

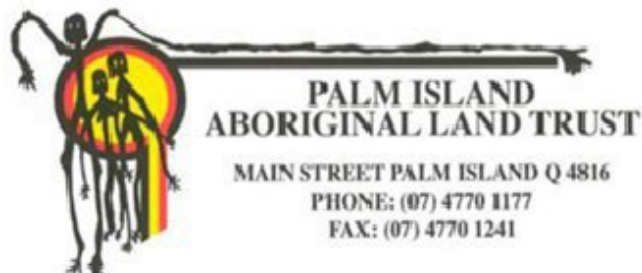
# **PALM ISLAND**

## **Aboriginal Shire Council**

### **AGENDA**

### **LAND TRUST MEETING**

**WEDNESDAY, 29<sup>TH</sup> OCTOBER 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

Mayor Alf Lacey	Emma Bradbury, CEO
Deputy Mayor Mersane Oui	Martine Care, Preston Law
Councillor Telstan Sibley	Kim Driver, Local Government Association Queensland (LGAQ)
Councillor Ebanese Oui	Jessie-Mae Laczik, Governance Officer
Councillor Germaine Bulsey	

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

#### 2.1 Conflict of Interest (s150EQ-s150ES LGA 2009)

#### 2.2 Prescribed and Declarable Conflicts

### 3. Confirmation of Previous Minutes - 24<sup>th</sup> September 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:** 24 September 2025

**Meeting Time:** 9:30am

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

Record of Attendance			
Present	Name	Title	Attendance
<b>COUNCILLORS</b>	Cr Alf Lacey	Mayor	<i>In-person</i>
	Cr Mersane Oui	Deputy Mayor	<i>In-person</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>
<b>OFFICERS</b>	Emma Bradbury	Acting Chief Executive Officer	<i>In-person</i>
	Rani Sam-Johnson	Executive Assistant	<i>In-person</i>
	Jessie-Mae Laczik	Governance Officer	<i>Via Teams</i>
<b>GUESTS</b>	Martine Care	Preston Law	<i>Via Teams</i>
	Kim Driver	Local Government Association of QLD (LGAQ)	<i>Via Teams</i>
<b>OBSERVERS</b>	<i>None</i>		

## 1. Opening Meeting

### 1.1 Welcome and Acknowledgement of Traditional Owners

The Chairperson acknowledged the Traditional Owners of the land, the Manbarra and Bwgcolman Peoples, and paid respects to Elders past and present.

### 1.2 Attendance and Apologies

Nil

### 1.3 Leave of Absence Requests

Nil

### 1.4 Confirmation of Quorum

Quorum confirmed in accordance with section 259 of the Local Government Regulation 2012.

### 1.5 Condolences

Council extends its sincere condolences to the families and loved ones of the following community members who have recently passed:

- Mr Anthony Pryor/Prior and family
- Ms Estelle Snyder and family

Council acknowledges the profound loss experienced by the Palm Island community and expresses its support and sympathy to all families during this time of mourning.

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## 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			
Deputy Mayor Oui			
Cr Sibley			
Cr E Oui			
Cr Bulsey			

### 3. Confirmation of Previous Minutes

#### Item 3.1 - Land Trust Meeting

##### **Resolution LT.2025-123**

That Council:

Confirms the minutes of the Land Trust Meeting held on 27 August 2025 as a true and accurate record.

**Moved:** Deputy Mayor M. Oui

**Seconded:** Cr. G. Bulsey

**Carried**

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### 4. Reports

Nil.

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### 5. Matters for Decision

#### Item 5.1 - Lease Negotiations: Deniece Geia

Council considered a lease offer for 67A Sibley Lane that was not dispatched as per Resolution LT.2025-103. To ensure procedural fairness, Council approved an extension of the response deadline and authorised the CEO to reissue the letter.

##### **Resolution LT.2025-124**

That Council:

1. Notes the letter to Deniece Geia regarding the lease at 67A Sibley Lane was not dispatched as per Resolution LT.2025-103.
2. Approves an extension of the response deadline to **20 October 2025**.
3. Authorises the CEO to reissue the letter confirming interest in the lease.

**Moved:** Cr. G. Bulsey

**Seconded:** Cr. E. Oui

**Carried**

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### 6. Confidential Matters

#### Item 6.1 - Closed Session

##### **Resolution LT.2025-125**

That Council resolves, in accordance with section 84(1)(b) of the *Local Government Act 2009 (Qld)* and section 275(1)(c) of the *Local Government Regulation 2012 (Qld)*, to enter a closed session to consider:

1. A legal dispute involving the Trustee Council, which requires consideration of legal advice and associated risks, and where disclosure may compromise legal strategy and confidentiality; and
2. A matter deemed Cabinet-in-Confidence, involving confidential information that, if publicly disclosed could prejudice the interests of the local government or the State.

**Moved:** Cr. E.Oui

**Seconded:** Cr. G. Bulsey

**Carried**

## **Item 6.2 - Return to Open Session**

### **Resolution LT.2025-126**

That Land Trust resumed in open session in accordance with section 84(5) of the *Local Government Act 2009 (Qld)*.

**Moved:** Cr. T. Sibley

**Seconded:** Cr. E. Oui

**Carried**

## **Item 6.3 - Palm Island Rent-to-Buy Home Ownership Scheme**

### **Resolution LT.2025-127**

That the Land Trust resolved to:

- A. Note the agreed decisions detailed in the Decision Paper from the Executive Oversight Group Workshop held in Townsville on Tuesday 9 September 2025 attended by Mayor Lacey.
- B. Approve and adopt the updated Palm Island Rent-to-Buy Home Ownership Scheme Process, Framework and Policies
  - i. Approve and adopt the *Palm Island Rent-to-Buy Home Ownership Scheme Policy Framework* to administer the Palm Island Rent-to-Buy Home Ownership Scheme.
  - ii. Approve and adopt *Palm Island Rent-to-Buy Home Ownership Scheme Process* to administer the Palm Island Rent-to-Buy Home Ownership Scheme.
  - iii. Approve and adopt updated *Palm Island Rent-to-Buy Home Ownership Scheme Policies* to administer the Palm Island Rent-to-Buy Home Ownership Scheme.
  - iv. Approve and adopt the recommended policies including dispute resolution and complaints management to administer the Palm Island Rent-to-Buy Home Ownership Scheme.
- C. Instruct the CEO to request Palm Island Aboriginal Shire Council, in its capacity as Local Government (Council) to include administering the Palm Island Rent-to-Buy Home Ownership Scheme in the support it provides to the Land Trust.
- D. Write to Danielle McAllister, Deputy Director-General, Policy, Performance and First Nations, Department of Housing and Public Works advising them of the Land Trust decision by 26 September 2025
- E. Note that future work is required by Land Trust and Queensland government to finalise and implement the Palm Island Rent-to-Buy Home Ownership Scheme

including necessary approvals and confirmation of funding arrangements by 30 June 2026.

**Moved:** Cr. T. Sibley

**Seconded:** Cr. E. Oui

**Carried**

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#### **7. Notices of Motion**

Nil.

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#### **8. Next Meeting**

The next Land Trust Meeting is scheduled for Wednesday, 29 October 2025.

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#### **9. Closure of Meeting**

There being no further business, the Mayor declared the meeting closed at 11am.

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#### **Palm Island Aboriginal Shire Council Land Trust Meeting – [Insert Next Meeting Date]**

Confirmed as a true and correct record of the proceedings of the Land Trust Meeting held on **24 September 2025**.

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**Signed:** \_\_\_\_\_

**Chairperson:** Mayor Alf Lacey

**Date of Confirmation:** [Insert Date]

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**Signed:** \_\_\_\_\_

**Name:** Emma Bradbury

**Title:** Chief Executive Officer

**Date of Confirmation:** [Insert Date]

---



### **3.2 Business Arising from Previous Minutes**

*Enter table*

### **4. Reports**

Nil

### **5. Matters for Decision**

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

**Title of Report:** Trustee Lease to Palm Island Community Economic Development Foundation Ltd - Lot 264 on SP 273615  
**Agenda Item:** (Administration Office, 38 Main Street, Palm Island Qld 4816)  
**Classification:** For Decision  
**Author** CEO/Preston Law  
**Attachments** Letter from Palm Island Community Economic Development Foundation Ltd  
Letter from Preston Law re Informed Consent to act for both parties

### Recommendation:

That the Trustee resolves to:

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).

### PURPOSE OF REPORT:

The purpose of this Report is to present the Trustee with a request from 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 ('Premises') for a 12-month period, commencing on a date to be confirmed by mutual agreement.

### IDENTIFICATION OF PROPERTY:

Site Location: 38 Main Street, Palm Island

Property Description: Lot 264 on SP 273615 (the whole of the lot)



## BACKGROUND AND CONTEXT

Palm Island Community Economic Development Foundation Ltd is a newly formed not-for-profit public company limited by guarantee. The Directors of the Foundation are seeking the grant of a new lease at 38 Main Street, Palm Island, more particularly described as Lot 264 on SP 273615 for a term of twelve (12) months for the purpose of operating an administration office.

The Foundation approached Council officers in October 2025 requesting the grant of a new lease. Attachment A to this report comprises the letter from the Foundation.

## CRITICAL DATES

Nil

## OTHER OPTIONS CONSIDERED

Nil

## LEGAL AND LEGISLATION CONSIDERATIONS

### Commercial Lease Terms

Council proposes that the Trustee agrees to grant Palm Island Community Economic Development Foundation Ltd a new lease over 38 Main Street. Council officers should ensure the lease is on the Trustee's Standard Lease and on commercial terms.

### Informed Consent

Preston Law has been engaged to act on Council's behalf in relation to preparing the lease of the Premises to the Foundation.

Preston Law is also engaged to act on the Foundation's behalf in relation to the lease from Council, and a solicitor from Preston Law sits on the Foundation's board as Company Secretary.

Solicitors are bound by ethical duties to act in the best interests of their clients. When two parties have conflicting interests, a solicitor cannot act for both because:

1. A solicitor must act solely in the best interests of each client. Representing conflicting parties makes it impossible to fully advocate for both, as one client's best outcome may harm the other.
2. Solicitors must keep client information confidential. Acting for both parties could result in sharing sensitive information, intentionally or unintentionally, that benefits one client over the other.
3. Each client is entitled to independent, unbiased legal advice. Acting for both can compromise impartiality and limit the advice the solicitor can give.
4. If a disagreement arises between the parties, the solicitor may have to withdraw from representing either or both clients to avoid breaching ethical duties.

Preston Law is of the view that it can act for both parties in this leasing matter because the Foundation and Council are closely connected, so their interests are mostly aligned. This means the risk of any conflict or ethical issues is low.

However, Preston Law must still get informed consent from both parties to make sure everyone understands the solicitor's involvement and any potential risks.

Attachment B to this report comprises the letter from Preston Law regarding informed consent.

## POLICY CONSIDERATIONS

Nil



COUNCIL LAND TRUST MEETING #  
Agenda Item #  
# October 2025

## CORPORATE AND OPERATIONAL PLAN CONSIDERATIONS

Nil

## FINANCIAL AND RESOURCE CONSIDERATIONS

Nil

## CONSULTATION

The recommendation is consistent with Council's legal advice.

## Annexure A – Letter from the Foundation

**Palm Island Community Economic Development Foundation Ltd**

**ABN 33 691 106 073**

14 October 2025

The Chief Executive Officer  
Palm Island Aboriginal Shire Council (as Trustee)  
1 Main Street  
PALM ISLAND QLD 4816

**BY EMAIL:** Emma Bradbury [emma.bradbury@palmcouncil.qld.gov.au](mailto:emma.bradbury@palmcouncil.qld.gov.au)

Dear Emma

**Palm Island Community Economic Development Foundation Ltd  
Request for Lease from Palm Island Aboriginal Shire Council (as Trustee)  
Premises: Lot 264 on SP273615 (38 Main Street, Palm Island Qld 4816)**

Palm Island Community Economic Development Foundation Ltd ("Foundation") is a newly formed not-for-profit public company limited by guarantee.

The Directors of the Foundation are writing to seek from the Trustee the grant of a new lease at Lot 264 on SP273615 (38 Main Street, Palm Island Qld 4816) for a term of twelve (12) months for the purpose of operating an administration office.

The Foundation would be pleased to provide any further information required to assist the Trustee in considering this request and would welcome the opportunity to discuss the matter further.

Yours sincerely,



Marnie Gabbert  
Company Secretary  
Palm Island Community Economic Development Foundation Ltd ACN 691 106 073



## Annexure B – Informed Consent for Preston Law to act for both Council and the Foundation

Our Ref: Martine Care:253516  
Direct line: 07 4052 0730  
Direct email: mcare@prestonlaw.com.au  
Partner Responsible: Martine Care



15 October 2025

Palm Island Aboriginal Shire Council as Trustee  
c/o The Chief Executive Officer

By Email: Emma Bradbury [emma.bradbury@palmcouncil.qld.gov.au](mailto:emma.bradbury@palmcouncil.qld.gov.au)

Dear Emma

Lease to Palm Island Community Economic Development Foundation Ltd  
Property: 38 Main Street, Palm Island (Lot 264 on SP 273615) ('Premises')

We confirm your instructions that you wish to engage our office to act on Council's behalf in relation to preparing the lease of the Premises to Palm Island Community Economic Development Foundation Ltd ('the Foundation').

As you are aware, we have been contacted by the Foundation who also wish to engage our firm to act for the Foundation in relation to the lease. Moreover, a solicitor from Preston Law sits on the Foundation's board as Company Secretary.

We understand from our discussions that you have no issues in our office acting for both parties in this matter. However, for completeness, we must draw to your attention the following:

1. If another member of our office acts for the Foundation, they will be required to act in the best interests of the Foundation (as if any other law firm had been engaged to act for the Foundation).
2. It is possible that during the course of the matter, the parties' interests may be adverse for a range of reasons that no one could have identified at the outset of the matter. For example, one party may later find themselves in a position where they don't wish to (or simply can't) complete negotiations and enter into the lease. In these circumstances, what is best for Council and the Foundation may be two very different things.
3. Where the parties' interests become adverse, this may cause our Firm's respective duties to each of you, including our duty to act in the best interest of each of you, to be in conflict. If this occurs, for example, on account of a dispute arising between Council and the Foundation, we would be unable to continue to represent Council (even if Council is not the party at fault) and would need to terminate our retainer for both Council and the Foundation. If this were to occur, Council would need to seek new representation to finalise the matter (and would incur additional legal costs to do so).

Liability limited by a scheme approved under Professional Standards Legislation.

Notice - If you receive this email by mistake, please notify us and do not make any use of the email. We do not waive any privilege, confidentiality or copyright associated with it.

15 Spence Street Cairns QLD 4870 • PO Box 707N North Cairns QLD 4870  
Phone +61 7 4052 0700 • Fax +61 7 4052 0777 • [info@prestonlaw.com.au](mailto:info@prestonlaw.com.au) • [www.prestonlaw.com.au](http://www.prestonlaw.com.au)

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4. To ensure confidentiality is maintained, we can implement an information barrier within our system so that Council's file is not accessible to members of our office acting for the Foundation. Please let us know if Council would like this barrier to be put in place.
5. If Council has any concerns in relation to the above, Council should consider whether it wishes to seek independent legal advice.

Would you please consider the above carefully. If Council is prepared to consent on the above basis, please let me know by return email.

If you have any concerns, please contact me as soon as possible.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Martine Care', with a small red mark below it.

**Martine Care**  
Partner  
for PRESTON LAW



## 5.2 QPS Palm Island Multi-Agency Community Safety Facility

# PALM ISLAND

Aboriginal Shire Council



ITEM NO	5.2
REPORT NAME	QPS Palm Island Multi-Agency Community Safety Facility
MEETING	Land Trust Meeting
DIRECTORATE	Projects
AUTHOR	Queensland Police Service, Capital Assets and Facilities Management Group
DOC ID	PIASC-2025-LTM-5.2
APPROVER	Emma Bradbury, CEO

### EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the Queensland Police Service (QPS) Palm Island Multi-Agency Community Safety Facility project and co-location proposal at the existing PCYC site at Dormitory Drive.

### OFFICER'S RECOMMENDATION

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:
  1. QPS relinquish the trusteeship over the existing police reserve (Lot 73 on SP282455) and transfer 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.

2. Confirms in writing that the \$1 million previously committed to the upgrade of the PCYC forms part of the works.

## 1. BACKGROUND AND PREVIOUS COUNCIL CONSIDERATIONS

The QPS has a commitment to deliver a replacement Palm Island Multi-Agency Community Safety Facility by April 2028.

The current police reserve at 73 Main Street, Palm Island was determined to be inadequate in size to accommodate a replacement police facility on site. As a result, the QPS investigated alternative site options for the proposed facility, in consultation with Council and state agencies. The initial site option investigation revealed two potentially suitable site options, as detailed below.

### a. COUNCIL LAND (LOT 10)

In early 2024, Council advised that an indicative 2,300m<sup>2</sup> portion of land at the rear of the Palm Island Primary Health Care Centre would be available for QPS, in principle. This site option is indicatively shown as Lot 10 in Council's preliminary redevelopment layout below.



Figure 1 – Council's Preliminary Redevelopment Layout and QPS Site Option (Lot 10)

Detailed due diligence investigations undertaken by QPS revealed that this site option presented significant challenges for the delivery of the replacement police facility, including but not limited to: access, flooding, contamination, onsite

infrastructure and connection to utility infrastructure.

Additionally, Council's proposed redevelopment project and upgrade to stormwater infrastructure also impacts the useability and development area of this site option, whereby no permanent structures may be placed over or within 2m of the proposed stormwater infrastructure (as shown in Figure 1). Provided It is noted that Council has requested QPS to consider a financial contribution

towards upgrading the town stormwater infrastructure, however, the QPS has not provided written agreement to any financial contribution to date.

## **b. CO-LOCATION AT PCYC SITE**

The QPS also explored the option to co-locate the police facility at the existing PCYC site at Dormitory Drive (described as Lot 267 on SP273615), in consultation with Council, PCYC and DHPW.



*Figure 2 – PCYC Site Option (Parent Parcel); Source QLD Globe.*

Based on preliminary conversations with Council in September 2023, Council acknowledged that the integration of a police facility with PCYC is “a very good option” and was supported in principle, subject to consultation with PCYC.

The PCYC also provided in principle support for the co-location proposal, subject to planning that supported segregation of functions and included an upgrade to the PCYC complex.

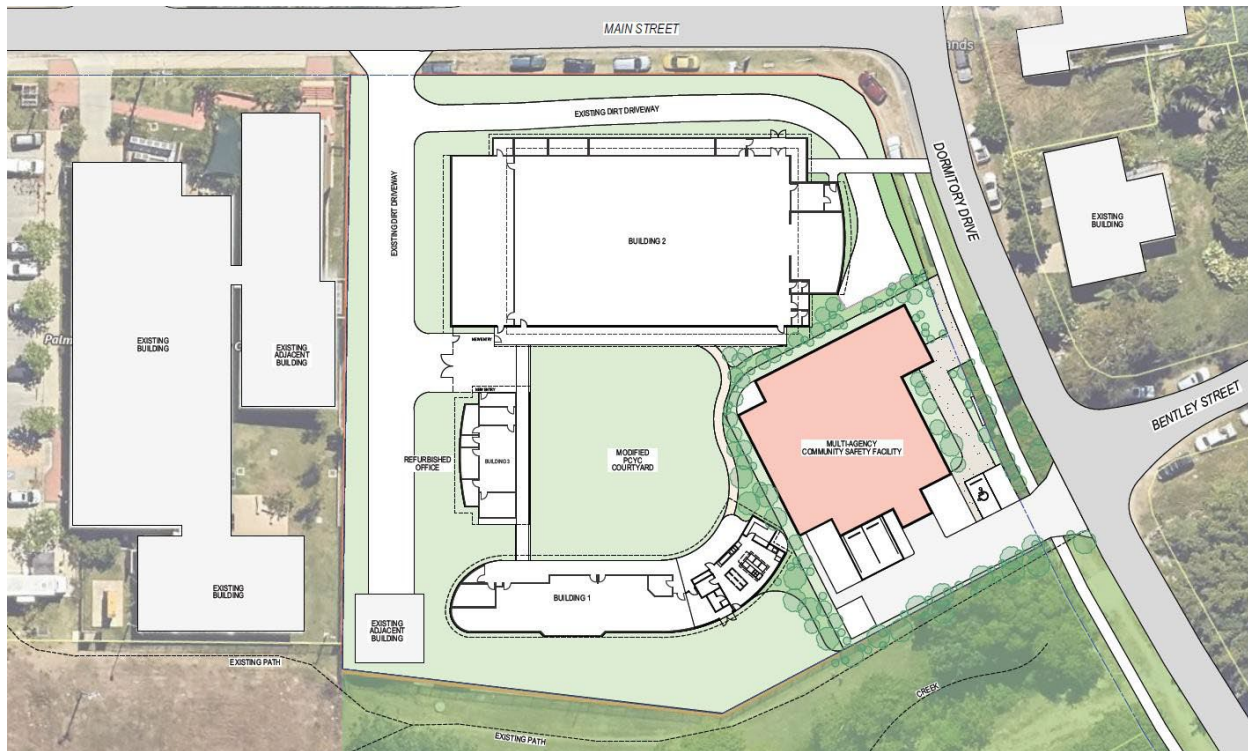
**Based on feasibility investigations and preliminary planning, the QPS**

**determined the PCYC site option to be the most suitable site option for the replacement police facility.**

## **2. REPORT**



The QPS propose to co-locate the replacement police facility at the existing PCYC site, as shown in Figure 3. The concept plan shows the proposed placement of the police facility and its relationship to the existing PCYC complex. This plan is conceptual only and is subject to change, pending further discussions with Council, PCYC and DHPW.



*Figure 3 – Concept Plan for the proposed co-location of the Police Facility on the PCYC Site*

The proposed police facility is to be purposefully designed with a strong emphasis on longevity, operational functionality and integration. The design and placement of the facility has been carefully configured to support privacy, cultural sensitivity, and community safety, ensuring the facility provides a secure and welcoming environment for the Palm Island community.

The selection of quality and durable materials will be critical to ensure the structure can withstand the challenging climatic conditions prevalent on the island. The design will also prioritise ease of ongoing maintenance and servicing, enabling efficient, timely, and cost-effective repairs when required.

Based on concept planning, the project will generally include the following:

- Partial demolition of the existing PCYC 'boomerang' building and modification of the existing PCYC Courtyard to facilitate the development of the facility.
- Refurbishment and repurpose of the currently underutilised PCYC ablution facility to provide modern office accommodation, meeting rooms, a kitchenette and reception area for the PCYC.
- Relocation of the main entrance to the PCYC "Building 2".
- Construction of a new police facility building, comprising general police station and

watchhouse functions and several specialist QPS units, including investigations, police liaison officers and protective services.

- Provision of vehicular and public access via Dormitory Drive.
- Capability to operate 24/7 to meet current and future demand.
- Continued operation from the existing police station until construction of the new facility is completed.

The replacement police facility will include:

- Public and reception areas
- Offices and day rooms
- Storage rooms
- Interview room
- Watchhouse
- Staff and personal lock rooms
- Designated staff areas, including meal rooms and recreation areas
- Private amenities
- PWD toilet access from foyer
- Mechanical plant room

The facility is intended to be future proofed to allow for anticipated staffing growth, ensuring long-term operational viability.

#### **a. ACCESS ARRANGEMENTS**

The proposed site for the facility is strategically located, providing direct access from Dormitory Drive and in close proximity to Main Street. A driveway is proposed with primary access via Dormitory Drive. This access arrangement has been considered to preserve the existing mango trees, ensuring that no damage occurs during construction.

To support operational efficiency and minimise overlap between facilities, it is also proposed to relocate the main entrance to the larger PCYC building (shown as “Building 2”) to the opposite side of the structure. This relocation is intended

to reduce interaction and congestion near the police station entrance and ensure clear delineation of public access points for both facilities.

#### **b. TENURE ARRANGEMENTS**

The QPS acknowledge there are two lease agreements in place over the site for the Palm Island Community Youth Centre:

1. A lease agreement between Council and the Department of Housing and Public Works (DHPW) for a term of 30 years, currently expiring in 2037.
2. A subsequent agreement between DHPW (as ‘Owner’) and the PCYC (as ‘Manager’).

Co-locating the police facility on the PCYC site will necessitate amendments to the existing lease agreements, subject to negotiations with all parties. The QPS respectfully requests Council’s support to progress the required lease negotiations with relevant parties.

The QPS acknowledge Council's preference to reconfigure the PCYC site (as a 1 into 2 lot subdivision) to create two separate titles and separate leases for the proposed QPS and PCYC facilities. On this basis, the QPS propose to progress negotiations with Council, DHPW and PCYC to amend the existing lease arrangements to create two separate leases.

The QPS respectfully requests Council's support to progress the required lease negotiations with relevant parties.

### **c. PLANNING PROPOSAL**

The QPS understand that Council is progressing a development application (DA) for the Sandy Boyd Aged Care Redevelopment project, which includes a reconfiguration of lots in the main centre. The QPS lot is currently identified as Lot 10.

The QPS requests the proposed co-location and reconfiguration (1 into 2 lot subdivision) proposal be considered in Council's redevelopment layout and DA, if possible. The QPS supports Council taking the required action to reconfigure the PCYC lot to create two new titles, in consultation with QPS and PCYC. Co-locating the police facility at the PCYC site enables Lot 10 to become available for other land uses in the town centre.

The QPS will obtain development approval for the proposed police facility as required under the Planning Act 2016. The approach of obtaining planning approval and associated timeframes will be dependent on Council's final preliminary layout plan and DA for the Sandy Boyd Aged Care Redevelopment project.

Should a Reconfiguring a Lot application be required for the co-location proposal, the QPS would seek to rely on exemptions available for particular reconfigurations under the Planning Regulation 2017.

## **2. IMPLICATIONS/RISK**

### **a. BUDGET IMPLICATIONS**

The QPS Capital Works Program has allocated funding (\$27M) for the delivery of the Palm Island Multi-Agency Community Safety Facility, including for the planning, design and construction of the replacement facility.

Funding is also allocated to upgrade the PCYC and once considered by Council, the colocation proposal will enable the co-delivery of the replacement police facility and upgrade works to the PCYC.

### **b. COMMUNITY IMPLICATIONS (NOISE AND AMENITY)**

The QPS identified that co-locating the police facility on the PCYC site may cause concern about the use and enjoyment of the PCYC site by the community. As a result, the QPS has strategically designed the facility to minimise disruption and reduce potential noise and amenity impacts on the PCYC and surrounding land uses.

The proposed watchhouse is strategically integrated within the main facility building, positioned internally and away from external walls, with acoustic buffering to reduce noise. Modern soundproofing materials will be employed throughout the watchhouse to ensure external noise impacts are effectively mitigated.

Furthermore, while security remains a fundamental requirement for the operational integrity of the police facility, the design may incorporate a combination of hard and soft landscaping elements. Such elements will include some palisade fencing and

neutral colour palettes, where appropriate, to promote a welcoming and community- oriented

environment. The proposed facility has therefore been designed to minimise the impact to the use and enjoyment of the PCYC and surrounding uses.

Furthermore, the QPS propose to undertake consultation with the community on the final design to ensure community concerns are appropriately addressed and to respect the cultural heritage significance of the site.

### **c. COMMUNITY BENEFITS**

The Palm Island Multi-Agency Community Safety Facility will deliver essential community infrastructure to service the Palm Island community.

Co-locating compatible community uses at the PCYC site enhances the useability of the site by simultaneously maximising the use of land and refurbishing existing PCYC assets for community use.

The design of the replacement police facility has been carefully developed with consideration of the limited land availability on Palm Island. The facility will be integrated into the existing landscape and lot boundaries, ensuring that the development is both spatially efficient and environmentally sensitive, while maintaining alignment with broader community and cultural values.

In respect of the cultural heritage significance of the site, the QPS intend to preserve the existing memorial at the PCYC site. The proposed facility may also feature 'QPS Look to the Stars' artwork, which will be thoughtfully integrated into the design to honour and reflect the cultural heritage, relationships and deep connections of the Aboriginal and Torres Strait Islander communities.

Importantly, the proposed co-location on the PCYC site enables Council's proposed QPS lot (identified as Lot 10) and the existing police reserve to be allocated for other land uses to benefit the Palm Island community. Upon practical completion of the Palm Island Multi-Agency Community Safety Facility project and the commencement of operations at the replacement facility, the QPS propose to relinquish trusteeship over the existing police reserve (Lot 73 on SP282455) for further dealings by Council.

### **3. LINKS TO CORPORATE/OPERATIONAL PLAN KEY RESPONSE AREAS:**

- Community and Environment
- Infrastructure and Services
- Safety and Wellbeing

### **4. CONSULTATION**

The QPS has consulted the following stakeholders to prepare the co-location proposal.

#### **INTERNAL (COUNCIL):**

- Palm Island Mayor
- Palm Island Chief Executive Officer
- Engineering and Assets Team (regarding Council Lot 10)

#### **EXTERNAL:**

- PCYC
- Department of Housing and Public Works (DHPW)

### **5. CONCLUSION**

The co-location of the Palm Island Multi-Agency Community Safety Facility at the PCYC site

integrates compatible land uses, maximises the use of available land and enables Council's land to be re-allocated for other land uses to benefit the Palm Island community.

Council's support for the following recommendations will enable the efficient delivery of the Palm Island Multi-Agency Community Safety Facility.

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 the necessary lease amendments over the PCYC site to create two separate leases to facilitate the delivery of the QPS facility on the PCYC site.
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 for QPS to relinquish the trusteeship over the existing police reserve (Lot 73 on SP282455), upon practical completion of the QPS facility and the commencement of operations from the new site.

#### **ATTACHMENTS**

- Council Sandy Boyd Site Preliminary Layout Plan
- QPS Palm Island Multi-agency facility Concept Plan



## Attachment 1 - Council Sandy Boyd Site Preliminary Layout Plan



# COTTEEPARKER



## PALM ISLAND MULTI-AGENCY COMMUNITY SAFETY FACILITY PROJECT

MAIN STREET, PALM ISLAND

7532



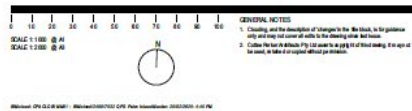




LOCATION PLAN

**COTTEEPARKER** 

BRISBANE  
T: 61 7386 1622  
GPO BOX 94000 MELBOURNE VIC 3000  
WWW.COTTEEPARKER.COM.AU



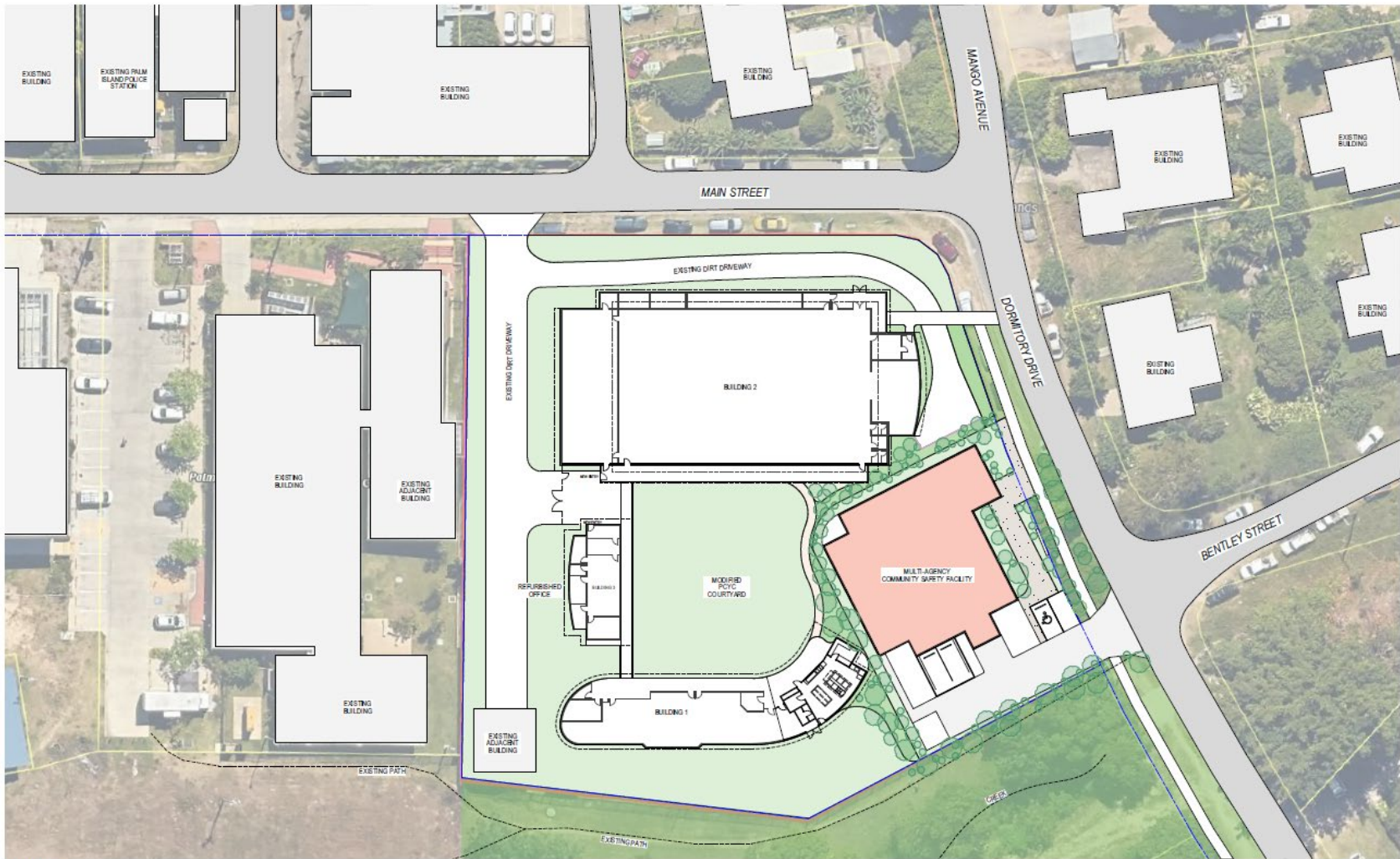
**PALM ISLAND MULTI-AGENCY COMMUNITY SAFETY FACILITY PROJECT**

CONCEPT DESIGN

MANAGEMENT PLAN  
CLIENT - QUEENSLAND POLICE SERVICES  
DESIGNER - COTTEEPARKER  
DATE 10/10/2020  
DRAWN BY SD1001  
CHECKED BY  
SCALE 1:1000

7532 64

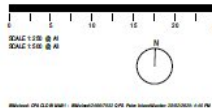




SITE PLAN

COTTEPARKER  $\Phi$

BRISBANE  
T 61 7386 3622  
WWW.COTTEPARKER.COM.AU



DISCLAIMER: This plan is for informational purposes only. It is not a contract. The client is responsible for ensuring the accuracy of the information provided. The client is also responsible for ensuring that the plan is used in accordance with the relevant legislation and standards.

PALM ISLAND MULTI-AGENCY COMMUNITY SAFETY FACILITY PROJECT

CONCEPT DESIGN		DATE: 01/01/2024		DRAWN BY: J. SMITH		CHECKED BY: M. JONES		APPROVED BY: P. BROWN	
1. CONCEPT DESIGN	2. PRELIMINARY DESIGN	3. FINAL DESIGN	4. CONSTRUCTION	5. AS-BUILT	6. MAINTENANCE	7. DEMOLITION	8. RECONSTRUCTION	9. RENOVATION	10. REPAIRS
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## **6. Confidential Matters**

### **6.1 Closed Session**

### **6.2 Return to open Session**

## **7. Notices of Motion**

### **7.1 Notices of Motion**

### **7.2 Questions on Notice**

### **7.3 Correspondence**

## **8. Next Meeting**

The next Land Trust Meeting is scheduled for 26<sup>th</sup> November 2025.

## **9. Closure**