



Burdekin
Shire Council

MINUTES

ORDINARY COUNCIL MEETING

**HELD AT COUNCIL ADMINISTRATION BUILDING,
145 YOUNG STREET, AYR**

On 23 March 2026

COMMENCING at 9:00 AM

ORDER OF BUSINESS

1. ATTENDANCE

Councillor Pierina Dalle Cort, Councillor Max Musumeci, Councillor Michael Detenon, Councillor John Furnell, Councillor Amanda Hall, Councillor Callan Oar, Councillor Fina Vasta

Mr. M. Magin - Chief Executive Officer
Mrs. K. Olsen - Director Corporate and Community Services
Mr. J. Stewart - Director Infrastructure, Planning and Environmental Services
Mrs. J. Manganaro - Manager Financial Services (Part)
Mr. M. Sandona - Manager Planning and Development (Part)
Ms. F. Smith - Financial Accountant Reporting (Part)
Mrs. R. Stockdale - Senior Governance Officer (Part)
Mrs. B. Tinus - People and Culture Manager (Part)
Mrs. K. Waterson - Governance and Property Officer (Part)

Minutes Clerk - Mrs. S. Iturriaga

2. PRAYER

The meeting prayer was delivered by Pastor Peter Holmes of the Burdekin Community Church.

3. DECLARATIONS OF INTEREST

The Mayor called for declarations of interest.

No declarations of interest were identified.

4. MINUTES AND BUSINESS ARISING

4.1. Ordinary Council Meeting Minutes - 10 March 2026

Officer's Recommendation

That the minutes of the Ordinary Council Meeting held on 10 March 2026 be received as a true and correct record.

Resolution No. 2026-3-16
Moved: Councillor Furnell
Seconded: Councillor Oar

That the minutes of the Ordinary Council Meeting held on 10 March 2026 be received as a true and correct record noting the following amendment to the Declaration of Interest:

Councillor Musumeci raised a potential Declarable Conflict of Interest in relation to Item 6.4.1 Secure Communities Partnership Program. Councillor Musumeci sought guidance from Councillors whether the location of his business, Rural Quip, in the Ayr Industrial Estate could affect his impartiality when discussing the proposed funding application for the purchase of an ANPR camera to be installed at the entrance to the Ayr Industrial Estate. Discussion occurred regarding whether this constituted a Declarable Conflict of Interest, and a vote, excluding Councillor Musumeci, was held.

For: Councillors Hall, Vasta

Against: Councillors Dalle Cort, Detenon, Furnell, Oar

As the majority agreed there was no conflict, Councillor Musumeci will remain in the meeting during the discussion.

CARRIED

4.2. Economic Development Advisory Group Meeting Minutes - 27 February 2026

Officer's Recommendation

That the minutes of the Economic Development Advisory Group Meeting held on 27 February 2026 be noted and adopted.

Resolution No. 2026-3-17

Moved: Councillor Musumeci

Seconded: Councillor Detenon

That the minutes of the Economic Development Advisory Group Meeting held on 27 February 2026 be noted and adopted.

CARRIED

5. OFFICE OF THE CEO

5.1. ECONOMIC DEVELOPMENT

There are no reports presented for consideration.

5.2. EXECUTIVE SUPPORT

5.2.1. Prevention and Elimination of Bullying, Discrimination and Harassment Policy

Executive Summary

This report seeks Council's adoption of the revised Prevention and Elimination of Bullying, Discrimination and Harassment Policy.

Officer's Recommendation

That Council adopt the revised Prevention and Elimination of Bullying, Discrimination and Harassment Policy.

Resolution No. 2026-3-18
Moved: Councillor Furnell
Seconded: Councillor Detenon

That Council adopt the revised Prevention and Elimination of Bullying, Discrimination and Harassment Policy.

CARRIED

9:10am - Mrs. Tinus left the meeting.

6. CORPORATE AND COMMUNITY SERVICES**6.1. CLIENT SERVICES**

There are no reports presented for consideration.

6.2. COMMUNITY SERVICES

There are no reports presented for consideration.

6.3. FINANCIAL SERVICES**6.3.1. Second Revised Budget Report 2025 - 2026****Executive Summary**

In accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*, Council may, by resolution, amend the budget for a financial year at any time before the end of the financial year. As required by the regulation, Council has completed a budget revision for 2025/26 and the next two (2) financial years.

Management has completed a review of the 2025/26 budget based on results to the end of February and estimated transactions for the remainder of the financial year.

An amended budget for the 2025/26 financial year is submitted for adoption.

Officer's Recommendation

That the amended budget and report for the period ending 30 June 2026 as tabled be adopted.

Resolution No. 2026-3-19

Moved: Councillor Musumeci

Seconded: Councillor Oar

That the amended budget and report for the period ending 30 June 2026 as tabled be adopted.

CARRIED

6.3.2. Monthly Financial Report - February 2026

Officer's Recommendation

That the Monthly Financial Report for Period Ending 28 February 2026 be received.

Resolution No. 2026-3-20

Moved: Councillor Vasta

Seconded: Councillor Oar

That the Monthly Financial Report for Period Ending 28 February 2026 be received.

CARRIED

9:16am - Mrs. Stockdale and Mrs. Waterson entered the meeting.

9:21am - Ms. Smith left the meeting.

6.3.3. Purchase of Second Hand Forklift

Executive Summary

The Council Stores has recently failed a safety audit in relation to the operation of the forklift and has had to seek an alternative in the circumstances to ensure the operational environment is safe.

Officer's Recommendation

That Council:

1. approves the purchase of a second-hand Pedestrian Stacker specifically a Toyota BT-Staxio Electric Stacker SWE120XR for the purchase price of \$20,000 (excluding GST) as recommended by the Fleet Steering Committee.

Resolution No. 2026-3-21

Moved: Councillor Musumeci

Seconded: Councillor Detenon

That Council:

1. approves the purchase of a second-hand Pedestrian Stacker specifically a Toyota BT-Staxio Electric Stacker SWE120XR for the purchase price of \$20,000 (excluding GST) as recommended by the Fleet Steering Committee.

CARRIED

9:25am - Mrs. Manganaro left the meeting.

6.4. GOVERNANCE

6.4.1. Exercise Option of Lease - Freehold Lease R in SP339026, Part of Lot 106 on RP898777 - Ayr Aerodrome - Kerry and Delphene Paronella

Executive Summary

This report seeks Council approval to exercise option for Freehold Lease as follows:

Lessor:	Burdekin Shire Council
Lessee:	Kerry and Delphene Paronella
Premises:	Lease R - Part of Lot 106 on RP898777 - Ayr Aerodrome
Term:	Five (5) years, 1 July 2026 to 30 June 2031, 1 x five-year option
Rent:	Council's Fees and Charges

Officer's Recommendation

That Council:

1. agrees in principle to Kerry and Delphene Paronella's request to exercise option for Freehold Lease R on part of Lot 106 on RP898777 at the Ayr Aerodrome as shown on Attachment 1, for a term of five (5) years being from 1 July 2026 to 30 June 2031 leaving 1 x five-year option, subject to the current lease terms and conditions; and
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

Resolution No.	2026-3-22
Moved:	Councillor Vasta
Seconded:	Councillor Detenon

That Council:

1. agrees in principle to Kerry and Delphene Paronella's request to exercise option for Freehold Lease R on part of Lot 106 on RP898777 at the Ayr Aerodrome as shown on Attachment 1, for a term of five (5) years being from 1 July 2026 to 30 June 2031 leaving 1 x five-year option, subject to the current lease terms and conditions; and

2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

CARRIED

6.4.2. Trustee Lease - Lease A on SP328728, Part of Lot 192 on SB499 - Home Hill Aerodrome - Ryan and Charmaine Jacob

Executive Summary

This report seeks Council approval to enter into a Trustee Lease as follows:

Lessor:	Burdekin Shire Council
Lessee:	Ryan and Charmaine Dellece Jacob
Premises:	Lease A in SP328728, Part of Lot 192 on SB499 - Home Hill Aerodrome
Term:	Ten (10) years, 1 July 2026 to 30 June 2036, Nil options
Rent:	Council's Fees and Charges

Officer's Recommendation

That Council:

1. agrees in principle to enter into a new Trustee Lease with Ryan and Charmaine Dellece Jacob over Part of Lot 192 on Crown Plan SB499 shown as Lease A on SP328728 - Home Hill Aerodrome, for a term of ten (10) years being 1 July 2026 to 30 June 2036 (Nil options), for landing ground for aircraft purposes. The Trustee Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

Resolution No. 2026-3-23

Moved: Councillor Detenon

Seconded: Councillor Musumeci

That Council:

1. agrees in principle to enter into a new Trustee Lease with Ryan and Charmaine Dellece Jacob over Part of Lot 192 on Crown Plan SB499 shown as Lease A on SP328728 - Home Hill Aerodrome, for a term of ten (10) years being 1 July 2026 to 30 June 2036 (Nil options), for landing ground for aircraft purposes. The Trustee Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.

2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

CARRIED

6.4.3. Partial Revocation of Reserve Land Lot 51 SP284278, Beachmount Hill Recreation Reserve, Wunjunga - Arthur and Kim Darwen

Executive Summary

This report seeks Council approval to confirm acceptance of revised areas proposed for partial revocation of Reserve Land described as Lot 51 SP284278 (Beachmount Hill Recreation Reserve, Wunjunga).

The revisions follow consultation with the adjoining landowners and the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

Council is required to provide a formal response to the Department of Natural Resources, Mines, Manufacturing and Regional and Rural Development by 25 March 2026.

Officer's Recommendation

That Council:

1. affirm acceptance of the revised increased areas for partial revocation of Reserve Land described as Lot 51 SP284278 as marked in Images 2a and 2b, adjoining freehold Lot 13 SB706 (11 Kookaburra Terrace) and Lot 24 SB706 (12 Kookaburra Terrace), Wunjunga.
2. advise the Governance and Property Officer to provide written confirmation of Council's position to the Department of Natural Resources, Mines, Manufacturing and Regional and Rural Development by 25 March 2026.

Resolution No. 2026-3-24

Moved: Councillor Detenon

Seconded: Councillor Furnell

That Council:

1. affirm acceptance of the revised increased areas for partial revocation of Reserve Land described as Lot 51 SP284278 as marked in Images 2a and 2b, adjoining freehold Lot 13 SB706 (11 Kookaburra Terrace) and Lot 24 SB706 (12 Kookaburra Terrace), Wunjunga.
2. advise the Governance and Property Officer to provide written confirmation of Council's position to the Department of Natural Resources, Mines, Manufacturing and Regional and Rural Development by 25 March 2026.

CARRIED

6.4.4. Request for Trustee Consent: Transfer of Trustee Lease from Roy Pryor to Peter Richard Colls, part of Lot 141 GS808420, and the whole of Lot 121 SP205555 and Lot 122 GS405**Executive Summary**

This report seeks Trustee consent for the transfer of Trustee Lease 722180096 from the current Trustee Lessee, Mr. Roy Pryor, to the proposed transferee, Mr. Peter Richard Colls.

The transfer relates to Reserve land comprising of part of Lot 141 GS808420 (Lease G), Rita Island Road, Rita Island, and the whole of Lot 121 on SP205555, Butler Road, Jarvisfield, and the whole of Lot 122 on GS405, Anabranh Road, Jarvisfield.

Council approval is required under the terms of the Trustee Lease before the transfer can proceed.

Officer's Recommendation

That Council:

1. consents to the transfer of Trustee Lease 722180096 from Roy Pryor to Peter Richard Colls over land described as:
 - Part of Lot 141 on GS808420 (Lease G)
 - Whole of Lot 121 on SP205555
 - Whole of Lot 122 on GS405
2. notes that the transfer will be formalised through a Deed of Consent to Assignment of Lease between Council (Trustee), the Trustee Assignor (Roy Pryor), and the Trustee Assignee (Peter Richard Colls).
3. approves the engagement of Keir Steele Waldon Lawyers to prepare the Deed of Consent to Assignment of Lease on behalf of, and in favour of, Council.
4. notes that all legal and administrative costs associated with the assignment are to be paid by the Trustee Assignor, in accordance with the Trustee Lease conditions.
5. requires the Trustee Assignee to provide an updated Biosecurity Plan and Property Identification Code (PIC) upon completion of the transfer.
6. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the transfer documents. Any significant changes are to be approved by Council.

Resolution No. 2026-3-25

Moved: Councillor Furnell

Seconded: Councillor Detenon

That Council:

1. consents to the transfer of Trustee Lease 722180096 from Roy Pryor to Peter Richard Colls over land described as:
 - Part of Lot 141 on GS808420 (Lease G)
 - Whole of Lot 121 on SP205555
 - Whole of Lot 122 on GS405

2. notes that the transfer will be formalised through a Deed of Consent to Assignment of Lease between Council (Trustee), the Trustee Assignor (Roy Pryor), and the Trustee Assignee (Peter Richard Colls).
3. approves the engagement of Keir Steele Waldon Lawyers to prepare the Deed of Consent to Assignment of Lease on behalf of, and in favour of, Council.
4. notes that all legal and administrative costs associated with the assignment are to be paid by the Trustee Assignor, in accordance with the Trustee Lease conditions.
5. requires the Trustee Assignee to provide an updated Biosecurity Plan and Property Identification Code (PIC) upon completion of the transfer.
6. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the transfer documents. Any significant changes are to be approved by Council.

CARRIED

6.4.5. Freehold Lease - Lease B on Part of Lot 24 on SP156119 - Burdekin Bocce Club Inc

Executive Summary

This report seeks Council approval to enter into a Trustee Lease as follows:

Lessor: Burdekin Shire Council

Lessee: Burdekin Bocce Club Inc.

Premises: Lease B on Part of Lot 24 on SP156119

Term: Five (5) years, 24 July 2026 to 23 July 2031, 1 x five-year option

Rent: \$0.10c if demanded

Officer's Recommendation

That Council:

1. agrees in principle to enter into a new Freehold Lease with Burdekin Bocce Club Inc. for Lease B on Part of Lot 24 on SP156119 as shown in attachment 1, for a term of five (5) years being 24 July 2026 to 23 July 2031, with one (1) x five-year option, for sport and recreation purposes. The Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

Resolution No. 2026-3-28

Moved: Councillor Furnell

Seconded: Councillor Vasta

That Council:

1. agrees in principle to enter into a new Freehold Lease with Burdekin Bocce Club Inc. for Lease B on Part of Lot 24 on SP156119 as shown in attachment 1, for a term of five (5) years being 24 July 2026 to 23 July 2031, with one (1) x five-year option, for sport and recreation purposes. The Lease will be subject to the Prescribed Terms pursuant to the *Land Regulation 2020 (Qld)* and any additional terms and conditions deemed necessary to meet Council's operational or compliance requirements.
2. delegates to the Chief Executive Officer its power to take all necessary action on Council's behalf, including negotiating, executing, and discharging the lease. Any significant changes are to be approved by Council.

CARRIED

9:32am - Mrs. Waterson left the meeting.

6.4.6. Appointment of Independent Chairperson - Audit and Risk Committee

Executive Summary

This report seeks Council's approval to appoint Mr. David Sibley as the Independent Chairperson of the Audit and Risk Committee for a term of four (4) years, effective 1 April 2026. Mr. Sibley has served in the role of Independent Chairperson since 1 April 2022. In accordance with the adopted Audit and Risk Committee Charter he is eligible to serve an additional term of four (4) years, at the discretion of Council.

Officer's Recommendation

That Council appoint Mr. David Sibley as Independent Chairperson of the Audit and Risk Committee for a term of four (4) years, effective 1 April 2026.

Resolution No. 2026-3-26
Moved: Councillor Detenon
Seconded: Councillor Oar

That Council appoint Mr. David Sibley as Independent Chairperson of the Audit and Risk Committee for a term of four (4) years, effective 1 April 2026.

CARRIED

9:33am - Mrs. Stockdale left the meeting.

7. INFRASTRUCTURE, PLANNING AND ENVIRONMENTAL SERVICES

7.1. ENVIRONMENTAL AND HEALTH SERVICES

There are no reports presented for consideration.

7.2. OPERATIONS

There are no reports presented for consideration.

7.3. PLANNING AND DEVELOPMENT

7.3.1. Proposed *Planning Act 2016* Delegation Changes

Executive Summary

The proposed changes to Council's *Planning Act 2016* delegations aim to streamline decision-making by allowing straightforward impact assessable development applications without public submissions to be determined at the Officer level. This approach is intended to reduce inefficiencies, lessen delays associated with aligning decisions with Council meeting cycles, and lower the workload for both Councillors and Officers. Applications of significant community interest, including those with submissions, refusals, variation requests, or matters escalated by Councillors, will continue to be decided publicly at Council meetings, ensuring transparency and accountability remain central to the process.

Officer's Recommendation

That Council, in accordance with Section 257 of the *Local Government Act 2009*, delegate to the Chief Executive Officer the following planning decision-making powers, effective from 23 March 2026 until amended or revoked:

- Impact assessable development applications where no submissions have been received;
- Minor changes or negotiated decision notices relating to Council decisions.

Resolution No. 2026-3-27

Moved: Councillor Furnell

Seconded: Councillor Musumeci

That Council, in accordance with Section 257 of the *Local Government Act 2009*, delegate to the Chief Executive Officer the following planning decision-making powers, effective from 23 March 2026 until amended or revoked:

- Impact assessable development applications where no submissions have been received;
- Minor changes or negotiated decision notices relating to Council decisions.

CARRIED

9:40am - Mr. Sandona left the meeting.

7.4. PROJECT MANAGEMENT

There are no reports presented for consideration.

7.5. TECHNICAL SERVICES

There are no reports presented for consideration.

7.6. WATER AND WASTEWATER

There are no reports presented for consideration.

8. NOTICE OF MOTION

9. RECEIPT OF PETITIONS

10. CORRESPONDENCE FOR INFORMATION

10.1. Regional Banking Investment Alliance

The CEO referred to the Regional Banking Investment Alliance regarding the proposed Community Service Obligation to support face to face regional bank branches. He suggested that Mrs. Manganaro, Manager Financial Services, investigate the matter further, including consultation with Queensland Country Bank and Bendigo Bank, noting the correspondence outlines the significant impacts of regional branch closures and the proposed cost sharing model intended to help maintain essential banking services. Councillor Detenon thought that additional research was unnecessary and did not consider the matter worth pursuing. Council agreed, and no further action will be taken.

11. GENERAL BUSINESS

11.1. Increase of Pothole Repair Requests and Providing Feedback to Customers

Councillor Furnell advised that numerous community members have approached him regarding potholes in roads in the Shire. He has responded by noting that the Operations team are currently busy but will address issues as resources allow, and he encouraged customers to utilise the Snap and Solve facility for reporting. Mr. Stewart provided further clarification, explaining that he recently reminded staff of the importance of issuing a response to customers for all Customer Requests, even where a response has not been specifically requested. He acknowledged that responses have been inconsistent but expressed his intention for improvements in response practices moving forward.

12. CLOSED BUSINESS ITEMS

13. DELEGATIONS

There being no further business the meeting closed at 9:54 am.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 14 April 2026.

MAYOR