Mapleton and District Community Association Inc

MADCA
Connecting the Community

MADCA
The Old School House
PO Box 381
MAPLETON 4560
madca.inc@gmail.com
mapletonqueensland.com.au

MINUTES of THE GENERAL MEETING OF MADCA INC. HELD AT MAPLETON BOWLS CLUB ON WEDNESDAY 7th MAY2025

Meeting opening

President's welcome and recognition of traditional owners. Max Standage acknowledged the Jinnabarra and Kabi Kabi peoples.Max Standage thanked Peter Gamgee for acting as President while Max was on leave of absence

New members approval: No new members
Members Present: 19 as per attendance register
Call for Apologies 2 as per attendance register:

Minutes of previous meeting:
Lyndall hulme moved, seconded Burnie Collins that the minutes of the previous meeting of 2nd April be accepted as a true and accurate record Carried

Special Presentation Kylie Chivers Mapleton Cabins and Caravan Park
Kylie Chivers and her business partner Brett addressed the meeting. Kylie explained that they purchased the park in September 2024 as a family business. Their intention is to provide longer term, affordable rental accommodation. Kylie said they have 7 acres , with 5 acres vacant in answer to the question about the size of the land. They have a D/A approved for development of 17 sites. They will still have caravan sites for overnight visitors. The original zoning was for tourist accommodation; they would like to provide more residential options, but do not intend to provide a retirement village, although they are aware of people on the range who want to downsize and not leave the range. When questioned about available infrastructure they advised they have a bore, a well, 250.000 L water storage, with additional capacity for bushfires, a hybrid septic system, the capacity of which they will increase.

Business arising from minutes:
Upgrade to Lily ponds toilets Max Standage advised there is currently no provision for toilet upgrade at the Lily ponds park within the next ten years. As far as we can ascertain the matter is still with Council's Ethical Standards Branch; as the toilets have no disability access. MADCA will write to Council again, seeking clarity to the resolution of this matter.

Treasurer's Report

Everyday Account 2420 $ 16,576.11
Saver Account 1563 $76, 977.84

Shane Josey moved, seconded Peter Hulme that the Treasurer's Report be received and any accounts listed be passed for payment.Shane Josey acknowledged a donation from John Reynolds of $25,000.00 Carried. A full report is atttached with the minutes

Correspondence April 2nd to present

Date	Correspondent	Context	Action
02/04/2025	Ian Stannard/ Wendy Turton	Poster for Meet the Candidates/ market promotion	Ian and Wendy actioned

02/04/2025	Sue Etheridge	Invitation to Meet the Candidates	Secretary actioned; will attend
02/04/2025	Beatrice Marsh	Invitation to Meet the Candidates	Secretary actioned; will attend
02/04/2025	Naomi Mc Queen	Invitation to Meet the Candidates	Secretary actioned; will attend
02/04/2025	Ted O"Brien	Invitation to Meet the Candidates	Secretary actioned
02/04/2025	Gregory Ryzy	Invitation to Meet the Candidates	Secretary actioned
02/04/2025	Rhys Sanderson	Invitation to Meet the Candidates	Secretary actioned
02/04/2025	Francine Wiig	Invitation to Meet the Candidates	Secretary actioned
03/04/2025	Amie Marriott	Query re Op shop	Max Standage actioned
04/04/2025	Francine Wiig	Procedures for Meet the Candidates	Secretary actioned; will attend
04/04/2025	Erin Hurley QPS	Invitation to present at July GM	Secretary actioned
04/04/2025	Kay Bennett	TOSH trustee permit	A/President Secretary to action
04/04/2025	Kay Bennett	Certificate of Currency	Secretary actioned
05/04/2025	Paul Mc Keown	Invitation to Meet the Candidates	Secretary actioned; will attend
05/04/2025	Conor MacManus	Update re date change Meet the Candidates	Secretary actioned
07/04/2025	Mapleton qld	Meet the Candidates flyer	Peter Hulme actioned
07/04/2025	Kay Bennett	MADCA year 1 rent	A/president informed
08/04/2025	Kay Bennett	TOSH trustee permit	To be discussed at meeting
09/04/2025	Keryn Jones	Query re Meet the Candidates	Secretary responded
09/04/2025	Shelley Heathwood	Query re ongoing costs	A/Treasurer actioned
09/04/2025	Ted O'Brien	Procedures for Meet the Candidates	Secretary responded
11/04/2025	Kay Bennett	Consent for sub tenant	To be discussed at meeting
12/04/2025	Brooklyn Coyle	Photos of blinds at Kindergarten	Secretary acknowledged
14/04/2025	Ian Stannard	Photos of blinds at Kindergarten	Ian to include in MADCA publications
15/04/2025	MVA President	Montville forum 29/06/2025	To be discussed at meeting
16/04/2025	Lindsay Holt	Preliminary submission to Council re Lilyponds relocatable home park applications	Secretary forwarded to Council CEO,Calvin Quick DETSI, Cr David Law
16/04/2025	Mapleton.qld	Flyer for Meet the Candidates	Included in pop up news
19/04/2025	AGL	Electricity acct	Paid by direct debit
19/04/2025	OSCAR	GM 24th April	Referred to Max Standage
20/4/2025	JAG	Acquittal GCBF grant due 18/06/2025	Referred to Grant's officer

23/04/2025	Conor MacManus	Thank you for being MC at Meet the Candidates	Secretary actioned
23/04/2025	Ian Stannard	Information re MtC	Secretary actioned
24/04/2025	Suncorp	Business Everyday Statement	Referred toTreasurer
24/04/2025	OSCAR	GM 24/04/2025	Referred to Max Standage
28/04/2025	LCIS	Renewal letter	Referred to Treasurer
28/04/2025	BRCG	Invoice	Treasurer actioned
29/04/2025	Division 10	Cr Law apology	Noted
01/05/2025	Shelley Heathwood	Response re Trustee Permit	A/President actioned
02/05/2025	Ian Stannard/Wendy Turton	Request to publicise Kylie Chivers presenting at May GM	Secretary actioned
02/05/2025	Kylie Chivers	Reminder re GM May 7th	Secretary actioned
02/05/2025	Erin Hurley QPS	Possible future contact	Secretary actioned
06/05/2025	Shelley Heathwood	TOSH maintenance schedule	VP actioned

Lyndall Hulme moved, seconded Cal Roberts that the inwards correspondence be received and the outwards endorsed. Carried

Business arising from correspondence

TOSH trustee permit Peter Gamgee advised that the initial rental amount from Council was veryhigh; we have been able to negotiate the lease to an acceptable rate. Council have an expectation that MADCA will do the work to rectify maintenance issues identified in a building report from 2023. MADCA has provided a response to Council that outlines the rectifications that are acceptable to MADCA. If Council responds with a reasonable proposition we will respond positively. The negotiations have been difficult and protractedwith Council officers, particularly in light of David Law previously articulating that the policy change would benefit community organisationswhich does not seem to apply in the case of MADCA previously articulated that the policy change would benefit community organisations, which does not seem to apply in the case of MADCA.. If matters cannot be resolved to the satisfaction of MADCA we will raise the matter with David Law and the property manager. If the outcome is unsatisfactory then the matter will be raised with the Mayor and CEO. A community member suggested taking the matter to the Council Ethical Standards Branch. This matter is a Work in Progress

Meet the Candidates review Peter Gamgee advised there was a good response from the community to this well atendad event; Conor Mac Manus did a professional job as MC;the candidates responded well to the questions as they were presented. Opinion about having questions provided in advance or on the night differed Questions provided in advance provides an oppportunity to have them collated and themed.

Submission re Lily ponds caravan park

Max Standage acknowledged the work Lindsay Holt, Audrey van Beusichem and Peter Gamgee did in responding to the D/A for the remainder of the park not covered in the Stage 1 application. Issues

identified include: forty more dwellings, inadequate sewage treatment, inadequate recreational space.and inadequate provision of storm water retention. The Council has allowed a high density development to take place in a low density area, using the over 50's lifestyle model / approval for manufactured homes zoning.

Montville forum Max Standage will attend on behalf of MADCA

Standing agenda items

- **Communications team Report** No report
- **Disaster management Report** Burnie Collins will convene a meeting of the local disaster group to review how the community managed during Cyclone Alfred . Community feedback to be provided to Burnie Collins
- **Dulong Quarry Report** Di Fitzgerald and Lindsay Holt advised that the matter is currently in a holding pattern. The recent Council budget indicates that the Council is making a profit managing the quarries. Di Fitzgerald requested that the Council email requesting residents opt in to receive email advice about blasts happening be sent to residents Through MADCA communications. With the planning scheme consultations coming up there may be an opportunity for the zoning to be changed from community use to extractive industry. The damage to the road from trucks may require further MADCA intervention to the TMR Dept .
- **Environment sub-committee Update** No report
- **Grants Update** Peter Hulme advised that Council have given consent to replace the path at TOSH, with the GCBF grant. The date for the work is weather dependent
- **Lily ponds Caravan Park** As per submission re Lily ponds caravan park in business arising from correspondence
- **Light the Lights Report** Max Standage advised that the usual acts are booked; this sub-committee will re-convene in June. The committee supports the school as the preferred site rather than the Lily ponds park; MADCA has made electrical improvements at the school
- **Market Report** Peter Gamgee reported that the April market featured a 'kids' theme which worked moderately well; Next theme will be 'locals'; David Law will attend the next market. Funds raised at the markets go into the MADCA grant's scheme.
- **OSCAR Report** Lindsay Holt advised the OSCAR executive will meet with the Mayor re announcements of the state government re 100 day Olympic review
- **Parking Report** Max Standage believes parking marked on PO Road is a result of the parking survey
- **Planning sub -committee Update** No report at the moment
- **Pump out assessments/ Repor**t Peter Gamgee advised of a local community member who has expressed an interest in installing and operating a sewerage treatment plant. This person is currently looking for a suitable site. This person will attend the next MADCA General Meeting to seek community input. Peter Gamgee will present data of what people are paying in comparison to what people are paying in Gympie.
- **QCCC** Ben Cann advised that QCCC are working to ensure users of their site are aware of their responsibilities to other residents
- **Recreation infrastructure/ community facilities sub-committee Update** Max Stanage advised as per Lily ponds park toilet upgrade
- **Retirement options sub-committee Update** No report
- **TOSH Update** As per TOSH trustee permit in business arising from correspondence
- **Transport sub-committee Update** Max Standage has written an article for the next Range Community News on the outcomes on transport re the Olympics**.** Max Standage spoke to the cost of providing heavy rail from Beerwah to Caloundra ($5.5B). There is no mention of rail duplication from Beerwah to Nambour
- **Wuthering Heights of Mapleton Report** Not on this year

Cr David Law report No report provided

General Business:
Bequest from John Reynolds
Max Standage advised of the $25,000 bequest from John Reynolds which MADCA received. The committee is currently exploring ways this bequest can be best managed to fulfill John's wish that the money be used to benefit the community

Next meeting will be held on 4th June 2025 at 6:30pm for a 7.00pm start at the Mapleton Bowls Club.