

PALM ISLAND

Aboriginal Shire Council

AGENDA

LAND TRUST MEETING

WEDNESDAY, 26 NOVEMBER 2025
COUNCIL CHAMBERS
1 MAIN STREET, PALM ISLAND 4816

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ORDER OF BUSINESS

1. Opening Meeting

1.1 Welcome and Acknowledgements of Traditional Owners

Palm Island Aboriginal Shire Council respectfully acknowledges the Traditional Owners of the land on which we meet, the Manbarra and Bwgcolman Peoples. We pay our respects to Elders past and present and acknowledge the continuing connection of Aboriginal and Torres Strait Islander peoples to land, sea, culture, and community.

We extend this respect to all Aboriginal and Torres Strait Islander peoples attending today's meeting and reaffirm our commitment to working in partnership to support self-determination, cultural heritage, and community wellbeing.

1.2 Attendance and Apologies

Record of Attendance			
Present	Name	Title	Attendance
COUNCILLORS	Mayor Alf Lacey	Mayor	<i>In-person</i>
	Deputy Mayor Mersane Oui	Deputy Mayor	<i>Via-Teams</i>
	Cr Telstan Sibley	Councillor	<i>In-person</i>
	Cr Ebanese Oui	Councillor	<i>Apology</i>
	Cr Germaine Bulsey	Councillor	<i>In-person</i>
OFFICERS	Emma Bradbury	Chief Executive Officer	<i>In-person</i>
	Jessie-Mae Laczik	Governance Officer	<i>In-person</i>
GUESTS	Martine Care	Preston Law	<i>Via Teams</i>
	Kim Driver	Local Government Association of QLD (LGAQ)	<i>Apology</i>

1.3 Leave of Absence Requests

1.4 Confirmation of Quorum (per s259 LGR 2012)

The Chairperson confirms that a quorum is present in accordance with section 259 of the Local Government Regulation 2012.

1.5 Condolences

Palm Island Aboriginal Shire Council extends its heartfelt condolences to the families and loved ones of the following community members who have recently passed:

- Joan Elizabeth Thompson
- Steven Grannigan
- Maurice James - Lenoy
- Kaycei Wotton – Tanner

- Shawn Shortjar and families

Council acknowledges the deep loss felt by the Palm Island community and stands in solidarity with all families during this time of grief. May their spirits rest peacefully, and may their families find comfort and strength in the support of community.

2. Declarations

The chairperson invited Councillors present to disclose prescribed conflicts of interest ("**PCOI**") or declarable conflicts of interest ("**DCOI**") in respect of any items in the agenda, in accordance with the *Local Government Act 2009*.

Councillor	PCOI/DCOI	Meeting Items	Action taken by Council pursuant to Chapter 5B of Local Government Act 2009
Mayor Lacey	Prescribed Conflict of Interest (PCOI)	Item 6.1	Mayor disclosed a prescribed conflict of interest and, in accordance with s150ET(1)(a), left the meeting room prior to discussion and decision-making on Item 6.1. Mayor did not participate in debate or vote. Returned after resolution was made.
Deputy Mayor Oui			
Cr Sibley			
Cr E Oui			
Cr Bulsey	Declared Conflict of Interest (DCOI)	Item 4.11 Sports and Events Report	Cr Bulsey remained in the meeting but did not participate in discussion or vote on the matter.

3. Confirmation of Previous Minutes - 29th October 2025

3.1 Adoption of Land Trust Meeting Minutes



PALM ISLAND ABORIGINAL SHIRE COUNCIL

LAND TRUST MEETING MINUTES

Meeting Name: Land Trust Meeting

Meeting Date: 29th October 2025

Meeting Time: 9:00am

Location: Council Chambers, 1 Main Street, Palm Island Qld 4816

1. Opening of Meeting

1.1 Welcome and Acknowledgements of Traditional Owners

Mayor Lacey opened the meeting at 9:50am and acknowledged the Traditional Owners, the Manbarra and Bwgcolman Peoples.

1.2 Attendance and Apologies

Record of Attendance			
Present	Name	Title	Attendance
COUNCILLORS	Mayor Alf Lacey	Mayor	<i>In-person</i>
	Deputy Mayor Mersane Oui	Deputy Mayor	<i>Apologies</i>
	Cr Telstan Sibley	Councillor	<i>In-person</i>
	Cr Ebanese Oui	Councillor	<i>In-person</i>
	Cr Germaine Bulsey	Councillor	<i>In-person</i>
OFFICERS	Emma Bradbury	Chief Executive Officer	<i>In-person</i>
	Jessie-Mae Laczik	Governance Officer	<i>In-person</i>
GUESTS	Martine Care	Preston Law	<i>Via Teams</i>
	Kim Driver	Local Government Association of Queensland (LGAQ)	<i>Via Teams</i>
OBSERVERS	<i>None</i>		

1.3 Leave of Absence Requests

Nil.

1.4 Confirmation of Quorum (per s259 LGR 2012)

Quorum confirmed.

1.5 Condolences

Council respectfully acknowledges the recent passing of the following community members and extends heartfelt condolences to their families and loved ones:

- Joan Maloney and families
- Steven Grannigan and families
- Assan Sam Jnr and families

Council recognises the deep sorrow felt across the Palm Island community and stands in solidarity with all families during this time of mourning.

2. Declaration of Interests

The chairperson invited Councillors present to disclose prescribed conflicts of interest ("PCOI") or declarable conflicts of interest ("DCOI") in respect of any items in the agenda, in accordance with Chapter 5B of the *Local Government Act 2009*.

Councillor	Type of Conflict	Agenda Items	Action taken by Council
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Mayor, Alf Lacey	<i>DCOI</i>	5.1 Trustee Lease to Palm Island Community Economic Development Foundation Ltd – Lot 264 on SP 273615	In accordance with s150EW of the Local Government Act 2009, the Mayor remained in the meeting but did not participate in discussion or vote on the matter, as resolved by the other councillors.
Deputy Mayor, Mersane Oui			
Councillor Telstan Sibley			
Councillor Ebanese Oui			
Councillor Germaine Bulsey			

Resolution LT.2025-128

That Land Trust notes the declarations of interest and endorses the actions taken by Councillors in accordance with Chapter 5B of the *Local Government Act 2009*.

Moved: Cr E. Oui

Seconded: Cr G. Bulsey

Carried

3. Confirmation of Previous Minutes

Item 3.1 Land Trust Meeting – 24 September 2025

Resolution LT.2025-129

That Land Trust:

Confirms the minutes of the Land Trust held on September Meeting 2025 as a true and accurate record.

Moved: Cr E. Oui

Seconded: Cr G. Bulsey

Carried

3.2 Business Arising from Previous Minutes

Business arising table was unavailable. CEO spoke to progress on matters of business arising.

Trustees requested an updated table to be presented to November meeting.

4. Reports

Nil.

5. For Decision by Council

Item 5.1 Trustee Lease to Palm Island Community Economic Development Foundation Ltd – Lot 264 on SP 273615

Resolution LT.2025-130

Land Trust considered a request from the Palm Island Community Economic Development Foundation Ltd to enter into a trustee lease over Lot 264 on SP273615.

That Land Trust:

1. Grant a trustee lease to Palm Island Community Economic Development Foundation Ltd for the operation of an administration office at 38 Main Street, Palm Island, more particularly described as Lot 264 on SP 273615 on the following terms:
 - (a) for a term of twelve (12) months, with the commencement date to be confirmed by mutual agreement;
 - (b) commencing rent to be determined by the Land Trust; and otherwise in accordance with the Land Trust standard lease documentation.
2. Delegate to the Chief Executive Officer, pursuant to section 257(1)(b) of the *Local Government Act 2009*, the power to negotiate and finalise the trustee lease on behalf of the Trustee (including by signing necessary documents on behalf of the Trustee).

Moved: Cr T. Sibley

Seconded: Cr G. Bulsey

Carried

Item 5.2 QPS Palm Island Multi-Agency Community Safety Facility

Resolution LT.2025-131

Land Trust considered the Queensland Police Service Palm Island Multi-Agency Community Safety Facility project and co-location proposal at the existing PCYC site at Dormitory Drive.

That Land Trust:

1. Notes the land constraints surrounding Council's current proposed lot for the QPS, identified as Lot 10 in the Preliminary Layout Plan.
2. Endorses the proposal to co-locate the QPS Palm Island Multi-Agency Community Safety Facility at the PCYC site at Dormitory Drive.
3. Endorses the proposal to undertake lease amendments over the PCYC site to create two separate leases to facilitate the delivery of the QPS facility
4. Considers the QPS co-location proposal, including the proposed reconfiguration of lots (1 into 2 lot subdivision) as part of Council's Sandy Boyd Aged Care Redevelopment project and Preliminary Layout Plan.
5. Supports QPS undertaking community consultation on the final design of the facility as a means of addressing concerns and respecting cultural significance.
6. Endorses the proposal subject to:
 - a. QPS relinquish the trusteeship over the existing police reserve (Lot 73 on SP282455) and transfer land into the Deed of Grant in Trust and confirmed upon the production of title search prior to the commencement of works on the new site.
 - b. Confirms in writing that the \$1 million previously committed to the upgrade of the PCYC forms part of the works.

Moved: Cr T. Sibley

Seconded: Cr E. Oui
Carried

6. Confidential Matters

Nil.

7. Notices of Motion

Nil.

8. Next Meeting

The next Land Trust Meeting is scheduled to be held on Wednesday, 26th November 2025.

9. Closure of Meeting

There being no further business, the Mayor declared the meeting closed at 10:30am.

DRAFT

3.2 Business Arising from Previous Minutes

Resolution Number	Title	Resolution Summary	Action Required	Responsible Person	Update 17 September 2025	Follow-up
LT.2025-101	Family Camp Permits	CEO to arrange workshop and request tenure analysis.	Schedule workshop; request tenure analysis.	CEO	Council resolved to arrange a workshop with Preston Law and request tenure analysis from Department for each EOI. Awaiting confirmation of availability and process. No funding allocated for 25/26 yet; Department has not been involved in family camp permit process. JM to draft email to Martine (Preston Law), Jenny Hogan (Department), and Anna McGrath (RILIPO).	Follow-up email sent 20/11/2025 CEO will provide further update at meeting.
LT.2025-113	99-Year Lease Application – Telstan Sibley	Application to be sent; RILIPO to assist.	Draft and send application; confirm RILIPO engagement.	CEO/Governance	Draft application prepared; unclear if submitted. Subject to 25/26 funding approval. Process steps: confirm Rent-to-Buy, provide EOI, request PAR from RILIPO, assess EOI, request ATL, fulfill conditions, register lease. Emma to discuss with Mayor and applicant.	Follow-up email sent 20/11/2025 CEO will provide further update at meeting.
LT.2025-114	Yard Extension – Telstan Sibley	Review lease; engage Department of Housing; submit formal request.	Review lease; contact Department of Housing; prepare formal request.	CEO	Council directed review of existing lease and engagement with Department of Housing for yard extension request. RILIPO will not support yard extension DA or survey. Emma to	Follow-up email sent 20/11/2025 CEO will provide further update at meeting.

					discuss with Mayor and applicant.	
LT.2025-115	Lease Application – Obadiah Geia Jnr & Snr	Due diligence and business case request.	Conduct due diligence; request business case.	CEO	Council requested due diligence and business case. Subject to 25/26 funding approval; if approved, RILIPO willing to assist. Emma to discuss with Mayor and applicants.	Follow-up email sent 20/11/2025 CEO will provide further update at meeting.
LT.2025-96	Brayden Nallajar Family Camp Permit	Held in abeyance; Cr Sibley and CEO to discuss with applicant and report back.	Schedule discussion with applicant; prepare report for Council.	Cr. Sibley and CEO	Item held in abeyance pending discussion between Cr. Sibley and Emma with applicant. Report to be prepared for Council after discussion. Department has not been involved in family camp permit process.	Follow-up email sent 20/11/2025 CEO will provide further update at meeting.

4. Reports

Nil

5. Matters for Decision

5.1 Expression of Interest for Child Care Centre

Title of Report: Expression of Interest for Child Care Centre

Agenda Item:

Classification: For Decision

Author CEO

Attachments Draft Expression of Interest Documentation

Recommendation:

That the Trustee resolves to:

1. Advertise the Expression of Interest for the operation and lease of the Child Care Centre located at 261 Park Road, more particularly described as Lot 257 on SP 273615
2. Delegate to the Chief Executive Officer, pursuant to section 257(1)(b) of the *Local Government Act 2009*, the power to negotiate and finalise all matters associated with advertising the Expression of Interest on behalf of the Trustee (including by signing necessary documents on behalf of the Trustee).

PURPOSE OF REPORT:

The purpose of this Report is to seek the Trustee's endorsement to go to market and advertise an Expression of Interest for the Palm Island Child Care Centre ("Child Care Centre") located at 261 Park Road, more particularly described as Lot 257 on SP 273615.

IDENTIFICATION OF PROPERTY:

Site Location: 261 Park Road, Palm Island

Property Description: Lot 257 on SP 273615



BACKGROUND AND CONTEXT

Palm Island Aboriginal Shire Council as Trustee currently lease the Child Care Centre to The Roman Catholic Trust Corporation for the Diocese of Townsville ("the Diocese"). In early 2025 the Diocese advised the Land Trust that they were seeking an extension of their Lease that expired on 30 June 2025 until 31 December 2025 with a six month option until 30 June 2026.

The Diocese has advised officers that due to funding, the Diocese cannot commit further to a long term Lease.

As the Child Care Centre provides an essential service to many members of the community it is recommended that the Land Trust go out to an Expression of Interest to offer a long term Lease to a provider to operate and manage the Child Care Centre.

CRITICAL DATES

The current Lease with the Diocese is due to expire on 30 December 2025.

OTHER OPTIONS CONSIDERED

Officers have met with the Diocese and confirmed that there is no commitment from the Diocese to continue operating and given the ambiguity the recommended course of action is to go to market.

LEGAL AND LEGISLATION CONSIDERATIONS

Council has received advice from Preston Law in relation to this matter.

POLICY CONSIDERATIONS

Nil

CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

Nil

FINANCIAL AND RESOURCE CONSIDERATIONS

Nil

CONSULTATION

The recommendation is consistent with Council's legal advice.

5.2 Expression of Interest for Licensing Airport Garages

Title of Report: Expression of Interest for licensing Airport Garages

Agenda Item:

Classification: For Decision

Author CEO

Attachments Draft Expression of Interest Documentation

Recommendation:

That the Trustee resolves to:

1. Advertise the Expression of Interest for the licensing of garage units for the storage of vehicles located at 1 Butler Bay Road, Palm Island Airport, more particularly described as part of Lot 97 on SP221998.
2. Delegate to the Chief Executive Officer, pursuant to section 257(1)(b) of the *Local Government Act 2009*, the power to negotiate and finalise all matters associated with advertising the Expression of Interest on behalf of the Trustee (including by signing necessary documents on behalf of the Trustee).

PURPOSE OF REPORT:

The purpose of this Report is to seek the Trustee's endorsement to go to market and advertise an Expression of Interest for the licensing of ten (10) garage units for the storage of vehicles located at Palm Island Airport, 1 Bulter Bay Road, Palm Island, more particularly described as part of Lot 97 on SP221998.

IDENTIFICATION OF PROPERTY:

Site Location: Palm Island Airport, 1 Butler Bay Road, Palm Island QLD 4816

Property Description: Part of the Building situated on Lot 97 on SP221998



BACKGROUND AND CONTEXT

Palm Island Aboriginal Shire Council, as Trustee, currently licenses shipping containers to various government, community, and private entities for the storage of vehicles at the Palm Island Airport. The Airport has recently undergone significant redevelopment, including the construction of a new terminal and a building containing ten (10) individual lockable steel garages. Current licensees have expressed interest in transitioning to the new garage facility, however it is recommended that the Land Trust call for Expressions of Interest to ensure a fair and equitable opportunity for the broader market.

Council recommends engaging Knight Frank to prepare a market valuation of the garage units to inform pricing and ensure that any future licensing arrangements reflect fair market value.

CRITICAL DATES

There are no critical dates; however, the garages are expected to be completed and available for hire shortly.

OTHER OPTIONS CONSIDERED

Transitioning existing container-hire users directly to the new garage licences was considered; however, this may be perceived as unfair by other potential users in the community. Calling for Expressions of Interest instead ensures an open, equitable, and market-appropriate process.

LEGAL AND LEGISLATION CONSIDERATIONS

Council has received advice from Preston Law in relation to this matter.

POLICY CONSIDERATIONS

Nil

CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

Nil

FINANCIAL AND RESOURCE CONSIDERATIONS

Nil

CONSULTATION

The recommendation is consistent with Council's legal advice.

6. Confidential Matters

6.1 Procedural Motion: Acceptance of Confidential Business

That the Land Trust resolves, pursuant to section 1.3 of its Standing Orders and clause 3 of the Model Meeting Procedures under the *Local Government Act 2009* and *Local Government Regulation 2012 (Qld)*, to suspend the order of business to permit consideration of late confidential business relating to a Planning Act 2016 decision notice.

6.2 Closed Session: Planning Act 2016 Decision Notice

That the Land Trust resolves, pursuant to section 254J(3)(e) of the *Local Government Regulation 2012 (Qld)*, to close the meeting to the public for the purpose of considering legal advice obtained in relation to the Planning Act 2016 decision notice, which involves matters the disclosure of which would be contrary to the public interest.

6.3 Return to Open Session

That the Land Trust resolves to return to open session, having concluded the confidential session convened under section 254J(3)(e) of the *Local Government Regulation 2012 (Qld)*.

6.4 Deferral of Confidential Item

That the Land Trust resolves to defer consideration of the Planning Act decision notice to the December meeting of the Land Trust.

7. Notices of Motion

7.1 Notice of Motion

7.2 Questions on Notice

7.3 Correspondence

8. Next Meeting

The next Land Trust Meeting is scheduled for 10 December 2025.

9. Closure