



## **Ordinary Meeting**

**Council Chambers**  
**Date: 25 January 2017**  
**Time: 9:00am**

## **MINUTES**

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## **MEMBERS IN ATTENDANCE**

**Members Present:** Cr T Gilmore (Mayor), Crs, E Brown, K Davies, M Graham, A Pedersen, A Toppin and L Wyatt.

## **APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**

Nil

## **BEREAVEMENTS/CONDOLENCES**

A minute's silence was observed as a mark of respect for those residents who passed away during the previous month.

## **DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/ CONFLICTS OF INTEREST**

There were no Material Personal Interests or Conflicts of Interest declared by any Councillor or Senior Council Officer in relation to the items of business listed on the Agenda.

## **CONFIRMATION OF MINUTES**

Moved by Cr Toppin

Seconded by Cr Wyatt

"That the Minutes of the Ordinary Council Meeting held on 21 December 2016 be confirmed as true and correct."

**CARRIED**

## **BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETINGS**

Nil

## CHIEF EXECUTIVE OFFICER

**ITEM-1 REEDLodge PTY LTD'S REQUEST TO PURCHASE A PORTION OF THE RESERVE FOR LOCAL GOVERNMENT PURPOSES (AGED HOUSING) LOT 320NR7137**

Moved by Cr Pedersen

Seconded by Cr Davies

"That Council agrees to relinquish its Trusteeship of the portion of Lot 20 NR7137 conditional upon a successful development approval and subsequent operational works approval for the development of a shopping centre."

**LOST**

## CORPORATE AND COMMUNITY SERVICES

### REGIONAL LAND USE PLANNING

**ITEM-2 CHANGE OF DEVELOPMENT APPROVAL - PRIME CONSTRUCTIONS QLD PTY LTD - MCU - BUSINESS (MEDICAL CENTRE) SHOPS (2 SPECIALTY STORES & 1 SUPERMARKET) & RESTAURANT - KAROBEAN DRIVE, MAREEBA - DA/13/0164**

Moved by Cr Brown

Seconded by Cr Toppin

"1. That in relation to the application to change the following development approval:

APPLICATION		PREMISES	
<b>APPLICANT</b>	Prime Constructions Qld Pty Ltd	<b>ADDRESS</b>	2-8 & 10 Karobean Drive, Mareeba
<b>DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED</b>	30 November 2016	<b>RPD</b>	Lot 1 & 2 on SP273691
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Business (medical centre), Shops (2 specialty shops and 1 supermarket) and Restaurant (café/restaurant)		

and in accordance with the Sustainable Planning Act 2009,

- (A) The description of the approved development of Council's Decision Notice issued on 21 February 2014 be amended as follows:

*Development Permit for Material Change of Use - Business, Shops and Restaurant in three (3) stages.*

- (B) The approved plan/s of Council's Decision Notice issued on 21 February 2014 be amended as follows:

The approved plans and/or documents for this development approval area listed in the following table:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
<i>TP6 A.1</i>	<i>Master Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.2</i>	<i>Floor Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.3</i>	<i>Roof Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.4</i>	<i>Roof Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.5</i>	<i>Roof Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>DA-100A</i>	<i>Cover Sheet</i>	<i>TRG</i>	<i>23/08/13</i>
<i>DA-110A</i>	<i>3D Perspectives</i>	<i>TRG</i>	<i>27/09/13</i>
<i>DA-120A</i>	<i>3D Perspectives</i>	<i>TRG</i>	<i>30/09/13</i>
<i>DA-200A</i>	<i>Site Plan</i>	<i>TRG</i>	<i>25/09/13</i>
<i>DA-300A</i>	<i>Floor Plan</i>	<i>TRG</i>	<i>25/09/13</i>
<i>DA-400A</i>	<i>Elevations</i>	<i>TRG</i>	<i>21/08/13</i>
<i>DA-450A</i>	<i>Elevations</i>	<i>TRG</i>	<i>30/09/13</i>
<i>DA-500A</i>	<i>Roof Plan</i>	<i>TRG</i>	<i>27/09/13</i>
<i>SD.001</i>	<i>Cover Sheet - New Medical Centre</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.002</i>	<i>Site Plan</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.003</i>	<i>Ground Floor Plan</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.004</i>	<i>Roof Plan</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.005</i>	<i>Building Elevations</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.006</i>	<i>Building Elevations - Sheet 2</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.007</i>	<i>Building Sections</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.008</i>	<i>Artists Impression</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.009</i>	<i>Artists Impression</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>DA-200 - Staging</i>	<i>Stage: Supermarket</i>	<i>TRG</i>	<i>25/09/13</i>
<i>DA-200 - Staging</i>	<i>Stage: Café/Restaurant</i>	<i>TRG</i>	<i>25/09/13</i>
<i>DA-200 - Staging</i>	<i>Stage: Medical Centre</i>	<i>TRG</i>	<i>25/09/13</i>

- (C) Condition 3.8 of Council's Decision Notice issued on 21 February 2014 be amended as follows:

**3.8 Trolley Bays**

*For the Stage 3, adequate trolley bay areas must be provided on the site.*

- (D) Condition 4.4 of Council's Decision Notice issued on 21 February 2014 be amended as follows:

**4.4 Car Parking/Internal Driveways**

*The developer must ensure that the development is provided with 100 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.*

*If the development is carried out in stages, the following minimum number of car parking spaces must be provided for the relevant stage:*

- Stage 1 – 24 spaces
- Stage 2 – 80 spaces
- Stage 3 – 100 spaces

*All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.*

*Prior to the issue of a development permit for operational works and/or works commencing, the developer must submit engineering plans and specifications for the construction of proposed car parking facilities and internal driveways demonstrating:*

*Compliance with Australian Standard AS2890:1 Off-Street Parking – Car Parking Facilities;*  
*Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;*  
*Compliance with Australian Standard AS1428:2001 – Design for Access and Mobility.*

- (E) Condition 2.3 of Council's Decision Notice issued on 21 February 2014 remain unchanged.

2. That an amended Adopted Infrastructure Charges Notice be issued for the following infrastructure Charges for:

Development Type	Rate	Measure	Charge	Credit	Credit Detail	Balance
	\$ <i>per</i> EDC/m <sup>2</sup>	EDC/m <sup>2</sup>				
<b>Stage 1 - Medical Centre - contributions paid on 9/1/2015</b>						
Water	\$3,790.00	1.156 EDC	\$4,820.50	\$4,820.50	Paid 9/1/2015	\$0.00
Sewerage	\$3,790.00	1.156 EDC	\$4,820.50	\$4,820.50	Paid 9/1/2015	\$0.00
Roads	\$34.193	318m <sup>2</sup>	\$10,843.00	\$10,843.00	Paid 9/1/2015	\$0.00
Total for Stage 1						<b>\$0.00</b>

<b>Stage 2</b>						
Water	\$4,425.00	2.578 EDC	\$11,407.65	Nil	N/A	\$11,407.65
Sewerage	\$4,425.00	2.578 EDC	\$11,407.65	Nil	N/A	\$11,407.65
Roads	\$34.193	709m2	\$24,242.80	Nil	N/A	\$24,242.80
Total for Stage 2						<b>\$47,058.10</b>
<b>Stage 3</b>						
Water	\$4,425.00	3.545 EDC	\$15,686.60	Nil	N/A	\$15,686.60
Sewerage	\$4,425.00	3.545 EDC	\$15,686.60	Nil	N/A	\$15,686.60
Roads	\$34.193	1,000m2	\$34,193.00	Nil	N/A	\$34,193.00
Total for Stage 3						<b>\$65,566.20</b>

**CARRIED**

**ITEM-3 APPLICATION FOR PERMIT TO OCCUPY OVER LAND WITHIN LOT 20 K4931, KOORBOORA**

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council offer no objection to the issue of a permit to occupy for grazing purposes over land within the boundaries of Lot 20 on K4931, being Koorboora Township Reserve R78, subject to the permit to occupy excluding Lot 17 on LD97 (Koorboora Cemetery), which must be kept open to the community and that the permit to occupy only be issued to the adjoining land holder."

**CARRIED**

**ITEM-4 APPLICATION FOR COMMERCIAL OTHER - SUBSIDIARY ON PREMISES LIQUOR LICENCE - SECRET RECIPE PTY LTD - LOT 16 ON RP718966, 210 BYRNES STREET, MAREEBA**

Moved by Cr Brown

Seconded by Cr Toppin

"That Council advises the Office of Liquor and Gaming Regulation of the Department of Justice and Attorney General that:

1. Council has no objection to the granting of a Commercial Other - Subsidiary on Premises Licence to Secret Recipe Pty Ltd on land described as Lot 16 on RP718966, situated at 210 Byrnes Street, Mareeba, subject to the standard trading conditions; and

2. Council has no objection to the 'licensed area' extending over the proposed footpath dining area subject to the applicant obtaining Council approval for the outdoor dining area."

**CARRIED**

**ITEM-5 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT - OCTOBER - DECEMBER 2016**

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council receive and note the quarterly report of the Development and Governance Group for October to December 2016."

**CARRIED**

**GOVERNANCE AND COMPLIANCE**

**ITEM-6 NQ CONCRETE CO PTY LTD REQUEST TO PURCHASE ADDITIONAL LAND - L60 ON SP198060, MARTIN TENNI DRIVE, MAREEBA INDUSTRIAL PARK**

Moved by Cr Toppin

Seconded by Cr Graham

"That Council approve the offer of a five (5) year lease with an option to purchase over Lot 60 SP198060 at 28 Martin Tenni Drive in the Mareeba Industrial Park to North Queensland Concrete Co Pty Ltd."

**CARRIED**

**ITEM-7 TRANSFER OF LEASE FROM COX TO NORTH QUEENSLAND AERO CLUB**

Moved by Cr Pedersen

Seconded by Cr Davies

"That:

1. In relation to the Council resolution of 17 August 2016 consenting to the transfer of Lease H at the Mareeba aerodrome from P & M Cox to the North Queensland Aero Club, in the event that the transfer of the lease does proceed, either to the North Queensland Aero Club as an existing not for profit company limited by guarantee or to a wholly owned subsidiary company established by the Aero Club, Council not insist on the provision of personal guarantees by the Directors of the Club as provided for under Clause 2.08.1 of the existing lease agreement.
2. Authority be delegated to the Chief Executive Officer to make variations in future airport leases after consultation with the Council on the proposed variations.
3. In relation to the request by the Aero Club to acquire a lease over the area between the northern edge of the tarmac fronting Lease H and Vicary Road for the purpose of



parking aircraft and erecting a shade cover over same, Council agree to the incorporation of this area into any new lease offered to the Club over existing Lease H, subject to the Club meeting all costs involved including survey."

**CARRIED**

## FINANCE

### **ITEM-8                      FINANCIAL STATEMENTS FOR PERIOD ENDING 31 DECEMBER 2016**

Moved by Cr Graham

Seconded by Cr Davies

"That Council note the financial report for the period ending 31 December 2016."

**CARRIED**

## INFRASTRUCTURE SERVICES

### **ITEM-9                      PROPOSED SALE OF ROCKS ADJACENT TO MAREEBA AIRPORT**

Moved by Cr Wyatt

Seconded by Cr Pedersen

"That Council sell the rocks and boulders adjacent the Mareeba Airport at a set price of \$100 per load (ex GST) under Section 236 of the Local Government Regulations 2012."

**CARRIED**

### **ITEM-10                     TENDER EVALUATION QMSC2016-15 NDRRA 2016 RESTORATION WORKS - PROGRAM DELIVERY**

Moved by Cr Brown

Seconded by Cr Toppin

"That Council confirm the awarding of Tender QMSC2016-15 NDRRA 2016 Restoration Works Program Delivery to Trinity Engineering and Consulting for an amount of \$242,742.52 (inclusive of GST)."

**CARRIED**

## PROJECT MANAGEMENT

### **ITEM-11 MAREEBA AIRPORT UPGRADING - DECEMBER 2016 PROGRESS REPORT**

Moved by Cr Brown

Seconded by Cr Wyatt

"That Council note the December 2016 progress report on the Mareeba Airport Upgrade Project."

**CARRIED**

### **ITEM-12 CONTRACT TMSC2015-13 MAREEBA WASTEWATER TREATMENT PLANT - DESIGN & CONSTRUCTION - DECEMBER 2016 PROGRESS REPORT**

Moved by Cr Pedersen

Seconded by Cr Wyatt

"That Council note the December 2016 progress report on the Mareeba Wastewater Treatment Plant Upgrade Project."

**CARRIED**

## TECHNICAL SERVICES

### **ITEM-13 TENDER EVALUATION TMSC2016-15 TRAFFIC MANAGEMENT STUDY FOR THE MAREEBA CBD AREA**

Moved by Cr Graham

Seconded by Cr Davies

"That Council award Tender TMSC2016-15 Traffic Management Study for the Mareeba CBD Area to AECOM for a total value of \$77,066.00 (inclusive of GST)."

**CARRIED**

### **ITEM-14 PROPOSED CONSTRUCTION OF COLUMBARIUM WALL AT THE DIMBULAH CEMETERY**

Moved by Cr Wyatt

Seconded by Cr Brown

"That Council list for consideration in the 2017/2018 budget the construction of a columbarium wall at the Dimbulah Cemetery."

**CARRIED**

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**ITEM-15** **INFRASTRUCTURE SERVICES - TECHNICAL SERVICES  
MONTHLY ACTIVITIES REPORT - DECEMBER 2016**

Moved by Cr Davies

Seconded by Cr Graham

"That Council:

1. receive and note the Infrastructure Services Technical Services Monthly Report for the month of December 2016;
2. all for Expressions of Interest for Occasional Plant and Truck Hire 2017/2018 - EOI MSC2017-01."

**CARRIED****WORKS****ITEM-16** **INFRASTRUCTURE SERVICES - WORKS SECTION  
PROGRESS REPORT - DECEMBER 2016**

Moved by Cr Toppin

Seconded by Cr Brown

"That Council receive and note the Infrastructure Services, Transport Infrastructure, Parks and Gardens and Bridge Sections, Progress Report for the month of December 2016."

**CARRIED****WATER & WASTE****ITEM-17** **INFRASTRUCTURE SERVICES - WATER AND  
WASTEWATER GROUP - MONTHLY OPERATIONS -  
DECEMBER 2016**

Moved by Cr Graham

Seconded by Cr Toppin

"That Council receive and note the December 2016 Monthly Water and Wastewater Report."

**CARRIED****ITEM-18** **INFRASTRUCTURE SERVICES - WASTE OPERATIONS  
REPORT - DECEMBER 2016**

Moved by Cr Pedersen

Seconded by Cr Toppin

"That Council receive and note the Infrastructure Services, Waste Operations Progress Report, December 2016."

**CARRIED**

## **BUSINESS WITHOUT NOTICE**

### **ADHOC-1**

### **EGAN AND MOFFAT STREET INTERSECTION**

Moved by Cr Pedersen

Seconded by Cr Graham

"That Council officers prepare a report regarding Egan Street in the vicinity of Riverside Caravan Park including the intersection with Moffat Street."

**CARRIED**

Council resolved to appoint Cr Wyatt as Chair of Tourism Kuranda.

## **NEXT MEETING OF COUNCIL**

The next meeting of Council will be held at 9:00 am on Wednesday 15 February 2017

There being no further business, the meeting closed at 9:56 am.

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Cr Tom Gilmore  
Mayor