UNCONFIRMED MINUTES

GENERAL MEETING OF
ETHERIDGE SHIRE COUNCIL
HELD AT COUNCIL CHAMBERS, GEORGETOWN
ON WEDNESDAY 12 AUGUST 2026
COMMENCING AT 9.00AM

ETHERIDGE SHIRE COUNCIL
MINUTES OF THE GENERAL MEETING
HELD AT COUNCIL CHAMBERS, GEORGETOWN
ON WEDNESDAY, 12 AUGUST 2026

ATTENDANCE

Cr. Ian Carroll
Cr. Laurell Royes
Cr. Seven Ryan
Cr. Ian Tincknell

OFFICERS PRESENT

Mrs. Louise Knol. Chief Executive Officer
Mrs. Renee Bester, Director of Corporate Services
Mr. Alan Clark, Director of Engineering Services

OPEN GALLERY

The Deputy Mayor declared the meeting open at 9:00am and welcomed all in attendance.

PRAYER

"We ask that today you give us wisdom to make good decisions to benefit our communities. Help us see what will benefit our shire and give us hearts to serve others. Amen".

ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

Attendance:

Apologies:
Nil

Leave of Absence:
That Council grant Mayor Barry Hughes a leave of absence from the August General Meeting to attend the Federal Mayoral Delegation in Canberra with NWQROC.

MOVED: Cr. Tincknell **SECONDED**: Cr. Royes

CARRIED
RESOLUTION #26.08.01
4/0

CONDOLENCES AND CONGRATULATIONS

Condolences:
Nil

Congratulations:
Nil

DECLARATION OF CONFLICTS OF INTEREST

Cr Royes:
Conflict of Interest in agenda item 12.2 Aerodrome Fencing – Georgetown and Forsayth, due to a related party operating a fencing business.

6. CONFIRMATION OF MINUTES

General Meeting Minutes – Wednesday 15th July 2026

RESOLUTION
That the Minutes of the General Council Meeting held at Georgetown on Wednesday 15th July 2026 be confirmed including the following amendments:

- Include leave of absence for Mayor Barry Hughes for the July General Meeting to attend the ROC Assembly in Cunnamulla.
- 13.7 Camp Accommodation – remove first sentence of the Executive Summary
- Business Arising – remove 26.05.25l under Cr Ryan
- Business Arising – Cr Royes 25.04.06 should be in progress
- Note that Cr Ryan assumed the position of Chair from 12.33pm to 12.50pm

MOVED: Cr. Carroll **SECONDED**: Cr. Royes

CARRIED
RESOLUTION #26.08.02
4/0

Special Meeting Minutes – Tuesday 28th July 2026

RESOLUTION
That the Minutes of the Special Council Meeting held at Georgetown on Tuesday 28th July 2026 be confirmed.

MOVED: Cr. Royes **SECONDED**: Cr. Tincknell

CARRIED
RESOLUTION #26.08.03
4/0

7. BUSINESS ARISING FROM GENERAL MINUTES

Cr. Ryan:
#26.05.16 Wet & Dry Hire Contracts – request update. Currently finalising all contractors back pays.

Cr. Royes:
#25.04.06 Alternate DRFA Management Structure - should be in progress

8. MAYORAL UPDATE

RESOLUTION
That Council receives the Mayoral Update as presented.

MOVED: Cr. Royes **SECONDED**: Cr. Ryan

CARRIED
RESOLUTION #26.08.04
4/0

CONSIDERATION OF OPEN SESSION REPORTS

Chief Executive Officer

10.1 Chief Executive Officer Briefing Report

RESOLUTION
That Council receives and notes the Chief Executive Officers Briefing Report for the period July 2026.

MOVED: Cr. Carroll **SECONDED**: Cr. Tincknell

CARRIED
RESOLUTION #26.08.05
4/0

PROCEDURAL MOTION
That Council amend the Order of Business so that Item 13.1 – Kidston Stage 3 Battery Energy Storage System (K3BESS) – Community Benefit Agreement (Closed Session Agenda) is brought forward and considered immediately, to enable Patrick Clifton (Consultant Town Planner) and Julian Bodenmann (Preston Law) to attend the meeting and be available to respond to any questions from Councillors. Following consideration of this item, the meeting will proceed in accordance with the published Order of Business (Agenda).

MOVED: Cr. Royes
4/0

CONSIDERATION OF CLOSED SESSION REPORTS

ATTENDANCE
Patrick Clifton (Consultant Town Planner) and Julian Bodenmann (Preston Law) joined the meeting at 9:29am via Teams.

RESOLUTION
That Council go into closed session at 9.30am, pursuant to section 254J (3) (g), of the *Local Government Regulation 2012*, to discuss the following items:

- Kidston Stage 3 Battery Energy Storage System (K3BESS) - Community Benefit Agreement

MOVED: Cr. Royes **SECONDED**: Cr. Carroll

CARRIED
RESOLUTION#26.08.06
4/0

RESOLUTION
Council resolves to come out of closed session at 10.08am.

MOVED: Cr. Royes **SECONDED**: Cr. Ryan

CARRIED
RESOLUTION#26.08.07
4/0

ATTENDANCE
Patrick Clifton (Consultant Town Planner) and Julian Bodenmann (Preston Law) left the meeting at 10.09am.

13.1 Kidston Stage 3 Battery Energy Storage System (K3BESS) - Community Benefit Agreement Policy

EXECUTIVE SUMMARY
At the June 2026 Ordinary Council Meeting, Council considered a request from GENEX Power (K3W Project Co. Pty Ltd) to enter into a Community Benefit Agreement (CBA) to facilitate the submission of an application for a Battery Energy Storage System (BESS) to the State Assessment and Referral Agency for determination.

At that meeting, Council resolved (Resolution 26.06.23):

A. *To consider entering into a Community Benefits Agreement subject to the receipt of written acceptance from the proponent of responsibility for the full cost of Council's legal fees associated with the review, preparation and execution of the Community Benefits Agreement.*
B. *That Council resolve that the financial contribution to Etheridge Shire Council to be included in the Community Benefits Agreement, to be drafted by Genex for review by Councils legal advisors, shall include:*
   - *Minimum ESC CBA Payment of $194.00 per megawatt hour per annum, being a total of $155,200.00 per annum;*
   - *Minimum ESC Administration payment of - $7,760.00 per annum (5% of CBA Payment).*

The value of the contribution is to be indexed annually to the Consumer Price Index (CPI).

C. *That the parties to the Community Benefits Agreement shall include:*
   - *The landowner;*
   - *The developer; and,*

- *Etheridge Shire Council.*

D. *That the Community Benefits Agreement shall include a clause to the effect that:*

- *each Landowner is jointly and severally Liable to pay the financial benefit to Council, immediately upon the due date;*
- *the Landowner must not sell or transfer the whole or any part of the Land the subject of the Community Benefit Agreement unless the Landowner has first obtained the written consent from the proposed transferee that this agreement will continue to attach to the relevant part of the Land and the consent from Council to the proposed transferee becoming subject to the Landowner's obligations.*

Genex have since considered the Council resolution and, following negotiation, have prepared a draft Community Benefits Agreement (CBA) between the proponent, K3W Project Co. Pty Ltd, and Etheridge Shire Council for Council's consideration.

The CBA provides for the following:

- The payment of Council's reasonable fees for the negotiation, preparation and execution of the agreement;
- Defining the host community as means all communities within the Etheridge local government area;
- An annual financial contribution of $194.00 per megawatt hour of guaranteed useable energy capacity, set at a minimum of 720MWh, for the first 10 years (to reflect the 10 year Local Resident Energy Rebate proposed by GENEX), indexed annually to a maximum of 5% (annual base contribution - $139,680.00);
- An annual financial contribution of $163.00 per megawatt hour of guaranteed useable energy capacity set at a minimum of 720MWh from the 11th year, indexed annually to a maximum of 5% (annual base contribution of $117,360.00);
- Where, following an annual assessment by the battery manufacturer in accordance with their standard test procedures and evidenced in the manufacturer's annual performance testing report, the guaranteed useable energy capacity is greater than the base of 720MWh, the proponent is required to a pay a top up financial contribution;
- An administration payment of 5% of the Annual Financial contribution (base contribution of $6,984.00 decreasing to $5,868.00);
- In lieu of the landowner being a party to the agreement, it is proposed that Council accept a bank guarantee equivalent to 2 years of the base annual financial contribution - $279,300.00, with an expiry date not less than 20 years;
- The proponent, K3W Project Co. Pty Ltd, agrees that it is bound by the rights and obligations under the agreement unless they are transferred to another party; and,
- The financial contribution is to include, for the first 10 years an energy rebate amount of $25,000, which is index linked. The Council are obligated to apply this amount as an energy rebate to eligible properties across the shire.

Guaranteed useable energy capacity is the minimum electrical energy a Battery Energy Storage System (BESS) can charge or discharge at the point of connection. This is often constrained by the capacity and function of the network received the electrical energy. This means that whilst the base amount is set at 720MWh, subject to network upgrades, the amount could be higher, and the annual financial contribution increase as a result. Equally, as the batteries degrade, the capacity may decrease.

A copy of the final Community Benefits Agreement is attached for reference.

RESOLUTION
That Council:
1. Enter into a Community Benefits Agreement with K3W Project Co. Pty Ltd in accordance with the attached and the terms set out therein; and
2. Delegate Authority to the Chief Executive Officer to finalise and execute the agreement.

MOVED: Cr. Carroll **SECONDED**: Cr. Tincknell

CARRIED
RESOLUTION #26.08.08
4/0

ADJOURNMENT
Council adjourned for morning tea at 10:15 am

RESUMPTION
Council resumed the meeting at 10:43 am

CONSIDERATION OF OPEN SESSION REPORTS

Chief Executive Officer

10.2 Standing Orders and Meeting Procedures Policy – Revisions (August 2026)

EXECUTIVE SUMMARY
The *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026* (the Act) was passed by the Queensland Parliament on 5 March 2026 and received Royal Assent on 11 March 2026.
Most of the Act's provisions commenced on Assent on 11 March 2026. However, the following provisions commenced by proclamation on 1 July 2026 -

- conflicts of interest
- register of interests
- removal of conduct breaches from the councillor conduct framework.

The Act includes amendments to the *Local Government Act 2009* and *Local Government Regulation 2012* which requires amendments to Council's Standing Orders and Meeting Procedures Policy.
The revised Council Standing Orders and Meeting Procedures Policy use the model documents provided by the Department of Local Government, Water and Volunteers (the Department) with relevant amendments for Etheridge Shire Council.

RESOLUTION
That Council adopt the revised Council Standing Orders and Meeting Procedures Policy ESC-S018 as presented with this report.

MOVED: Cr. Carroll **SECONDED**: Cr. Ryan

CARRIED
RESOLUTION #26.08.09
4/0

CONSIDERATION OF OPEN SESSION REPORTS

Director of Corporate Services

11.1 Director of Corporate Services Briefing Report July 2026

RESOLUTION
That Council receives and notes the Director of Corporate Services Briefing Report for the month of July 2026.

MOVED: Cr. Ryan **SECONDED**: Cr. Carroll

CARRIED
RESOLUTION #26.08.10
4/0

11.2 Financial Performance as at 31 July 2026

EXECUTIVE SUMMARY
In accordance with section 204 of the *Local Government Regulation 2012*, a monthly finance report is required to be presented to Council stating the progress made in relation to the budget for the period of the financial year as near as practicable to the end of the month before the meeting held.

RESOLUTION
That Council receives the financial statements for the period ended 31 July 2026 pursuant to, and in accordance with section 204 of the *Local Government Regulation 2012*.

MOVED: Cr. Royes **SECONDED**: Cr. Ryan

CARRIED
RESOLUTION #26.08.11
4/0

11.3 Review of Policies

EXECUTIVE SUMMARY
Council is undertaking a scheduled review of a range of governance and corporate policies to ensure they remain current, compliant and aligned with contemporary legislative, risk management and operational requirements. The reviewed policies are presented to Council for consideration and adoption to support effective governance, transparency, accountability and consistent organisational practice.

RESOLUTION
That Council resolve to:
- Adopt the reviewed C015 Public Interest Disclosure Policy and Procedure
- Adopt the reviewed C034 Fraud & Corruption Policy and Plan
- Adopt the reviewed C044 Legal Assistance (Defamation) Policy
- Repeal the C005 Sustainability Policy

MOVED: Cr. Tincknell **SECONDED**: Cr. Carroll

CARRIED
RESOLUTION #26.08.12
4/0

11.4 Review of ESC-C062 Independent Living Facility Eligibility Policy

EXECUTIVE SUMMARY
The proposed amendments to ESC – C062 Independent Living Facility Eligibility Policy will delegate authority to the Chief Executive Officer to assess and determine applications, including approving applicants who do not meet all eligibility criteria, such as the minimum age requirement. This change will provide greater flexibility to respond to individual housing needs while maintaining a fair, transparent and documented decision-making process.

RESOLUTION
That Council:
1. Adopts the amended ESC–C062 Independent Living Facility Eligibility Policy, as attached to this report including residency priority amendments; and
2. Delegates authority to the Chief Executive Officer to assess and determine applications under the policy, including approving an applicant who does not meet one or more eligibility criteria, subject to the considerations and documentation requirements contained in the policy.

MOVED: Cr. Carroll **SECONDED**: Cr. Ryan

CARRIED
RESOLUTION #26.08.13
4/0

CONSIDERATION OF OPEN SESSION REPORTS

Director of Engineering Services

12.1 Director Engineering Services - Briefing Report July 2026

RESOLUTION
That Council receives and notes the Director of Engineering Services Briefing Report for the month of July 2026.

MOVED: Cr. Carroll **SECONDED**: Cr. Royes

CARRIED
RESOLUTION#26.08.14
4/0

CONFLICT OF INTEREST

Cr Royes
Conflict of Interest in agenda item 12.2 Aerodrome Fencing – Georgetown and Forsayth, due to a related party operating a fencing business.

CHAIR

Cr Ryan assumed position of the chair at 12.01pm

ATTENDANCE

Cr Royes left the meeting at 12.02pm

12.2 Aerodrome Fencing – Georgetown and Forsayth

EXECUTIVE SUMMARY

Council has received Regional Airport Upgrade Program Funding (RAUP) of $650,000 for the upgrade of fencing at the Forsayth and Georgetown Aerodrome. This funding is on a 1:1 basis and thus Council has allocated $650,000 of own funds to the project. Given that there is a possibility that the Georgetown Aerodrome will be upgraded to meet the requirements for Dash 8/SAAB 340 aircraft, a fencing option to best meet those requirements, has been included in this report.

RESOLUTION

That Council resolve to

1. Erect the new fence at the Forsayth Aerodrome on the current alignment; and
2. Erect the new fence at the Georgetown Aerodrome on the red alignment as denoted in the attached Aerodrome Fence Location Plans.

MOVED: Cr. Carroll **SECONDED**: Cr. Tincknell

CARRIED
RESOLUTION #26.08.15
3/0

ATTENDANCE

Cr Royes returned to the meeting at 12.10pm

CHAIR

Cr Royes assumed position of the chair at 12.11pm

GENERAL BUSINESS

Cr.	Item
Cr. Carroll	Road signage Gilbert River, Townley station and Forsayth hospital signage
Cr. Carroll	Lynd health centre services
Cr. Carroll	Financial training
Cr. Royes	Community concern due to Qld Health staff "promoting" the closure of Remote Clinics (The Lynd/Einasleigh/Mt Surprise)

CONCLUSION

There being no further business the Deputy Mayor declared the meeting closed at 1.20 pm. These minutes will be confirmed by Council at the General Meeting held on Wednesday 16th September 2026.

Cr. Laurell Royes
DEPUTY MAYOR