Day (Whole Region)
TBC	NPA Show Day (Whole Region)
TBC	NPA Cultural Festival (Whole Region)
Friday 23 October	NPA Sporting Carnival (Whole Region)

- Delegate to the Mayor and CEO to finalise the NPA Show Date and NPA Cultural Festival Date for 2026.

Moved: Cr Yoelu
Vote: 5/0

Seconded: Cr Gebadi
Resolution: 10-23092025

CARRIED

ADJOURNMENT: The Meeting was adjourned for Lunch at 12:41pm and resumed at 1:27pm.

ARRIVAL: Rio Tinto Representatives arrived at the Ordinary Council Meeting to present the NPA Regional Council Update – September 2025.

Steve Dunstone – General Manager, Rio Tinto Weipa
Nick Preece – Communities and Social Performance Manager

Agenda Item 9.3 DA 2025-023 Reconfiguring a Lot (Ral) 26 Woosup Street

Resolution

That Council approve:

- i) Reconfiguring a Lot (boundary realignment) on Lots 25,26,201 SP273357 and Lot 58 SP323446 located at Woosup Street Umagico.
- ii) Infrastructure Easement over Lot 26 SP273357

Subject to the below conditions:

CONDITIONS OF APPROVAL		TIMING
1. Administration		At all times
1.1. The developer is responsible to carry out the approved development and comply with relevant requirements in accordance with:		
1.1.1. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;		
1.1.2. 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;		
1.1.3. The conditions of approval, the requirements of Council's Planning Scheme and best practice engineering.		
2. Currency Period		As per condition
2.1. The applicable currency periods are:		
2.1.1. Reconfiguring a Lot (Realignment of Boundaries) – 4 Years		
3. Approved Site Drawings/Plans		At all times
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:		

I. Plan / Document Name	II. Drawing Number	Sheet No / Ref.	Date/DWG
Site Plan	232057 WD.SUC-SK1	C	22/05/2025
Community Housing Plan	232057 WD.SUC-002	F	06/07/2025

3.2. 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.

3.3. 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

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 properties 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 or shared paths, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.

Prior to commencement of construction

4.5. Stormwater will be managed during construction in accordance with FNQROC Development Manual standards and a Soil and Erosion Management Plan to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer

Prior to commencement of construction

4.6. A Traffic Management Plan is to be completed prior to commencement of construction and to the satisfaction of the Chief Executive Officer.

5. Damage to Infrastructure

At all times

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, at no cost to Council.

As per condition

5.2. All works must be completed prior to the issue of a Compliance Certificate, Building Act.

6. Drainage

At all times

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 development must not interfere with natural stormwater flow over or through the land.

6.3. Stormwater designs and construction to provide 1%AEP immunity are to be provided in accordance with the FNQROC Development Manual standards and sound engineering practice.

Prior to the start of any works on the site

6.4. 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.

7. Access and Parking

Prior to the commencement of the use

7.1. 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.

8. Infrastructure Services**Prior to the commencement of the use**

- 8.1. Road and shared paths are to be provided in accordance with FNQROC Development Manual standards and sound engineering practice.
- 8.2. 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.
- 8.3. 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.
- 8.4. 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.
- 8.5. Electricity provision certificate must be provided to the Local Authority.
- 8.6. 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.
- 8.7. Telecommunications provision certificate or declaration of exemption must be provided to the Local Authority.

9. Operational Works and Fill**Prior to the start of any works on the site**

- 9.1. Operational Works designs to be provided 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 and sound engineering practice to the Local Authority for approval.

10. Acid Sulfate Soils**At all times**

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

11. Landscaping and Fencing**Prior to the commencement of the use.
At all times**

- 11.1. Landscaping to be provided to enhance the appearance of the sites to the road and provide a buffer to adjoining sites.
- 11.2. The landscaping and fencing must be maintained to an appropriate standard.

Moved: Cr. Byrne**Vote: 5/0****Seconded: Cr. Yoelu****Resolution: 11-23092025****CARRIED**

9.2 Finance Report**Resolution**

That Council receives and note the Financial Report August 2025.

Moved: Cr Yoelu

Vote: 5/0

Seconded: Cr Gebadi

Resolution: 12-23092025

CARRIED

ADJOURNMENT:

The Meeting was adjourned for Afternoon Team at 3:38pm and resumed at 3:49pm.

Agenda Item 9.7 Executive Manager Building and Infrastructure**Resolution**

That Council note the Report.

Moved: Cr Yoelu

Vote: 5/0

Seconded: Cr Elu

Resolution: 12-23092025

CARRIED

Agenda Item 9.9 Executive Manager Corporate Services**Resolution**

That Council note the Report.

Moved: Cr Byrne

Vote: 5/0

Seconded: Cr Elu

Resolution: 13-23092025

CARRIED

Agenda Item 9.9 Executive Manager Building and Infrastructure**Resolution**

That Council note the Report.

Moved: Cr Bryne

Vote: 5/0

Seconded: Cr Elu

Resolution: 14-23092025

CARRIED

Adjournment of Ordinary Council Meeting**Resolution**

That Council Adjourned the Meeting to resume at 9am on Wednesday, 23 September at the Bamaga Boardroom.

Moved: Cr Yoelu

Vote: 5/0

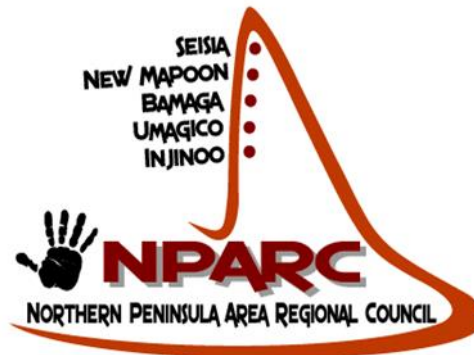
Seconded: Cr Byrne

Resolution: 15-23092025

CARRIED

CLOSURE:

The Meeting was closed at 18:18pm with a prayer by Cr Yoelu.



MINUTES

Ordinary Council Meeting

24 September 2025

**MINUTES OF NORTHERN PENINSULA AREA REGIONAL COUNCIL (ADJOURNED) ORDINARY
COUNCIL MEETING HELD IN BAMAGA BOARD ROOM ON WEDNESDAY, 24 SEPTEMBER 2025**

ATTENDANCE**Mayor & Councillors**

Mayor Robert Poi Poi

Cr David Byrne

Cr Mary Yoelu

Cr Kitty Gebadi

Cr Bradford Elu

Mayor

Division 1

Division 2 / Deputy Mayor

Division 3

Division 5

Other Attendees

Dalassa Yorkston

Gus Yates

Chief Executive Officer

Executive Manager Operations

MEETING OPENED

The Meeting was opened at 9:05am with a prayer by Cr Yoelu.

APOLOGIES**Resolution**

That Council resolved to accept the apology tabled from Cr. Marlene Bond (Division 4 - New Mapoon) due to Sorry Business in New Mapoon Community.

Moved: Cr Gebadi**Vote: 5/0****Seconded: Cr Elu****Resolution: 1-24092025****CARRIED****DECLARATIONS OF INTEREST**

- Mayor PoiPoi declared a Prescribed Conflict of Interest for Agenda Item 11.1 due an immediate family member being a Director of REM.
- Cr Yoelu declared a Prescribed Conflict of Interest for Agenda item 11.1 due to an immediate family member being an employee of NPAEY and for Agenda Item 11.2 due to an immediate family member being an employee of REM.
- Cr. Gebadi declared a Declarable Conflict of Interest for Agenda Item 11.1 and Agenda Item 11.2 as a family member being directly associated with NPAEY.

Declaration by Cr. Gebadi - Although I have a declarable conflict of interest, I do believe I am able to stay in the meeting and participate. Therefore, I will choose to remain in the meeting however I will respect the decision of the meeting on whether I can remain and participate in the decision.

Agenda Item - Declaration of Interest for Cr. Gebadi**Resolution**

That Council resolves that Cr. Gebadi has no greater interest than an ordinary member of the public in this matter and accordingly will remain in this meeting.

Moved: Cr Byrne

Vote: 5/0

Seconded: Cr Elu

Resolution: 2-24092025

CARRIED

ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Traditional Owners of the land upon which the meeting was held and the traditional owners of the Northern Peninsula Area region; and to their elders past, present and emerging.

CONDOLENCES

A minutes silence was observed as a mark of respect in memory of a deceased person or persons with deep connections to the 5 communities of the Northern Peninsula Area (Injinoo, Umagico, Bamaga, New Mapoon & Seisia).

Mr Leon Bond

10.4 Late Item – Water Operations Report**Resolution**

That Council receive and acknowledge the tabled report.

Moved: Cr Byrne

Vote: 5/0

Seconded: Cr. Gebadi

Resolution: 3-24092025

CARRIED

ADJOURNMENT: The Meeting was adjourned for Morning Tea at 10:29am and resumed at 11:03am.

In Committee Reports

That Council Consider the confidential report(s) listed below in a meeting closed to the public in accordance with Regulation s.254J(3)(c) of the *Local Government Regulation 2012*:

- 11.1 Tender Award: Ferry Road Upgrade – Muttee Head
- 11.2 Tender Number: NPARC 02BAM/205
- 11.3 Fleet Replacement Budget 2025-2026
- 11.4 CEO Report

DEPARTURE: Mayor PoiPoi departed the meeting at 11:03am and returned to the meeting at 12:51pm and passed the Chair to Cr. Gebadi.

Deputy Mayor Yoelu departed the meeting at 11:03am and returned to the meeting at 12:51pm

Resolution

That Council resolve to go into In Committee.

Time: 11:03am

Moved: Cr Gebadi

Vote: 3/0

Seconded: Cr Byrne

Resolution: 4-24092025

CARRIED

Resolution

That Council resolve to come out of In Committee.

Time: 12:51pm

Moved: Cr Byrne

Vote: 3/0

Seconded: Cr Elu

Resolution: 5-24092025

CARRIED

ADJOURNMENT: The Meeting was adjourned for Lunch at 12:51pm and resumed at 2:39pm.

DEPARTURE: Mayor PoiPoi departed the meeting at 2:39pm and passed the Chair to Cr. Gebadi.

Deputy Mayor Yoelu departed the meeting at 2:39pm.

Resolution

That Council resolve to go into In Committee.

Time: 2:39pm

Moved: Cr Gebadi

Vote: 3/0

Seconded: Cr. Elu

Resolution: 6-24092025

CARRIED

Resolution

That Council resolve to come out of In Committee.

Time: 3:03pm

Moved: Cr Byrne

Vote: 3/0

Seconded: Cr Gebadi

Resolution: 7-24092025

CARRIED

Amended Resolution**That Council:**

1. Authorise the CEO to finalise negotiations and award this contract to Rob's Earthmoving Hire Pty Ltd (REM) for a Contract Sum of **\$3,226,402.25** (ex GST). Conditional on REM providing Council clarifications on those items of ambiguity identified during the tender evaluation process. Within two weeks of being notified in writing that they are the preferred tenderer.
 - Schedule of Prices for Tendering (SOPT)
 - A detailed Methodology
2. If clarifications on those items of ambiguity identified during the tender evaluation process, are not received within the two weeks. Authorise the CEO to finalise negotiations and award this contract to NPA Earthmoving Yusia Pty Ltd for a Contract Sum of **\$4,237,667.39** (ex GST).
3. Approve an overall construction contingency of 20% be applied to the project,
 - The estimated contingency amount be based on the Contract Sum
 - Approved contingency's will be for NPARC's purposes and not included in the Contract Sum.

Reason for change:

Council notes the following:

- The cost difference between REM (\$3,226,402.25) and the next lowest tenderer (\$4,235,388.29) as being significant \$1M.
- REM's Tender is conforming and just missing some detail a further opportunity should be provided to REM to provide this missing detail.

Moved: Cr. Byrne

Vote: 3/0

Seconded: Cr. Elu

Resolution Number: 8-24092025

CARRIED

ARRIVAL: Mayor PoiPoi returned to the Council Meeting at 3:25pm and took the Chair.

Deputy Mayor Yoelu returned to the Council Meeting at 3:43pm

10.2 Late Item Queensland Local Government Remuneration Tribunal Commission Annual Review

Resolution

That Council endorses this submission and supports the Mayor and Chief Executive Officer participating in a delegation before the Queensland Local Government Remuneration Commission at the October 2025 LGAQ Annual Conference.

Moved: Cr Gebadi

Vote: 5/0

Seconded: Cr Yoelu

Resolution: 9-24092025

CARRIED

Agenda Item 12. **General Business**

Agenda Item 13. **Close of Meeting**

CLOSURE: The Meeting was closed at 16:17pm with a prayer by Cr. Yoelu.

UNCONFIRMED