

FINANCE AND GOVERNANCE COMMITTEE NO. 2025(08)**16 SEPTEMBER 2025****REPORT****COUNCILLORS' ATTENDANCE:**

Councillor Paul Tully (Chairperson); Councillors Nicole Jonic, Andrew Antonioli, Jim Madden and Pye Augustine (Observer) and David Martin (Observer)

COUNCILLOR'S APOLOGIES:

Mayor Teresa Harding

OFFICERS' ATTENDANCE:

Chief Executive Officer (Sonia Cooper), General Manager Corporate Services (Matt Smith), General Manager Community, Cultural and Economic Development (Ben Pole), Acting General Manager Environment and Sustainability (Phil A Smith), General Manager Planning and Regulatory Services (Brett Davey), General Manager Asset and Infrastructure Services (Seren McKenzie), Manager, City Design (Nathan Rule), Property Services Manager (Alicia Rieck), Chief Financial Officer (Christina Binoya), Manager, Works and Field Services (Sonia Gollschewski), Senior Media Officer (Darrell Giles), Manager, Media, Communications and Engagement (Mark D Strong), Senior Communications and Policy Officer (Jodie Richter), Chief of Staff – Office of the Mayor (Melissa Fitzgerald), Manager, Procurement (Tanya Houwen), Goods and Services Category Manager (Tim Steinhardt) and Venue Technician (Max Moylan)

WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY

Councillor Paul Tully (Chairperson) delivered the Acknowledgement of Country

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Nil

BUSINESS OUTSTANDING**1. PROPOSED DISPOSAL OF VALUABLE NON-CURRENT LAND ASSETS**

At the Finance and Governance Committee held on 19 August 2025, this matter was deferred for consideration at the September Finance and Governance Committee Meeting.

This is a report concerning a recent review of Council's 'Program 43' (Corporate Services Department) land portfolio which has identified land considered surplus

to Council's requirements and seeks approval from Council to proceed with the disposal of these assets.

"The attachment/s to this report are confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*."

RECOMMENDATION

Moved by Acting Mayor Nicole Jonic:

Seconded by Councillor Andrew Antonioli:

- A. **That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tenders for the disposal of land as described in Attachment 1, to the Purchaser(s).**
- B. **That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council resolve that an exception at section 236(1) of the Regulation applies to the disposal of land as described in Attachment 1.**
- C. **That for each sale, Council enter into a contractual arrangement with the Purchaser(s) at an approximate sale price no less than the market value of the land (excluding GST), payable to Council.**
- D. **That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "*contractual action*" pursuant to section 238 of the Regulation, in order to implement Council's decision.**

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antonioli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

CONFIRMATION OF MINUTES

2. CONFIRMATION OF MINUTES OF THE FINANCE AND GOVERNANCE COMMITTEE NO. 2025(07) OF 19 AUGUST 2025

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor Marnie Doyle:

That the minutes of the Finance and Governance Committee held on 19 August 2025 be confirmed.

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

OFFICERS' REPORTS

3. **AMENDMENT OF COUNCIL RESOLUTIONS FOR PROPOSED ACQUISITIONS OF LAND FOR RIPLEY AND FISCHER ROAD UPGRADES**

This is a report concerning two (2) previous Council decisions and the proposed amendment to the Confidential Attachment 1 of each report, both detailing the area(s) of land required for Stage 2 and 3 of the Ripley and Fischer Road Upgrade Project, by acquisition.

"The attachment/s to this report are confidential in accordance with section 254J(3)(h) of the *Local Government Regulation 2012*."

RECOMMENDATION

Moved by Councillor Marnie Doyle:

Seconded by Acting Mayor Nicole Jonic:

- A. That the decision of Council of 24 October 2024 (Resolution Number: C2024/08/290(FAGCC) relating to Recommendation A of Item 7 of the Finance and Governance Committee of 15 October 2024 titled *Proposed Acquisitions of Land for INF04658 Ripley Road Upgrade – Cunningham Highway to Fischer Road*, be amended by replacing the original Confidential Attachment 1 with an updated Confidential Attachment 5 outlining the revised area requirement for the land acquisitions.**
- B. That the decision of Council of 28 January 2025 (Resolution Number: C2025/00/273 relating to Recommendation A of Item 16.4 of the Council meeting of 28 January 2025 titled *Proposed Acquisition of Land for INF04659 Fischer Road Upgrade*, be amended by replacing the original Confidential Attachment 1 with an updated Confidential Attachment 5 outlining the revised area requirement for the land acquisition.**

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

4. FUTURE OF OLD TALLEGALLA SCHOOL, 2 TALLEGALLA TWO TREE HILL ROAD, TALLEGALLA

This is a report concerning the current Action Notice relating to the Old Tallegalla School, located at 2 Tallegalla Two Tree Hill Road, Tallegalla. It seeks Council's direction on the next steps regarding the future of the site, including further consideration of the outcome of the community consultation.

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor Andrew Antoniolli:

That pursuant to Section 228(3)(a) of the *Local Government Regulation 2012* (Regulation), Council resolve that it would be in the public interest to invite expressions of interest for disposal of leasehold interest in land (trustee lease) at 2 Tallegalla Two Tree Hill Road, Tallegalla more particularly described as Lot 557 and Plan CC3651 for community purpose.

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

5. CONFLICT OF INTEREST FOR EMPLOYEES POLICY REVIEW

This report details the outcome of the required four year review of the existing Conflicts of Interest for Employees Policy. It was considered by the Executive Leadership Team on 15 July and has been referred to the Finance and Governance Committee for approval.

RECOMMENDATION

Moved by Councillor Andrew Antonioli:

Seconded by Acting Mayor Nicole Jonic:

That the amended Conflicts of Interest for Employees Policy as outlined in Attachment 3, be adopted.

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antonioli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

6. PROCUREMENT - VARIATION TO CONTRACT FOR PROVISION OF COMMERCIAL CLEANING

This is a report concerning a request for Council's approval to extend Contract No. 13902 for commercial cleaning services by six months beyond its current expiry date of 1 December 2025. The extension is necessary to maintain service continuity during the school holidays and festive period while the procurement process for a new contract is being finalised.

Approval is sought to vary the existing contract 13902 for an additional six (6) months to allow additional time to thoroughly evaluate tender submissions received as part of the new procurement process and allow a suitable transition time (if required) outside of peak holiday periods.

RECOMMENDATION

Moved by Councillor Jim Madden:

Seconded by Councillor Jacob Madsen:

- A. That the contractual arrangement (Council contract 13902) with Total Building Maintenance (Supplier) for the Provision of Commercial Cleaning be varied as follows:**
- (i) Add a final extension of six (6) months (from 1 December 2025 to 31 May 2026);**
 - (ii) to approve increase in expenditure from \$10,500,000.00 excluding GST to approximately \$12,500,000.00 excluding GST over the entire term;**
- B. That Council enter into a deed of variation with the Supplier to appropriately amend the existing contractual arrangement.**
- C. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take “*contractual action*” pursuant to section 238 of the Regulation, in order to implement Council’s decision.**

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

ADJOURN MEETING

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Acting Mayor Nicole Jonic:

That the meeting be adjourned at 10.04 am to reconvene at 10.20 am.

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

NEGATIVE

Councillors:

Nil

Antoniolli
Madden

The motion was put and carried.

The meeting reconvened at 10.20 am.

At recommencement of the meeting all councillors with the exception of Councillors Jacob Madsen and Marnie Doyle were present.

7. PROCUREMENT: SIGNIFICANT CONTRACTING PLAN - TIVOLI SPORTING COMPLEX UPGRADE AND REDBANK PLAINS RECREATION RESERVE NEW SPORTS FACILITY

This is a report concerning a Significant Contracting Plan for Tivoli Sporting Complex Upgrade and Redbank Plains Recreation Reserve New Sports Facility.

The Significant Contracting Plan is required in accordance with Chapter 6, Part 2, s221 of the Local Government Regulation 2012 for any contract/s with a total expected term over 10 years or a value equal to or exceeding \$7,000,000 (ex. GST). Significant Contracting Plans must be adopted by Council prior to awarding a contract.

RECOMMENDATION

Moved by Councillor Paul Tully:

Seconded by Councillor Jim Madden:

That pursuant to Section 221 of the *Local Government Regulation 2012*, Council make and adopt the Significant Contracting Plan for Tivoli Sporting Complex Upgrade and Redbank Plains Recreation Reserve New Sports Facility as detailed in Attachment 1.

AFFIRMATIVE

Councillors:

Tully

Jonic

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

8. PROCUREMENT: INTERSECTION UPGRADE – RIPLEY ROAD & REIF STREET, FLINDERS VIEW

This is a report concerning the approval for the award of Tender VP465457 Intersection Upgrade, Ripley Road and Reif Street, Flinders View.

After an open market request for tender process, the evaluation panel has recommended one supplier for the undertaking of the intersection upgrade, Ripley Road and Reif Street as set out in Recommendation B below. The recommendation has been determined by the evaluation panel to offer Council the best value for money

If Council is satisfied with the nominated supplier, the name of the supplier will be included in Council's resolution at Recommendation B.

"The attachment/s to this report are confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*."

Councillor Marnie Doyle returned to the meeting at 10.24 am.

RECOMMENDATION

Moved by Acting Mayor Nicole Jonic:

Seconded by Councillor Jim Madden:

- A. **That pursuant to Section 228 of the *Local Government Regulation 2012* (Regulation), Council award Tender No. VP465457 for the provision of Intersection Upgrade – Ripley Road and Reif Street, Flinders View.**
- B. **That Council enter into a contractual arrangement with the Supplier identified in the confidential Attachment 1 for the lump sum amount of two million, seven hundred sixty-eight thousand, one hundred sixty-eight dollars (\$2,768,168.00) excluding GST and the contingency amount as listed in confidential Attachment 1.**
- C. **That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "*contractual action*" pursuant to section 238 of the Regulation, in order to implement Council's decision.**

AFFIRMATIVE

Councillors:

Tully

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

Councillor Jacob Madsen returned to the meeting at 10.26 am.

9. PROCUREMENT: RECOMMENDATION TO AWARD - INTELLIGENT TRAFFIC SYSTEM INFRASTRUCTURE (TRAFFIC SIGNAL MAINTENANCE)

This is a report concerning the recommendation to award for Tender VP430214 Intelligent Transport System Infrastructure (Traffic Signal Maintenance) following an Open Tender process.

“The attachment/s to this report are confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012*.”

RECOMMENDATION

Moved by Councillor Jacob Madsen:

Seconded by Councillor Andrew Antoniolli:

- A. **That pursuant to Section 228 of the Local Government Regulation 2012 (Regulation), Council award Tender VP430214 for the provision of Intelligent Transport System Infrastructure to the recommended supplier detailed in Attachment 1.**
- B. **That Council enter into a contractual arrangement with the Supplier, Council’s estimated spend of \$10.5M excluding GST, being a term of two (2) years, with options for extension at the discretion of Council (as purchaser), of an additional two (2) X two (2) year terms, total term being six (6) years.**
- C. **That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take “*contractual action*” pursuant to section 238 of the Regulation, in order to implement Council’s decision.**

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

10. REPORT - REGULATION ADVISORY COMMITTEE NO. 2025(03) OF 21 AUGUST 2025

This is the report of the Regulation Advisory Committee No. 2025(03) of 21 August 2025.

RECOMMENDATION

Moved by Councillor Marnie Doyle:
Seconded by Councillor Jim Madden:

That Council adopt the recommendations of the Regulation Advisory Committee No. 2025(03) of 21 August 2025.

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

1. CONFIRMATION OF MINUTES OF THE REGULATION ADVISORY COMMITTEE NO. 2025(02) OF 5 JUNE 2025

RECOMMENDATION

That the minutes of the Regulation Advisory Committee held on 5 June 2025 be confirmed.

2. STRATEGIC REGULATION PROJECT - STEP 1 POLICY (CONSULTATION OUTCOMES)

This is a report concerning the Strategic Regulation Project, specifically Step 1 which involves updating Council's current Compliance and Enforcement Policy to be more holistic on what Council's position on regulation is. Targeted consultation has been undertaken, and this report provides the outcomes of that consultation and next steps.

RECOMMENDATION

A. *That the report be received and the contents noted.*

- B. *That the current Compliance and Enforcement Policy (Attachment 1) be amended to be more holistic about regulation with a risk-based approach and renamed to 'Regulation Policy'.*
- C. *That in respect of Recommendation B, the draft 'Regulation Policy' be forwarded to all Councillors and key staff for feedback, and a final draft be forwarded to a future Regulation Advisory Committee meeting for consideration.*

The committee discussed the naming of the proposed amended policy and compressed Recommendations B and C noting that feedback would be sought and an updated policy forwarded to a future Regulation Advisory Committee.

RECOMMENDATION

- A. ***That the report be received and the contents noted.***
- B. ***That the current Compliance and Enforcement Policy (Attachment 1) be amended and the draft be forwarded to all Councillors and key staff for feedback, and a final draft be forwarded to a future Regulation Advisory Committee meeting for consideration.***

3. STRATEGIC REGULATION PROJECT - STEP 2 - LOCAL LAW MAKING PROCESS

This is a report concerning Step 2 of the Strategic Regulation Project the process for making local laws in line with the requirements of the Local Government Act 2009. The report highlights that the current policy can be repealed as it is not legislatively required and is set out like a process. An improved draft process is provided for feedback so that it can be finalised and commence on 1 December 2025.

The committee agreed to amend Recommendation B by replacing the word 'Council' with the words 'Councillors and officers'.

RECOMMENDATION

- A. ***That Council repeal the "Local Law-Making Policy" effective as of 30 November 2025 (Attachment 1 of this report).***
- B. ***That Councillors and officers provide feedback on the draft process (Attachment 2 of this report) by 1 November 2025 so that the draft process can be finalised and approved by the Chief Executive Officer for commencement on 1 December 2025.***

4. STRATEGIC REGULATION PROJECT - STEP 3 LOCAL LAW REVIEW ESTIMATED TIMEFRAMES

This is a report concerning a request from the Regulation Advisory Committee to review the timeline of the local law review with a view to compressing the estimated completion time. Negotiable and not negotiable tasks have been identified with three options provided for discussion, along with the recommendation of Council officers preferred option, Option 2, which comprises of:

- *Reduction of 2 weeks for community consultation in phase 3 (from 6 weeks down to 4 weeks)*
- *Reduction of Phase 5 (Drafting) from 6 months down to 5 months.*
- *Total reduction of one month and 2 weeks*
- *Estimated completion date of March 2027.*
- *This would result in the final report for consideration of the final laws occurring early March at a Regulation Advisory Committee meeting and subsequent Finance and Governance Committee and Ordinary Council meetings.*
- *Acknowledgement of the risks identified in this report for reducing drafting time.*

RECOMMENDATION

- A. *That the report be received and the contents noted.***
- B. *That Option 2 of the report be approved as the preferred option for compressing the estimated completion time for the Local Law Review.***

5. STRATEGIC REGULATION PROJECT - STEP 3 LOCAL LAW REVIEW SURVEY OUTCOMES (INTERNAL)

This is a report providing an update on a recent internal survey of staff and Councillors for the Strategic Regulation Project: Step 3 Local Law Review. The report documents the high-level key themes that have been derived from the submissions received. Further meetings/workshops will be held to progress outcomes of the survey.

RECOMMENDATION

That the report be received and the contents noted.

7. GENERAL DISCUSSION (within the purpose and scope of the committee)

The committee discussed regulatory matters relating to:

- Homelessness and rough sleepers
- Unregistered cars
- Squatters
- Unmade Road Reserves

Councillor Paul Tully (Chairperson) raised the issue of access to unmade road reserves and to the Notice of Motion he moved at the 30 April 2025 Council meeting in relation to unlocking of barriers across road reserves.

Action: Chief Executive Officer to follow up on action.

11. MONTHLY FINANCIAL PERFORMANCE REPORT - AUGUST 2025

This is a report concerning Ipswich City Council's (**Council**) financial performance for the period ending 31 August 2025, submitted in accordance with section 204 of the *Local Government Regulation 2012*.

RECOMMENDATION

Moved by Acting Mayor Nicole Jonic:
Seconded by Councillor Marnie Doyle:

That the report on Council's financial performance for the period ending 31 August 2025, submitted in accordance with section 204 of the *Local Government Regulation 2012*, be considered and noted by Council.

AFFIRMATIVE

Councillors:

Tully

Madsen

Jonic

Doyle

Antoniolli

Madden

NEGATIVE

Councillors:

Nil

The motion was put and carried.

NOTICES OF MOTION

Nil

MATTERS ARISING

Nil

QUESTIONS / GENERAL BUSINESS

Nil

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting commenced at 9.52 am.

The meeting closed at 10.33 am.
