



AGENDA

Wednesday, 15 March 2023

Ordinary Council Meeting

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Wednesday, 15 March 2023

Time: 9:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

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- 1 MEMBERS IN ATTENDANCE**
- 2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**
- 3 BEREAVEMENTS/CONDOLENCES**
- 4 DECLARATION OF CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**

Ordinary Council Meeting - 15 February 2023
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 MAREEBA 232 PTY LTD - MATERIAL CHANGE OF USE - SHOPPING CENTRE AND FOOD AND DRINK OUTLET - LOT 78 ON SP298287 AND LEASE A IN LOT 20 ON NR7137 - 232 BYRNES STREET AND CLOSE STREET, MAREEBA - MCU/22/0003

Date Prepared: 8 February 2023

Author: Senior Planner

Attachments:

1. **Proposal Plans** [↓](#)
2. **State Assessment and Referral Agency response dated 24 February 2023**
[↓](#)
3. **Submissions** [↓](#)
4. **Applicant's response to submission** [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Mareeba 232 Pty Ltd	ADDRESS	232 Byrnes Street and Close Street, Mareeba
DATE LODGED	13 July 2022	RPD	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Shopping Centre and Food and Drink Outlet		
FILE NO	MCU/22/0003	AREA	Lot 78 – 1.516 ha Lease A in Lot 20 – 1129m2
LODGED BY	Urban Sync Pty Ltd	OWNER	Lot 78 – Reedlodge Pty Ltd Lot 20 – State of Queensland with Mareeba Shire Council as trustee
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Lot 78 – Centre zone & Community Facilities zone Lot 20 – Medium Density Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Two (2)		

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is impact assessable and two (2) properly made submissions were received in response to public notification of the application.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

The proposed development is similar to previously approved development applications over the former sawmill site however the current application has been able to secure additional adjoining land allowing for a significantly improved development footprint.

It is notable that all existing parking within the State controlled road reserve (Byrnes Street) fronting the proposed development is required to be removed to avoid traffic conflicts identified by the Department of Transport and Main Roads.

The proposed development includes 230 on site car parks, which is 44 in excess of the planning scheme's requirements. Further works have been conditioned within the Frew Street road reserve to provide for RV/larger vehicle parking in proximity to Byrnes Street.

Draft conditions were provided to the Applicant / care of their consultant and have been agreed.

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Mareeba 232 Pty Ltd	ADDRESS	232 Byrnes Street and Close Street, Mareeba
DATE LODGED	13 July 2022	RPD	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Shopping Centre and Food and Drink Outlet		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

- (A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use – Shopping Centre and Food and Drink Outlet

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
TA#19.0298.17 A0.00 rev. 7	Cover Sheet	Thomson Adsett	18/01/2023
TA#19.0298.17 A0.10 rev. 7	Site Context	Thomson Adsett	18/01/2023
TA#19.0298.17 A1.01 rev. 18A	Site Plan	Thomson Adsett	19/12/2022
TA#19.0298.17 A1.02 rev. 14	Development Plan	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.01 rev. 12	Ground Floor Plan - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.02 rev. 6	Roof Plan - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.03 rev. 6	Elevations - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.04 rev. 6	Elevations - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.05 rev. 6	Sections - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A4.01 rev. 6	Ground Floor Plan – Fast Food	Thomson Adsett	11/07/2022
TA#19.0298.17 A4.02 rev. 5	Elevations – Fast Food	Thomson Adsett	06/07/2022
TA#19.0298.17 A5.01 rev. 6	3D Views	Thomson Adsett	18/01/2023
TA#19.0298.17 A5.02 rev. 6	3D Views	Thomson Adsett	18/01/2023
1604-002 Rev. F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

(C) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council’s delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval and the conditions of the State Referral Agency.
2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions have been complied with, except where specified otherwise in these conditions of approval.
- 2.3 Prior to the commencement of use, the applicant must provide a letter from the State Referral Agency confirming that the department is satisfied their conditions are complied with and/or that the department has no objections to the commencement of the use.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Emissions

Emissions associated with operational activities must not cause an 'environmental nuisance' within the meaning of the Environmental Protection Act (1994) to any sensitive receptor and comply with the Air Quality Objectives as stated within Schedule 1 of the Environmental Protection (Air) Policy 2019.

3.5 Waste Management

On-site refuse storage area/s must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid fence or building.

Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council prior to the issue of a building permit which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.

3.6 Trolley Bays

Trolley bay areas must be provided on the site generally in accordance with Drawing No. TA#19.0298.17 A1.02 Rev. 14.

3.7 Rubbish Bins

Waste bins must be provided at each pedestrian entrance to the proposed development.

3.8 Amenity

- 3.8.1 The southern wall of the supermarket must be finished in a combination of Woolworths green, Dulux monument and Dulux vivid white to prevent the dominance of any one colour, to the satisfaction of Council's delegated officer.
- 3.8.2 All building materials and colours to be used must be non-reflective and be generally in accordance with the approved plans to the satisfaction of Council's delegated officer.
- 3.9 No trucks, other than service vehicles for the shopping centre, are permitted to park on the subject land when the shopping centre is closed to the public. All service vehicles must leave the subject land as soon as reasonably practical after serving the shopping centre.
- 3.10 Advertising signage
- The placement and sizing of advertising signage is to be generally in accordance with the approved plans.
4. Infrastructure Services and Standards
- 4.1 Access – Rankin Street
- Any crossover/s used to access the development must be constructed to **Commercial** standard (from the edge of the road pavement to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.
- Where applicable, the applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel.
- 4.2 Stormwater Drainage/Water Quality
- 4.2.1 The applicant/developer must take all reasonable steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- 4.2.2 Prior to the issue of a development permit for operational works, the applicant/developer must submit a revised Stormwater Management Plan prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.
- 4.2.3 The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan.
- 4.2.4 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.
- 4.3 Car Parking/Internal Driveways
- The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. TA#19.0298.17 A1.02 rev.14, which are available for use solely for the parking of vehicles associated with the use of the premises. 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.

Car parking shade structures must generally be provided in accordance with Drawing No. TA#19.0298.17 A1.01 rev. 18A.

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, 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 AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;
- Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;
- Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;
- A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.

4.4 Frontage Works - Byrnes Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer and the Department of Transport and Main Roads:

- 4.4.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.
- 4.4.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).
- 4.4.3 Entry/exit arrangements in accordance with the extent of works shown on Drawing No. TA#19.0298.17 A1.02 Rev.14.
- 4.4.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Byrnes Street to the general extent indicated on Drawing No. TA#19.0298.17 A1.02 Rev.14. The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

4.5 Frontage Works - Rankin Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- 4.5.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.

- 4.5.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).
- 4.5.3 On street car parking and entry/exit arrangements in accordance with the extent of works shown on Drawing No. TA#19.0298.17 A1.02 Rev.14
- 4.5.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Rankin Street to the general extent indicated on Drawing TA#19.0298.17 A1.02 Rev.14. The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

4.6 Frew Street Works

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- 4.6.1 Widening of the sealed pavement on the western side of Frew Street to the existing kerb and channel.
- 4.6.2 Appropriate line marking to allow for RV/larger vehicle parking on the western side of Frew Street.
- 4.6.3 Construction of a cul-de-sac head at the southern end of Frew Street to allow for turning of RV/larger vehicles.
- 4.6.4 Construction of concrete footpath and pedestrian level crossing as shown on Drawing No. 1604-002 Revision F in accordance with the FNQROC Development Manual and Queensland Rail standards. No section of paved footpath is to be less than two (2) metres in width.

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

4.7 Landscaping

- 4.7.1 The development must be landscaped in accordance with an approved landscape plan.
- 4.7.2 Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.
- 4.7.3 The landscape plan should be generally consistent with green areas shown on Drawing No. TA#19.0298.17 A1.02 Rev.14 and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.
- 4.7.4 The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.

4.7.5 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.

4.7.6 The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

4.8 Lighting

All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

4.9 Water Supply

4.9.1 The applicant/developer must connect the proposed development to the Council's reticulated water supply system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity to serve the proposed development requirements, the applicant/developer is required to extend the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development requirements in accordance with FNQROC Development Manual Standard (as amended).

4.9.2 Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the connection of the development to Council's reticulated water supply system demonstrating compliance with Condition 4.9.1.

The engineering plans and specifications for the connection, including any requirement for onsite firefighting storage, must be accompanied by an engineering report demonstrating that Council's existing infrastructure will be able to provide the minimum acceptable standard of service for water reticulation.

4.10 Sewerage Connection

4.10.1 The applicant/developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the applicant/developer is required to extend the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.10.2 Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the connection of the development to Council's reticulated sewerage system demonstrating compliance with Condition 4.10.1.

(D) ASSESSMENT MANAGER'S ADVICE

(a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

(b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Food Premises

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.

(d) A Trade Waste Permit will be required prior to the commencement of use.

(e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(g) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.

(h) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the

duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au.

(E) REFFERAL AGENCY CONDITIONS

State Assessment and Referral Agency response dated 24 February 2023

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect).

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work
- Development Permit for Operational Works

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Commercial (Retail)	Shopping Centre	Per m2 of GFA	\$130.00	4,469	\$580,970.00
Commercial (Retail)	Food and Drink Outlet	Per m2 of GFA	\$130.00	270	\$35,100.00
Credit					
High Impact Industry	Sawmill	Per m2 of GFA	\$51.00	6,000	\$306,000.00
TOTAL					\$310,070.00

THE SITE

The site comprises Lot 78 on SP298287 and Lease A in Lot 20 on NR7137 and is situated at 232 Byrnes Street and Close Street, Mareeba (on the corner of Rankin Street and Byrnes Street).

The site is generally regular in shape, with a combined area of 1.62 hectares and has a mixed Centre, Community Facilities and Medium Density Residential zoning under the Mareeba Shire Council Planning Scheme 2016.

The site has a frontage to Byrnes Street of approximately 206 metres, with a secondary frontage to Rankin Street of approximately 88 metres. The site is also bound by rail corridor to the west.

The site is vacant, flat and relatively unconstrained by natural or physical features (vegetation, watercourses etc).

Lot 78 was formerly used as a sawmill and has been vacant since the sawmill’s demolition in the late 1990s. Lot 78 is listed on the Environmental Management Register due to wood treatment and preservation having previously been undertaken on the site and an approved site management plan is in place.

Neighbouring allotments to the north, south and east are zoned Centre under the Mareeba Shire Council Planning Scheme 2016. Properties in the general locality are used for a variety of land uses including the Mareeba Square Shopping Centre, Byrnes Street business district and residential uses.

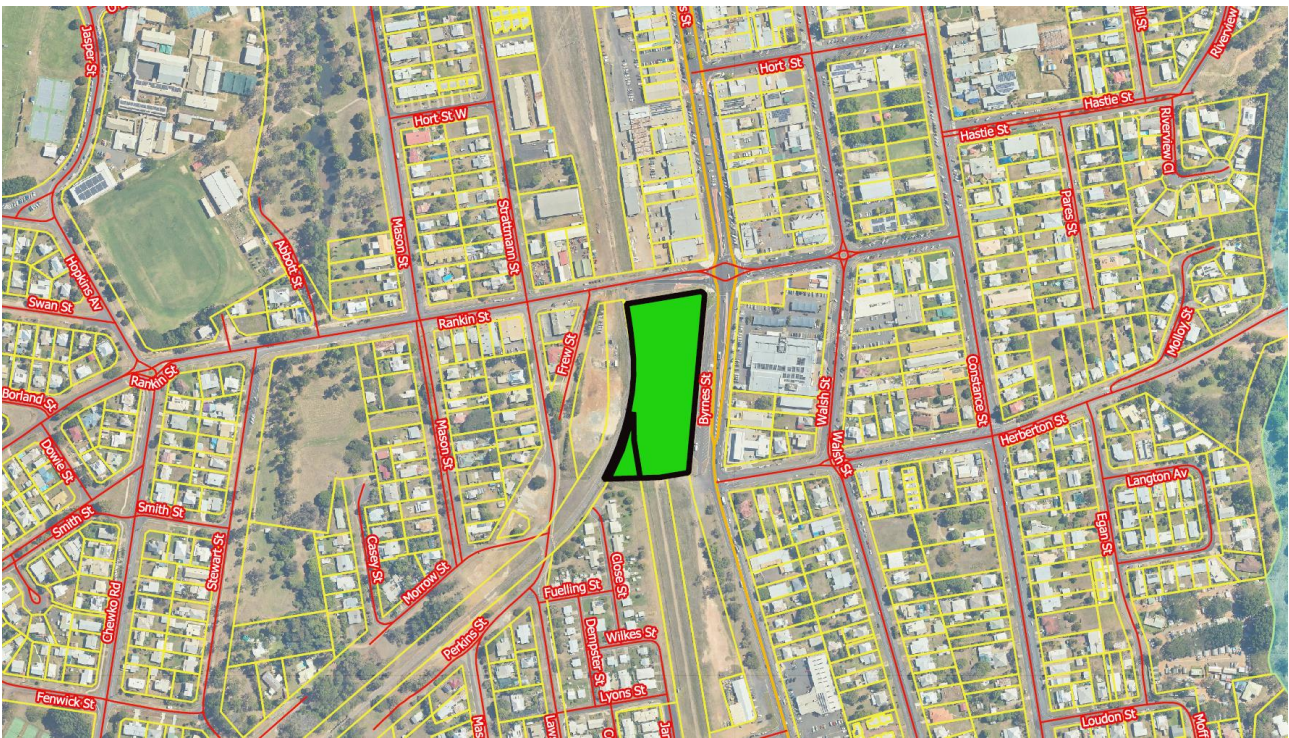
The balance area of Lot 20 on NR7137 is zoned Medium Density Residential and is developed for aged persons housing.

The site is serviced by all urban infrastructure.



Map Disclaimer:

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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

1. Development Application MC99/43 - Material Change of Use - Shopping Centre. Decision notice (**approval**) issued by Mareeba Shire Council on **9 March 2000**. The approval was **overturned** in the Planning and Environment Court following an objector appeal.
2. Development Application RC2002/1 - Reconfiguring a Lot - Subdivision (1 into 9 lots). Decision notice (**approval**) issued by Mareeba Shire Council on **22 April 2002**. Development approval not acted upon and has **lapsed**.
3. Development Application MCU/08/0029 - Material Change of Use - Shopping Centre. Decision notice (**approval**) issued by Tablelands Regional Council on **8 June 2010**. Development approval not acted upon and has **lapsed**.
4. Development Application DA/12/0040 - Reconfiguring a Lot - Subdivision (1 into 9 lots). Decision notice (**approval**) issued by Tablelands Regional Council on **8 April 2013**. Development approval not acted upon and has **lapsed**.
5. Development Application MCU/17/0011 – Material Change of Use – Shopping Centre. Negotiated decision notice (**approval**) issued by Mareeba Shire Council on **22 March 2018**. Development approval remains **current** until 22 September 2025.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Shopping Centre and Food and Drink Outlet in accordance with the plans shown in **Attachment 1**.

The proposed development will include the following key elements:

- A 3,655m² Woolworths supermarket with a maximum height of 10.5m above ground level;
- 814m² of specialty retail shops located within the Shopping Centre ‘forecourt mall’ and which will include approximately seven (7) tenancies;

Note: In addition to the shopping centre land use being sought over these speciality shops, approval for Food and Drink Outlet is also sought to allow for consistent uses with the complex such as a café or the like to establish without the need for any further town planning approvals.

- Amenities located within the shopping centre mall comprising a total area of 90m²
- A 270m² drive through fast food outlet with a height of 6.5m above ground level and including a dual drive through lane;
- Landscaping comprising approximately 7.40% (1,200m²) of the site.

Operating hours for the shopping centre component of the proposed development are expected to follow that of other similar centres i.e., Monday to Friday (8am-9pm), Saturday (8am-6pm), and Sunday (9am-6pm), although exact operating hours are yet to be determined. Exact number of staff are at this stage unknown.

Operating hours for the drive through fast food outlet will not be known until a tenant has been secured, although approval for 24 hour, seven day a week trading is. Exact number of staff for this land use is also, at this stage, unknown.

Staging

The proposed development will not be staged.

Water

The proposed development will utilise the sites existing connections to Council’s reticulated water network via the existing water mains in either Rankin Street or Byrnes Street.

Based on a preliminary review, it is expected that a booster pump and tanks may be required to provide suitable water pressure for firefighting purposes, the specifics of which will be determined during detailed design and be documented in the operational works application.

Sewerage

The proposed development will be connected to Council’s reticulated sewer and it is likely the section of sewer main currently located within the site and associated manhole will be removed and a new manhole will be constructed in the north-west corner of the site for the proposed development to connect to. Final specifics will be determined in the operational works application.

Electricity and Telecommunications

The proposed development will be connected to both electricity and telecommunications services as required and in accordance with Ergon’s and NBN’s requirements.

Stormwater

The proposed development will direct stormwater to both the south-west corner of the site (where some detention may be proposed) and to the inlet pit at the Byrnes Street/Rankin Street intersection.

The need for on site detention may be reduced through the construction of new underground stormwater infrastructure along Rankin Street, providing for discharge to Basalt Gully. Final specifics will be determined in the operational works application.

Byrnes Street

Byrnes Street access to the site will be via two (2) separate left in and left out arrangements which will trigger the following on-street modifications:

- The removal of all existing car parking spaces within the service road to be replaced with grass/landscaping in accordance with the requirements of the Department of Transport and Main Roads);
- The construction of a new left in/left out access to the southernmost portion of the site to allow delivery vehicles (heavy vehicles) to safely enter and exit the site; and
- A new left in/left out car entry to the north of the truck entry/exit to allow private vehicles to safely enter and exit the site.

A new pedestrian footpath for the full Byrnes Street and Rankin Street frontages of the site is also proposed.

Rankin Street

A new left-in, all movements out access is proposed from Rankin Street with modifications to the external road network to facilitate this access generally as shown on the plans of development.

Car Parking

The proposed development includes a total of 235 car parking spaces, allocated as follows:

- 230 on-site car parking spaces to service the entire site, inclusive of five (5) PWD parking spaces, four (4) motorbike parks, and two (2) taxi parks; and
- 5 on-street parking spaces along the Rankin Street frontage.

Bicycle Parking

The proposed development includes a total of 19 bicycle parking spaces, allocated as follows:

- 5x bicycle spaces at the immediate frontage of the Shopping Centre, to the west; and
- 5x bicycle parking spaces at the immediate frontage of the Shopping Centre, to the east; and
- 2x bicycle parking spaces at the frontage of the Food and Drink Outlet; and
- 7x secure staff bicycle racks internal to the amenities area located within the Mall of the Shopping Centre.

Loading and Refuse

Refuse and loading areas for the proposed development will be provided as follows:

- Shopping Centre - A designated loading area has been provided directly to the east of the supermarket to allow safe and efficient access for large service vehicles from Byrnes Street to service (delivery and refuse) the Shopping Centre (inclusive of speciality shops); and

- Food and Drink Outlet – A designated loading area has been provided directly to the west of the building which will also include the refuse area.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- ‘Areas of Ecological Significance’ does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> • Centre Area – (majority of Lot 78) • Residential Area – (Lease A in Lot 20 on NR7137) <p>Transport Elements</p> <ul style="list-style-type: none"> • State Controlled Road • Local Collector Road • Principal Cycle Network • Railway Network
Zone:	<p>Centre zone – (majority of Lot 78)</p> <p>Community facilities zone – (balance of Lot 78)</p> <p>Medium density residential zone - (Lease A in Lot 20 on NR7137)</p>
Mareeba Local Plan:	Precinct A – Town Centre Core - (majority of Lot 78)
Overlays:	<ul style="list-style-type: none"> • Airport environs overlay • Extractive resources overlay • Transport infrastructure overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Food and drink outlet	<i>Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.</i>	<i>Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room</i>	<i>Bar, club, hotel, shop, theatre, nightclub entertainment facility</i>

Shopping centre	<i>Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.</i>		
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RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(A) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(B) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

- (1) Mareeba Shire is intended to support a widely dispersed population in a variety of settings, including rural towns, small rural settlements, villages, rural residential areas, cropping lands, grazing lands and broad-hectare grazing properties. Future development maintains this settlement pattern and the distinct character that it provides to the shire. The settlement pattern also ensures the continuing viability of the shire’s rural economy, particularly through the provision of high quality services.

Comment

The proposed development is consistent with Mareeba’s function as a major regional activity centre.

- (2) Mareeba Shire is supported by a network of compact, *activity centres* of varying scales. These *activity centres* form the primary focus for population growth. Each *activity centre* will maintain its individual character while growing to support and service the local economies of its catchments. The level of service provision within each *activity centre* is consistent with its role and function within the defined activity centre hierarchy. Growth is managed to ensure a high level of centre amenity and streetscape character is maintained, thus fostering vibrant, lively hubs of social interaction, trade and exchange.

Comment

The proposed development is consistent with Mareeba's function as a major regional activity centre.

- (8) Risks to infrastructure, buildings and the community posed by bushfires, cyclones, flooding, landslides and other extreme events are minimised. Development is considerate of the potential increased incidence of these hazards induced by climate change.

Comment

The subject site is not identified as being within a hazard area for bushfire, flooding or landslide. The proposed buildings will need to be constructed in accordance with the applicable building requirements for a cyclonic area.

3.3.2 Element—Activity centres network

3.3.2.1 Specific outcomes

- (1) The scale of development in *activity centres* is consistent with their role and function within the defined hierarchy of *activity centres*, which consists of a *major regional activity centre*, a *village activity centre*, *rural activity centres* and *rural villages*.

Comment

The proposed shopping centre and food and drink outlet is consistent with Mareeba's role and function as a major regional activity centre.

- (2) Centre activities are focussed in *major regional activity centres*, particularly development which draws on a wide catchment. Other *activity centres* promote local self-containment by facilitating a diverse range of services in support of local catchments and communities.

Comment

Complies. The proposed development is a significant centre activity and is likely to service a wide catchment.

- (3) Other than small scale *industry areas*, commercial activities will not occur outside *centre areas* unless there is an overriding need in the public interest, there are no alternative sites in *centre areas*, there is no adverse impact on *centre areas* or the area surrounding the development and the site is readily accessible by a range of transport modes.

Comment

Complies. Whilst the subject site includes a small area outside the mapped centre area (Lease A in Lot 20 and part of the former rail corridor), the majority of the subject site is within the mapped centre area.

The proposed development will present to Byrnes Street and Rankin Street and all access will be via these frontages.

- (5) *Centre areas* provide vibrant settings for community activity, social interaction and trade. Each centre retains its individual character.

Comment

The proposed development will have a positive contribution towards the vibrancy of Mareeba's centre area, largely through the redevelopment of the former sawmill site which has remained vacant since the demolition of the sawmill at the end of the 1990's.

- (6) *Centre areas* provide high quality and attractive streetscapes, active shopfronts, comfortable pedestrian environments and spaces for social interaction.

Comment

The proposed development will comply.

3.3.3 Element—Major regional activity centre**3.3.3.1 Specific outcomes**

- (1) The role and function of Mareeba as the *major regional activity centre* for services in Mareeba Shire is strengthened. Mareeba is to accommodate the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire.

Comment

The proposed development is entirely consistent with this outcome.

- (2) Development within Mareeba over time enhances the Shire's self-sufficiency in terms of services offered, business and employment opportunities.

Comment

The proposed development complies.

- (4) The centre area of Mareeba continues to be focussed on the core area around Byrnes Street (between Rankin and Lloyd Streets), with significant expansion of centre activities within underutilised sites within the Byrnes Street core, in Walsh Street and south along Byrnes Street. New development will improve the streetscape of the town centre including streetscape improvement.

Comment

The subject site has been underutilised since the closure and demolition of the former sawmill in the late 1990's.

The proposed development of the subject site for an additional shopping centre would satisfy specific outcome (4).

- (5) Regional scale services and employment are provided in Mareeba, including:
- primary, secondary and tertiary educational establishments;
 - major supermarkets and large format retailers;
 - factory outlets and warehouses;
 - government administration;
 - hospitals and social services;
 - major recreation and health and fitness facilities.

Comment

The proposed development will comply.

3.3.7 Element—Residential areas and development**3.3.7.1 Specific outcomes**

- (4) *Residential areas* contain predominantly low density residential development and are characterised by traditional detached housing and Dual occupancy development.

Comment

Lease A in Lot 20 on NR7137 is within the mapped residential area. Historically, the area of Lease A has been constrained by railway corridor along its eastern and western boundaries and an open stormwater drain separating it from the balance of Lot 20.

The area of Lease A would have potential for residential development, however the level of residential amenity offered to any residents would be less than desirable.

The area of Lease A offers a far better planning outcome by regularising the shape of the subject site and allowing for improved commercial development layout.

Developing the area of Lease A for commercial purposes will not alter the predominant development form for the wider residential area.

3.3.14 Element—Natural hazard mitigation**3.3.14.1 Specific outcomes**

- (1) The risk of loss of life and property associated with bushfires, cyclones, flooding, landslides and other weather related events are minimised through the appropriate use of land having regard to its level of susceptibility to the hazard or potential hazard.

Comment

The subject site is not identified as being within a hazard area for bushfire, flooding or landslide. The proposed buildings will need to be constructed in accordance with the applicable building requirements for a cyclonic area.

3.4 Natural resources and environment**3.4.1 Strategic outcomes**

- (5) The air and acoustic environment of Mareeba Shire is managed to ensure its maintenance or improvement. Development maintains or enhances the health and well-being of the community and the natural environment.

Comment

The proposed development will be conditioned to comply.

Likely impacts are not expected to be any different to the impacts associated with the established commercial/retail development in the locality.

- (6) Risks to health and safety caused by contaminated land are managed, including through the remediation of contaminated sites and the careful management of unexploded ordinances.

Comment

The proposed development can appropriately manage the contaminated land left on the site following the previous sawmill use.

Previous investigations and recommendations are known to the current developer.

3.4.9 Element—Contaminated land

3.4.9.1 Specific outcomes

- (1) Development avoids, or appropriately remediates, contaminated land.

Comment

The proposed development can appropriately manage the contaminated land left on the site following the previous sawmill use.

Previous investigations and recommendations are known to the current developer.

- (2) Development does not increase the risk of human or environmental harm associated with contaminated land.

Comment

The proposed development can appropriately manage the contaminated land left on the site following the previous sawmill use.

Previous investigations and recommendations are known to the current developer.

3.5.2 Element—Local character

3.5.2.1 Specific outcomes

- (1) New development is designed to be complementary and sympathetic to:
- the character and identity of *activity centres*, particularly *centre areas* and main streets;
 - prevalent architectural styles in the surrounding area;
 - areas of early and highly valued character housing and commercial areas in Kuranda.

Comment

The proposed development features a modern design style not dissimilar to that of the nearby McDonalds and Mobil Service Station developments.

3.5.8 Element—Safe and healthy communities

3.5.8.1 Specific outcomes

- (3) New development integrates the principles of *Crime Prevention Through Environmental Design* (CPTED) to limit opportunities for crime and vandalism.

Comment

The development can be conditioned to comply.

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

- (1) *Local collector road* and *state controlled road* networks support the identified hierarchy of *activity centres* and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of *future state roads and future local connections*) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.

Comment

Byrnes Street is a State Controlled Road and Rankin Street is a Local Collector Road. Both roads are of the necessary hierarchy to accommodate the proposed development.

- (4) Street layout and design, including in new development, supports mixed transit modes, including buses, pedestrians, cyclists and mobility devices, particularly in *activity centres*. *Centre areas* and destinations are safely and conveniently accessible to cyclists and pedestrians through the provision of a permeable and highly connected active transport network, including *principal cycle routes*, and the provision of end of trip facilities.

Comment

Pedestrian linkages and end of trip facilities are proposed for the development.

- (6) New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with Council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development.

Comment

The development will be conditioned to comply.

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

- (4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.

Comment

The development will be conditioned to comply.

- (5) Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

Comment

The development will be conditioned to comply.

3.6.3 Element—Rail network

3.6.3.1 Specific outcomes

- (2) The use of the *railway network* for tourist based passenger movements is protected and enhanced.

Comment

The proposed development does not impact on the ongoing use of the adjoining rail corridor.

3.6.5 Element—Public and active transport

3.6.5.1 Specific outcomes

- (1) New urban development is designed to support increased public transport patronage and promote active transport.

Comment

Pedestrian linkages and end of trip facilities are proposed for the development. Bike racks are also allocated.

- (2) Mareeba Shire's *activity centres* are well serviced with walking and cycling infrastructure, including:
 - (a) footpaths;
 - (b) shade trees;
 - (c) seating along key routes and in major trip generation areas;
 - (d) bike paths and lanes, including *principal cycle routes*;
 - (e) end of trip facilities.

Comment

The development will be conditioned to comply.

- (3) Centre development provides for safe and convenient pedestrian mobility and access, and the provision for public transport and interchange facilities.

Comment

The development will be conditioned to comply.

3.6.7 Element—Water supply and wastewater services

3.6.7.1 Specific outcomes

- (1) Development is provided with adequate water and wastewater infrastructure in accordance with Council's Desired Standards of Service.

Comment

The development will be conditioned to comply.

- (2) Water storage, sewerage disposal and reticulation infrastructure is utilised and extended economically and efficiently to new development.

Comment

The development will be conditioned to comply.

- (6) Upgrades and extensions to water and wastewater infrastructure are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

Comment

The development will be conditioned to comply.

3.6.8 Element—Stormwater management**3.6.8.1 Specific outcomes**

- (1) Water Sensitive Urban Design principles and adequate infrastructure are integrated into new development, ensuring:
- (a) water quality objectives are met;
 - (b) a no worsening effect on surrounding land and the environment is achieved;
 - (c) flooding and ponding of water is avoided

Comment

The development will be conditioned to comply.

- (2) Stormwater is managed and measures are implemented to ensure erosion is prevented or minimised and contaminants are not released into surrounding environs.

Comment

The development will be conditioned to comply.

3.6.9 Element—Waste management**3.6.9.1 Specific outcomes**

- (4) On-site waste disposal and recycling areas are provided by development to meet operational requirements of storage, screening and collection.

Comment

The development will be conditioned to comply.

3.7 Economic development**3.7.1 Strategic outcomes**

- (3) Mareeba Shire is increasingly provided with retail and business opportunities and improved government services to enhance self-sufficiency. These opportunities and services are consolidated through the clustering and co-location of commercial uses in *activity centres* and are particularly focussed within Mareeba. Kuranda, as a *village activity centre*, maintains its level of self-reliance through servicing its local catchment with a range of services and employment opportunities.

Comment

The proposed development complies.

3.7.6 Element—Retail and commercial development

3.7.6.1 Specific outcomes

- (1) Commercial development will be facilitated by:
 - (a) consolidation and co-location of centre activities in existing *centre areas*;
 - (b) identification of space adjacent to *centre areas* to cater for the expansion of commercial activities;
 - (c) infrastructure provision in areas identified as able to cater for new commercial development;
 - (d) maintenance of a high standard of infrastructure, services and amenity in existing commercial areas to support further business investment and expansion.

Comment

The proposed development will comply.

- (3) *Centre areas* provide a vibrant, busy setting for community activity, social interaction and local trade and exchange. Each *centre area* retains its relaxed rural atmosphere and unique character, and provides for a high level of pedestrian activity.

Comment

The proposed development will comply.

- (4) The following features are integrated or provided by new commercial development:
 - (a) attractive streetscapes with shade trees and awnings;
 - (b) active shop fronts;
 - (c) pedestrian and cyclist comfort and convenience;
 - (d) universal design principles;
 - (e) spaces for community activity and social interaction;
 - (f) CPTED initiatives.

Comment

The development can be conditioned to comply.

Relevant Developments Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.1 Centre zone code
- 6.2.2 Community facilities zone code
- 6.2.7 Medium density residential zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.5 Extractive resources overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.2 Commercial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Centre zone code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcomes AO1 (height) ▪ Acceptable Outcomes AO2.1 & AO2.2 (siting) ▪ Acceptable Outcomes AO5.1, AO5.2 & AO5.3 (building design) <p>Refer to planning discussion section of report.</p>
Community facilities zone code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcomes AO1 (height) ▪ Acceptable Outcomes AO2.1 & AO2.2 (siting) ▪ Acceptable Outcomes AO4.1 & AO4.2 (building design) <p>Refer to planning discussion section of report.</p>
Medium density residential zone code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcomes AO1 (height) ▪ Acceptable Outcomes AO3.1 & AO3.2 (siting) ▪ Acceptable Outcome AO5 (gross floor area) ▪ Acceptable Outcomes AO6 (building design) <p>Refer to planning discussion section of report.</p>
Mareeba local plan code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcomes AO3.1 & AO3.2 (frontage to Byrnes Street core element) <p>Refer to planning discussion section of report.</p>
Airport environs overlay code	<p>The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Extractive resources overlay code	<p>The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>

Transport infrastructure overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Commercial activities code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Landscaping code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works, services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

Where relevant, conditions will be attached to any approval requiring all development works be designed and constructed in accordance with the FNQROC Development Manual.

(E) Adopted Infrastructure Charges Notice

The subject site is located within the Priority Infrastructure Area. In accordance with Council’s Adopted Infrastructure Charges Resolution (No. 1) 2022, dated 18 May 2022 (AICR), Infrastructure Charges are applicable to the proposed development calculated as follows:

- Charges based on the proposed development (see Councils AICR); less:
- Discounts for the existing allotments/existing lawful uses.

The applicable charges are as follows:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Commercial (Retail)	Shopping Centre	Per m2 of GFA	\$130.00	4,469	\$580,970.00
Commercial (Retail)	Food and Drink Outlet	Per m2 of GFA	\$130.00	270	\$35,100.00

Credit					
High Impact Industry	Sawmill	Per m2 of GFA	\$51.00	6,000	\$306,000.00
TOTAL					\$310,070.00

REFERRAL AGENCY

The application triggered referral to the State Assessment and Referral Agency as a Referral Agency for State transport infrastructure (State controlled road & rail corridor).

That Department advised in a letter dated 24 February 2023 that they require conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Technical Services

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 10 January 2023 to 1 February 2023. The applicant submitted the notice of compliance on 2 February 2023 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

Two (2) properly made submissions were received.

The issues raised in each submission are summarised and commented on below:

Issue/s	Comment
<p>Submitter is supportive of development, however questions the lack of a right turn in option off Rankin Street.</p> <p>The lack of a lack turn in option will be a considerable inconvenience to the public.</p> <p>Submitter requests that Council condition the development to provide the right turn in option off Rankin Street.</p>	<p>The applicant and Council officers agree that the absence of a right turn in option off Rankin Street is a considerable inconvenience to the public travelling east on Rankin Street.</p> <p>The applicant confirms that a right turn in off Rankin Street cannot be provided as que distances encroach into the rail corridor which is not permitted by Department of Transport and Main Roads.</p> <p>Condition 7 of the State Assessment and Referral Agencies response (Attachment 2) explicitly prevents a right turn in option off Rankin Street.</p> <p>Council is not permitted to override the State’s condition.</p>
<p>Suggest relocating development to eastern side of Mareeba as it is fast growing and would take traffic pressure off Byrnes Street.</p>	<p>The submitters comment is noted.</p> <p>Council must assess the application as submitted, including the applicant’s chosen site.</p>

Submitters

Name of Principal submitter	Address
1. C Roll	carlieroll@hotmail.com
2. J Burnett	joelineburnett@gmail.com

PLANNING DISCUSSION

Noncompliance with the acceptable outcomes of the following assessment benchmarks are discussed as follows:

Centre Zone Code

PO1 Height

Building height takes into consideration and respects the following:

- (a) the height of existing buildings on adjoining premises;*
- (b) the development potential, with respect to height, on adjoining premises;*
- (c) the height of buildings in the vicinity of the site;*
- (d) access to sunlight and daylight for the site and adjoining sites;*
- (e) privacy and overlooking; and*
- (f) site area and street frontage length.*

AO1

Development has a maximum building height of:

- (a) 8.5 metres; and*
- (b) 2 storeys above ground level.*

Comment

Aspects of the proposed shopping centre will exceed 8.5 metres in height, with the maximum height being 10.482 metres.

Generally, the shopping centre building will be approximately 8.4 metres in height with only the feature skylight roof, parapets and roof mounted plant exceeding 8.5 metres in height.

These exceeding structures are small in scale and/or located/orientated internally/centrally to the site where they will not be visible and/or will not result in any unacceptable, negative impacts on adjacent premises.

The subject site primarily adjoins road reserve, rail corridor or undeveloped land. The height of the section of building adjoining the existing residential uses does not exceed 8.5 metres.

The proposed building height has no impact on access to sunlight and daylight and the minor exceedance in height has no impact on privacy and overlooking.

The proposed development complies with PO1

PO2 Siting

Development is sited in a manner that considers and respects:

- (a) the siting and use of adjoining premises;*
- (b) access to sunlight and daylight for the site and adjoining sites;*
- (c) privacy and overlooking;*
- (d) opportunities for casual surveillance of adjoining public spaces;*
- (e) air circulation and access to natural breezes;*
- (f) appearance of building bulk; and*
- (g) relationship with pedestrian spaces.*

AO2.1

Buildings are built to the road frontage/s of the site.

Note—Awning structures may extend into the road reserve where provided in accordance with PO5.

AO2.2

Buildings are setback and boundary treatment(s) are undertaken in accordance with Table 6.2.1.3B.

Comment

The proposed development does not satisfy AO2.1 as only part of the building will be built to the road frontage.

Assessment of the development against PO2 is therefore required:

- (a) the siting and use of adjoining premises.*

The subject site primarily adjoins road reserve, rail corridor or undeveloped land. The existing residential development on Lot 20 is setback at least 20 metres from the closest part of the proposed building.

- (b) access to sunlight and daylight for the site and adjoining sites.*

As with (a) above, the use of the land bounding the site is such that the proposed development will not restrict access to sunlight or daylight.

- (c) privacy and overlooking.*

The proposed development will be sufficiently separated from residential uses so as not to unreasonably impact on privacy.

- (d) opportunities for casual surveillance of adjoining public spaces.*

The proposed development has been orientated so that there is a clear opportunity for casual surveillance to the car parking areas and adjacent streets. Pedestrian links will be provided internal to the site to encourage further casual surveillance which will ensure that casual surveillance is provided throughout the site at all times.

(e) *air circulation and access to natural breezes.*

The proposed development is adequately separated from all adjoining uses and will not negatively impact on air circulation and natural breezes.

(f) *appearance of building bulk.*

In the opinion of the assessing officer, the design of the shopping centre reasonably limits the appearance of building bulk.

(g) *relationship with pedestrian spaces.*

Pedestrian connectivity will be achieved through new footpaths on Rankin and Byrnes Street and through internal pedestrian paths.

The proposed development satisfies PO2.

PO5 Building Design

Building facades are appropriately designed to:

- (a) *provide an active and vibrant streetscape;*
- (b) *include visual interest and architectural variation;*
- (c) *maintain and enhance the character of the surrounds;*
- (d) *provide opportunities for casual surveillance;*
- (e) *include a human scale; and*
- (f) *encourage occupation of outdoor space.*

A05.1

Buildings address and provide pedestrian entrances to:

- (a) *the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot;*
- (b) *the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and*
- (c) *any adjoining public place, with the main entrance provided on this boundary.*

A05.2

Building frontages:

- (a) *are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements;*
- (b) *are articulated with projections and recesses;*
- (c) *include windows where the bottom of the window is located between 0.6 metres and 0.9 metres above the footpath level; and*
- (d) *have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.*

A05.3

Buildings incorporate cantilevered awnings that are:

- (a) provided along the full length of the building's frontage to the street;*
- (b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s;*
- (c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and*
- (d) truncated at the corner with a 2 metre single cord truncation where located on a corner site.*

Comment

The development does not satisfy A05.1 as the shape of the subject land, its multiple road frontages and the specific design requirements of a shopping centre.

Assessment of the development against PO5 is therefore required:

- (a) provide an active and vibrant streetscape.*

The design of the proposed development incorporates articulation, fenestration, variations to the roof profile, landscaping, pedestrian footpaths and the central forecourt area.

All of these design features result in the proposed development contributing towards an active and vibrant streetscape.

- (b) include visual interest and architectural variation.*

The design of the proposed development incorporates articulation, fenestration, variations to the roof profile, landscaping, pedestrian footpaths and the central forecourt area.

- (c) maintain and enhance the character of the surrounds.*

The proposed development has a modern design which will enhance the character of Mareeba's central business district and is in keeping with the new Mobil service station and recently constructed McDonalds restaurant.

- (d) provide opportunities for casual surveillance.*

There are ample opportunities for casual surveillance such as from the outdoor dining and central forecourt mall, as well as throughout the car parking areas, and dining areas within the food and drink outlet.

- (e) include a human scale.*

The proposed development has a human scale.

- (f) encourage occupation of outdoor space.*

The outdoor dining and central forecourt areas provide opportunities for people to occupy outdoor areas.

The proposed development satisfies PO5.

Community Facilities Zone Code

PO1 Height

Building height takes into consideration and respects the following:

- (a) the height of existing buildings on adjoining premises;*
- (b) the development potential, with respect to height, on adjoining premises;*
- (c) the height of buildings in the vicinity of the site;*
- (d) access to sunlight and daylight for the site and adjoining sites;*
- (e) privacy and overlooking; and*
- (f) site area and street frontage length.*

AO1

Development has a maximum building height of:

- (a) 8.5 metres; and*
- (b) 2 storeys above ground level.*

Comment

Aspects of the proposed shopping centre will exceed 8.5 metres in height, with the maximum height being 10.482 metres.

Generally, the shopping centre building will be approximately 8.4 metres in height with only the feature skylight roof, parapets and roof mounted plant exceeding 8.5 metres in height.

These exceeding structures are small in scale and/or located/orientated internally/centrally to the site where they will not be visible and/or will not result in any unacceptable, negative impacts on adjacent premises.

The subject site primarily adjoins road reserve, rail corridor or undeveloped land. The height of the section of building adjoining the existing residential uses does not exceed 8.5 metres.

The proposed building height has no impact on access to sunlight and daylight and the minor exceedance in height has no impact on privacy and overlooking.

PO2 Siting

Development is sited in a manner that considers and respects:

- (a) the siting and use of adjoining premises;*
- (b) access to sunlight and daylight for the site and adjoining sites;*
- (c) privacy and overlooking;*
- (d) opportunities for casual surveillance of adjoining public spaces;*
- (e) air circulation and access to natural breezes;*
- (f) appearance of building bulk; and*
- (g) relationship with road corridors.*

AO2.1

Buildings and structures include a minimum setback of:

- (a) 10 metres from a frontage to a State-controlled road;*
- (b) 6 metres from a frontage to any other road; and*
- (c) 3 metres from a boundary to an adjoining lot.*

AO2.2

Car parking and set down areas are set back:

- (a) 3 metres from the road frontage; and*
- (b) 2 metres from side and rear boundaries.*

Comment

Assessment of the development is required against PO2:

- (a) the siting and use of adjoining premises.*

The subject site primarily adjoins road reserve, rail corridor or undeveloped land. The existing residential development on Lot 20 is setback at least 20 metres from the closest part of the proposed building.

- (b) access to sunlight and daylight for the site and adjoining sites.*

As with (a) above, the use of the land bounding the site is such that the proposed development will not restrict access to sunlight or daylight.

- (c) privacy and overlooking.*

The proposed development will be sufficiently separated from residential uses so as not to unreasonably impact on privacy.

- (d) opportunities for casual surveillance of adjoining public spaces.*

The proposed development has been orientated so that there is a clear opportunity for casual surveillance to the car parking areas and adjacent streets. Pedestrian links will be provided internal to the site to encourage further casual surveillance which will ensure that casual surveillance is provided throughout the site at all times.

- (e) air circulation and access to natural breezes.*

The proposed development is adequately separated from all adjoining uses and will not negatively impact on air circulation and natural breezes.

- (f) appearance of building bulk.*

In the opinion of the assessing officer, the design of the shopping centre reasonably limits the appearance of building bulk.

- (g) relationship with pedestrian spaces.*

Pedestrian connectivity will be achieved through new footpaths on Rankin and Byrnes Street and through internal pedestrian paths.

The proposed development satisfies PO2.

PO4 Building Design

Building facades are appropriately designed to:

- (a) include visual interest and architectural variation;*
- (b) maintain and enhance the character of the surrounds;*
- (c) provide opportunities for casual surveillance;*
- (d) include a human scale; and*
- (e) encourage occupation of outdoor space.*

AO4.1

Buildings address the principal road frontage of the site through the location of windows and pedestrian access.

AO4.2

Buildings do not include blank walls to road frontages exceeding 3 metres in length.

Comment

Assessment of the development against PO4 is therefore required:

- (a) include visual interest and architectural variation.*

The design of the proposed development incorporates articulation, fenestration, variations to the roof profile, landscaping, pedestrian footpaths and the central forecourt area.

- (b) maintain and enhance the character of the surrounds.*

The proposed development has a modern design which will enhance the character of Mareeba's central business district and is in keeping with the new Mobil service station and recently constructed McDonalds restaurant.

- (c) provide opportunities for casual surveillance.*

There are ample opportunities for casual surveillance such as from the outdoor dining and central forecourt mall, as well as throughout the car parking areas, and dining areas within the food and drink outlet.

- (d) include a human scale.*

The proposed development has a human scale.

- (e) encourage occupation of outdoor space.*

The outdoor dining and central forecourt areas provide opportunities for people to occupy outdoor areas.

The proposed development satisfies PO4.

Medium Density Residential Zone Code

PO1 Height

Building height takes into consideration and respects the following:

- (a) the height of existing buildings on adjoining premises;*
- (b) the development potential, with respect to height, on adjoining premises;*
- (c) the height of buildings in the vicinity of the site;*
- (d) access to sunlight and daylight for the site and adjoining sites;*
- (e) privacy and overlooking; and*
- (f) site area and street frontage length.*

AO1

Development has a maximum building height of:

- (a) 8.5 metres; and*
- (b) 2 storeys above ground level.*

Comment

Aspects of the proposed shopping centre will exceed 8.5 metres in height, with the maximum height being 10.482 metres.

Generally, the shopping centre building will be approximately 8.4 metres in height with only the feature skylight roof, parapets and roof mounted plant exceeding 8.5 metres in height.

These exceeding structures are small in scale and/or located/orientated internally/centrally to the site where they will not be visible and/or will not result in any unacceptable, negative impacts on adjacent premises.

The subject site primarily adjoins road reserve, rail corridor or undeveloped land. The height of the section of building adjoining the existing residential uses does not exceed 8.5 metres.

The proposed building height has no impact on access to sunlight and daylight and the minor exceedance in height has no impact on privacy and overlooking.

The proposed development complies with PO1

PO3 Siting

Development is sited in a manner that considers and respects:

- (a) the siting and use of adjoining premises;*
- (b) access to sunlight and daylight for the site and adjoining sites;*
- (c) privacy and overlooking;*
- (d) opportunities for casual surveillance of adjoining public spaces;*
- (e) air circulation and access to natural breezes;*

- (f) appearance of building bulk; and*
- (g) relationship with road corridors.*

A03.1

Buildings and structures include a minimum setback of:

- (a) 6 metres from the primary road frontage; and*
- (b) 3 metres from any secondary road frontage.*

A03.2

Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.

Comment

The proposed development does not satisfy A03.1.

Assessment of the development against PO3 is therefore required:

- (a) the siting and use of adjoining premises.*

The subject site primarily adjoins road reserve, rail corridor or undeveloped land. The existing residential development on Lot 20 is setback at least 20 metres from the closest part of the proposed building.

- (b) access to sunlight and daylight for the site and adjoining sites.*

As with (a) above, the use of the land bounding the site is such that the proposed development will not restrict access to sunlight or daylight.

- (c) privacy and overlooking.*

The proposed development will be sufficiently separated from residential uses so as not to unreasonably impact on privacy.

- (d) opportunities for casual surveillance of adjoining public spaces.*

The proposed development has been orientated so that there is a clear opportunity for casual surveillance to the car parking areas and adjacent streets. Pedestrian links will be provided internal to the site to encourage further casual surveillance which will ensure that casual surveillance is provided throughout the site at all times.

- (e) air circulation and access to natural breezes.*

The proposed development is adequately separated from all adjoining uses and will not negatively impact on air circulation and natural breezes.

- (f) appearance of building bulk.*

In the opinion of the assessing officer, the design of the shopping centre reasonably limits the appearance of building bulk.

(g) *relationship with pedestrian spaces.*

Pedestrian connectivity will be achieved through new footpaths on Rankin and Byrnes Street and through internal pedestrian paths.

The proposed development satisfies PO3.

PO5 Gross Floor Area

Buildings and structures occupy the site in a manner that:

- (a) *makes efficient use of land;*
- (b) *is consistent with the bulk and scale of surrounding buildings; and*
- (c) *appropriately balances built and natural features.*

A05

Gross floor area does not exceed 600m².

Comment

Lease A is bounded to the east and west by Lot 78.

The most efficient use of Lease A is for it to be developed in conjunction with Lot 78, as is being proposed under this application.

In this respect, the proposed development will appropriately balance built and natural features.

PO6 Building Design

Building facades are appropriately designed to:

- (a) *include visual interest and architectural variation;*
- (b) *maintain and enhance the character of the surrounds;*
- (c) *provide opportunities for casual surveillance;*
- (d) *include a human scale; and*
- (e) *encourage occupation of outdoor space.*

A06

Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.

Comment

Lease A does not have road frontage.

Assessment against PO6 is as follows:

- (a) *include visual interest and architectural variation;*

The design of the proposed development incorporates articulation, fenestration, variations to the roof profile, landscaping, pedestrian footpaths and the central forecourt area.

- (b) *maintain and enhance the character of the surrounds;*

The proposed development has a modern design which will enhance the character of Mareeba's central business district and is in keeping with the new Mobil service station and recently constructed McDonalds restaurant.

(c) *provide opportunities for casual surveillance;*

There are ample opportunities for casual surveillance such as from the outdoor dining and central forecourt mall, as well as throughout the car parking areas, and dining areas within the food and drink outlet.

(d) *include a human scale; and*

The proposed development has a human scale.

(e) *encourage occupation of outdoor space.*

The outdoor dining and central forecourt areas provide opportunities for people to occupy outdoor areas.

The proposed development satisfies PO6

Mareeba Local Plan Code

PO3 If on a site with a frontage to the Byrnes Street core element

Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by:

(a) *providing vehicular access from an alternative frontage;*

(b) *minimising the size of necessary vehicle access; and*

(c) *maximising the area of the frontage used for pedestrian focussed activities.*

A03.1

Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except for pedestrian access-ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres.

Note—Refer to Figure A for further detail.

A03.2

Vehicular access is not provided from Byrnes Street where a site has more than one frontage.

Comment

These provisions are not particularly relevant given the size of the subject site and the nature of the development being proposed.

The subject site has extensive frontages to Byrnes Street and Rankin Street.

The proposed development features a building component and an ancillary onsite carpark necessary to satisfy the planning scheme code and to meet likely customer demands.

Access is proposed off both Byrnes Street and Rankin Street to ensure safe operation of the road network.

These accesses represent a minimal percentage of the subject site's respective frontages.

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

232 BYRNES STREET, MAREEBA

DRAWING LIST - CONCEPT

A	0.00	COVER SHEET
A	0.10	SITE CONTEXT PLAN
A	1.01	SITE PLAN
A	1.02	DEVELOPMENT PLAN
A	2.01	GROUND FLOOR PLAN - SUPERMARKET
A	2.02	ROOF PLAN - SUPERMARKET
A	2.03	ELEVATIONS - SUPERMARKET
A	2.04	ELEVATIONS - SUPERMARKET
A	2.05	SECTIONS - SUPERMARKET
A	4.01	GROUND FLOOR PLAN - FAST FOOD
A	4.02	ELEVATIONS - FAST FOOD
A	5.01	3D VIEWS
A	5.02	3D VIEWS



EXISTING VIEW FROM CORNER OF BYRNES & RANKIN STREET

DEVELOPMENT APPLICATION

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COVER SHEET

1 : 1 @ A1

A0.00

18/01/2023

rev. 7



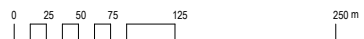
BICENTENNIAL LAKES

BASATT GULLY PARK

**PROPOSED MAREEBA
NEIGHBOURHOOD SHOPPING CENTRE**

1 SITE CONTEXT PLAN
1 : 2500

DEVELOPMENT APPLICATION



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SITE CONTEXT PLAN

1 : 2500 @ A1

A0.10

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DEVELOPMENT SCHEDULE		
PROPOSED USES	GFA	GLAR
SUPERMARKET	3655m ²	3603m ²
SHOPS	814m ²	796m ²
AMENITIES	90m ²	
TOTAL CENTRE	4559m²	4399m²
FAST FOOD	270m ²	270m ²
TOTAL	4829m²	4669m² (5/100m ²)

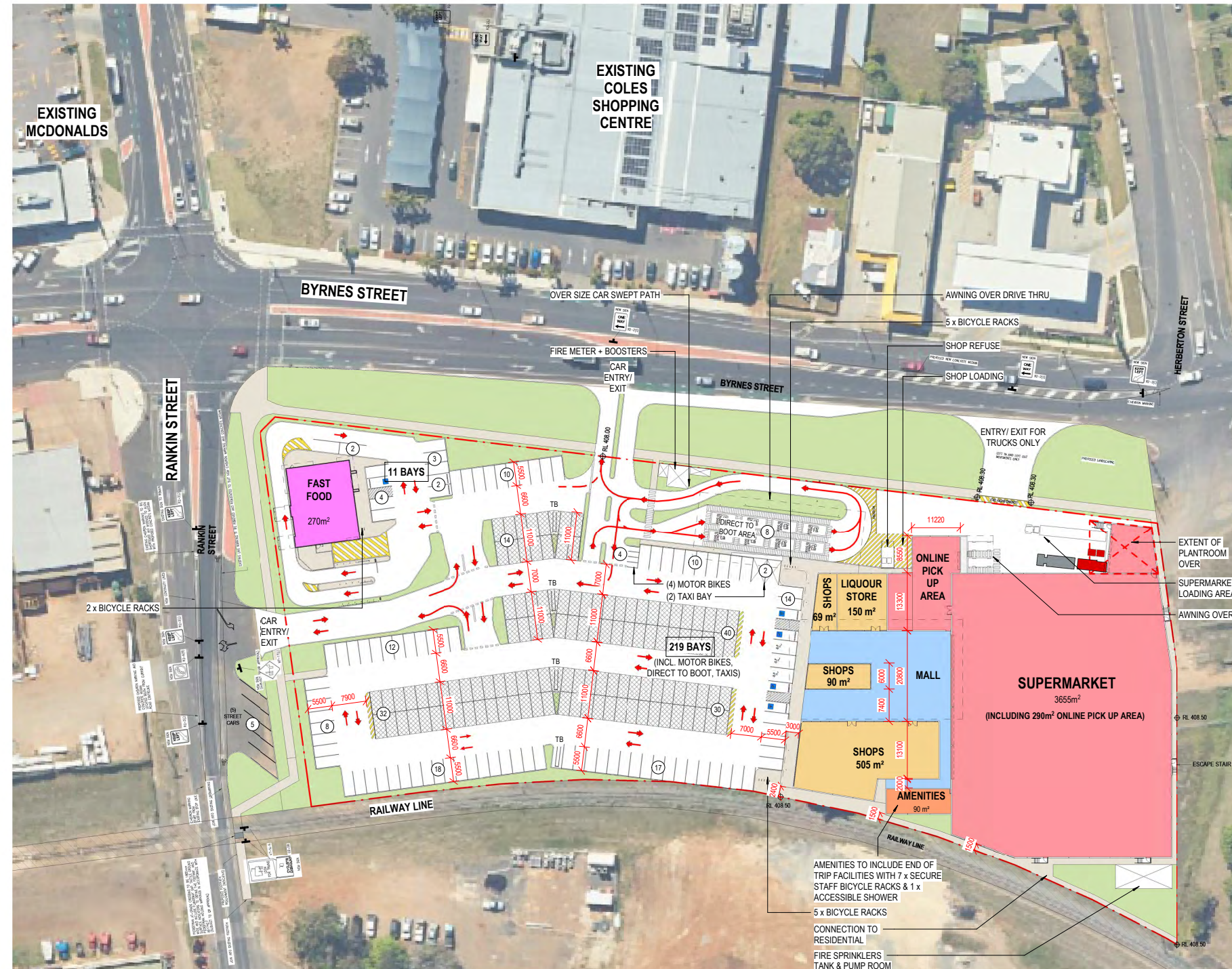
CAR PARKING SCHEDULE	
CARS FAST FOOD	11
CARS CENTRE (INCL. MOTOR BIKES, DIRECT TO BOOT + TAXIS)	219
ON SITE CARS	230
STREET CARS	5
TOTAL CARS PROVIDED	235
TOTAL CARS REQUIRED	186

NOTE:
CARS REQUIRED IS BASED ON:
1/50 UP TO 400m² GFA
1/25 ABOVE 400m² GFA

NOTE: SUPERMARKET GLAR EXCLUDES
EXTERNAL WALLS AND LOADING DOCK

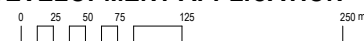
 COVERED CARPARKS

 AREA OF ENCLOSED MALL /
PASSAGE - 637m²



1 SITE PLAN
1:500

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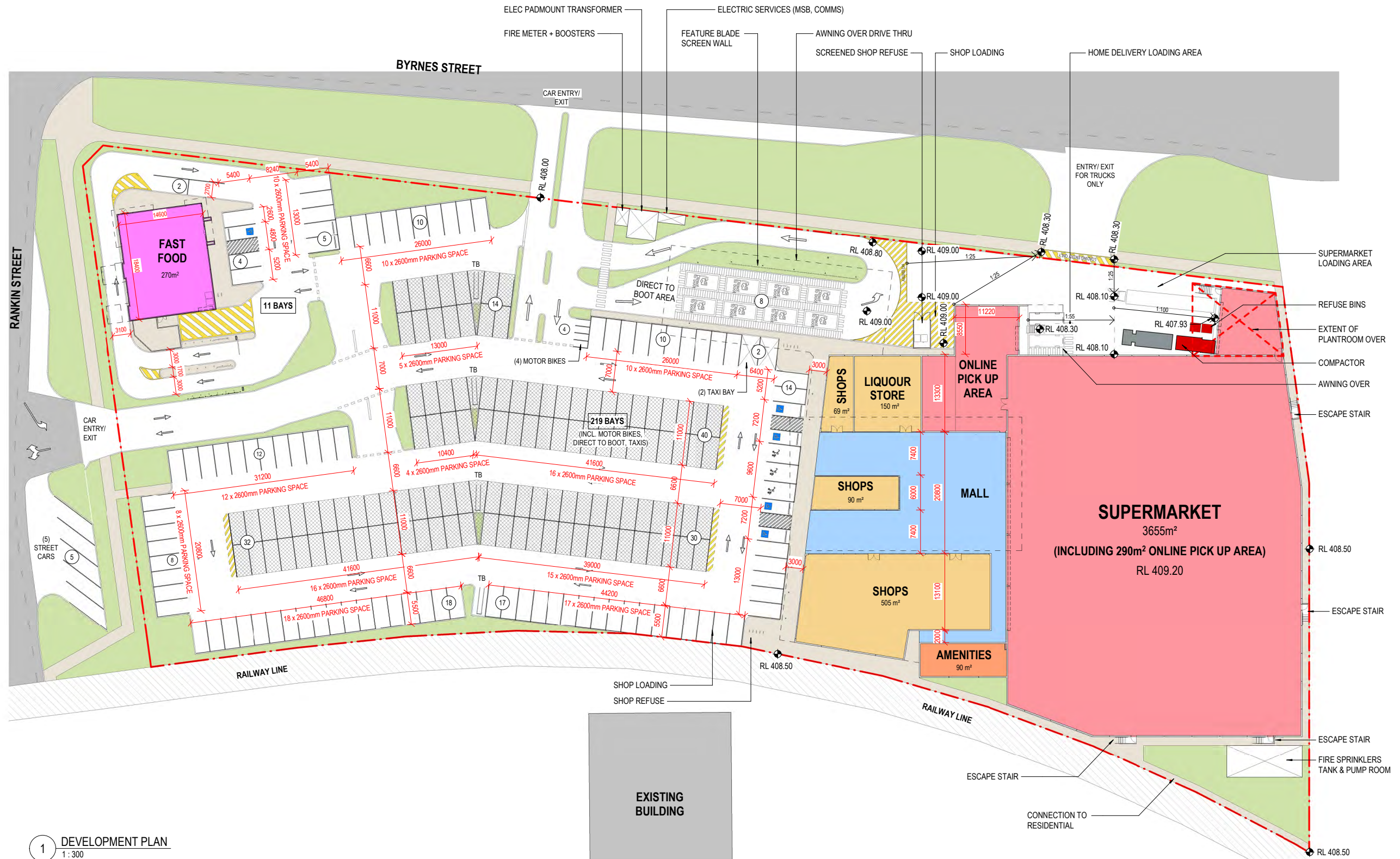
SITE PLAN

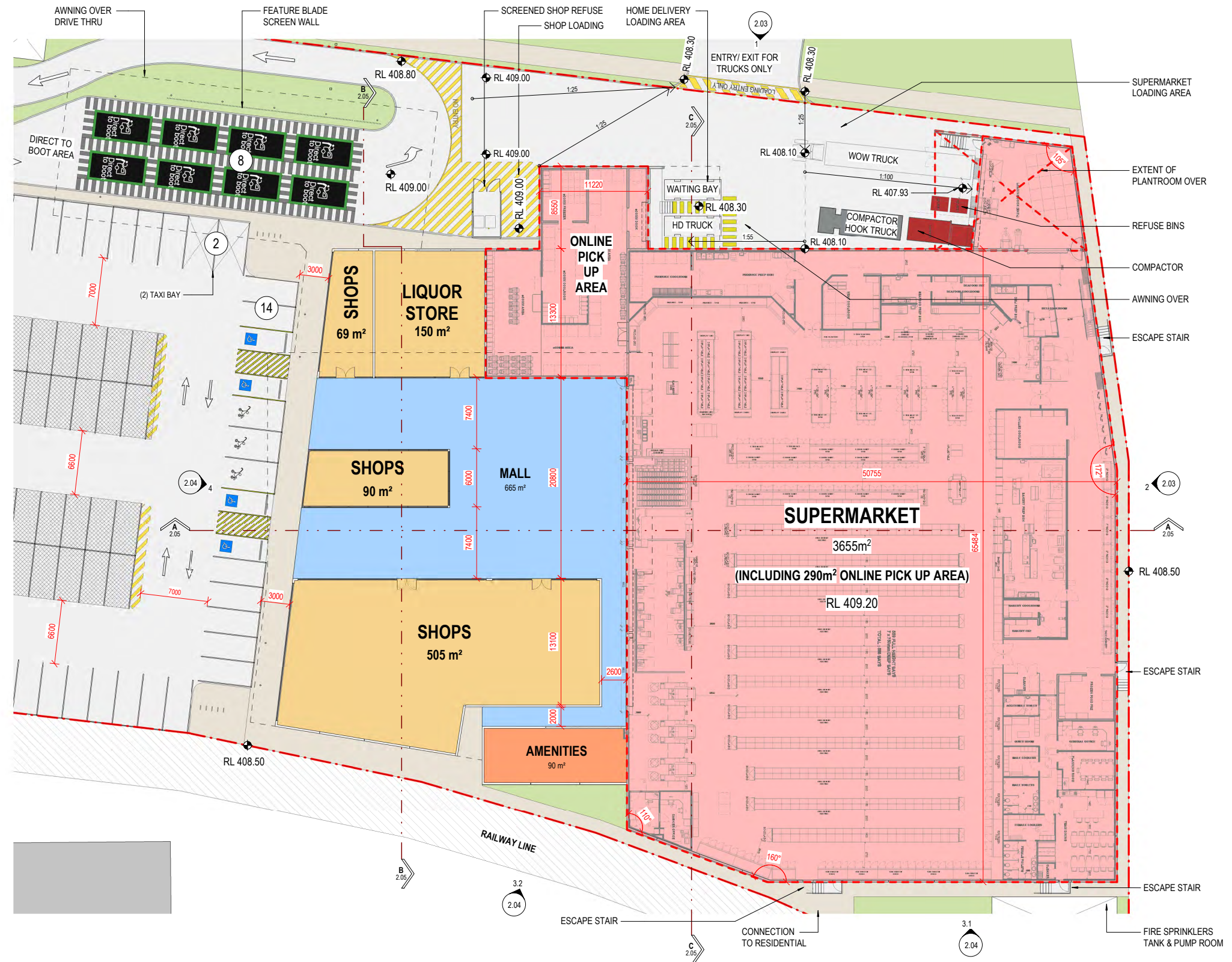
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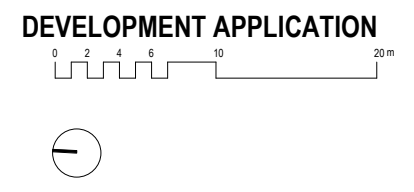
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1 FLOOR PLAN - SUPERMARKET
1:200



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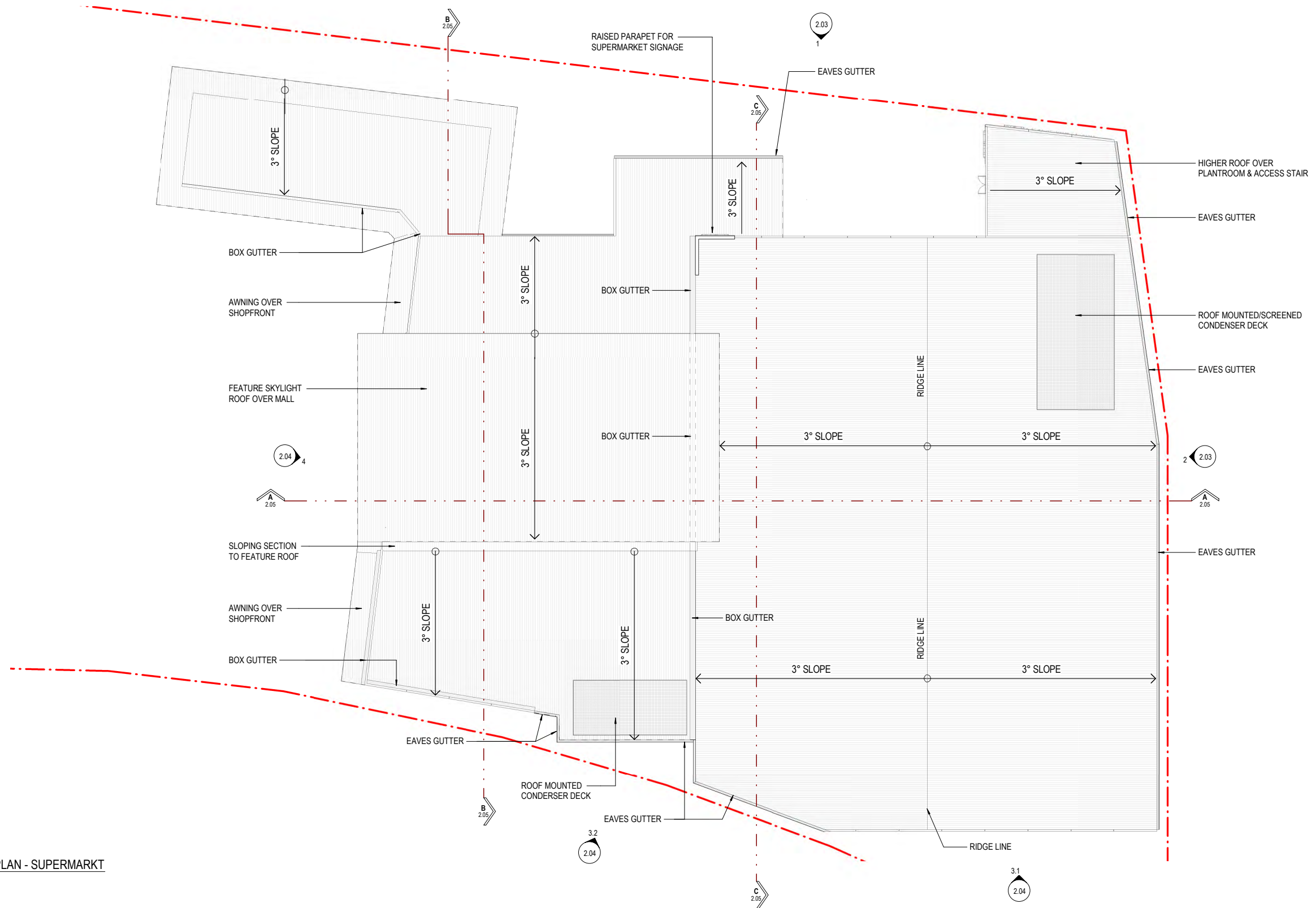
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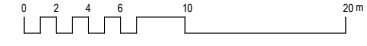
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GROUND FLOOR PLAN - SUPERMARKET
1:200 @ A1
A2.01
18/01/2023
rev. 12



1 ROOF PLAN - SUPERMARKT
1:200

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ROOF PLAN - SUPERMARKET

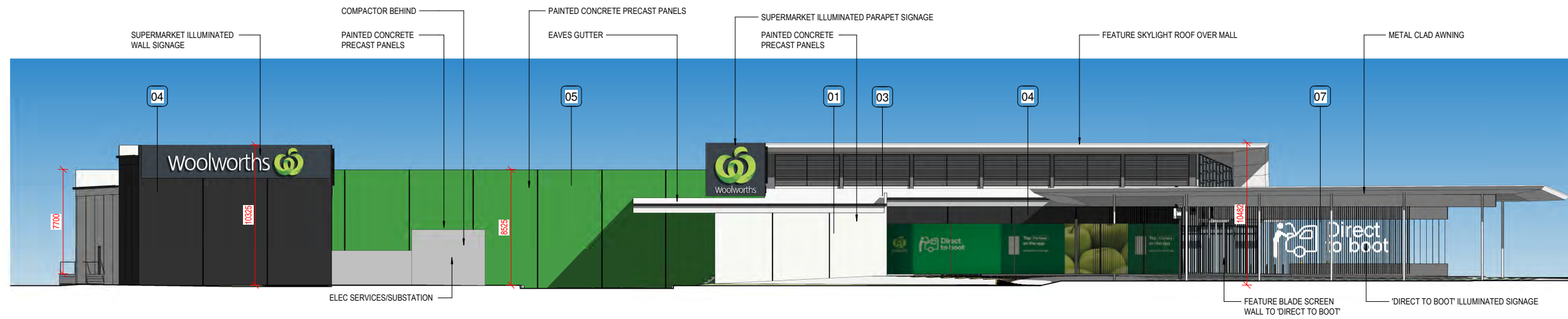
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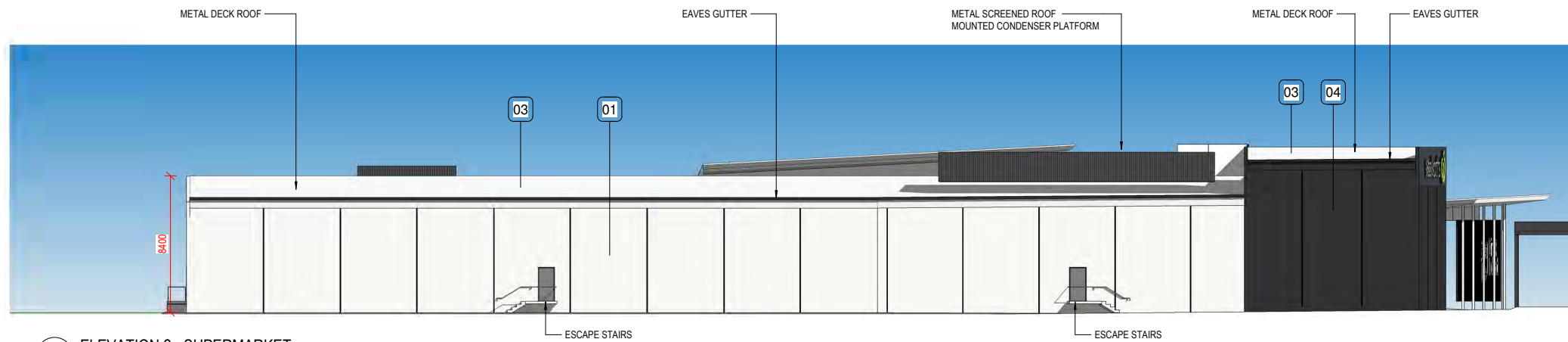
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A2.02

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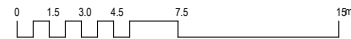
1 ELEVATION 1 - SUPERMARKET
2.01 1:150



2 ELEVATION 2 - SUPERMARKET
2.01 1:150

1	PRECAST CONCRETE PANEL PAINTED DULUX 'VIVID WHITE'	3	LONGLINE METAL SHEETING DULUX 'MONUMENT'	5	PRECAST CONCRETE PANEL PAINTED WOOLWORTHS GREEN	7	ALUCLICK FEATURE BLADES POWDERCOATED DULUX 'MONUMENT'
2	FC CLADDING PAINTED DULUX 'VIVID WHITE'	4	PRECAST CONCRETE PANEL PAINTED DULUX 'MONUMENT'	6	CLEAR GLAZING IN POWDERCOAT ALUMINUM FRAME DARK GREY	8	POWDERCOATED METAL CAPPINGS, GUTTERS, DOWNPIPES & ROLLER SHUTTER. PAINTED DULUX 'MONUMENT'

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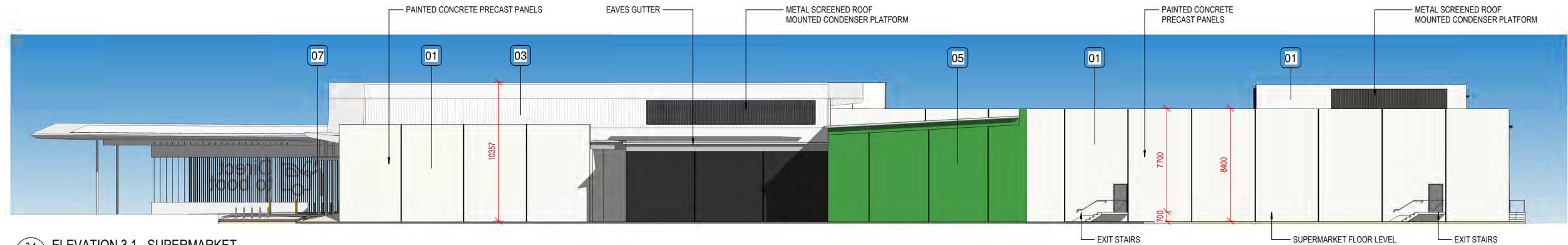
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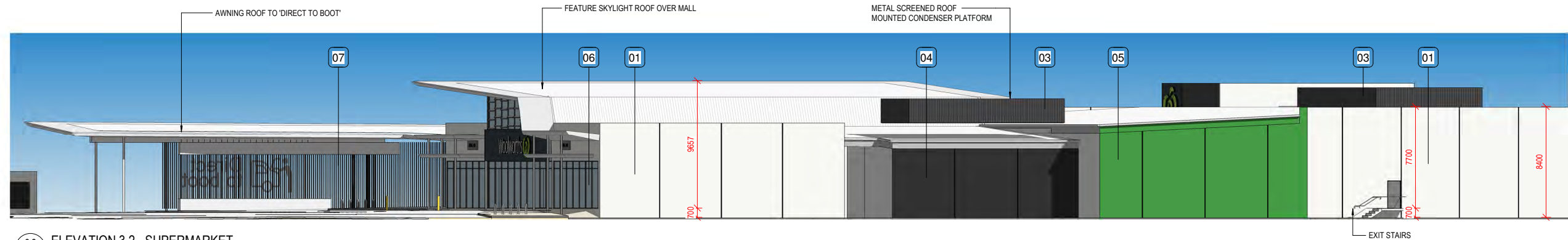
ELEVATIONS - SUPERMARKET

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A2.03 rev. 6




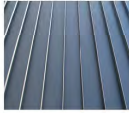



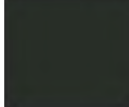

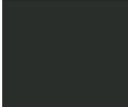
3.1 ELEVATION 3.1 - SUPERMARKET
2.01 1:150



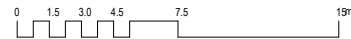
3.2 ELEVATION 3.2 - SUPERMARKET
2.01 1:150



4 ELEVATION 4 - SUPERMARKET
2.01 1:150

<p>1</p>  <p>PRECAST CONCRETE PANEL PAINTED DULUX 'VIVID WHITE'</p>	<p>3</p>  <p>LONGLINE METAL SHEETING DULUX 'MONUMENT'</p>	<p>5</p>  <p>PRECAST CONCRETE PANEL PAINTED WOOLWORTHS GREEN</p>	<p>7</p>  <p>ALUCLICK FEATURE BLADES POWDERCOATED DULUX 'MONUMENT'</p>
<p>2</p>  <p>FC CLADDING PAINTED DULUX 'VIVID WHITE'</p>	<p>4</p>  <p>PRECAST CONCRETE PANEL PAINTED DULUX 'MONUMENT'</p>	<p>6</p>  <p>CLEAR GLAZING IN POWDERCOAT ALUMINIUM FRAME DARK GREY</p>	<p>8</p>  <p>POWDERCOATED METAL CAPPINGS, GUTTERS, DOWNPIPES & ROLLER SHUTTER. PAINTED DULUX 'MONUMENT'</p>

DEVELOPMENT APPLICATION



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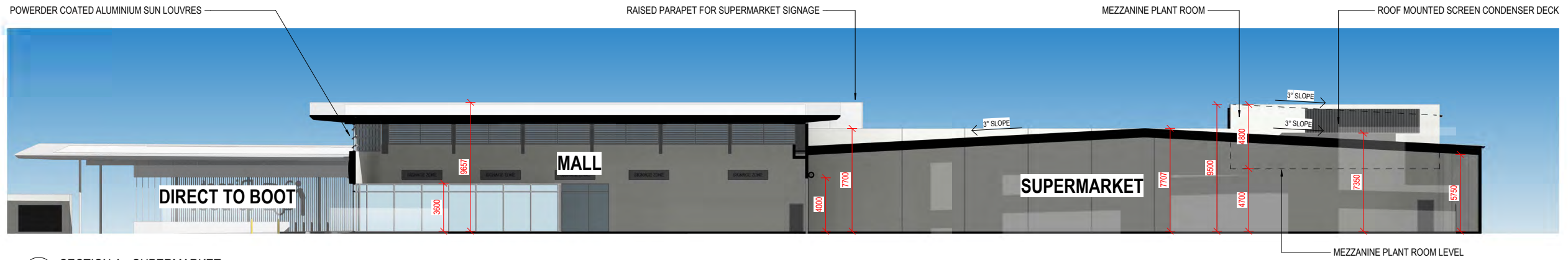
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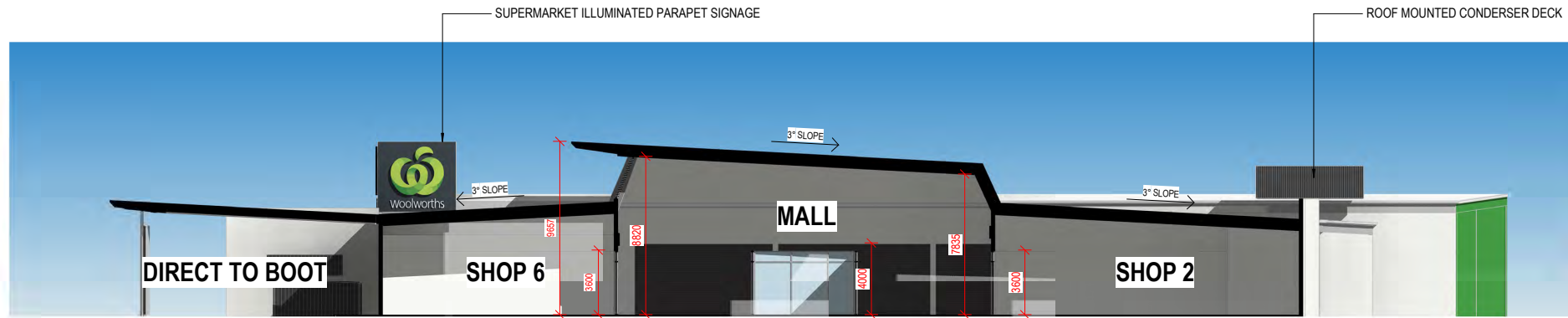
ELEVATIONS - SUPERMARKET

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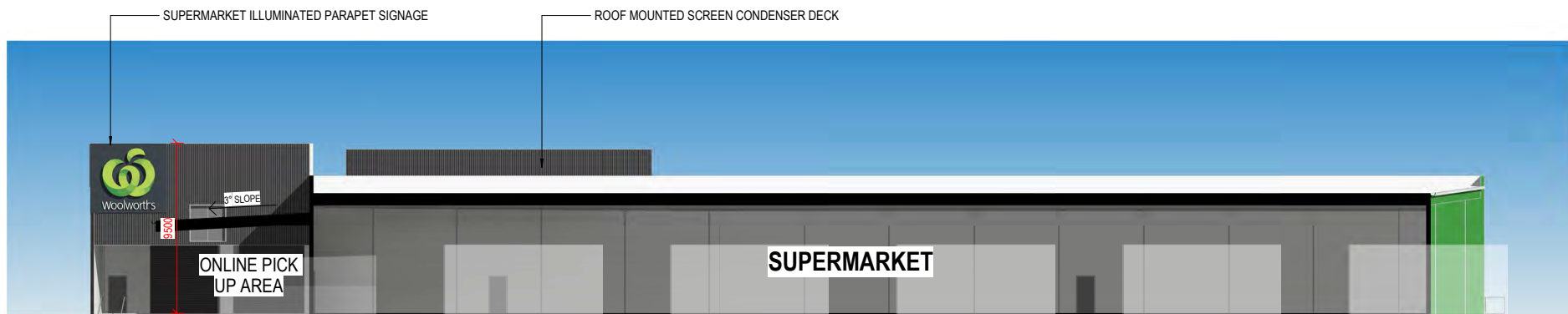
A2.04 rev. 6



A SECTION A - SUPERMARKET
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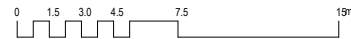


B SECTION B - SUPERMARKET
2.01 1:150



C SECTION C - SUPERMARKET
2.01 1:150

DEVELOPMENT APPLICATION



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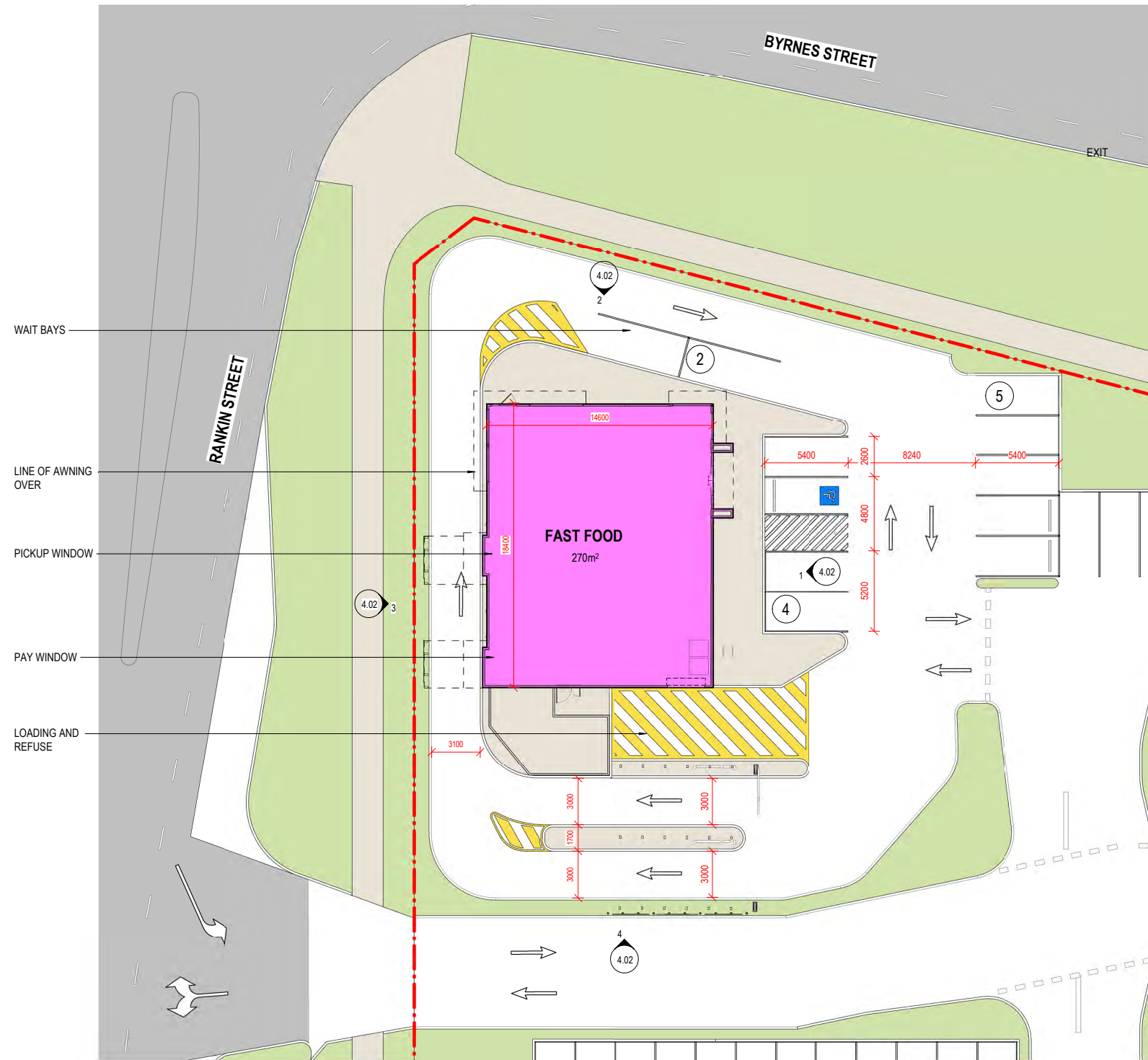
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SECTIONS - SUPERMARKET

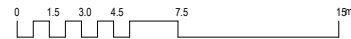
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TA # 19.0298.17 **A2.05** rev. 6



1 FLOOR PLAN - FAST FOOD
1:150

DEVELOPMENT APPLICATION



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GROUND FLOOR PLAN - FAST FOOD

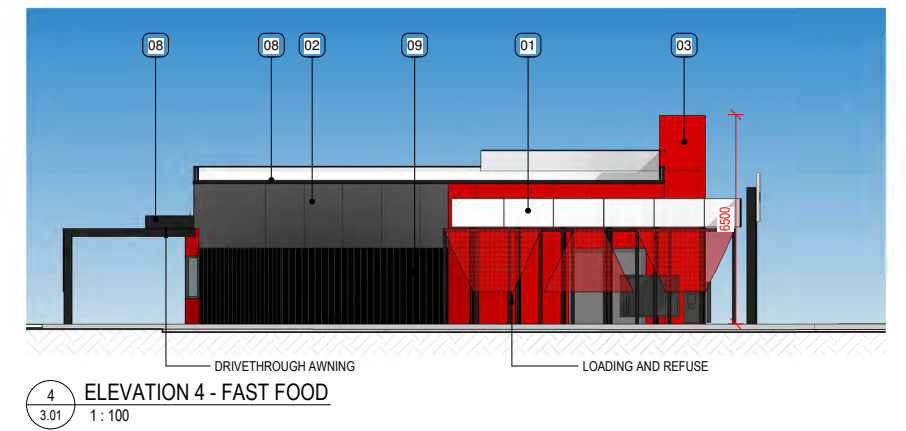
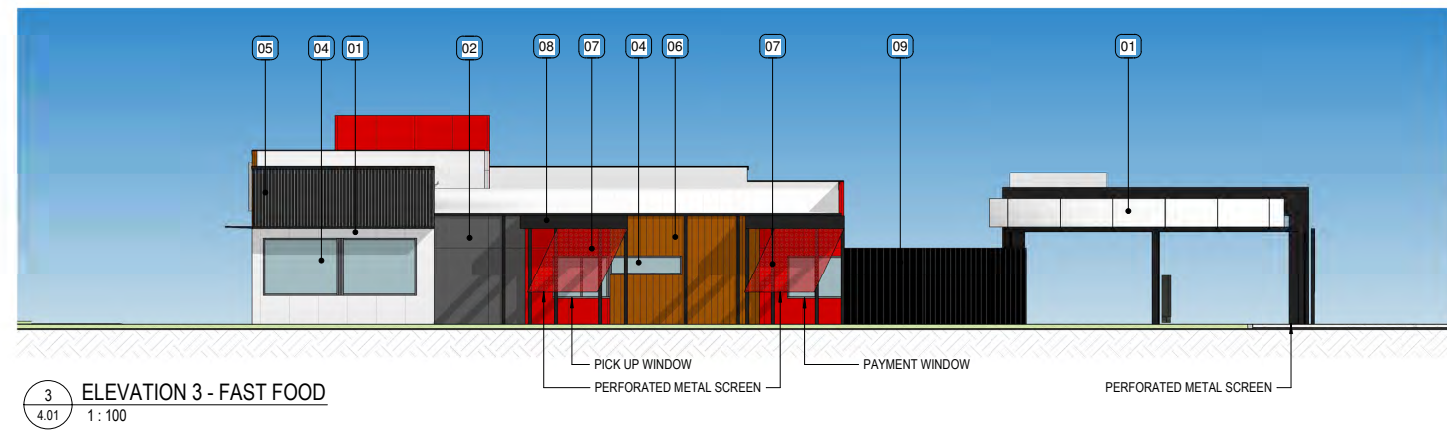
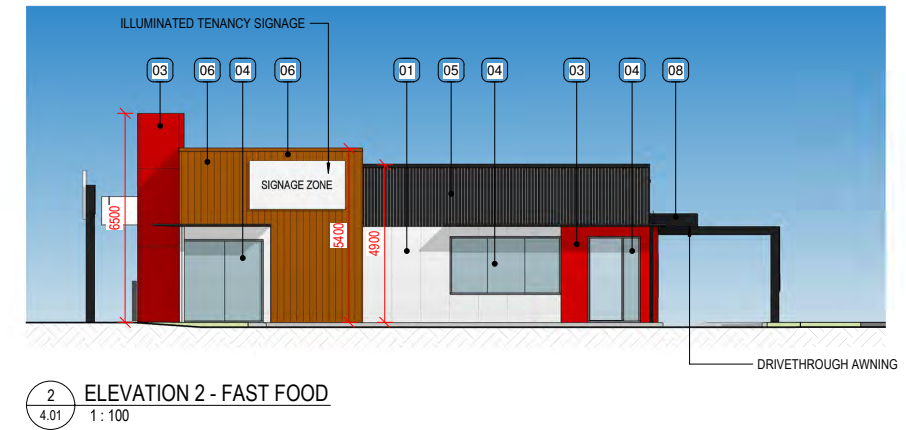
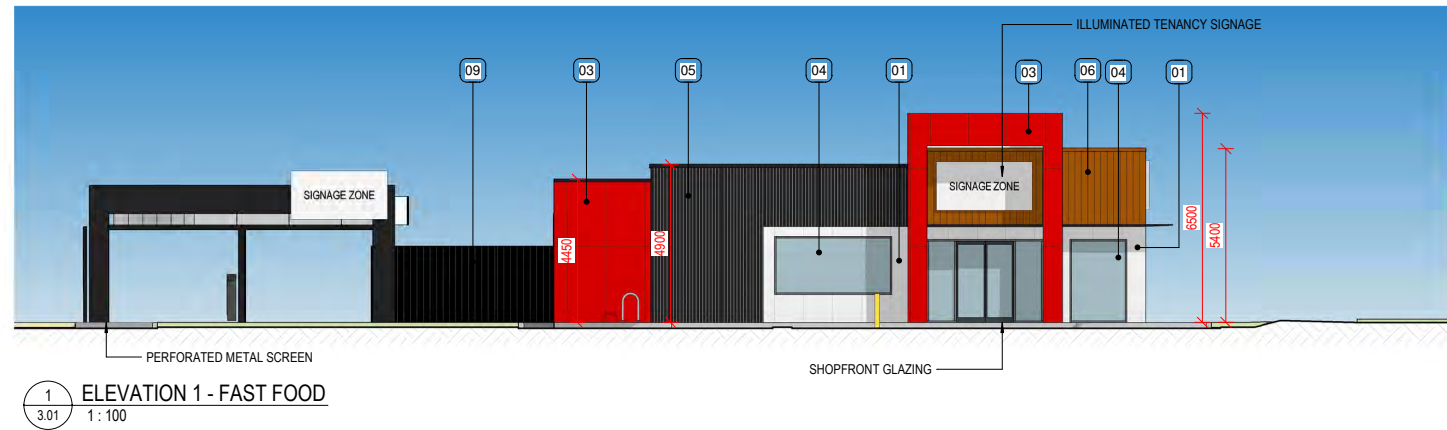
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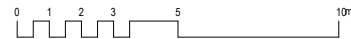
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rev. 6



01	CONCRETE PANEL / CFC SHEETING WITH EXPRESSED JOINTS PAINTED WHITE	03	CFC SHEETING WITH EXPRESSED JOINTS TENANT CORPORATE COLOUR RED	05	LONGLINE 305 METAL WALL SHEETING COLORBOND 'MONUMENT' (MID GREY)	07	PERFERATED MESH SCREEN LOCKERGROUP POWDERCOAT "RED" R03341	09	COLORBOND CORRUGATED METAL WALL SHEETING BLACK
02	CONCRETE PANEL / CFC SHEETING WITH EXPRESSED JOINTS PAINTED DULUX 'DARK GREY'	04	CLEAR GLAZING IN POWDERCOAT ALUMINIUM FRAME DARK GREY	06	TIMBER-LOOK ALUMINIUM CLADDING - KNOTWOOD DRIFTWOOD	08	POWDERCOATED METAL CAPPINGS, GUTTERS & DOWNPIPES. PAINTED DULUX 'MONUMENT'		

DEVELOPMENT APPLICATION



MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

232 BYRNES STREET, MAREEBA

MAREEBA 232 PTY LTD

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Fortitude Valley
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ELEVATIONS - FAST FOOD

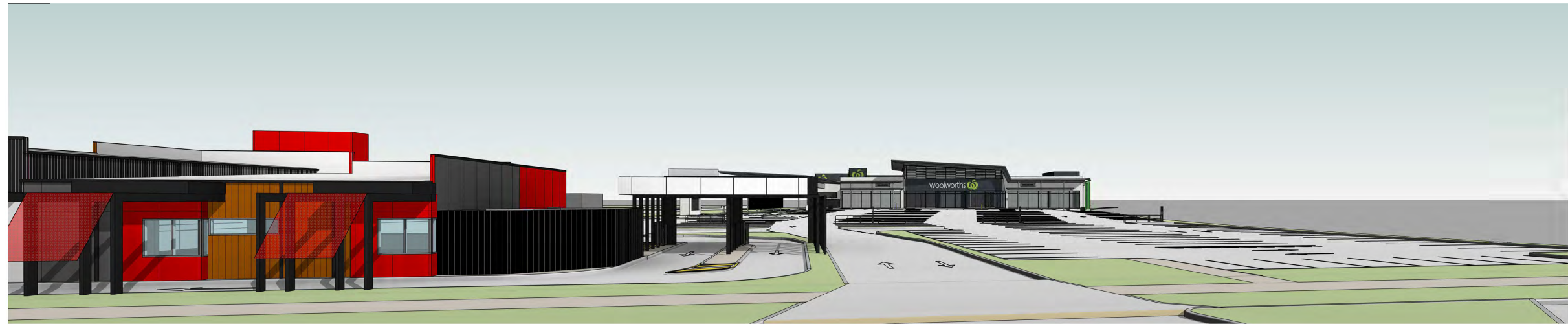
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rev. 5



RANKIN STREET - SITE ENTRANCE



SUPERMARKET VIEW FROM CARPARK

DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

232 BYRNES STREET, MAREEBA

MAREEBA 232 PTY LTD

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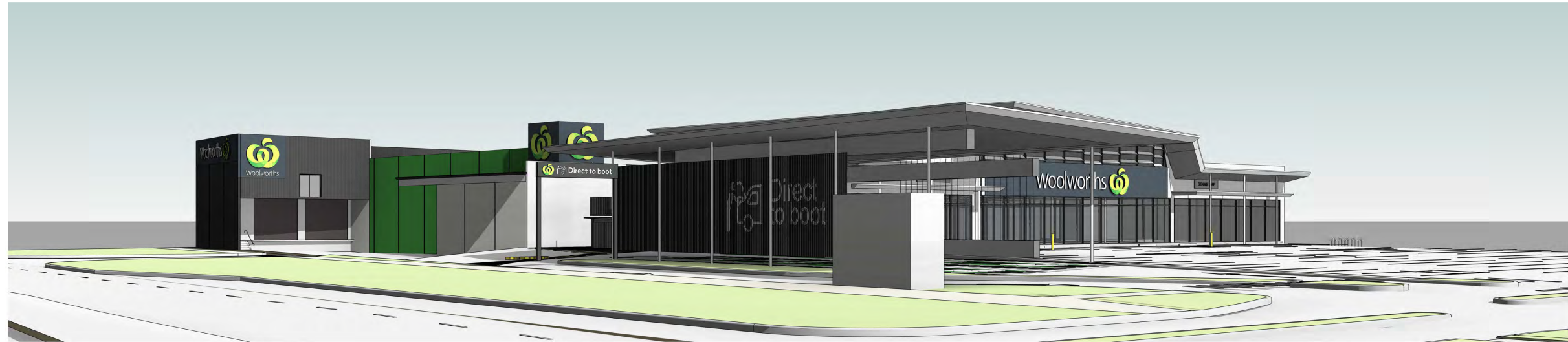
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rev. 6



BYRNES STREET - SITE EXIT



BYRNES STREET - TRUCK & LOADING ENTRANCE

DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

232 BYRNES STREET, MAREEBA

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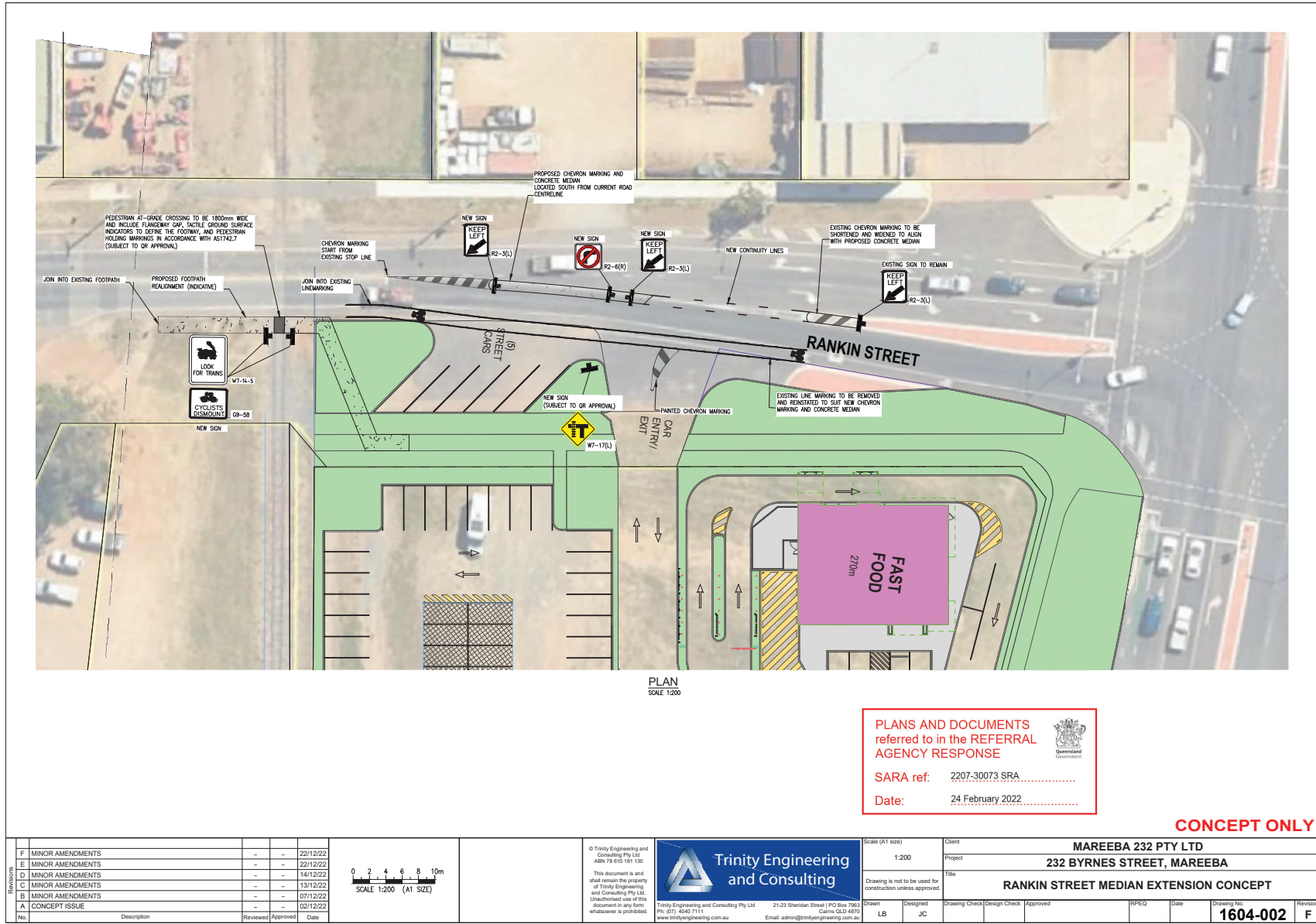
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18/01/2023

rev. 6



RA6-N



SARA reference: 2207-30073 SRA
 Council reference: CU/22/0003
 Applicant reference: 21-740

24 February 2023

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
 Mareeba QLD 4880
 planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

SARA referral agency response—232 Byrnes Street, Mareeba and 13 Close Street, Mareeba—Shopping Centre, Food and Drink Outlet and Shop

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 16 August 2022.

Response

Outcome:	Referral agency response – with conditions
Date of response:	24 February 2023
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use for a Shopping Centre, Food and Drink Outlet and Shop
SARA role:	Referral agency	

2207-30073 SRA

SARA triggers:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) Development application for material change of use impacting on state transport infrastructure and thresholds
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) Development application for material change of use near a state-controlled road, intersection, and railway
SARA reference:	2207-30073 SRA
Assessment manager:	Mareeba Shire Council
Street address:	232 Byrnes Street, Mareeba; 13 Close Street, Mareeba
Real property description:	78SP298287; 20NR7137
Applicant name:	Mareeba 232 Pty Ltd
Applicant contact details:	C/- Urban Sync Pty Ltd, PO Box 2970 Cairns QLD 4870 justin@urbansync.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> • Approved • Reference: TMR22-037116 • Date: 7 February 2023 <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Far.North.Queensland.IDAS@tmr.qld.gov.au</p>
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Right Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

2207-30073 SRA

For further information please contact Tony Croke, Principal Planner, on 40373205 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Mareeba 232 Pty Ltd, justin@urbansync.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

2207-30073 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Material change of use		
<p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017)—Material change of use impacting on state transport infrastructure and thresholds and Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) Development application for material change of use near a state-controlled road, intersection, and railway—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
Railway Corridor		
1.	<p>Locate the shops and supermarket generally in accordance with the Site Plan, prepared by Thomson Adsett, dated 19 December 2022, drawing number A1.01, revision 18A (as amended in red) to achieve the following minimum setbacks to the railway corridor:</p> <p>(a) Shops – 2.4m (b) Supermarket – 1.5m</p>	<p>Prior to the commencement of use and to be maintained at all times.</p>
2.	<p>Locate the Rankin Street site access generally in accordance with the Site Plan, prepared by Thomson Adsett, dated 19 December 2022, drawing number A1.01, revision 18A (as amended in red) to achieve a minimum setback of 35m to the railway corridor.</p>	<p>Prior to the commencement of use and to be maintained at all times.</p>
3.	<p>Provide raised kerb wheel stops to all car parking spaces located perpendicular to the railway corridor as shown on the Site Plan, prepared by Thomson Adsett, dated 19 December 2022, drawing number A1.01, revision 18A (as amended in red).</p>	<p>Prior to the commencement of use and to be maintained at all times</p>
4.	<p>The Mareeba-Dimbulah Road (Byrnes Street) site access must be separated from the Rankin Street / Mareeba-Dimbulah Road (Byrnes Street) signalised pedestrian crossing by 72m generally in accordance with the Site Plan, prepared by Thomson Adsett, dated 19 December 2022, drawing number A1.01, revision 18A (as amended in red) for potential future public passenger transport.</p>	<p>Prior to the commencement of use and to be maintained at all times.</p>
Fencing		
5.	<p>Provide fencing along the site boundary with the railway corridor, in accordance with the railway manager’s standards:</p> <p>(i) Queensland Rail drawing number QR-C-S3230 – 1.8m High Chain Link Security Fence with Without Rails Using 50mm Diamond Mesh General Arrangement; or (ii) Queensland Rail drawing number QR-C-S3231 – Standard</p>	<p>Prior to the commencement of use and to be maintained at all times.</p>

2207-30073 SRA

	Timber Fence 1800mm High Timber Paling Fence.	
Filling and excavation		
6.	Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or de-stabilise the railway corridor and state-controlled road corridor including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
Railway level crossing safety		
7.	<p>(a) Road works to prevent right turns into the site at the Rankin Street site access, including a concrete traffic island, signage and line marking, must be provided generally in accordance with the Median Extension Concept, prepared by Trinity Engineering and Consulting, dated 22 December 2022, drawing number 1604-002, revision F as amended in red.</p> <p>(b) The road works in part (a) must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (i) Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition); and (ii) Manual of Uniform Traffic Control Devices (MUTCD). 	Prior to the commencement of use
8.	<p>(a) Locate the pedestrian railway crossing, including pathway connections to the footpath in Rankin Street, generally in accordance with the Median Extension Concept, prepared by Trinity Engineering and Consulting, dated 22 December 2022, drawing number 1604-002, revision F (as amended in red).</p> <p>(b) The pedestrian railway crossing mentioned in part (a) of this condition must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (i) AS1742.7:2016 Manual of uniform traffic control devices, <i>Part 7: Railway crossings</i>; and (ii) Queensland Rail Pedestrian Level Crossings, drawing number 10698. 	Prior to the commencement of use
9.	<p>(a) Provide a dedicated taxi rank parallel to the kerb within the location shown on the Site Plan, prepared by Thomson Adsett, dated 19 December 2022, drawing number A1.01, revision 18A (as amended in red).</p> <p>(b) The dedicated taxi rank must be designed and constructed to include the following:</p> <ul style="list-style-type: none"> (i) a minimum of two (2) taxi parking bays in total in accordance with AS2890.5 - Parking facilities, Part 5: On-street parking; (ii) of the taxi bays provided, at least one (1) is to be of a length and width suitable for use by people with disabilities in accordance AS1428.1 - Design for access and mobility and AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities 	(a) & (b) Prior to the commencement of use and to be maintained at all times

2207-30073 SRA

	<ul style="list-style-type: none"> (iii) two taxi zone signs R5-21, placed at either end of the rank, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls (iv) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements and (v) accessibility in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>. <p>(c) Provide RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au), within the Department of Transport and Main Roads confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(c) Prior to the commencement of use</p>
Public Passenger Transport		
<p>10.</p>	<p>Any roadworks in Mareeba-Dimbulah Road (Byrnes Street) must be designed and constructed to be in accordance with the following, to accommodate a single unit rigid bus of 12.5m in length:</p> <ul style="list-style-type: none"> (i) Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (ii) Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i> (iii) <i>Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i> (iv) <i>Austroads Design Vehicles and Turning Path Templates</i> (v) Queensland Manual of Uniform Traffic Control Devices, Part 13: <i>Local Area Traffic Management</i> and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – <i>Local Area Traffic Management</i> and (vi) Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>. 	<p>Prior to the commencement of use</p>

2207-30073 SRA

Stormwater Management		
11.	<p>(a) Stormwater management of the development must not cause worsening to the operating performance of the railway corridor and state-controlled road, such that any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the railway corridor and state-controlled road (ii) concentrate or increase the velocity of flows to a railway corridor and a state-controlled road (iii) interfere with and/or cause damage to the existing stormwater drainage on the railway corridor and state-controlled road (iv) surcharge any existing culvert or drain on the railway corridor and state-controlled road (v) reduce the quality of stormwater discharge onto the railway corridor and state-controlled road (vi) impede or interfere with any overland flow or hydraulic conveyance from the railway corridor and state-controlled road (vii) reduce the floodplain immunity of the railway corridor and state-controlled road. <p>(b) Submit RPEQ certification Cairns Corridor Management Unit (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p> <p>(c) Submit RPEQ certification Cairns Corridor Management Unit (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times.</p> <p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first.</p> <p>(c) Within 20 business days of the completion of works.</p>
Roadworks on a state-controlled road		
12.	<p>(a) Road works comprising in the extension of the existing concrete centre median for approximately 75m along Mareeba-Dimbulah Road (Byrnes Street) ending prior to the Herberton Street intersection must be provided.</p> <p>(b) The road works must be designed and constructed in accordance with Department of Transport and Main Roads', Road Planning and Design Manual, 2nd Edition, November 2021, Volume 3 – Guide to Road Design.</p>	<p>Prior to the commencement of use.</p>
Vehicular access to a state-controlled road		
13.	<p>(a) The existing vehicular property accesses located between Lot 78 on SP298287, and Mareeba-Dimbulah Road (Byrnes Street) must be permanently closed and removed.</p> <p>(b) The kerb and channeling between the pavement edge and the property boundary must be reinstated in accordance with Far</p>	<p>Prior to the commencement of use.</p>

2207-30073 SRA

	<p>North Queensland Regional Council Organisation (FNQROC) Concrete Kerb and Channel, Standard Drawing S1000, dated 27/08/20, Revision G at no cost to the Department of Transport and Main Roads'.</p>	
<p>14.</p>	<p>(a) The road access locations on Mareeba-Dimbulah Road (Byrnes Street) are to be located generally in accordance with TMR Layout Plan (664 – 1.60km), prepared by Queensland Government Transport and Main Roads, dated 06/02/2023, Reference TMR22-37116 (500-310), Issue D.</p> <p>(b) Road access works comprising of:</p> <ul style="list-style-type: none"> (i) a sealed left-in / left-out northern vehicular access (main access) including an auxiliary left-turn lane (AUL) and (ii) a sealed left-in / left-out southern vehicular access (service access) must be provided at the road access locations. <p>(c) The road access works must be designed and constructed generally in accordance with:</p> <ul style="list-style-type: none"> (i) Austroads Guide to Road Design, Part 4: Intersections and Crossing – General, 2021, Figure 8.6: Urban Auxiliary left-turn treatment (AUL) (ii) Department of Transport and Main Roads' Standard Rural Property Access Drawing, Sheets 1 & 2, Drawing No. 1807, Type C – Rural Property Access, dated 11/2021, Revision B; and (iii) Department of Transport and Main Roads', Road Planning and Design Manual, 2nd Edition, November 2021, Volume 3 – Guide to Road Design. 	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use.</p>

Attachment 2—Advice to the applicant

General advice	
1.	<p>Terms and phrases</p> <p>Terms and phrases used in this document are defined in the <i>Planning Act 2016</i>, its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.</p>
2.	<p>Advertising device</p> <p>The shopping centre, food and drink outlet and shops development is proposing to erect an advertising device that will be visible from a state-controlled road. The applicant should seek advice from the Department of Transport and Main Roads (DTMR) to ensure that the advertising device visible from a state-controlled road, and beyond the boundaries of the state-controlled road, is unlikely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and / or a device which is deemed to create a danger to traffic.</p>
3.	<p>Railway Corridor</p> <p>Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager’s written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>In particular, the pedestrian crossing over the railway and fencing along the railway corridor boundary will require relevant approvals to be obtained from the railway manager.</p> <p>Please be advised that this referral agency response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the relevant railway manager.</p> <p>The applicant should contact Queensland Rail Property Team at PropertyLeasing@qr.com.au in relation to this matter.</p>
4.	<p>Public Passenger Transport</p> <p>The existing urban bus route 850 (Atherton Tablelands to Cairns) travels along Byrnes Street and may be impacted on by the development. Urban bus route 850 needs to be able to function during the construction of the development. Accordingly, if any temporary road closures are required, the applicant needs to reach agreement on suitable arrangements with the Department of Transport and Main Roads’ TransLink Division (bus_stops@translink.com.au or on 3851 8700) prior to any construction or works commencing.</p>
5.	<p>Road Works Approval</p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works.</p> <p>Please contact the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
6.	<p>Road Corridor Permit</p>

2207-30073 SRA

	<p>An application for a road corridor permit is required for any ancillary works and encroachments on a state-controlled road. Under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> (TIA) and Part 5 and Schedule 1 of the <i>Transport Infrastructure (State-Controlled Roads) Regulation 2006</i>, the applicant must obtain a road corridor permit from the Department of Transport and Main Roads (DTMR) to carry out ancillary and encroachments works on a state-controlled road.</p> <p>The applicant is required to contact the Cairns district office of the Department of Transport and Main Roads on 4045 7144 to make an application for a road corridor permit to carry out ancillary works and encroachments.</p> <p>Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters/structures, vegetation clearing, landscaping and planting.</p>
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2207-30073 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment, State code 2: Development in a railway environment and State code 6: Protection of state transport networks of the State Development Assessment Provisions (SDAP) as:

- The development is not located in the railway corridor or the state-controlled road.
- The vehicular access locations via Mareeba-Dimbulah Road will be required to be upgraded and constructed to the relevant standards.
- The centre median along Mareeba-Dimbulah Road will be extended up to the Herberton Street intersection.
- Additional traffic movements will be directed to Rankin Street, a local council road.
- The proposed development will require drainage infrastructure within the development site.
- The design of the development allows for the provision of a future bus stop and services.
- An on-site taxi set down, parallel to the shopping centre entrance, will be provided. One of the spaces will be accessible for people with a disability.
- Traffic management measures in Rankin Street adequately cater for the railway level crossing.
- Vehicular movements via Mareeba-Dimbulah Road will be via left-in / left-out access locations.
- A minimum setback of the development from the railway corridor will ensure maintenance can be carried out without access to the railway.
- The development is unlikely to cause significant damage to the railway corridor in the event of a train derailment.
- Fencing will be provided along the site boundary to prevent projectiles from being thrown onto the railway and to prevent unauthorised access to the railway by vehicles and pedestrians.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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2207-30073 SRA

Attachment 5—Documents referenced in conditions


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DEVELOPMENT SCHEDULE		
PROPOSED USES	GFA	GLAR
SUPERMARKET	3655m ²	3603m ²
SHOPS	814m ²	796m ²
AMENITIES	90m ²	
TOTAL CENTRE	4559m²	4399m²
FAST FOOD	270m ²	270m ²
TOTAL	4829m²	4669m² (5/100m ²)

CAR PARKING SCHEDULE	
CARS FAST FOOD	11
CARS CENTRE (INCL. MOTOR BIKES, DIRECT TO BOOT + TAXIS)	219
ON SITE CARS	230
STREET CARS	5
TOTAL CARS PROVIDED	235
TOTAL CARS REQUIRED	186


NOTE:
CARS REQUIRED IS BASED ON:
1/50 UP TO 400m² GFA
1/25 ABOVE 400m² GFA

NOTE: SUPERMARKET GLAR EXCLUDES
EXTERNAL WALLS AND LOADING DOCK

 COVERED CARPARKS

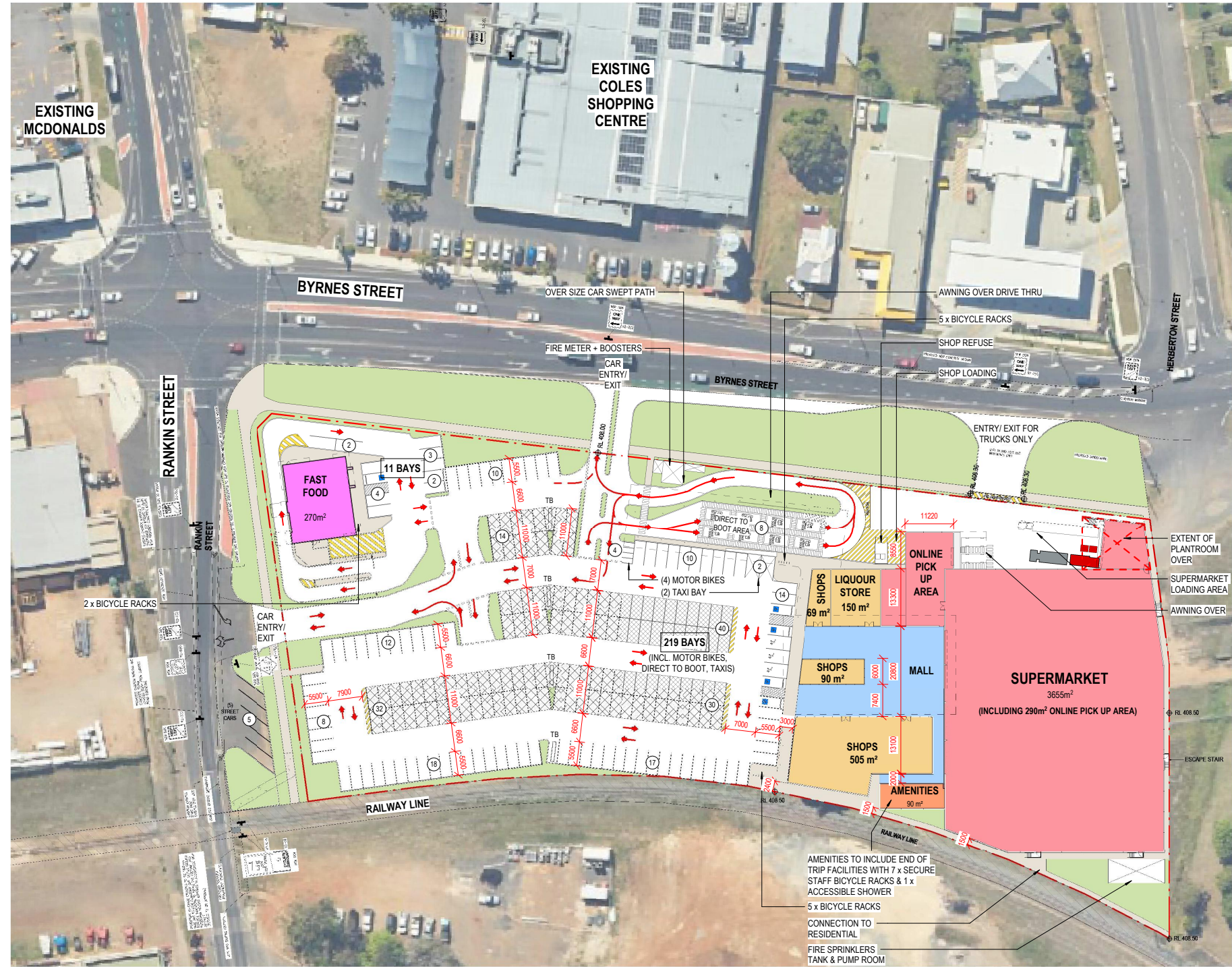
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PASSAGE - 637m²

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

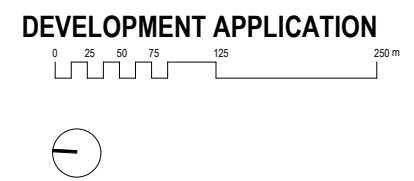


SARA ref: 2207-30073 SRA

Date: 24 February 2022



1 SITE PLAN
1:500



MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
232 BYRNES STREET, MAREEBA

MAREEBA 232 PTY LTD

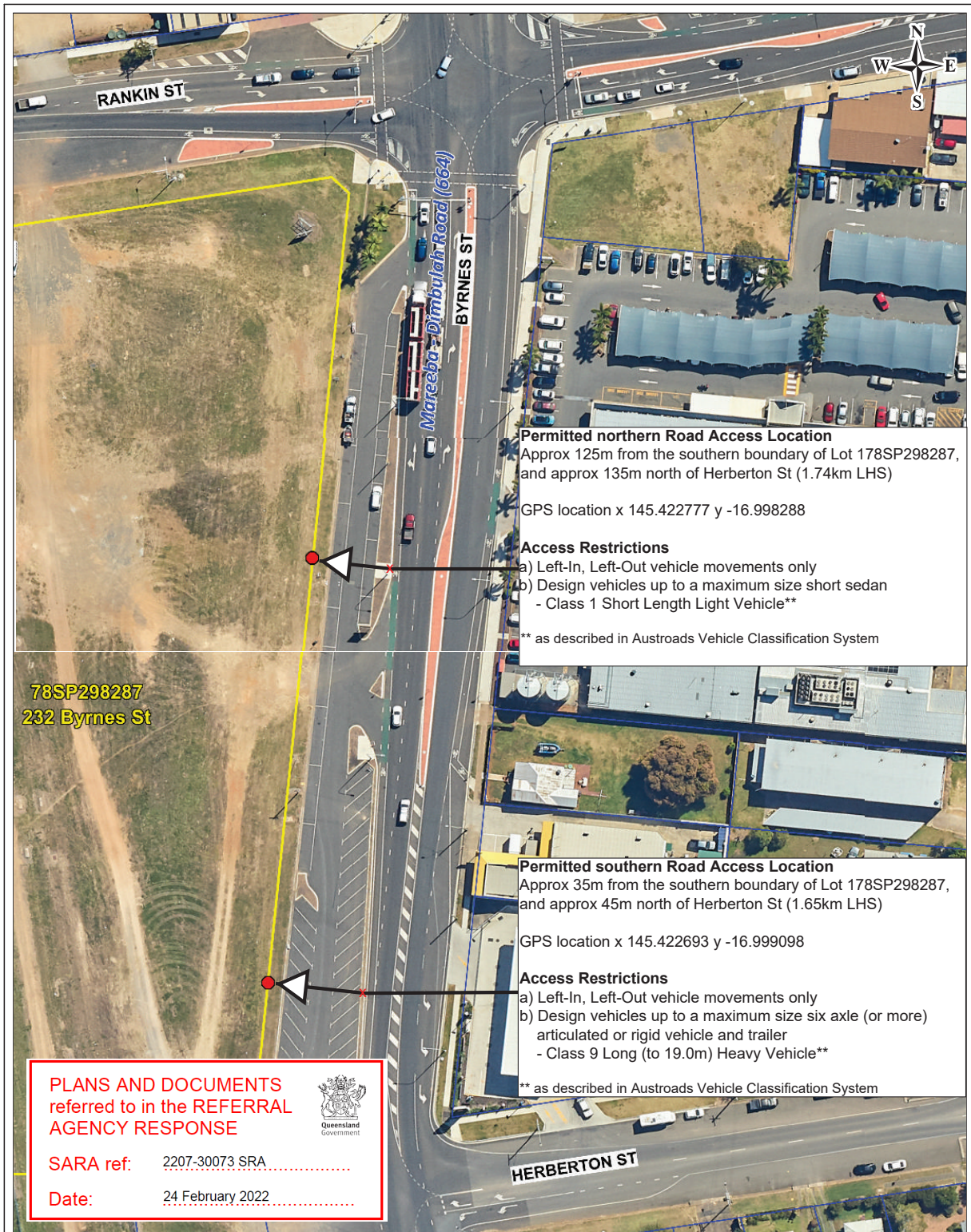
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Telephone +61 7 3840 9999
bne@thomsonadsett.com
Level 9, 470 St Pauls Terrace
Fortitude Valley
Qld 4006 Australia
thomsonadsett.com

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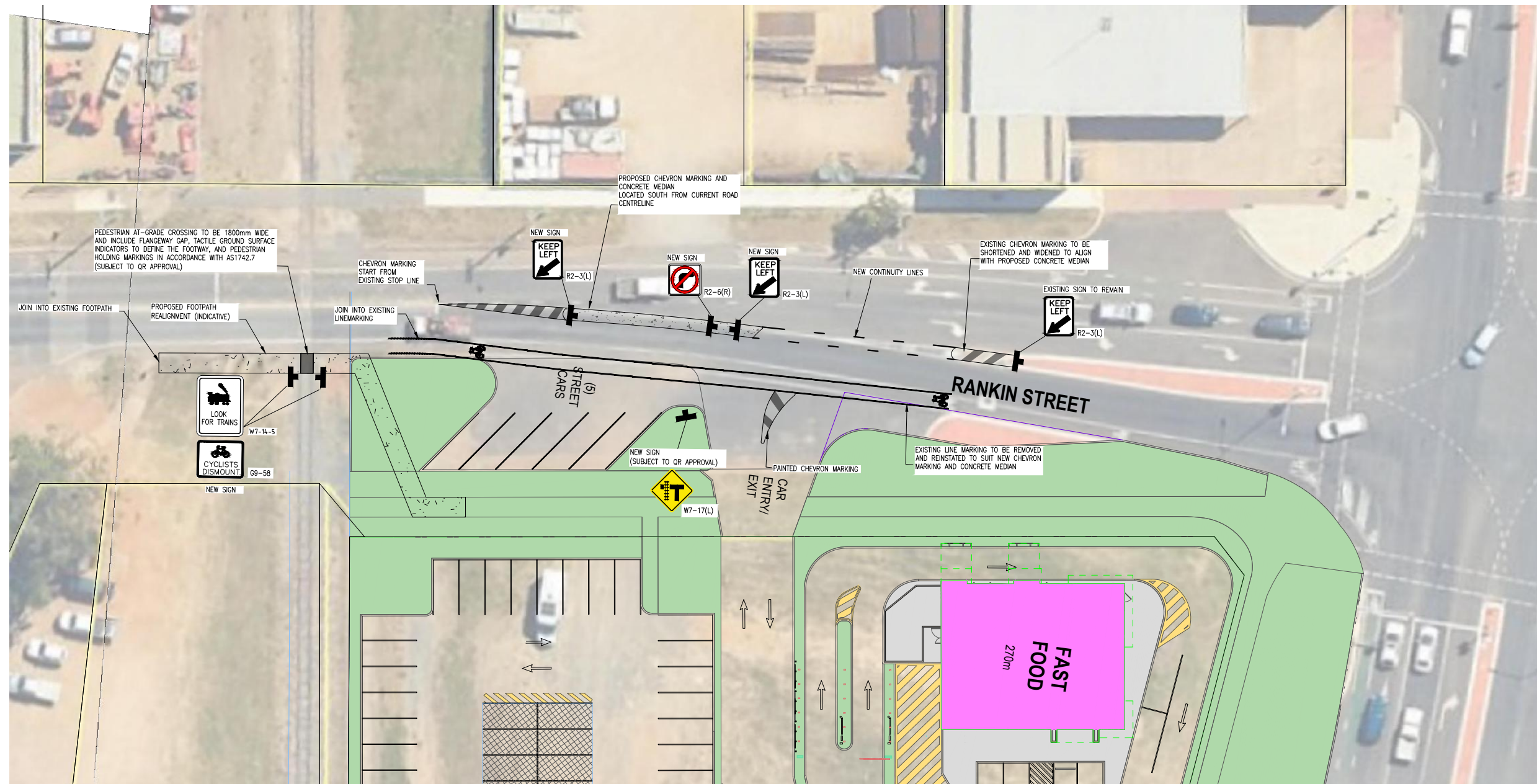
SITE PLAN
As indicated @ A1 19/12/2022

TA # 19.0298.17 A1.01 rev. 18A



Branch/Unit : Corridor Management / Far North District	TMR Layout Plan (664 - 1.60km)	Queensland Government Transport and Main Roads	
Projection/Datum : Geocentric Datum of Australia (GDA) 2020		Plan: 1 / 1	Issue: D
Land parcels Subject land 	Drawn by: RPK	File ref: TMR22-37116 (500-310)	

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PLAN
SCALE 1:200

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

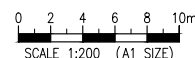
SARA ref: 2207-30073 SRA

Date: 24 February 2022



CONCEPT ONLY

No.	Description	Reviewed	Approved	Date
F	MINOR AMENDMENTS	-	-	22/12/22
E	MINOR AMENDMENTS	-	-	22/12/22
D	MINOR AMENDMENTS	-	-	14/12/22
C	MINOR AMENDMENTS	-	-	13/12/22
B	MINOR AMENDMENTS	-	-	07/12/22
A	CONCEPT ISSUE	-	-	02/12/22



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Trinity Engineering and Consulting Pty Ltd
21-23 Sheridan Street | PO Box 7903
Cairns QLD 4870
Ph: (07) 4040 7111
www.trinityengineering.com.au
Email: admin@trinityengineering.com.au

Scale (A1 size) 1:200		Client MAREEBA 232 PTY LTD	
Drawing is not to be used for construction unless approved.		Project 232 BYRNES STREET, MAREEBA	
Title RANKIN STREET MEDIAN EXTENSION CONCEPT		Drawing No. 1604-002	
Drawn LB	Designed JC	Drawing Check	Revision F

TYPE A and B
(Refer Table 1)

TYPE C and D
(Refer Table 1)

TABLE 1 – SETOUT DIMENSIONS

	TYPE A Residential (Car/Service Vehicle)	TYPE B Commercial (Single Unit Truck/Bus)	TYPE C Special (Articulated Vehicles)	TYPE D Special (Road Train Type 1)
R1	10m	10m	15m	20m
R2	10m	10m	12m	12m
D	2m	2m	3m	3m
X	3m	5m	4m	5m
S	12m	15m	22m	30m**
G	4–6m ∅	4–6m ∅	6m	6m

∅ 6m Minimum width for two-way two-lane access.

LEGEND

- Pavement Type 1 – Bitumen surfacing, 2 coat bitumen seal. Pavement depth and type to match existing or proposed through road pavement. Refer to Table 2 for minimum depths.
- Pavement Type 2 – Gravel, unbound pavement. Refer to Table 2 for depths. Access may be required to be sealed for up to 10m width from edge line (to minimise gravel on through road) to be determined by the RPEQ.
- * Maintain existing shoulder crossfall and superelevation.
- ** Length 'S' to property boundary by TMR. Where length 'S' is greater than the road reserve boundary, then fencing and grid/gate shall be recessed at the cost of owner from property boundary to ensure vehicle does not impede through lane.
- *** RCBC (min. size 600x300) can be used instead of RCP, or invert option where table drain is of insufficient depth for a culvert.
- Denotes Road Edge Guide Post
The Filled in portion denotes a red reflector and the open portion a white reflector.

TABLE 2 – MINIMUM PAVEMENT DETAILS AND DEPTH

	TYPE A Residential (Car/Service Vehicle)	TYPE B Commercial (Single Unit Truck/Bus)	TYPE C & D Special (Articulated Vehicles)
Sealed Pavement Base Course	150mm(Min.) Type 2.2 or match existing	200mm(Min.) Type 2.2 or match existing	280mm(Min.) Type 2.2 or match existing
Unsealed Pavement Base Course	150mm(Min.) Type 2.4 or match existing	200mm(Min.) Type 2.4 or match existing	#

NOTE:

- Pavement to be sealed if through road is sealed to minimum of width 'D' of Table 1.
- Where access is located on curves, intersections or is Type C, or excessive screwing motion will occur, pavement seal to extend to property boundary at the owner's cost to the engineer's/designer's discretion.

Bitumen sealed pavement only.
◆ Type 3.1 or 4.3 or match existing is permissible if Type 2.2/2.4 is unable to be used.

SECTION A

NOTES:

- Details shown on this drawing are the minimum layout requirements for a private rural property access. For additional requirements and other design considerations refer to Sections 7.2.1 and 7.2.3 of the AGRD-4 (2009).
- For sight distance requirements refer to Section 3.4 of the RPDM (2nd Edition) Volume 3 Supplement to AGRD-4A, and Section 3 of the AGRD-4A (2010).
- Vertical clearance checks to be carried out for proposed vehicle in accordance with AS 2890.2 – Parking Facilities Off-Street Commercial Vehicle Facilities.
- RPEQ or designer to conduct traffic impact assessment to determine if turning treatments are required. Rural right-turn treatments maybe appropriate, refer to Section 7.5 of the AGRD-4A (2010) for pavement widening requirements. Pavement type to match existing or minimums specified in Table 2 of this drawing.
- This drawing is to be read in conjunction with Drawing 2 of 2.
- All dimensions in metres and are minimum unless specified.

REFERENCED DOCUMENTS:

Departmental Standard Drawings:
 1243 Precast Culvert Headwalls – Headwall Connections for Culverts
 1305 Pipe Culverts - Headwall and Apron for Pipe Diameter 375 to 675
 1359 Culverts - Installation, Bedding and Filling/Backfilling Against/Over Culverts

Departmental Documents:
 RPDM Road Planning and Design Manual (2nd Edition)
 MRTS03 Drainage, Retaining Structures and Protective Treatment

Austrroads Guide to Road Design:
 AGRD-4 (2009) Part 4: Intersections and Crossings – General (2009)
 AGRD-4A (2010) Part 4A: Unsignalised and Signalised Intersections (2010)
 AGRD-5B (2013) Part 5B: Drainage – Open Channels, Culverts and Floodways (2013)

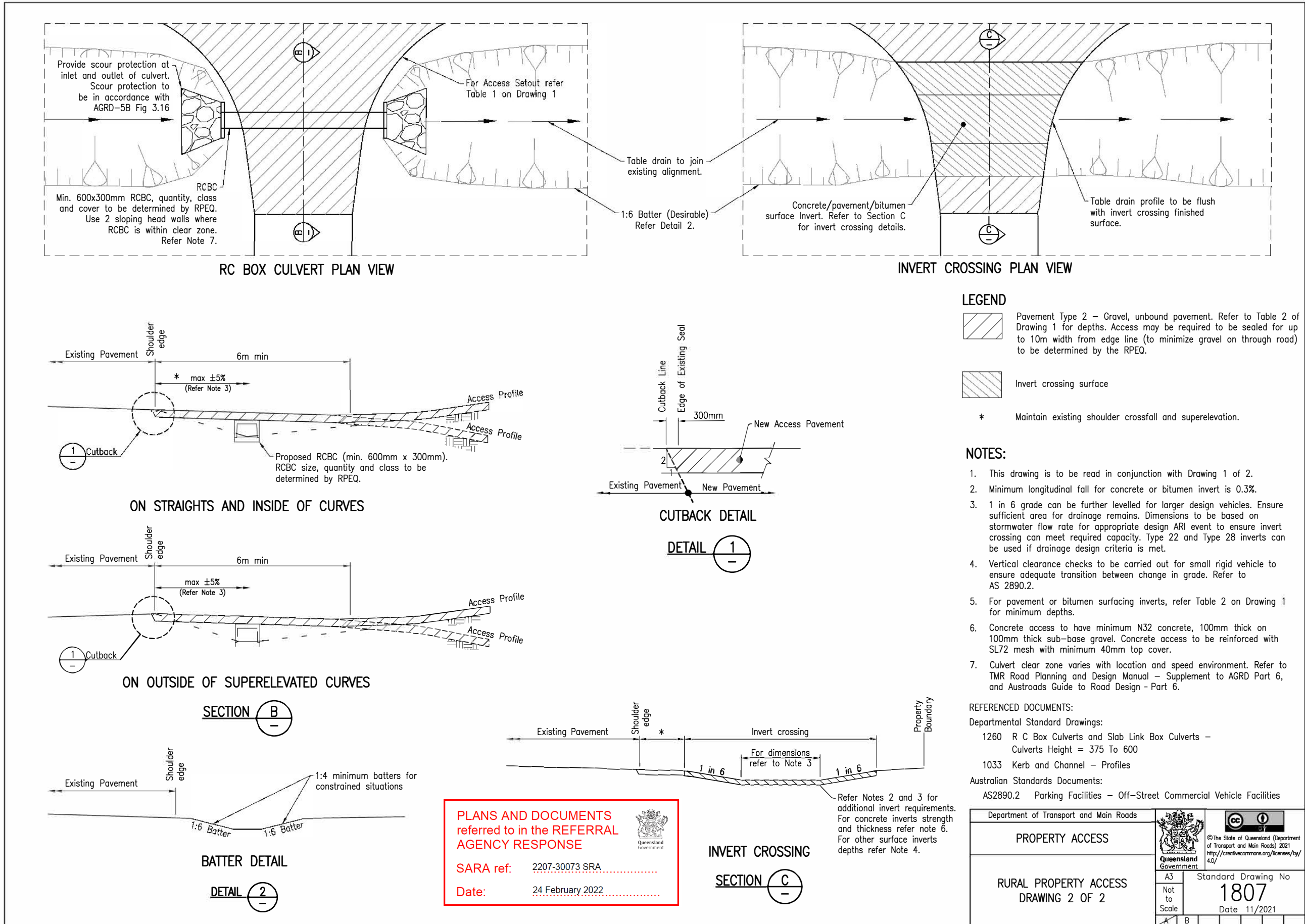
Department of Transport and Main Roads

PROPERTY ACCESS

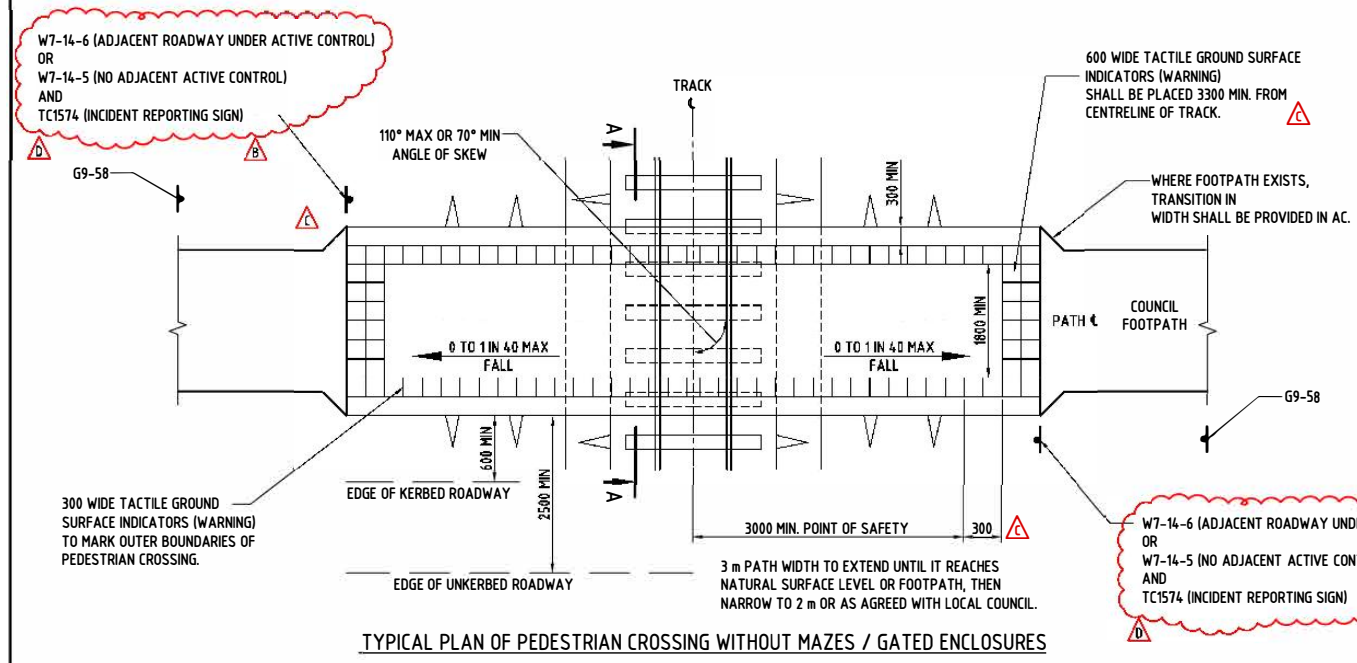
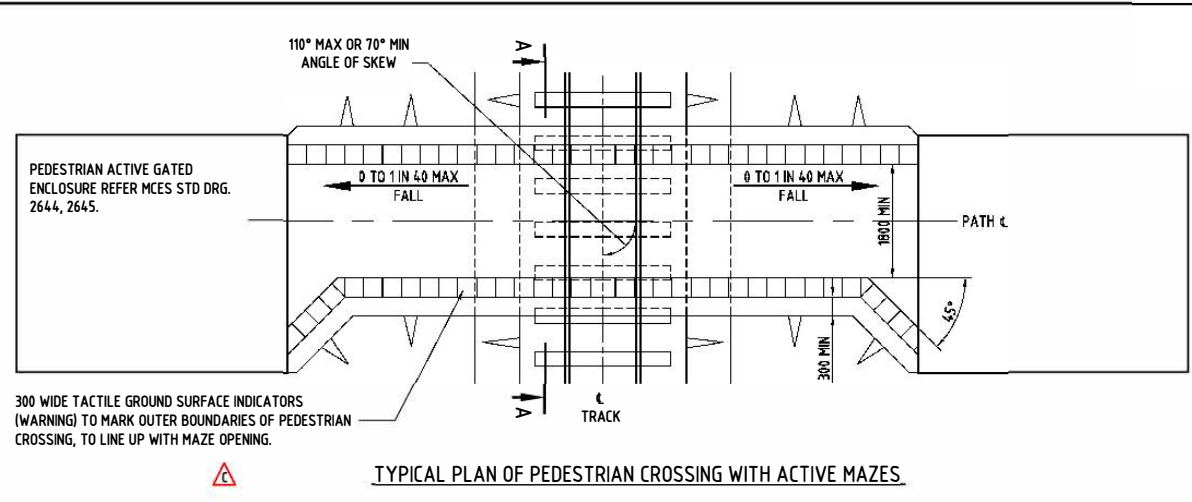
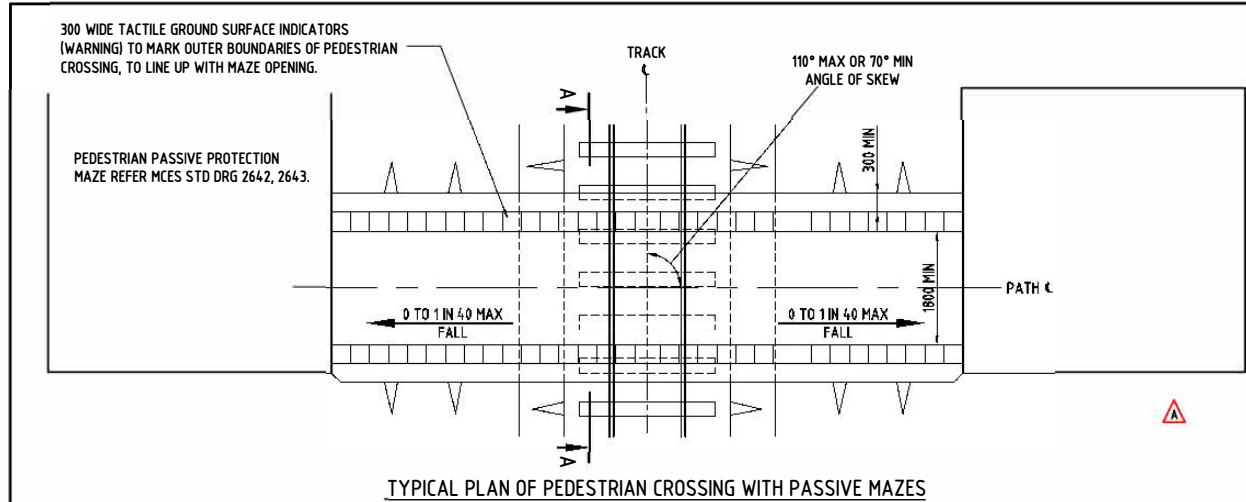
RURAL PROPERTY ACCESS
DRAWING 1 OF 2

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
 SARA ref: 2207-30073 SRA
 Date: 24 February 2022

Standard Drawing No	1807
Date	11/2021



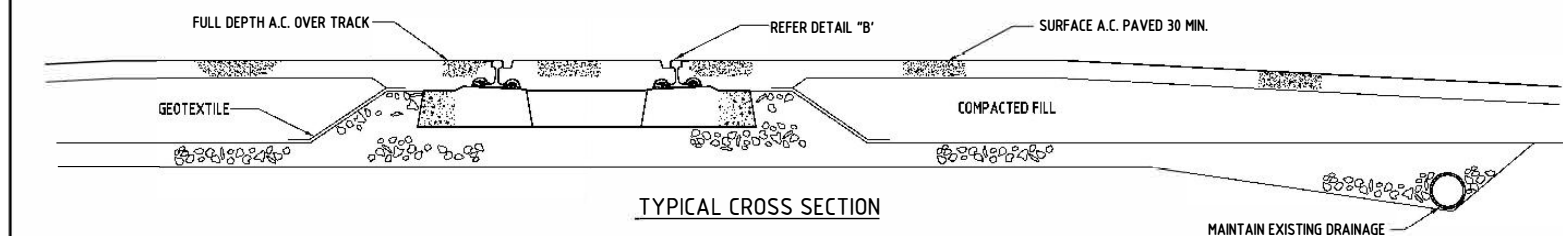
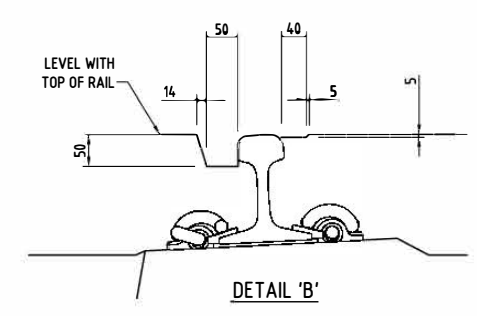
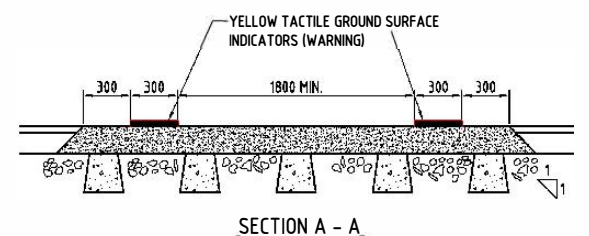
8.07.16



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2207-30073 SRA

Date: 24 February 2022



- NOTES**
1. TRACK SHALL BE RECONDITIONED AS REQUIRED BY THE INFRASTRUCTURE MAINTAINER PRIOR TO INSTALLING OR REINSTATING CROSSING.
 2. TIMBER OR STEEL SLEEPERS TO BE REPLACED WITH CONCRETE SLEEPERS THROUGH CROSSING WHERE PRACTICABLE.
 3. SLEEPERS WITH GALVANIZED SHOULDERS (SAP No. 65026597) AND CLIPS (SAP No. 65026596) ARE PREFERRED THROUGHOUT LEVEL CROSSINGS. ALTERNATIVELY RAIL FASTENERS SHALL BE COATED WITH CORROSION INHIBITOR PRIOR TO PLACING A.C.
 4. A.C. SHALL BE PLACED TO TOP OF RAIL, ROLLER COMPACTED, TOPPED UP AND FINISHED WITH ROLLER OR VIBRATING PLATE COMPACTOR LEVEL WITH TOP OF RAIL.
 5. PATHWAY SURFACE SHALL BE FIRM, EVEN AND SMOOTH.
 6. THE PREFERRED GRADE OF PATHWAY IS LEVEL OR FALLING AWAY FROM THE TRACK AT NO MORE THAN 1 IN 40. (MAX CROSSFALL NO MORE THEN 1 IN 40)
 7. LEVELS NOT TO EXCEED ±10 mm IN 1 m FROM THE DESIGN PLANE, STEPS TO BE LESS THAN 5 mm.
 8. TACTILE GROUND SURFACE INDICATORS SHOULD BE MADE FROM CORK RUBBER COMPOSITION TACTILE TILE "COMCORK FLOORING TACTILES" OR APPROVED EQUIVALENT.
 9. TACTILE GROUND SURFACE INDICATORS SHALL BE INSTALLED USING POLYURETHANE ADHESIVE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION INCLUDING:
 - a. ALL SURFACES TO BE BONDED SHALL BE CLEAN, SMOOTH, NON GREASY AREAS.
 - b. CONCRETE AND BITUMEN/ASPHALTIC SURFACES SHALL BE DRY AND AT LEAST 40 DAYS OLD.
 - c. TILES SHALL NOT BE WALKED ON FOR AT LEAST 24 HOURS AFTER LAYING.

SCALE N.T.S. UNLESS SHOWN OR B.W.I.S.E	FILE No. ORIGINAL DRAWING SIZE A1	COPYRIGHT PROTECTS THIS PUBLICATION. EXCEPT FOR PURPOSES PERMITTED BY THE COPYRIGHT ACT. REPRODUCTION BY WHATEVER MEANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF QR NETWORK PTY. LTD. ENQUIRIES SHOULD BE ADDRESSED TO: QR NETWORK PTY. LTD. GPO BOX 1429, BRISBANE 4001.	ALTERATIONS				CALCS. & DRAWN S.B. 5/03/2004	APPROVED E. MCCOMBE 5/03/04 DATE	PEDESTRIAN LEVEL CROSSINGS ASPHALTIC CONCRETE (A.C.) PATHWAY	QRNetwork A.C.N. 132 181 116 DRAWING NUMBER 10698 SHEET 1 OF 1	ISSUE D
			ISSUE	DESCRIPTION	CHK'D	APPR'D					
DRAWING NUMBER 10698 SHEET 1 OF 1	ISSUE D		A	CROSSING TYPES CLARIFIED. TACTILES A'ND B'STS ADDED	P.H.	E.M.	9/10/04				
			B	NOTES ALTERED							
			C	CROSSING TYPES CLARIFIED. TACTILES AND POSTS ADDED	G.B.	M.B.	6/06/06				
			D	NOTES ALTERED							
				ACTIVE AND PASSIVE LAYOUTS DEFINED & BOLLARDS REMOVED	M.B.	E.M.	22/08/07				
				INCIDENT REPORTING SIGN ADDED	R.S.	M.B.	21/09/2009				

8.07.16

TYPICAL ELEVATION
SCALE 1 : 25

DOUBLE LEAF GATE
SCALE 1 : 25

SINGLE LEAF GATE
SCALE 1 : 25

TYPICAL SECTION
SCALE 1 : 25

BOLLARD DETAIL
SCALE 1 : 10

CHAIN-LINK FABRIC TIE-OFF DETAIL
N.T.S.

TIE-OFF DETAIL AT CORNER, END OR STRAINER POSTS
N.T.S.

TIE-OFF DETAIL AT INTERMEDIATE POSTS
N.T.S.

ORDERING CONSIDERATIONS:

MOWING STRIP	ALWAYS INSTALLED UNLESS SPECIFIED OTHERWISE BY QUEENSLAND RAIL. SIZE OF MOWING STRIP CAN BE MODIFIED TO SUIT SITE SPECIFIC REQUIREMENTS.
PLASTIC COATING	NOT PROVIDED UNLESS SPECIFIED BY QUEENSLAND RAIL INFRASTRUCTURE OWNER. COST SHARING OPTIONS MAY BE NEGOTIATED WHERE ADJOINING OWNERS MAKE SPECIFIC REQUEST FOR PROVISION OF PLASTIC COATED CHAIN-LINK FABRIC. COATING COLOUR PREFERENCE (BLACK OR GREEN) TO BE CONFIRMED WITH QUEENSLAND RAIL INFRASTRUCTURE OWNER AND ADJOINING OWNER.
"LIGHT DUTY" (12.5mm) CHAIN LINK FABRIC	"HEAVY DUTY" (3.15mm) FABRIC MAY BE REPLACED WITH "LIGHT DUTY" (12.5mm) FABRIC ONLY WHERE SPECIFIED BY QUEENSLAND RAIL INFRASTRUCTURE OWNER. NOTE: "LIGHT DUTY" CHAIN-LINK FABRIC PROVIDES FOR ONLY APPROX. 60% OF THE LOAD BEARING CAPACITY OF "HEAVY DUTY" CHAIN-LINK FABRIC.

TABLE 'A'
FENCE MEMBERS AND FOOTINGS SIZES

TYPE OF MEMBER	TUBE SIZE	CONCRETE FOOTING
END, CORNER AND STRAINER POSTS	60.3 O.D. x 3.6 THICK	ø250 x 750 DEEP
INTERMEDIATE POSTS	48.3 O.D. x 3.2 THICK	ø250 x 600 DEEP
TOP RAIL	42.4 O.D. x 3.2 THICK	-
BRACING STAY	42.4 O.D. x 3.2 THICK	ø250 x 600 DEEP

TABLE 'B'
GATE TABLE

LOCATION	NOMINAL OPENING SIZE	LEAF TYPE (NOMINAL SIZE)
PEDESTRIAN - PUBLIC ACCESS	1800	SINGLE 1800 OR DOUBLE 900
PEDESTRIAN - QUEENSLAND RAIL STAFF ONLY	1200	SINGLE 1200
VEHICULAR	3000 MIN. 8000 MAX.	DOUBLE 1500 (MIN.) DOUBLE 4000 (MAX.)

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- ALL STEEL PLATES SHALL BE GRADE 250 MIN. IN ACCORDANCE WITH AS/NZS 3678.
- ALL WELDS SHALL BE 5mm CONTINUOUS FILLET WELDS UNLESS NOTED.
- ALL WELDS SHALL BE IN ACCORDANCE WITH AS 1554.1 WITH ELECTRODES GRADE EXX48 TO AS 1553 UNLESS NOTED OTHERWISE.
- ALL BOLTS, NUTS SHALL BE HOT DIP GALVANISED IN ACCORDANCE WITH AS/NZS 1214 AND WASHERS TO AS 4680.
- AREAS WHERE GALVANISING (OR PLASTIC COATING) HAS BEEN REMOVED BY WELDING SLAG AND PAINTED WITH TWO COATS OF AN APPROVED ORGANIC ZINC-RICH PAINT TO PROVIDE A MIN. DRY FILM THICKNESS OF 0.10mm. COLOUR MATCHING SHALL BE ACHIEVED WHERE DIRECTED BY THE INSPECTOR.
- CONCRETE SHALL BE GRADE N25 (MIN.).
- "SL" DENOTES GRADE D500N REINFORCING MESH IN ACCORDANCE WITH AS/NZS 4671.

FENCING NOTES:

- ALL POSTS AND RAILS SHALL BE STEEL CIRCULAR HOLLOW SECTION (CHSI) GRADE C250 IN ACCORDANCE WITH AS/NZS 1163 "STRUCTURAL STEEL HOLLOW SECTIONS".
- ALL PIPE CLAMP FITTINGS, GATE HINGES, GATE KEEPERS, etc SHALL BE "ODWNEE" OR AN APPROVED EQUIVALENT.
- EACH RAIL BETWEEN POSTS SHALL BE A CONTINUOUS LENGTH.
- ALL TUBES, FITTINGS AND FASTENERS SHALL BE HOT DIP GALVANISED AFTER FABRICATION IN ACCORDANCE WITH AS/NZS 1460.
- FENCING MATERIALS INCLUDING WIRES, BARBED WIRE (WHERE ORDERED) AND CHAIN-LINK FENCING FABRIC SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2423 "COATED STEEL WIRE FENCING PRODUCTS".
- ERECTION SHALL BE IN ACCORDANCE WITH AS 1725 "CHAIN-LINK FABRIC SECURITY FENCES AND GATES", UNLESS NOTED OTHERWISE.
- FENCING WIRE SHALL BE CONTINUOUS FROM GATE POST TO GATE POST AND BE CONSTRUCTED WITH 1800 mm HIGH CHAIN-LINK FABRIC. CHAIN-LINK FABRIC SHALL BE "HEAVY DUTY", MANUFACTURED FROM 3.15 mm DIA. GALV. CORE WIRE, WITH UNIFORM 50mm DIAMOND MESH. THE TOP SELVEDGE SHALL BE BARBED AND THE BOTTOM SELVEDGE SHALL BE KNUCKLED.
- SUPPORT CABLES SHALL CONSIST OF 2 x 3.15mm DIA. GALV. CABLE WIRE, TWISTED TOGETHER BETWEEN POSTS, OR 1 x 4mm DIA. GALV. HELICOIL CABLE WIRE HELIX SPIRALLED. SUPPORT CABLES SHALL BE INSTALLED IN ACCORDANCE WITH AS 1725.
- LACING WIRE SHALL BE 2mm DIA. GALV. WIRE INSTALLED IN ACCORDANCE WITH AS 1725.
- TIE WIRE TO SECURE CHAIN-LINK FABRIC TO POSTS, AND SECURE SUPPORT CABLES TO INTERMEDIATE POSTS, SHALL BE 2 x 1.57mm DIA. GALV. WIRES, OR 1 x 2mm DIA. GALV. WIRE. TIE WIRE TO SECURE CHAIN-LINK FABRIC TO CABLES SHALL BE 1 x 1.57mm DIA. GALV. WIRE TWISTED TWICE AND NEATLY CUT OFF, OR 2mm DIA. GALV. WIRE NETTING CLIPS. TIE WIRES SHALL BE AND INSTALLED IN ACCORDANCE WITH AS 1725. (SEE ALSO TIE-OFF DETAIL)
- BRACING CABLES (WITH TURNBUCKLE) SHALL CONSIST OF 2 x 3.15mm DIA. GALV. CORE WIRES TWISTED TOGETHER AND TENSIONED IN CONJUNCTION WITH A GALVANISED 12mm TURNBUCKLE. BRACING CABLES SHALL BE GALVANISED AND INSTALLED IN ACCORDANCE WITH AS 1725.
- STRAINER ASSEMBLIES SHALL BE INSTALLED AT 150m MAXIMUM CENTRES ON STRAIGHT LENGTHS AND AT SIGNIFICANT CHANGES IN DIRECTION. ALL CORNER AND STRAINER PANELS SHALL HAVE BRACING INSTALLED IN ACCORDANCE WITH AS 1725.
- BOLLARDS SHALL BE INSTALLED AT GATES TO SECURE OPEN GATE PANELS ONLY WHERE DIRECTED BY QUEENSLAND RAIL INFRASTRUCTURE OWNER. SEE DETAILS THIS DRAWING.
- IN CORROSIVE ENVIRONMENTS EXTRA GALVANISING SHALL BE PROVIDED FOR POSTS AND/OR PLASTIC COATED MESH (WHERE ORDERED).

GATE NOTES:

- GATE FRAME CONFIGURATION, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS 1725.
- WHERE STRAP TYPE HINGES ARE USED AT BOTH TOP AND BOTTOM OF GATE, A COLLAR SHALL BE WELDED TO THE GATE FRAME TO PROVIDE A BEARING SURFACE FOR EITHER TOP OR BOTTOM HINGE. BOTH STRAP TYPE AND GUDGEON GATE HINGES SHALL BE WELDED TO GATE POSTS.
- SINGLE GATES SHALL BE FITTED WITH SHOOT BOLT, DOUBLE GATES SHALL BE FITTED WITH FLAG PIN DROP BOLT AS SHOWN ON THE DRAWING.
- ALL GATE FRAMES SHALL BE WELDED. FRAMES SHALL BE HOT DIP GALVANISED AFTER FABRICATION IN ACCORDANCE WITH AS/NZS 4680.
- GATES SHALL BE INSTALLED FOR QUEENSLAND RAIL PURPOSES ONLY. GATES SHALL NOT BE INSTALLED FOR DOMESTIC USE.

FENCING IN ELECTRIFIED AREAS:

- IN GENERAL THESE FENCES ARE SELF EARTHING, HOWEVER, WHERE FENCING IS ERECTED CLOSER THAN 3000mm TO ELECTRIFICATION MASTS OR OTHER ELECTRICALLY BONDED STEELWORK, EARTHING OR INSULATED SECTIONS MAY BE REQUIRED IN ACCORDANCE WITH QUEENSLAND RAIL PRINCIPAL ENGINEER, TRACTION DISTRIBUTION.
- GATES AND BOLLARDS SHALL BE POSITIONED TO PREVENT AN OPEN GATE FROM COMING WITHIN 3.0m OF ELECTRIFICATION WIRING EQUIPMENT SUPPORTS OR ANY METALWORK CONNECTED TO THEM.
- SUPPORT CABLES SHALL BE GALVANISED ONLY (NO PLASTIC COATING).

NOTE: MOWING STRIPS TO THE PURPOSE OF SCALE 1:10. PROVIDE TYPICAL STANDARD DETAILS. THE SUITABILITY OF THIS DRAWING SHALL BE DETERMINED AND CERTIFIED BY A RPEQ ENGINEER FOR THE SPECIFIC PROJECT.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2207-30073 SRA
Date: 24 February 2022

THE PURPOSE OF THIS DRAWING IS TO PROVIDE TYPICAL STANDARD DETAILS. THE FITNESS FOR PURPOSE OF THIS DRAWING FOR A SPECIFIC PROJECT SHALL BE DETERMINED AND CERTIFIED BY A RPEQ ENGINEER.

1:10 0 200 400mm 1:25 0 500 1000mm

FILE No	ALTERATIONS	WIND LOADS	DESIGNED	APPROVED	QueenslandRail	Network - Civil Engineering	DRAWING NUMBER	ISSUE
13/26948	ISSUE DESCRIPTION	AS/NZS 1170.2 2011 REGION C WIND SPEED V100 = 56 m/s TERRAIN CATEGORY 1	DESIGNER: A. POWER 20.08.15 DRG CHK: D. GIBB 25.08.15	DESIGN ENGINEER: D. GIBB 27/08/15 RPEQ No. 13095 ISSUE AUTHORISED: G. SMITH 26/08/15	ACN 132 181 090	STANDARD - FENCING 1.8m HIGH CHAIN LINK SECURITY FENCE WITHOUT RAILS USING 50mm DIAMOND MESH GENERAL ARRANGEMENT	QR-C-S3230	

DOUBLE LEAF GATE
SCALE 1 : 25

SINGLE LEAF GATE
SCALE 1 : 25

TYPICAL SECTION
SCALE 1 : 25

ELEVATION SHOWING EXTENDED POST FOR BARBED WIRE FIXING (WHERE ORDERED)
SCALE 1 : 25

ORDERING CONSIDERATIONS:

MOWING STRIP	ONLY INSTALLED WHERE SPECIFIED BY QUEENSLAND RAIL. COST SHARING OPTIONS MAY BE NEGOTIATED WHERE ADJOINING OWNERS MAKE SPECIFIC REQUEST FOR INSTALLATION OF MOWING STRIP.
BARBED WIRE SECURITY	ONLY INSTALLED WHERE SPECIFIED BY QUEENSLAND RAIL. COST SHARING OPTIONS MAY BE NEGOTIATED WHERE ADJOINING OWNERS MAKE SPECIFIC REQUEST FOR INSTALLATION OF BARBED WIRE.
LAPPED FENCE PALINGS	ONLY INSTALLED WHERE SPECIFIED BY QUEENSLAND RAIL. COST SHARING OPTIONS MAY BE NEGOTIATED WHERE ADJOINING OWNERS MAKE SPECIFIC REQUEST FOR INSTALLATION OF LAPPED FENCE PALINGS.

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- ALL STEEL PLATES SHALL BE GRADE 250 MIN. IN ACCORDANCE WITH AS/NZS 3678.
- ALL WELDS SHALL BE 5mm CONTINUOUS FILLET WELDS UNLESS NOTED.
- ALL WELDS SHALL BE IN ACCORDANCE WITH AS 1554.1 WITH ELECTRODES GRADE EXX48 TO AS 1553 UNLESS NOTED OTHERWISE.
- ALL BOLTS, NUTS SHALL BE HOT DIP GALVANISED IN ACCORDANCE WITH AS/NZS 1214 AND WASHERS TO AS 4680.
- AREAS WHERE GALVANISING HAS BEEN REMOVED BY WELDING OR ABRASIONS SHALL BE CLEANED OF FOREIGN MATTER INCLUDING WELDING SLAG AND PAINTED WITH TWO COATS OF AN APPROVED ORGANIC ZINC-RICH PAINT TO PROVIDE A MIN. DRY FILM THICKNESS OF 0.10mm.
- CONCRETE SHALL BE GRADE N25 (MIN.).
- COST SHARING OPTIONS MAY BE NEGOTIATED WITH ADJOINING OWNERS IN THESE CIRCUMSTANCES.

GATE NOTES:

- SINGLE GATES SHALL BE FITTED WITH SHOOT BOLT, DOUBLE GATES SHALL BE FITTED WITH FLAG PIN DROP BOLT AS SHOWN ON THE DRAWING.
- ALL GATE FRAMES SHALL BE WELDED. FRAMES SHALL BE HOT DIP GALVANISED AFTER FABRICATION IN ACCORDANCE WITH AS 4680.
- GATES SHALL BE INSTALLED FOR QUEENSLAND RAIL PURPOSES ONLY. GATES SHALL NOT BE INSTALLED FOR DOMESTIC USE.

GATE TABLE

LOCATION	NOMINAL OPENING SIZE	LEAF TYPE (NOMINAL SIZE)
PEDESTRIAN - PUBLIC ACCESS	1800	SINGLE 1800 OR DOUBLE 900
PEDESTRIAN - QR STAFF ONLY	1200	SINGLE 1200
VEHICULAR	3600	DOUBLE 1800

FENCE MEMBERS AND FOOTINGS SIZES

TYPE OF MEMBER	TUBE SIZE	CONCRETE FOOTING NON-COHESIVE AND COHESIVE SOILS (Cu < 20kPa (SEE NOTES))	CONCRETE FOOTING COHESIVE SOILS (Cu > 20kPa (SEE NOTES))
INTERMEDIATE POSTS	75 x 75 x 4 RHS	Ø300 x 1500 DEEP	Ø300 x 800 DEEP
END/CORNER POSTS	75 x 75 x 4 RHS	Ø300 x 1500 DEEP	Ø300 x 1000 DEEP
GATE POSTS	100 x 100 x 4 RHS	Ø300 x 1500 DEEP	Ø300 x 1000 DEEP

BARBED WIRE TIE-OFF DETAILS (WHERE ORDERED)
N.T.S.

THIS FENCE IS SUITABLE FOR USE IN AREAS WHERE SECURITY FENCING REQUIRES AN ENHANCED PRIVACY OR AESTHETIC COMPONENT SUCH AS: CAR PARKS, STATION SURROUNDS, HIGH PUBLIC TRAFFIC AREAS ADJOINING SENSITIVE RAILWAY INFRASTRUCTURE OR RAILWAY CORRIDOR. MAY ALSO BE USED WHERE ADJOINING OWNER REQUESTS ENHANCED PRIVACY FROM RAILWAY INFRASTRUCTURE OR RAILWAY CORRIDOR, OR OTHER SPECIAL CIRCUMSTANCES.

NOTE: THE PURPOSE OF THIS DRAWING IS TO PROVIDE TYPICAL STANDARD DETAILS. THE FITNESS FOR PURPOSE OF THIS DRAWING FOR A SPECIFIC PROJECT SHALL BE DETERMINED AND CERTIFIED BY A RPEQ ENGINEER.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2207-30073 SRA
Date: 24 February 2022

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

From: "Carlie" <carlieroll@hotmail.com.au>
Sent: Wed, 1 Feb 2023 14:29:33 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Submission Re: Development Application MCU/22/0003 Shopping Centre, Food and Drink Outlet and Shop at 232 Byrnes Street, Mareeba
Attachments: Shopping Centre Access.pdf
Categories: Added to ECM

Dear Council,

I am supportive of the proposed development but would like to ask Council to consider access to the centre from the western side of Byrnes Street and impose conditions to provide better access before granting approval.

I have attached a scan of the proposed site. I have marked in red routes a vehicle travelling from the western side of Byrnes Street would try to take to access the centre that are not permitted. I have marked in black routes a vehicle travelling from the western side of Byrnes Street would have to take to access the centre.

The image released to the public shows a 'No Right Turn' sign on the Rankin Street entry to the centre when travelling from the western side of Byrnes Street. The traffic lights at the intersection of Byrnes and Rankin Streets also do not allow for a u-turn when travelling from the western side of Byrnes Street. This would require traffic to travel through the lights and turn around through the already heavily congested Walsh Street roundabout, then have to travel through the lights for a second time to enter via Rankin Street or, alternatively, turn right at the Walsh Street roundabout, travel along Walsh Street with the built-up traffic entering and exiting K-Hub and Coles, turn right at the also heavily congested Herberton Street roundabout and re-enter Byrnes Street from an uncontrolled intersection at the corner of Byrnes and Herberton Streets to enter the centre via Byrnes Street. Both of these routes are directing traffic through a heavily congested route that is already not coping with the number of vehicles trying to use it.

Not providing access from the western side of Byrnes Street is problematic for residents on that side of town but also because a significant number of people travel from this direction after dropping off and picking up their kids at the high school, soccer club, junior rugby league and a number of other activities that are located on that side of town and they will not be able to turn into the centre without taking a much longer route than necessary that involves negotiating the traffic lights twice and travelling through congested roundabouts or uncontrolled intersections. All could be avoided by providing for a right-hand turn into the centre from the Rankin Street entry.

Thank you for your consideration and I hope that Council will impose conditions to provide access from the western side of Byrnes Street before approving this development application.

Kind regards,

Carlie

MAREEBA QLD 4880


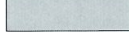
Document Set ID: 4179247
Version: 1, Version Date: 01/02/2023

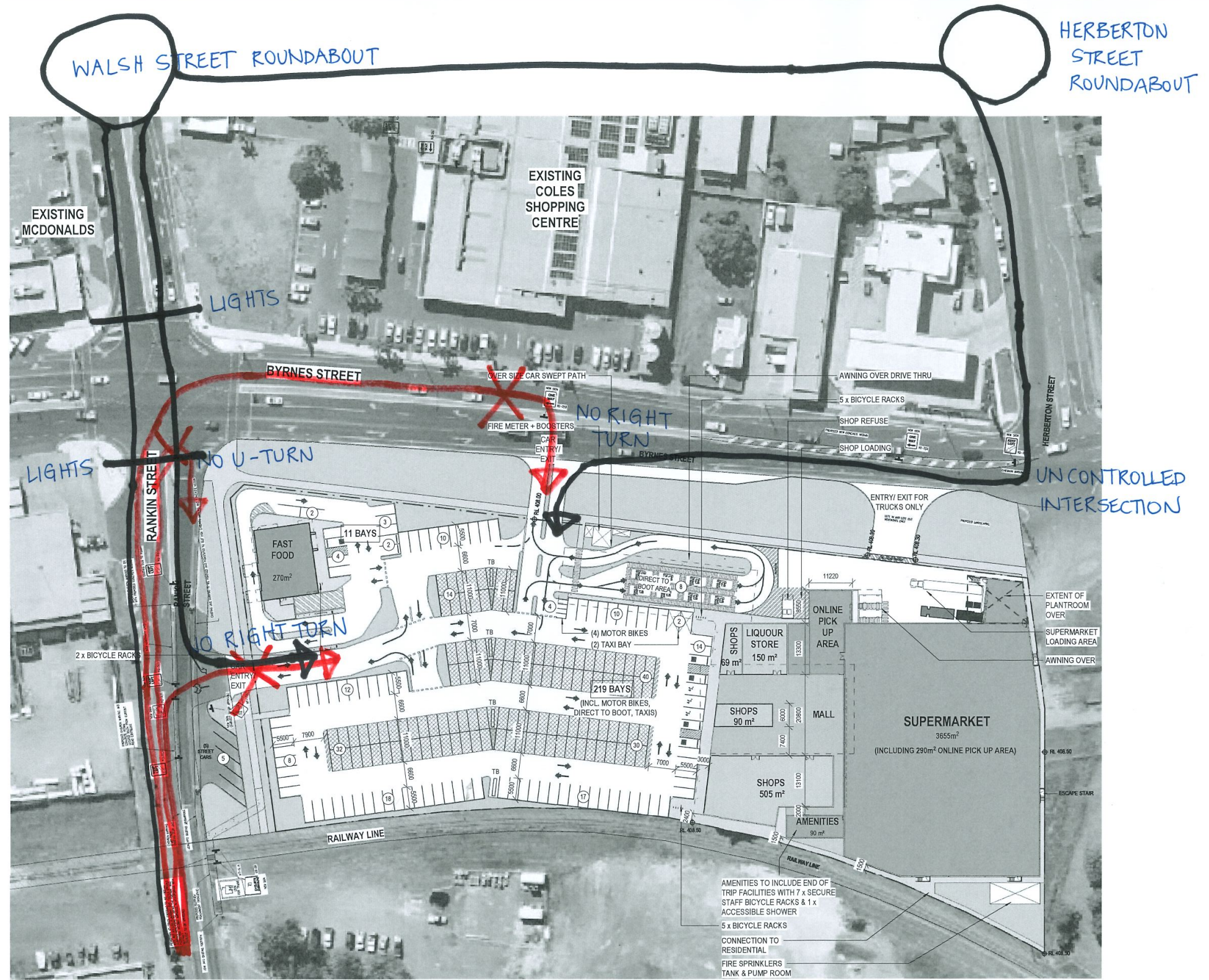
DEVELOPMENT SCHEDULE		
PROPOSED USES	GFA	GLAR
SUPERMARKET	3655m ²	3603m ²
SHOPS	814m ²	796m ²
AMENITIES	90m ²	
TOTAL CENTRE	4559m²	4399m²
FAST FOOD	270m ²	270m ²
TOTAL	4829m²	4669m² (5/100m ²)

CAR PARKING SCHEDULE	
CARS FAST FOOD	11
CARS CENTRE (INCL. MOTOR BIKES, DIRECT TO BOOT + TAXIS)	219
ON SITE CARS	230
STREET CARS	5
TOTAL CARS PROVIDED	235
TOTAL CARS REQUIRED	186

NOTE:
CARS REQUIRED IS BASED ON:
1/50 UP TO 400m² GFA
1/25 ABOVE 400m² GFA

NOTE: SUPERMARKET GLAR EXCLUDES
EXTERNAL WALLS AND LOADING DOCK

-  COVERED CARPARKS
-  AREA OF ENCLOSED MALL / PASSAGE - 637m²



1 SITE PLAN
1:500



Document Set ID: 4179247
Version: 1, Version Date: 01/02/2023

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
232 BYRNES STREET, MAREEBA

MAREEBA 232 PTY LTD

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as print sizes may vary

Telephone +61 7 3840 9999
bne@thomsonadsett.com
Level 9, 470 St Pauls Terrace
Fortitude Valley
Qld 4006 Australia
thomsonadsett.com

**thomson
adsett**

TA # 19.0298.17

SITE PLAN
As indicated @ A1
19/12/2022
A1.01
rev. 18A

From: "Snapforms Notifications" <no-reply@snapforms.com.au>
Sent: Sun, 22 Jan 2023 07:21:33 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: New submission: Website Contact Form
Attachments: Website_Contact_Form_2023-01-22T08-21-28_10357580_0.pdf
Categories: Added to ECM

First Name: Joeline

Last Name: Burnett

Email Address: Joelineburnett@gmail.com

Postal Address: 7 Dillon Street, Mareeba QLD, Australia

Business Hours Phone Number: 0448855407

What does your enquiry relate to?: Other

How would you like to be contacted?: Email

What location does your request relate to?: The proposed development of woolworths on burnes street and Ranking street.

What is your request?: I would like to suggest relocating the woolworths to the east side of mareeba, or to the south(whichever is growing the fastest) I believe it will take the traffic pressure off the already busy intersection at mac Donald's. It will be useful to the residents that live in koah, speewah and kuranda if they shop in mareeba, they do not have to go into the town. I believe it will encourage more businesses to open as they will have no direct competition around them. People who don't have access to a car, or using a mobility scooter, or just like walking to the shops will be benefitted as well, this will encourage people to be get more exercise as the is not much cemented walking tracks around town. Most other towns have only one major shopping center in each of its Suburb. This allows for more safe walking tracks around suburbs and a place for people to get together, without having to drive across town. During my time in cairns walking to the shops with my children was a wonderful experience for us, we could talk to each other while getting fit. This was also good for my social life as we would go for a walk, then end up at a cafe for a coffee (or ice cream). I believe as mareeba grows this will help ease the pressure of traffic on burnes street. I hope you consider this and thank you for your time.



T 07 4051 6946
E admin@urbansync.com.au
O Level 1, 17 Aplin Street, Cairns
M PO Box 2970, Cairns Q 4870
ABN 83 169 940 649

21 February 2023

Our Ref: 21-740

Chief Executive Officer

Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: Brian Millard – Senior Planner (BrianM@msc.qld.gov.au)

Dear Brian,

RE: RESPONSE TO SUBMISSIONS RECEIVED DURING PUBLIC NOTIFICATION FOR A PROPOSED DEVELOPMENT FOR A MATERIAL CHANGE OF USE (SHOPPING CENTRE & FOOD AND DRINK OUTLET) OVER LAND LOCATED AT 232 BYRNES STREET AND CLOSE AVENUE, MAREEBA.

We refer to the above-described matter and confirm that Urban Sync Pty Ltd (Urban Sync) continues to represent Mareeba 232 Pty Ltd (the Applicant) with respect to the on-going works being undertaken to progress a new mixed use commercial development (the proposed development) over the above-mentioned land (the site).

We note that the Public Notification period ended on 1 February 2023 and a total of two (2) submissions were received during this period. While both submissions were generally supportive of the proposed development, concern was raised around the anticipated traffic impacts that will be generated by the development along Byrnes and Rankin Streets.

The submission received by Carlie Roll on 1 February 2023 suggests that an entry should be afforded on the western side of Byrnes Street as the layout of the development currently proposed 'no right turn' for vehicles travelling eastwards on Rankin Street AND for vehicles heading south along Byrnes Street. The result of these 'no right turn' signs will ultimately require traffic to travel further along Rankin Street to use the Herberton Street and Walsh Street roundabouts and the concern is that these roundabout already experience high traffic volumes at peak periods.

While Urban Sync and the Applicant entirely acknowledge and understand the logic in allowing vehicles to undertake a 'right turn' from Rankin Street and Byrnes Street heading into the development, neither movement is permitted to be undertaken by the Department of Transport and Main Roads (DTMR). More specifically, such a movement on Byrnes Street is not able to be facilitated as there is not sufficient room for a slip lane at this location and compliant que times for the right-hand turn are not able to be achieved. In relation to Rankin Street, a right turn into the development cannot be provided as que distances encroach into the rail corridor which is not permitted by DTMR. It was for these reasons why no such right-hand turns were originally proposed.

I trust the above is sufficient for your purposes, although should you require any further information, please do not hesitate to contact me on the details provided below.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Matt Ingram'.

Matt Ingram
Senior Planner

E matt@urbansync.com.au | T 07 4051 6946 | M 0488 200 229

www.urbansync.com.au

8.2 COUNCIL POLICY REVIEW

Date Prepared: 2 March 2023

Author: Manager Development and Governance

Attachments:

1. **Standard Requirements for Public Liability Insurance for Approval Holders** [↓](#)
2. **Revenue Policy** [↓](#)

EXECUTIVE SUMMARY

As part of the ongoing organisation-wide compliance policy review work, amended and newly created instruments along with instruments marked for repeal are presented to Council for consideration.

RECOMMENDATION

That Council:

1. Repeals the
 - (a) Standard Requirements for Public Liability Insurance for Approval Holders – adopted 30 March 2020;
 - (b) Revenue Policy – adopted 20 April 2022.
2. Adopts the
 - (a) Standard Requirements for Public Liability Insurance for Approval Holders;
 - (b) Revenue Policy

BACKGROUND***Standard Requirements for Public Liability Insurance for Approval Holders*****Purpose**

To outline the public liability insurance requirements for approval holders during the period of currency of any approval to ensure that Council is appropriately indemnified for the specified activity under an approval.

Summary of amendments

Removal of section 3 subheading entitled “Council will not accept having Interests Noted on Policy ((c) above).”

The remaining instrument content and referencing remains entirely relevant for a renewed term.

Reasoning

Council is currently experiencing significant contentions from insurers with the requirement for Council to be included as a named insured citing the absence of any Council financial contribution to the cost of the insurance premium for the named insured. Insurers contend that where Council is not a financial contributor to the insurance premium payable by the named insured, the insurer

will not list Council upon a Certificate of Currency as a named insured party. This results in a requirement for escalation to management for approval by exception to policy of any Certificate of Currency instruments received by Council where Council is not named as an insured party. Discussions held with Council's own insurer LGMS on 17 February 2023 resulted in the suggestion for removal of this statement from the policy to provide for the appropriate exercise of the discretion referred to in the immediately preceding sentence – *“Council may, at its discretion, accept naming as an Interested Party ((b) above) depending on the type of activity being conducted and the level of risk involved.”* Council's insurer advised that where Council is satisfied that the named insured (as approval holder) has indemnified Council is part of the application process (for example via waiver during execution of an application form), the level of risk is significantly reduced.

Revenue Policy

Purpose

To identify the principles used by Council for making and levying rates and utility charges, exercising powers to grant rebates and concessions, for recovering unpaid amounts of rates and charges and the setting of miscellaneous fees and charges.

Summary of amendments

Nil amendments have been applied with all content remaining relevant for a renewed 12-month term.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Policy library and website updated to publish.



Standard Requirements for Public Liability Insurance for Approval Holders

Policy Type	Governance Policy and Guideline	Version:	4.0
Responsible Officer	Manager Development and Governance	Date Approved:	15/03/2023
Review Officer:	Manager Development and Governance	Review Due:	15/02/2025
Author:	Senior Compliance Officer	Commencement:	15/03/2023

1. PURPOSE

As a part of its business processes, Council may enter into formal agreements and arrangements with other parties (collectively referred to herein as 'approval holders').

The purpose of this document is to outline the public liability insurance requirements for approval holders during the period of currency of any approval.

2. SCOPE

This policy applies across Council and to the public.

3. POLICY STATEMENT

The requirement to hold public liability insurance indemnifying Council

In general, the requirement to hold public liability insurance will apply to any applicant seeking a lease, licence, permit or other approval involving Council owned or controlled land or property.

Public liability insurance provides protection for an approval holder in a situation where failure to have any, or any adequate, cover could result in an approval holder being rendered bankrupt when the approval holder cannot meet an award of damages.

Public liability insurance additionally provides protection for an injured party/parties (affected person/s). Where an affected person is injured because of the negligence of the approval holder, the affected person may be entitled to compensation. However, where the approval holder has little or no money, then the affected person may be forced to bear the full cost of having their injuries treated, including costs associated with treating any long term effects of an injury such as in circumstances of permanent disablement.

Furthermore, public liability insurance held by the approval holder provides a measure of protection for Council. Since the insured activity of the approval holder involves the use of Council owned or controlled land or facilities, Council is potentially open to litigation in the event that loss, damage or injury occurs as a result of the activity being conducted.

A standard indemnity clause example serves to illustrate this indemnity protection:

The (hirer/approval holder) agrees to indemnify, and keep indemnified, and to hold harmless the Council, its servants and agents, and each of them from and against all actions, costs, charges, expenses and damages whatsoever which may be brought, or made, or claimed against them, or any of them, arising out of, or in relation to the (hiring arrangement/conduct of the activity for which the approval has been granted).

Standard requirements for public liability insurance for approval holders

Accordingly, all approval holders must hold appropriate public liability insurance.

Types of approvals for which public liability insurance is required

Applications for approvals made under Council local laws must be accompanied by documentary evidence (Certificate of Currency) of sufficient current public liability insurance for the following activities:

- Commercial Use of Local Government Controlled Areas and Roads:
 - Goods on Footpath
 - Sandwich Boards
 - Outdoor Dining
 - Approved Furniture
 - Busking
 - Roadside Vending
 - Conduct of Commercial Activities on Reserves
 - Other Commercial Use of Local Government Controlled Areas, facilities or roads
 - Filming in a Public Place
- Erection or installation of structures on Local Government Controlled Areas or Roads or the carrying out of works within a road reserve or the interference with roads:
 - Applications to install a gate, grid or pipeline in, on, under or across a Council road
 - Installation of driveways/crossovers within Council road reserves
 - Tradesmen/others carrying out work on a footpath, for example; a builder renovating a shop front and utilising part of the footpath to undertake the works
 - Contractors engaged by Council to carry out work on roads or footpaths
 - Transport of large, oversize objects along a Council road, for example; house removal
- Conduct of events on Council roads or in parks, reserves, buildings or other facilities owned or controlled by Council, for example; festivals, shows, sporting events or activities
- Erection of signage or installation or display of advertising devices on or within Council controlled road reserves or on property that are visible from a road or other public place
- Lessees of Council facilities, for example; swimming pools, sporting fields, caravan parks, vacant land or reserves

Public liability insurance levels

The amount of Public Liability insurance cover required will vary between \$5M and \$20M depending on the nature of the approval being sought and the activity to be conducted. The minimum of \$5M and maximum of \$20M may be varied by Council from time to time depending on advice from its public liability insurers and the quantum of damages awards being made by the Courts in public liability cases.

The level of cover applicable is determined following Council conduct of a risk assessment. The risk assessment will explore the potential risks to Council of granting a lease, licence, permit or other approval. The likelihood of an incident occurring and the consequences of an incident determine the level of risk.

For example, where it is very likely or almost certain that the conduct of a particular activity has the potential to create a situation where death or serious injury could occur, then the level of risk would be considered to be extreme and would require the maximum Public Liability cover of \$20M. On the other hand, if the conduct of an activity results in a situation where it is highly unlikely to give rise to an incident, the consequences of

Standard requirements for public liability insurance for approval holders
--

which would be insignificant or minor, the level of risk would be considered Low and would require the minimum cover of \$5M.

The following tables will be used to assess the level of risk and the appropriate sum insured. As a guide, activities assessed as Low or Moderate risk will require the minimum cover of \$5M and activities which are assessed as having a High or Extreme risk will require cover of \$20M.

Refer to the attached Risk Assessment table which display various activities for which public liability insurance is required and required level of cover.

Insurance contracts and policies for public liability insurance - Council as an interested party

To ensure that Council is indemnified against liability arising from acts of negligence by persons conducting events or activities on Council owned or controlled property, it is a requirement that Council is included as an insured party on any contract or policy taken out by an approval holder.

Insurance companies will generally utilise one of three main options for how Council appears named on an insurance contract, these being:

- a) As a Named Insured - this enables Council to actually make a claim in its own right under the policy;
- b) As an Interested Party - Council is not deemed a party to the insurance contract but can still make a claim under the policy; and
- c) With Interests Noted on Policy - Council has an insurable interest only but no "right to claim" under the policy.

Council's preference is to be included as a Named Insured on any policy ((a) above) and applicants for public liability insurance are required to advise their insurance company of this when negotiating the policy.

Council may, at its discretion, accept naming as an Interested Party ((b) above) depending on the type of activity being conducted and the level of risk involved.

Where an approval holder for a policy is advised by their proposed insurer that the company will not allow Council to be added to the contract or policy (possibly more relevant to global insurance companies), the approval holder should shop around and only deal with companies who have cover with insurers who will add Council as a Named Insured or Interested Party.

Exemptions

In certain circumstances, Council may waive the requirement to hold Public Liability insurance. These circumstances may include:

- **Where Council is prepared to accept full responsibility for public liability insurance:**
 - Lease arrangements for Council owned facilities such as swimming pools and caravan parks where Council's responsibility for Public Liability insurance cover is negotiated as part of the lease agreement
 - Public events where Council partners with an external organisation in the running of the event and has some control of the activities taking place and the arrangement is approved by Council's Public Liability insurer

Standard requirements for public liability insurance for approval holders

- Contractual arrangements where the Council agrees to indemnify a contractor engaged by Council for the contractor's negligence and the contract is negotiated on this basis
- Use of privately owned land or facilities by Council for public purposes where Council has some degree of operational control, for example; use of land owned by another party for a public carpark

- **Where a permit is required to be obtained under a local law, but the activity takes place on private property**

An example might be where a permit is required to erect advertising signage, but the sign is located on private property. The main objective of Council in requiring a permit to erect the sign might simply be to retain some sort of control of the aesthetic/visual aspects to avoid 'visual pollution'—a proliferation of unsightly advertising devices and landscape clutter. However, if the permit is granted and the sign is erected on private property in accordance with approved construction standards, then ongoing responsibility for public liability issues associated with the sign rests with the property owner.

The situation differs where a sign is erected on a building or awning that encroaches over a Council footpath or other public space and the sign is therefore suspended above Council owned or controlled land. In this instance, persons using the public space could potentially be injured if the sign fell on them and the requirement to indemnify Council would apply.

- **Where a person is a Casual Hirer of a Council facility, for example; a hall or meeting room**

Council holds appropriate Casual Hirers Cover, which provides liability cover to the users of Council facilities, as part of its own public liability insurance policy. The cover is available to natural persons who are non-commercial, not incorporated, not for profit, and irregular users of Council facilities.

No cover is provided for not for profit groups or activities, incorporated bodies, sporting clubs or associations of any kind. If a fee or charge is imposed then there is no cover, regardless of any profits made or where all profits are donated to a charity.

The rationale behind these restrictions is that these bodies are, in most cases, engaged in other activities that would warrant prudence in obtaining public liability insurance. As well, some of these bodies are required by law to have public liability insurance.

4. REPORTING

Nil reporting required

5. DEFINITIONS

Casual Hirer — means Third Parties who hire Council facilities no more than a total of 10 days over a 12 month period.

Council — means the Mareeba Shire Council including all elected representatives, employees, contractors, volunteers, a Standing or Joint Standing Committee, committee members and any entity under direct Council ownership, management, sponsorship or financial control.

Standard requirements for public liability insurance for approval holders

6. RELATED DOCUMENTS AND REFERENCES

Civil Liability Act 2003 (Qld)

Local Law No. 1 (Administration) 2018 (MSC)

Local Law No. 2 (Animal Management) 2018 (MSC)

Local Law No. 3 (Community and Environmental Management) 2018 (MSC)

Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018 (MSC)

7. REVIEW

It is the responsibility of the Manager Development and Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every two (2) years or as required by Council.

Standard requirements for public liability insurance for approval holders

APPENDIX

RISK ASSESSMENT - ACTIVITIES FOR WHICH PUBLIC LIABILITY INSURANCE REQUIRED

Activity	Potential Risks	Likelihood	Consequence	Risk Level	Recommended level of cover
Goods on Footpaths <small>(this could include tables set up on footpaths to sell raffle tickets etc)</small>	° Someone could walk into the goods or trip on them	D	3	Moderate	\$5.0M
	° Could partially block footpath and force some pedestrians out onto roadway to get around them - potential to be hit by a car	E	4	High	
	° A strong wind might pick up some items and cause them to strike pedestrians or vehicles or other property	E	2	Low	
Sandwich Boards/Temporary & Portable Advertising Devices	° Someone could trip on them or walk into them	D	3	Moderate	\$5.0M
	° A strong wind might pick them up and cause them to strike a pedestrian or vehicle or shop front	E	2	Low	
	° They may cause a distraction to drivers and cause an accident	D	4	High	
Outdoor Dining & Approved Furniture	° Someone could walk into, or trip on, the tables and chairs	D	3	Moderate	\$10.0M
	° Could potentially block footpath and force some pedestrians out onto the roadway to get around them - potential to be hit by a car	E	4	High	
	° A strong wind might pick up the tables and chairs and cause them to strike pedestrians, vehicles or other property	E	2	Low	
	° A vehicle might mount the footpath and strike diners seated at the tables	D	4	High	
Busking	° Someone may trip over the busker's equipment	D	3	Moderate	Covered by Busker's policy taken out by Council (except for acts involving knives and fire). \$1.0M for dangerous acts such as fire eating and knife throwing, although these types of acts will generally not be approved
	° Depending on the act being performed by the busker eg juggling, fire-eating, someone may be injured if a mistake is made by the busker	D	2	Low	
Roadside Vending	° Potential for vehicle accident if vendor's vehicle or stall is parked/placed too close to carriageway	D	4	High	\$10.0M
	° Vending activity may cause a distraction to drivers, causing an accident	D	4	High	
	° Risk of food poisoning from foodstuffs sold by vendor	D	4	High	
Filming in a Public Place	° Someone could walk into the camera crew and equipment or trip on cables or camera equipment	D	3	Moderate	\$10.0M
	° Could partially block footpath and force some pedestrians out onto roadway to get around them - potential to be hit by a car	D	3	Moderate	
	° They may cause a distraction to drivers and cause an accident	D	3	Moderate	
Gates/Grids	° Missing signage warning of gate or grid - vehicle accident	D	5	Extreme	Licensed Gate \$10.0M Grid \$10.0M
	° Grid may be damaged causing vehicle accident	D	5	Extreme	
	° Approaches to grid not maintained causing vehicle accident	D	5	Extreme	
	° Approaches may not have correct gradient causing vehicles to become airborne at speed	D	5	Extreme	
Pipelines	° Trenching in which pipe is laid may subside causing vehicle damage or accident	D	3	Moderate	\$10.0M
	° Piping laid across unsealed road may become exposed over time causing damage to vehicles	E	1	Low	
	° Pipe may burst under the road causing damage to the road, precipitating an accident	D	4	High	
Installation of Driveways and Crossovers	° Trip hazard for pedestrians using footpath	D	3	Moderate	Only required for non-compliant driveways and crossovers: Urban \$5.0M Rural Pipe/Culvert \$10.0M
	° Incorrectly installed pipe crossover may cause drainage/flooding issues	D	2	Low	
	° May cause vehicle damage or accident if not installed or signed properly (eg pipe crossovers in rural location)	D	3	Moderate	

Standard requirements for public liability insurance for approval holders

Tradesmen utilising Footpath	° People tripping or walking into equipment or materials being used on job	D	3	Moderate	Minor Works \$10.0M Major Works \$20.0M
	° Injury caused by tools and equipment being used	D	2	Low	
	° People being hit by falling objects eg wall/awning collapse	D	2	Low	
	° People being forced to use roadway to bypass works being carried out on footpath - potential to be hit by car	E	4	High	
Contractors engaged by Council carrying out works on roads or footpaths	° Injury to member of public by machinery, tools, materials, equipment etc being used on the job	C	4	Extreme	Minimum cover of \$20.0M or such other higher amount as determined by the Director Infrastructure Services depending on the works being undertaken
	° Damage to vehicles or property as a result of works being carried out	C	2	Moderate	
	° Vehicle accident caused by conduct of works	C	4	Extreme	
	° Services (eg water mains) being damaged and causing problems (eg flooding) for properties in vicinity	D	1	Low	
	° Impact on businesses where works prevent ready access to business premises - economic loss	D	3	Moderate	
Transport of large objects eg House Removals	° Damage to Council infrastructure eg bridges, roads, signage	C	3	High	\$20.0M
	° Load shifting/falling causing damage to other vehicles/injury to people	D	5	Extreme	
	° Vehicle accident caused by motorists trying to pass wide load at inappropriate opportunity	D	5	Extreme	
Conduct of Events on Council controlled land or property	° Slip or trip hazards	C	3	High	Minor Events \$10.0M Major Events \$20.0M
	° Injury to member of public by event activities being conducted eg fireworks, horse riding, machinery and vehicle movements	C	4	Extreme	
	° Injuries caused by amusement rides, jumping castles and similar equipment	D	4	High	
	° Injury caused by animals taking part in event - biting, chewing, trampling, poisoning etc	D	2	Low	
	° Food poisoning	D	4	High	
	° Electrical hazards, leads running across ground etc	D	4	High	
	° Inadequate traffic control where road closures involved resulting in injury	D	4	High	
	° Injury from environmental hazards: standing water, unshielded drops or falls, tree hazards, hazardous substances, fire, building or structure collapse etc	D	4	High	
Erection of signage/advertising devices on Council roads or property	° Signage could fall, be blown over or picked up by a strong wind, causing injury or damage to persons or property	D	2	Low	\$5.0M
	° Signage could distract motorists or obscure vision, causing an accident	E	4	High	
Lessees of Council facilities	° Risk of drowning (pools) and failure to provide adequate supervision	D	4	High	<u>Commercial Leases:</u> Pools or any facility with a Pool \$20.0M Other \$10.0M - \$15.0M <u>Community Leases</u> - \$5.0M
	° Injury from slip and trip hazards eg slippery or wet floors, uneven surfaces etc	C	3	High	
	° Inadequate signage re No Diving, Shallow Water etc at pools and injury/death caused by diving into shallow water	D	4	High	
	° Inadequate water treatment or plant/equipment failure causing illness from water not being properly treated	E	2	Low	
	° Injury caused by activities of lessee - eg mowing of grounds	C	2	Moderate	
	° Food poisoning from foodstuffs sold by lessee at a kiosk operated by the lessee	D	4	High	
	° Faulty equipment causing injury to patrons/users of facility	D	2	Low	

Standard requirements for public liability insurance for approval holders

Table 1 - Qualitative measures of consequence or impact

Level	Descriptor	Example detail description
1	Insignificant	No significant injuries, low financial loss, negligible damage to, or loss of, assets/property
2	Minor	Small number of injuries, first-aid or out-patients treatment required, medium financial loss, minor property loss/damage - some repairs may be required
3	Moderate	A number of injuries - medical treatment and hospitalisation required - may also require long-term treatment, high financial loss, moderate to high property damage requiring repair or replacement
4	Major	Extensive injuries requiring hospitalisation and long-term treatment - small number of fatalities, major financial loss, significant/permanent damage to assets and/or infrastructure
5	Catastrophic	Potentially large numbers of serious injuries and fatalities, huge financial loss, widespread substantial/permanent damage to assets and/or infrastructure

Table 2 Qualitative measures of likelihood

Level	Descriptor	Description
A	Almost certain	Is expected to occur in most circumstances, say a number of times a month - >90% chance of occurring
B	Likely	Will probably occur in most circumstances, say about once a year - 50-90% chance of occurring
C	Possible	Might occur at some time, say once every 2-5 years - 20-50% chance of occurring
D	Unlikely	Could occur at some time, say once in 10 years - 1-20% chance of occurring
E	Rare	May occur only in exceptional circumstances - <1% chance of occurring

Table 3 Qualitative risk analysis matrix - level of risk

Likelihood	Consequences				
	Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
A (almost certain)	H	H	E	E	E
B (likely)	M	H	H	E	E
C (possible)	L	M	H	E	E
D (unlikely)	L	L	M	H	E
E (rare)	L	L	M	H	H

Legend:

- E: extreme risk, immediate action required
- H: high risk, senior management action needed
- M: moderate risk, management responsibility must be specified
- L: low risk, manage by routine procedures



Revenue Policy

Policy Type	Council Policy	Version:	4.0
Responsible Officer	Manager Finance	Date Approved:	15/03/2023
Review Officer:	Director Corporate and Community Services	Review Due:	15/02/2024
Author:	Manager Finance	Commencement:	15/03/2023

1. PURPOSE

Provisions of the *Local Government Act 2009* (Qld) and *Local Government Regulation 2012* (Qld), requires Council to prepare and adopt this policy as part of Council's budget each year. The policy contains principles that will be used for the development of Council's Budget.

2. POLICY STATEMENT

To identify the principles used by Council for making and levying rates and utility charges, exercising powers to grant rebates and concessions, for recovering unpaid amounts of rates and charges and the setting of miscellaneous fees and charges.

3. PRINCIPLES

3.1 THE MAKING OF RATES AND UTILITY CHARGES

- a) In general, it is Council's policy that a user pays principle applies to all specific services provided to ratepayers and other users in Mareeba Shire Council.
- b) Exceptions to the *user pays principle* include general services to the community as a whole when it is in the community interest to do so.
- c) Council will have regard to the principles of:
 - Transparency in the making of rates and charges;
 - Having in place a rating regime that is as simple and inexpensive as possible;
 - Equity by ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations, and disregarding irrelevancies such as the perceived personal wealth of individual ratepayers or ratepayer classes; and
 - Flexibility to take account of changes in the local economy.
- d) In pursuing the abovementioned principles Council may avail itself of the following:
 - A system of differential general rating
 - Minimum general rates
 - Utility charges
 - Special rates and charges
 - Separate charges
 - Limitation of rate increases (rate capping)

Revenue Policy

3.2 LEVYING OF RATES AND CHARGES

In levying rates Council will apply the principles of:

- making clear what is the Council's and each ratepayer's responsibility to the rating system (Council may allow a discount for prompt payment);
- making the levying system as simple as possible to administer;
- timing the levy of rates where possible to take into account the financial cycle of local economic activity, in order to assist smooth running of the local economy; and
- equity through flexible payment arrangements for ratepayers with a lower capacity to pay.

3.3 CONCESSIONS FOR RATES AND CHARGES

In considering the application of concessions, Council will be guided by the principles of:

- equity,
- the same treatment for ratepayers with similar circumstances;
- transparency by making clear the requirements necessary to receive concessions, and
- flexibility to allow Council to respond to local economic issues

The purposes for granting concessions are to relieve economic hardship and provide rebates to eligible pensioners and not-for-profit community, recreation and sporting groups. In addition, Council may grant concessions on a case-by-case basis if it is satisfied that any one or more of the other criteria in section 120(1) of the *Local Government Regulation 2012* (Qld) have been met.

3.4 THE RECOVERY OF RATES AND CHARGES

- a) Council will exercise its rate recovery powers in order to reduce the overall rate burden on ratepayers.
- b) It will be guided by the principles of:
 - transparency by making clear the obligations of ratepayers and the processes used by Council in assisting them meet their financial obligations;
 - making the processes used to recover outstanding rates and charges clear, and as simple to administer and as cost effective as possible (refer to Council's Debt Recovery Policy);
 - capacity to pay in determining appropriate arrangements for different sectors of the community;
 - equity by having regard to providing the same treatment for ratepayers with similar circumstances; and
 - flexibility by responding, where necessary, to changes in the local economy.

3.5 THE SETTING OF COST-RECOVERY FEES AND COMMERCIAL SERVICES CHARGES

Council will be guided by the following principles in the setting of cost-recovery fees on the one hand, and commercial services on the other:

- Fees associated with regulatory services will be set at the full cost of providing the service or taking the action for which, the fee is charged. Council may choose to subsidise the fee from other sources if it is in the community interest to do so.

Revenue Policy

- Commercial services charges will be set to recover the full cost of providing the service and, if provided by a Business of Council, may include a component for return on Council's investment.

3.6 THE EXTENT TO WHICH PHYSICAL AND SOCIAL INFRASTRUCTURE COSTS FOR A NEW DEVELOPMENT ARE TO BE FUNDED BY CHARGES FOR THE DEVELOPMENT

Developers are required to contribute towards the Council's infrastructure in accordance with the provisions of the *Planning Act 2016*. Infrastructure charges are required for roadworks, parks, drainage and water and sewerage head works where applicable.

In addition, social infrastructure costs are to be met by grants received from the Government and general revenue sources.

4. SCOPE

This policy applies to Mareeba Shire Council and all related business activities.

5. DEFINITIONS

Council refers to Mareeba Shire Council

6. RELATED DOCUMENTS AND REFERENCES

Debt Recovery Policy (MSC)
Local Government Act 2009 (Qld)
Local Government Regulation 2012 (Qld)
Planning Act 2016 (Qld)

7. REVIEW

It is the responsibility of the Director Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every year or as required by Council.

8.3 COMMUNITY HOUSING ANNUAL RENT REVIEW

Date Prepared: 15 February 2023
Author: Senior Community Services Officer
Attachments: Nil

EXECUTIVE SUMMARY

As a registered provider of Long-Term Community Housing, Mareeba Shire Council is required to conduct an annual community housing rent review. The findings of the review are presented for consideration.

RECOMMENDATION

That Council adopts the annual community housing rent review.

BACKGROUND**1. Community Housing Rent Policy**

As a funded, Long-Term Community Housing (LTCH) provider, Council must adhere to relevant government legislation and policies for setting rents, including the State Government's *Community Housing Rent Policy*.

The key points are:

- Community Housing providers must review market rents at least annually.
- The State Government sets the maximum affordable rent for community housing tenants at 25% of assessable income plus Commonwealth Rent Assistance (CRA).
- Council's responsibility is to establish the market rent which is used to determine whether a tenant pays 25% of their income plus CRA or market rent, whichever is the lesser. This means that the income generated by the service is capped.

As part of the subcontracting arrangement with the Mareeba Community Housing Company (MCHC), this rent review is conducted in partnership with MCHC.

2. Setting Market Rent

MCHC has reviewed market rents by considering:

- CPI increase data from the Australian bureau of Statistics (ABS);
- private market rent for similar properties of the same standard in the area and
- relevant median rent data published by Residential Tenancies Authority (RTA).

The proposed percentage market rent increase for 2023 is 6.1% across all community housing properties. This reflects the average growth in median rents across all dwelling types in Mareeba Shire for year ending September 2022. The percentage is also on trend with the increases adopted by Council last year. Community housing tenants will never pay more than 25% of their assessable income plus CRA, regardless of how high market rent increases.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must adhere to relevant government legislation and policies for setting rents, including the State Government's *Community Housing Rent Policy*.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Tenants will be informed by the Mareeba Community Housing Company.

8.4 MAREEBA TENNIS CLUB COMMUNITY LOAN

Date Prepared: 16 February 2023
Author: Senior Community Engagement Officer
Attachments: Nil

EXECUTIVE SUMMARY

This report outlines a request for support from the Mareeba Tennis Club through the Community Partnerships Program by way of an interest-free loan of \$50,000.

RECOMMENDATION

That Council approves an interest-free loan to the Mareeba Tennis Club for \$50,000 subject to them securing sufficient grant funding.

BACKGROUND

Council received a request from the Mareeba Tennis Club on 9 February 2023 for an interest-free loan of \$50,000 to be used to upgrade five (5) courts at the facility located at Chewko Road, Mareeba.

The total cost of the upgrade project is \$546,073.

To undertake the project, Mareeba Tennis Club has applied for \$250,000 in funding under the Queensland Government's Minor Infrastructure Program and \$100,000 in funding under the Bendigo Bank's Community Grant program.

The Mareeba Tennis Club will commit \$100,000 towards the project.

Mareeba Tennis Club

The Club has a membership of between 180-200 with strong potential to further expand their membership and events into the future.

In 2017, Tennis Queensland provided Mareeba Tennis Club with a comprehensive facility audit to better understand facility conditions, compliance, and renewal requirements.

Tennis Queensland have recommended these courts should be rebuilt.

The Club is in a strong financial position and has proposed a re-payment amount of \$5,000 each July and \$5,000 each December for the next five (5) years.

Community Partnerships Program 2023/24 - New Request

The application to Council is for an interest-free loan, detailed below:

Loan Purpose:	To upgrade a bank of five tennis courts at the facility
Loan Amount:	\$50,000
Loan Term:	5 Years
Repayment Frequency:	July and December annually
Interest Rate:	6.50%

Foregone Interest:	\$9365.54 for the loan term.
Conditions:	Council's loan is conditional on the Club securing the necessary grant funding identified in this report. If the loan funds are not fully expended, the remaining funds are to be returned to Council.

RISK IMPLICATIONS

Financial

Nil

Infrastructure and Assets

Club to submit IPP form to Council if, and when, funding streams are secured.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

Foregone interest will be recorded as an in-kind contribution in the Community Partnerships Program budget.

Is the expenditure noted above included in the current budget?

Yes. The foregone interest value will be covered by funds allocated for new requests under Council's CPP budget.

LINK TO CORPORATE PLAN

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

IMPLEMENTATION/COMMUNICATION

Press release and social media is appropriate to inform community of Council assistance.

8.5 DEVELOPMENT & GOVERNANCE FEES AND CHARGES 2023/24

Date Prepared: 2 March 2023

Author: Supervisor Health and Local Laws

Attachments:

1. Development and Governance Planning Fees [↓](#)
2. Development and Governance Gates and Grids Fees [↓](#)
3. Development and Governance Building and Plumbing Fees [↓](#)
4. Development and Governance Environmental Health Animal Management and Local Laws Fees [↓](#)
5. Development and Governance Advertising Fees [↓](#)

EXECUTIVE SUMMARY

This report presents for Council's consideration and endorsement the recommended 2023/24 cost recovery fees for:

- Animal Management;
- Environmental Health;
- Local Laws Activities;
- Planning;
- Gates and Grids; and
- Building, Trade waste and Plumbing Certification.

RECOMMENDATION

That Council adopt the attached proposed Development and Governance 2023/24 fees.

BACKGROUND

The basis for the cost recovery fees has been to calculate actual costs to provide the service.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

The 2023/24 fees for Development and Governance have generally increased by 2.5%, which is in line with Council's Long-term Financial Plan. It's worth noting that Desexed and Entire dog registrations have been proposed with no increase.

RISK IMPLICATIONS**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Is the expenditure noted above included in the current budget?

Nil - Will be factored into the 2023/24 Council Financial Budget.

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

If Fees are adopted by Council, they will be updated in all relevant fees and charges documents for 2023/24.



Fees & Charges

Mareeba Shire Council

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged. Costs for services are reviewed annually, with the full cost recovery model applied wherever possible. The cost recovery fees represent the cost recovery fees set by Council at the date of the budget resolution. Council may alter any of the cost recovery fees in this booklet by resolution at any time prior to the next budget resolution. The cost recovery fees in this resolution have been set by reference to specified exemptions from GST determined by the Federal Government under Division 81 of the GST legislation. Council reserves the right to alter the GST status of any cost recovery fee in accordance with any changes made to the Division 81 list. All cost-recovery fees detailed are fixed in accordance with relevant State Government legislation, Council's Local Laws and Council policies.

Planning – Urban and Regional

If the development application is submitted within 12 months of a pre-lodgement the enquiry fee will be discounted from the development application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry.

General

Town Planning Sign for public notification	N/A	sign	\$60.00	
Pre-lodgement meeting and written pre-lodgement advice	(a)	application	\$620.00	PA2016 s51

If the development application is submitted within 12 months of a pre-lodgement enquiry, the pre-lodgement enquiry fee will be discounted from the development application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry

Planning Certificates

Limited Planning & Development Certificate	(a)	certificate	\$179.00	PA2016 s265
Standard Planning & Development Certificate	(a)	certificate	\$582.00	PA2016 s265
Full Planning & Development Certificate – Vacant Site	(a)	certificate	\$1,708.00	PA2016 s265
Full Planning & Development Certificate – Developed Site	(a)	certificate	\$2,353.00	PA2016 s265

Planning Schemes

Hard Copy – Mareeba Shire Planning Scheme 2004	(c)	copy	\$152.00	PA2016 s264
Hard Copy – Mareeba Shire Council Planning Scheme 2016	(c)	copy	POA	PA2016 s264
CD copy of Planning Scheme – Mareeba	(c)	copy	\$28.00	PA2016 s264

Application Fees

Application Fees – Application Requiring Fee Determination	(a)	application	POA	PA2016 s49 PA2016 s51
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Any development application which is deemed to be complex, unusual or of significant scale and likely to require significant additional assessment inputs (including the use of external consultants) will have an application fee determined based on expected costs to Council. Expected costs will include both internal and external assessment costs. Applicants should confirm during pre-lodgement discussions whether the application requires a fee determination.

Application Fees – Combined Applications	(a)	application	POA	PA2016 s49 PA2016 s51
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The fee shall be the combined total of all applicable fees unless otherwise determined by the Manager Development & Governance or Senior Planner

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Application Fees [continued]

Application involving a Variation Request	(a)	application	Normal fee plus \$8,683.00	PA2016 s49
Application Fees – Consultant Fees	(a)	application	POA	PA2016 s49 PA2016 s51

The cost of external consultant's fees for any further assessment or advice required by Council in consideration of any application or submission and/or technical report may be charged to the Applicant. The Applicant will be notified of Council's intent to refer the Application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of the consultant the consultant's costs must be paid prior to the final determination of the Application.

Extension of Relevant Period	(a)	application	\$539.00	PA2016 s86
Lapsed application or approval – no refund applies in any other circumstance	N/A		\$0.00	
Undefined Use	N/A		POA	

Fee as determined by the Manager Development & Governance or Senior Planner

Application for Building Work assessable against the Planning Scheme

Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	(a)	application	\$501.00	PA2016 s54
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Application to Change Development Approval

Application to change Development Approval after appeal period ends	(a)	application	Charge is 50% of current prescribed fee. Minimum fee \$526.00	PA2016 s52
Application to change Development Approval after appeal period ends – Court Order	(a)	application	\$3,246.00 plus all legal costs excluding GST	PA2016 s52

Application to Change a Compliance Certificate/Permit

Application to change a Compliance Certificate	(a)	application	\$319.00	PA2016 s51
Application to change a Compliance Permit	(a)	application	\$830.00	PA2016 s51

Application to Change Development Application

Additional fee to be paid based on % of current application fee: if prior to issue of Information Request	(a)	application	25%	PA2016 s51
Additional fee to be paid based on % of current application fee: if prior to the Decision Making period	(a)	application	50%	PA2016 s51
Additional fee to be paid based on % of current application fee: in Decision Making stage, but prior to report being completed	(a)	application	75%	PA2016 s51
Additional fee to be paid based on % of current application fee: after report is completed	(a)	application	100%	PA2016 s51

Application to Cancel Development Approval

Application to Cancel Development Approval	(a)	application	\$104.00	PA2016 s84
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Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Refund of Development Application - withdrawn application

Refund based on % of application fee paid: if prior to issue of Information Request	(a)		75%	PA2016 s109
Refund based on % of application fee paid: if prior to the Decision Making period	(a)		50%	PA2016 s109
Refund of Development Application – lapsed application	(a)		80% of application fee paid	PA2016 s109

Application lapsed as not properly made application (s266 of SPA) – refund 80% of application fee paid

Superseded Applications

Application under a Superseded Planning Scheme for exempt or self assessable development	(a)	application	\$674.00	PA2016 s29
The application fee for a Superseded Application is an additional cost is to be added to application fee for the MCU/Rol/OW				
Application under a Superseded Planning Scheme for Code or Impact	(a)	application	\$1,040.00	PA2016 s29

Survey Plans

Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	(a)	application	\$653.00	PR2017 Schedule 18
Endorsement of Survey Plan per lot fee (in addition to base fee) – based on DNRM valuation roll maintenance fee	(a)	lot	\$38.00	PR2017 Schedule 18
Re-endorsement of a survey plan	(a)	application	\$281.00	PR2017 Schedule 18
Endorsement of CMS/Easement/Covenant	(a)	document	\$377.00	PR2017 Schedule 18

Developer Contributions

Drainage contribution	N/A	charge	\$5,192.00	PA2016 s113
Parks contribution	N/A	charge	\$5,192.00	PA2016 s113
Roads contribution	N/A	charge	\$5,192.00	PA2016 s113

Sewerage

Kuranda – Sewerage for Area 1 (Refer to Maps)	N/A	charge	\$5,192.00	PA2016 s113
Kuranda – Sewerage for Area 2 (Refer to Maps)	N/A	charge	\$5,192.00	PA2016 s113
Kuranda – Sewerage for Area 3 (Refer to Maps)	N/A	charge	\$8,681.00	PA2016 s113
Kuranda – Sewerage for Area 4 (Refer to Maps)	N/A	charge	\$8,002.00	PA2016 s113
Mareeba – Sewerage contribution	N/A	charge	\$5,192.00	PA2016 s113

Water

Chillagoe – Water contribution	N/A	charge	\$5,192.00	PA2016 s113
Dimbulah – Water contribution	N/A	charge	\$5,192.00	PA2016 s113
Mareeba – Water contribution	N/A	charge	\$5,192.00	PA2016 s113
Mt Molloy – Water contribution	N/A	charge	\$5,192.00	PA2016 s113
Water for Kuranda HLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$6,419.00	PA2016 s113
Water for Mason HLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$8,815.00	PA2016 s113

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Water [continued]

Water for Warril HLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$10,350.00	PA2016 s113
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Parking

Vehicle space provided by Council off street

Kuranda town – Business and Village zone	N/A	space	\$10,969.00	PA2016 s113
Kuranda town – other areas	N/A	space	\$2,737.00	PA2016 s113
Mareeba town – Commercial, Business and Industry zone	N/A	space	\$6,958.00	PA2016 s113
Mareeba town – other areas	N/A	space	\$2,737.00	PA2016 s113
Other Towns	N/A	space	POA	PA2016 s113

Material Change of Use

Material Change of Use - Business and Commercial Uses

Adult Store – Code	(a)	application	\$1,735.00	PA2016 s51
Adult Store – Impact	(a)	application	\$2,962.00	PA2016 s51
Agricultural supplies store – Code	(a)	application	\$1,735.00	PA2016 s51
Agricultural supplies store – Impact	(a)	application	\$2,962.00	PA2016 s51
Bar – Code	(a)	application	\$1,735.00	PA2016 s51
Bar – Impact	(a)	application	\$2,962.00	PA2016 s51
Car wash – Code Up to 250 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Car wash – Code 251 sq.m or greater	(a)	application	\$4,621.00	PA2016 s51
Car wash – Impact Up to 250 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Car wash – Impact 251 sq.m or greater	(a)	application	\$6,958.00	PA2016 s51
Food and drink outlet – Code	(a)	application	\$1,933.00	PA2016 s51
Food and drink outlet – Impact	(a)	application	\$2,962.00	PA2016 s51
Function facility – Code	(a)	application	\$1,735.00	PA2016 s51
Function facility – Impact	(a)	application	\$2,962.00	PA2016 s51
Funeral parlour – Code	(a)	application	\$1,735.00	PA2016 s51
Funeral parlour – Impact	(a)	application	\$2,962.00	PA2016 s51
Garden centre – Code	(a)	application	\$1,735.00	PA2016 s51
Garden centre – Impact	(a)	application	\$2,962.00	PA2016 s51
Hardware and trade supplies – Code Up to 1,000 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Hardware and trade supplies – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$4,621.00	PA2016 s51
Hardware and trade supplies – Code greater than 2,500 sq.m GFA	(a)	application	\$7,130.00	PA2016 s51
Hardware and trade supplies – Impact Up to 1,000 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Hardware and trade supplies – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$6,958.00	PA2016 s51
Hardware and trade supplies – Impact greater than 2,500 sq.m GFA	(a)	application	\$9,058.00	PA2016 s51
Health care services – Code Up to 250 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Health care services – Code 251 sq.m or greater	(a)	application	\$4,621.00	PA2016 s51

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Business and Commercial Uses [continued]

Health care services – Impact Up to 250 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Health care services – Impact 251 sq.m or greater	(a)	application	\$6,958.00	PA2016 s51
Home based business – Code	(a)	application	\$1,196.00	PA2016 s51
Home based business – Impact	(a)	application	\$1,933.00	PA2016 s51
Hotel – Code	(a)	application	\$4,621.00	PA2016 s51
Hotel – Impact	(a)	application	\$6,958.00	PA2016 s51
Market – Code	(a)	application	\$1,196.00	PA2016 s51
Market – Impact	(a)	application	\$1,933.00	PA2016 s51
Nightclub entertainment facility – Code	(a)	application	\$1,735.00	PA2016 s51
Nightclub entertainment facility – Impact	(a)	application	\$2,962.00	PA2016 s51
Office – Code Up to 250 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Office – Code 251 sq.m or greater	(a)	application	\$4,621.00	PA2016 s51
Office – Impact Up to 250 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Office – Impact 251 sq.m or greater	(a)	application	\$6,958.00	PA2016 s51
Outdoor sales – Code	(a)	application	\$1,735.00	PA2016 s51
Outdoor sales – Impact	(a)	application	\$2,962.00	PA2016 s51
Sales office – Code	(a)	application	\$1,196.00	PA2016 s51
Sales office – Impact	(a)	application	\$1,933.00	PA2016 s51
Service station – Code	(a)	application	\$4,621.00	PA2016 s51
Service station – Impact	(a)	application	\$6,958.00	PA2016 s51
Shop – Code Up to 1,000 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Shop – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$4,621.00	PA2016 s51
Shop – Code greater than 2,500 sq.m GFA	(a)	application	\$7,130.00	PA2016 s51
Shop – Impact Up to 1,000 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Shop – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$6,958.00	PA2016 s51
Shop – Impact greater than 2,500 sq.m GFA	(a)	application	\$9,058.00	PA2016 s51
Shopping centre – Code Up to 1,000 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Shopping centre – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$4,621.00	PA2016 s51
Shopping centre – Code greater than 2,500 sq.m GFA	(a)	application	\$7,130.00	PA2016 s51
Shopping centre – Impact Up to 1,000 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Shopping centre – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$6,958.00	PA2016 s51
Shopping centre – Impact greater than 2,500 sq.m GFA	(a)	application	\$9,058.00	PA2016 s51
Showroom – Code	(a)	application	\$1,735.00	PA2016 s51
Showroom – Impact	(a)	application	\$2,962.00	PA2016 s51
Theatre – Code	(a)	application	\$1,735.00	PA2016 s51
Theatre – Impact	(a)	application	\$2,962.00	PA2016 s51
Tourist attraction – Code	(a)	application	POA	PA2016 s51
Tourist attraction – Impact	(a)	application	POA	PA2016 s51
Tourist park – Code	(a)	application	\$1,735.00	PA2016 s51
Tourist park – Impact	(a)	application	\$2,962.00	PA2016 s51
Veterinary services – Code	(a)	application	\$1,735.00	PA2016 s51
Veterinary services – Impact	(a)	application	\$2,962.00	PA2016 s51

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Community Uses

Cemetery – Code	(a)	application	\$1,735.00	PA2016 s51
Cemetery – Impact	(a)	application	\$2,962.00	PA2016 s51
Child care centre – Code	(a)	application	\$1,735.00	PA2016 s51
Child care centre – Impact	(a)	application	\$2,962.00	PA2016 s51
Community care centre – Code	(a)	application	\$1,735.00	PA2016 s51
Community care centre – Impact	(a)	application	\$2,962.00	PA2016 s51
Community use – Code	(a)	application	\$1,735.00	PA2016 s51
Community use – Impact	(a)	application	\$2,962.00	PA2016 s51
Crematorium – Code	(a)	application	\$1,735.00	PA2016 s51
Crematorium – Impact	(a)	application	\$2,962.00	PA2016 s51
Detention facility – Code	(a)	application	\$4,621.00	PA2016 s51
Detention facility – Impact	(a)	application	\$7,130.00	PA2016 s51
Educational establishment – Code	(a)	application	\$4,621.00	PA2016 s51
Educational establishment – Impact	(a)	application	\$6,958.00	PA2016 s51
Emergency services – Code	(a)	application	\$1,735.00	PA2016 s51
Emergency services – Impact	(a)	application	\$2,962.00	PA2016 s51
Hospital – Code	(a)	application	\$7,130.00	PA2016 s51
Hospital – Impact	(a)	application	\$9,058.00	PA2016 s51
Place of worship – Code	(a)	application	\$1,735.00	PA2016 s51
Place of worship – Impact	(a)	application	\$2,962.00	PA2016 s51

Material Change of Use - Industrial Uses

Brothel – Code	(a)	application	\$1,735.00	PA2016 s51
Brothel – Impact	(a)	application	\$2,962.00	PA2016 s51
Bulk landscape supplies – Code	(a)	application	\$1,735.00	PA2016 s51
Bulk landscape supplies – Impact	(a)	application	\$2,962.00	PA2016 s51
Extractive industry – Code	(a)	application	\$4,621.00	PA2016 s51
Extractive industry – Impact	(a)	application	\$7,130.00	PA2016 s51
High impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
High impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$4,621.00	PA2016 s51
High impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,130.00	PA2016 s51
High impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
High impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$6,958.00	PA2016 s51
High impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$9,058.00	PA2016 s51
Low impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Low impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$4,621.00	PA2016 s51
Low impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,130.00	PA2016 s51
Low impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Low impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$6,958.00	PA2016 s51

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Industrial Uses [continued]

Low impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$9,058.00	PA2016 s51
Marine industry – Code	(a)	application	\$1,735.00	PA2016 s51
Marine industry – Impact	(a)	application	\$2,962.00	PA2016 s51
Medium impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Medium impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$4,621.00	PA2016 s51
Medium impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,130.00	PA2016 s51
Medium impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Medium impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$6,958.00	PA2016 s51
Medium impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$9,058.00	PA2016 s51
Research and technology industry – Code	(a)	application	\$1,735.00	PA2016 s51
Research and technology industry – Impact	(a)	application	\$2,962.00	PA2016 s51
Service industry – Code Up to 250 sq.m GFA	(a)	application	\$1,735.00	PA2016 s51
Service industry – Code 251 sq.m or greater	(a)	application	\$4,621.00	PA2016 s51
Service industry – Impact Up to 250 sq.m GFA	(a)	application	\$2,962.00	PA2016 s51
Service industry – Impact 251 sq.m or greater	(a)	application	\$6,958.00	PA2016 s51
Special industry – Code	(a)	application	POA	PA2016 s51
Special industry – Impact	(a)	application	POA	PA2016 s51
Transport depot – Code	(a)	application	\$1,735.00	PA2016 s51
Transport depot – Impact	(a)	application	\$2,962.00	PA2016 s51
Warehouse – Code	(a)	application	\$1,735.00	PA2016 s51
Warehouse – Impact	(a)	application	\$2,962.00	PA2016 s51

Material Change of Use - Residential Uses

Caretaker's accommodation – Code	(a)	application	\$1,196.00	PA2016 s51
Caretaker's accommodation – Impact	(a)	application	\$1,933.00	PA2016 s51
Community residence – Code	(a)	application	\$1,196.00	PA2016 s51
Community residence – Impact	(a)	application	\$1,933.00	PA2016 s51
Dual occupancy – Code	(a)	application	\$1,196.00	PA2016 s51
Dual occupancy – Impact	(a)	application	\$1,933.00	PA2016 s51
Dwelling house – Code	(a)	application	\$1,196.00	PA2016 s51
Dwelling house – Impact	(a)	application	\$1,933.00	PA2016 s51
Dwelling unit – Code	(a)	application	\$1,196.00	PA2016 s51
Dwelling unit – Impact	(a)	application	\$1,933.00	PA2016 s51
Multiple dwelling – Code 3 to 10 units	(a)	application	\$1,735.00	PA2016 s51
Multiple dwelling – Code 11 to 25 units	(a)	application	\$4,621.00	PA2016 s51
Multiple dwelling – Code More than 25 units	(a)	application	\$7,130.00	PA2016 s51
Multiple dwelling – Impact 3 to 10 units	(a)	application	\$2,962.00	PA2016 s51
Multiple dwelling – Impact 11 to 25 units	(a)	application	\$6,958.00	PA2016 s51
Multiple dwelling – Impact More than 25 units	(a)	application	\$9,058.00	PA2016 s51
Nature-based tourism – Code	(a)	application	POA	PA2016 s51
Nature-based tourism – Impact	(a)	application	POA	PA2016 s51

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Residential Uses [continued]

Relocatable home park – Code Up to 10 dwellings	(a)	application	\$1,735.00	PA2016 s51
Relocatable home park – Code 11 to 25 dwellings	(a)	application	\$4,621.00	PA2016 s51
Relocatable home park – Code More than 25 dwellings	(a)	application	\$7,130.00	PA2016 s51
Relocatable home park – Impact Up to 10 dwellings	(a)	application	\$2,962.00	PA2016 s51
Relocatable home park – Impact 11 to 25 dwellings	(a)	application	\$6,958.00	PA2016 s51
Relocatable home park – Impact More than 25 dwellings	(a)	application	\$9,058.00	PA2016 s51
Residential care facility – Code Up to 20 rooms/beds	(a)	application	\$1,735.00	PA2016 s51
Residential care facility – Code 21 to 100 rooms/beds	(a)	application	\$4,621.00	PA2016 s51
Residential care facility – Code greater than 100 rooms/beds	(a)	application	\$7,130.00	PA2016 s51
Residential care facility – Impact Up to 20 rooms/beds	(a)	application	\$2,962.00	PA2016 s51
Residential care facility – Impact 21 to 100 rooms/beds	(a)	application	\$6,958.00	PA2016 s51
Residential care facility – Impact greater than 100 rooms/beds	(a)	application	\$9,058.00	PA2016 s51
Resort complex – Code	(a)	application	POA	PA2016 s51
Resort complex – Impact	(a)	application	POA	PA2016 s51
Retirement facility – Code	(a)	application	\$7,130.00	PA2016 s51
Retirement facility – Impact	(a)	application	\$9,058.00	PA2016 s51
Rooming accommodation – Code Up to 20 rooms/beds	(a)	application	\$1,735.00	PA2016 s51
Rooming accommodation – Code 21 to 100 rooms/beds	(a)	application	\$4,621.00	PA2016 s51
Rooming accommodation – Code greater than 100 rooms/beds	(a)	application	\$7,130.00	PA2016 s51
Rooming accommodation – Impact Up to 20 rooms/beds	(a)	application	\$2,962.00	PA2016 s51
Rooming accommodation – Impact 21 to 100 rooms/beds	(a)	application	\$6,958.00	PA2016 s51
Rooming accommodation – Impact greater than 100 rooms/beds	(a)	application	\$9,058.00	PA2016 s51
Short-term accommodation – Code Up to 20 rooms/beds	(a)	application	\$1,735.00	PA2016 s51
Short-term accommodation – Code 21 to 100 rooms/beds	(a)	application	\$4,621.00	PA2016 s51
Short-term accommodation – Code greater than 100 rooms/beds	(a)	application	\$7,130.00	PA2016 s51
Short-term accommodation – Impact Up to 20 rooms/beds	(a)	application	\$2,962.00	PA2016 s51
Short-term accommodation – Impact 21 to 100 rooms/beds	(a)	application	\$6,958.00	PA2016 s51
Short-term accommodation – Impact greater than 100 rooms/beds	(a)	application	\$9,058.00	PA2016 s51
Workforce accommodation - Code	(a)	application	\$1,735.00	PA2016 s51
Workforce accommodation - Impact	(a)	application	\$2,962.00	PA2016 s51

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Rural Uses

Animal husbandry – Code (Except Kennel)	(a)	application	\$1,735.00	PA2016 s51
Animal husbandry – Impact (Except Kennel)	(a)	application	\$2,962.00	PA2016 s51
Animal keeping – Code (Except Kennel)	(a)	application	\$1,735.00	PA2016 s51
Animal keeping – Impact (Except Kennel)	(a)	application	\$2,962.00	PA2016 s51
Animal keeping Kennel – Code	(a)	application	\$4,621.00	PA2016 s51
Animal keeping Kennel – Impact	(a)	application	\$6,958.00	PA2016 s51
Aquaculture – Code Less than 5 hectares	(a)	application	\$1,735.00	PA2016 s51
Aquaculture – Code 5 hectares or greater	(a)	application	\$4,621.00	PA2016 s51
Aquaculture – Impact Less than 5 hectares	(a)	application	\$2,962.00	PA2016 s51
Aquaculture – Impact 5 hectares or greater	(a)	application	\$6,958.00	PA2016 s51
Cropping – Code	(a)	application	\$1,735.00	PA2016 s51
Cropping – Impact	(a)	application	\$2,962.00	PA2016 s51
Intensive animal industry – Code	(a)	application	\$4,621.00	PA2016 s51
Intensive animal industry – Impact	(a)	application	\$6,958.00	PA2016 s51
Intensive horticulture – Code	(a)	application	\$1,735.00	PA2016 s51
Intensive horticulture – Impact	(a)	application	\$2,962.00	PA2016 s51
Permanent plantation – Code	(a)	application	\$1,735.00	PA2016 s51
Permanent plantation – Impact	(a)	application	\$2,962.00	PA2016 s51
Roadside stall – Code	(a)	application	\$1,196.00	PA2016 s51
Roadside stall – Impact	(a)	application	\$1,933.00	PA2016 s51
Rural industry – Code	(a)	application	\$1,735.00	PA2016 s51
Rural industry – Impact	(a)	application	\$2,962.00	PA2016 s51
Rural workers' accommodation – Code	(a)	application	\$1,735.00	PA2016 s51
Rural workers' accommodation – Impact	(a)	application	\$2,962.00	PA2016 s51
Wholesale nursery – Code	(a)	application	\$1,735.00	PA2016 s51
Wholesale nursery – Impact	(a)	application	\$2,962.00	PA2016 s51
Winery – Code	(a)	application	\$1,735.00	PA2016 s51
Winery – Impact	(a)	application	\$2,962.00	PA2016 s51

Material Change of Use - Sport and Recreation Uses

Club – Code	(a)	application	\$1,735.00	PA2016 s51
Club – Impact	(a)	application	\$2,962.00	PA2016 s51
Indoor sport and recreation – Code	(a)	application	\$1,735.00	PA2016 s51
Indoor sport and recreation – Impact	(a)	application	\$2,962.00	PA2016 s51
Major sport, recreation and entertainment facility – Code	(a)	application	POA	PA2016 s51
Major sport, recreation and entertainment facility – Impact	(a)	application	POA	PA2016 s51
Motor sport facility – Code	(a)	application	POA	PA2016 s51
Motor sport facility – Impact	(a)	application	POA	PA2016 s51
Outdoor sport and recreation – Code	(a)	application	\$1,735.00	PA2016 s51
Outdoor sport and recreation – Impact	(a)	application	\$2,962.00	PA2016 s51
Park – Code	(a)	application	\$1,196.00	PA2016 s51
Park – Impact	(a)	application	\$1,933.00	PA2016 s51

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Other Uses

Air services – Code	(a)	application	\$7,130.00	PA2016 s51
Air services – Impact	(a)	application	\$9,058.00	PA2016 s51
Environmental facility – Code	(a)	application	\$1,196.00	PA2016 s51
Environmental facility – Impact	(a)	application	\$1,735.00	PA2016 s51
Landing – Code	(a)	application	\$1,735.00	PA2016 s51
Landing – Impact	(a)	application	\$2,962.00	PA2016 s51
Major electricity infrastructure – Code	(a)	application	\$1,735.00	PA2016 s51
Major electricity infrastructure – Impact	(a)	application	\$2,962.00	PA2016 s51
Non-resident workforce accommodation – Code	(a)	application	\$1,735.00	PA2016 s51
Non-resident workforce accommodation – Impact	(a)	application	\$2,962.00	PA2016 s51
Outstation – Code	(a)	application	\$1,196.00	PA2016 s51
Outstation – Impact	(a)	application	\$1,933.00	PA2016 s51
Parking station – Code	(a)	application	\$1,196.00	PA2016 s51
Parking station – Impact	(a)	application	\$1,933.00	PA2016 s51
Port services – Code	(a)	application	\$1,735.00	PA2016 s51
Port services – Impact	(a)	application	\$2,962.00	PA2016 s51
Renewable energy facility – Code	(a)	application	\$7,130.00	PA2016 s51
Renewable energy facility – Impact	(a)	application	\$9,058.00	PA2016 s51
Substation – Code	(a)	application	\$1,735.00	PA2016 s51
Substation – Impact	(a)	application	\$2,962.00	PA2016 s51
Telecommunications facility – Code	(a)	application	\$1,735.00	PA2016 s51
Telecommunications facility – Impact	(a)	application	\$2,962.00	PA2016 s51
Utility installation – Code	(a)	application	\$1,735.00	PA2016 s51
Utility installation – Impact	(a)	application	\$2,962.00	PA2016 s51

Reconfiguration

Reconfiguration up to 2 Lots, all boundary realignments and access easement	(a)	application	\$1,148.00	PA2016 s51
Reconfiguration up to 3 – 10 Lots	(a)	application	\$1,961.00	PA2016 s51
Reconfiguration up to 11 – 25 Lots	(a)	application	\$5,913.00	PA2016 s51
Reconfiguration up to 26 – 50 Lots	(a)	application	\$8,529.00	PA2016 s51
Reconfiguration up to >50 Lots	(a)	application	\$13,640.00	PA2016 s51

Operational Works

Operational Works Application

Application for works on Council road reserve involving an access (where associated with a MCU or RoL approval)	(a)	application	\$286.00	PA2016 s51
Application for Advertising Sign	(a)	application	\$1,158.00	PA2016 s51
Application for Clearing of Vegetation	(a)	application	\$501.00	PA2016 s51
Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	(a)	application	\$744.00	PA2016 s51

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Operational Works Application (associated with RoL for more than 5 lots)

Base Fee	(a)	application	\$1,659.00	PA2016 s51
Plus amount per lot	(a)	lot	\$147.00	PA2016 s51

Other Operational Works Application

Other Operational Works Application (incl associated with RoL up to 5 lots)	(a)	application	1.5% of cost (min \$230 max \$10,000)	PA2016 s51
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Construction Monitoring

Base Fee (associated with RoL for more than 5 lots)	(a)	application	\$1,659.00	PA2016 s51
Plus amount per Lot (associated with RoL for more than 5 lots)	(a)	lot	\$297.00	PA2016 s51
Construction Monitoring of other Operational Works (incl. associated with RoL up to 5 lots)	(a)	application	1.5% of cost (min \$235 max \$10,000)	PA2016 s51

Landscape Plans

Checking of Landscape Plans associated with Operational Works.

(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will: (a) submit a conforming statement of compliance; and (b) undertake a final inspection; and (c) submit as constructed landscaping plans (where required)	(a)	application	\$587.00	PA2016 s51
(ii) Landscape plans submitted and not in accordance with (i) above	(a)	application	\$1,961.00	PA2016 s51

Street Lighting Plans

Checking of Street Lighting Plans associated with Operational Works.

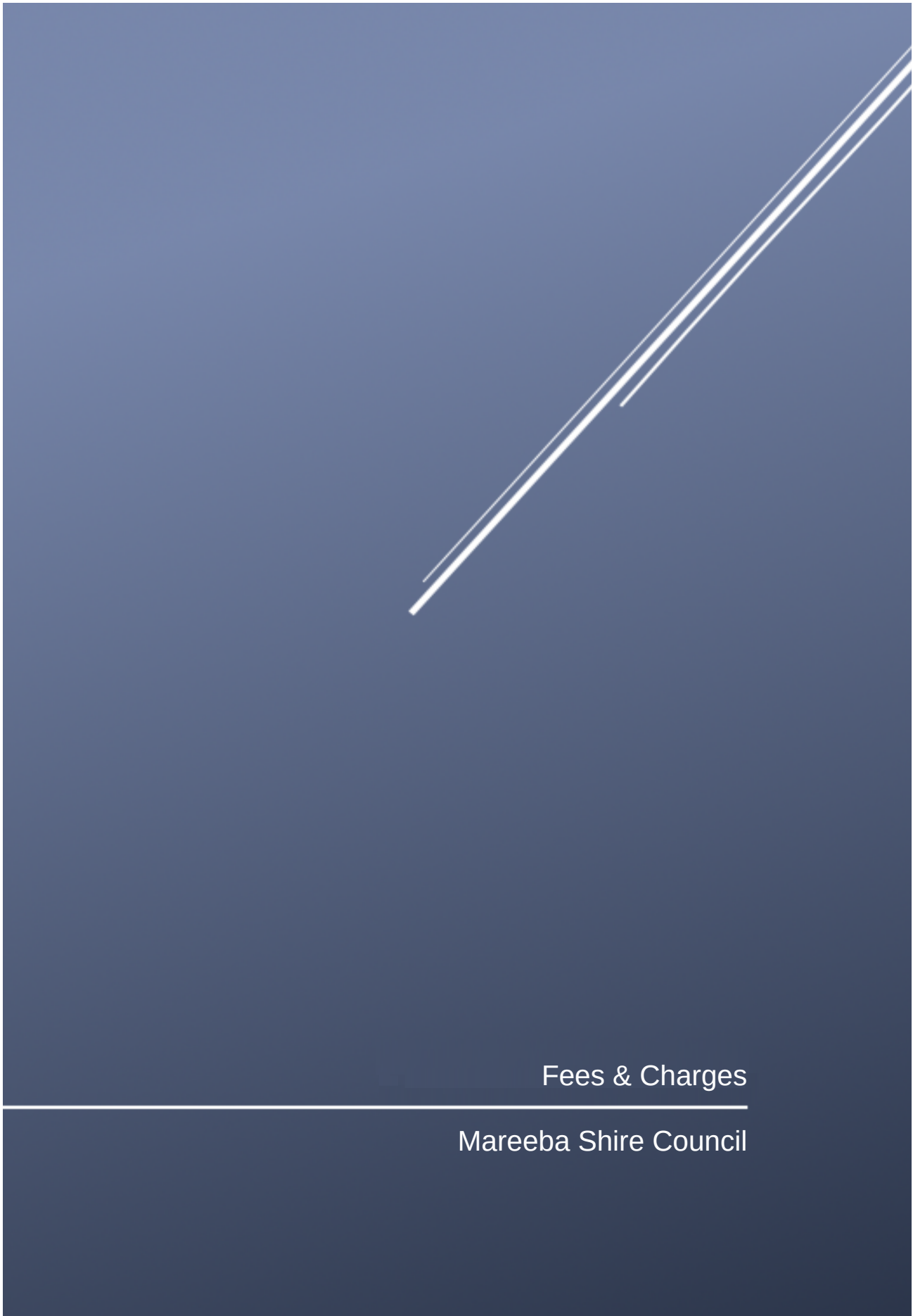
Base Fee	(a)	application	\$405.00	PA2016 s51
Plus amount per Lot	(a)	lot	\$17.00	PA2016 s51

Reassessment of Engineering Plans

Plus amount per lot	(a)	lot	\$76.00	PA2016 s51
As a result of substantially amended plans Base Fee	(a)	application	\$911.00	PA2016 s51

Bonds

Bonds for Construction Security and Defects Liability	(a)	application	5% of value of works (minimum \$1,000)	PA2016 s51
Bonds for Outstanding Works and Early Plan Sealing	(a)	application	150% of Value of Works Being Bonded	PA2016 s51



Fees & Charges

Mareeba Shire Council

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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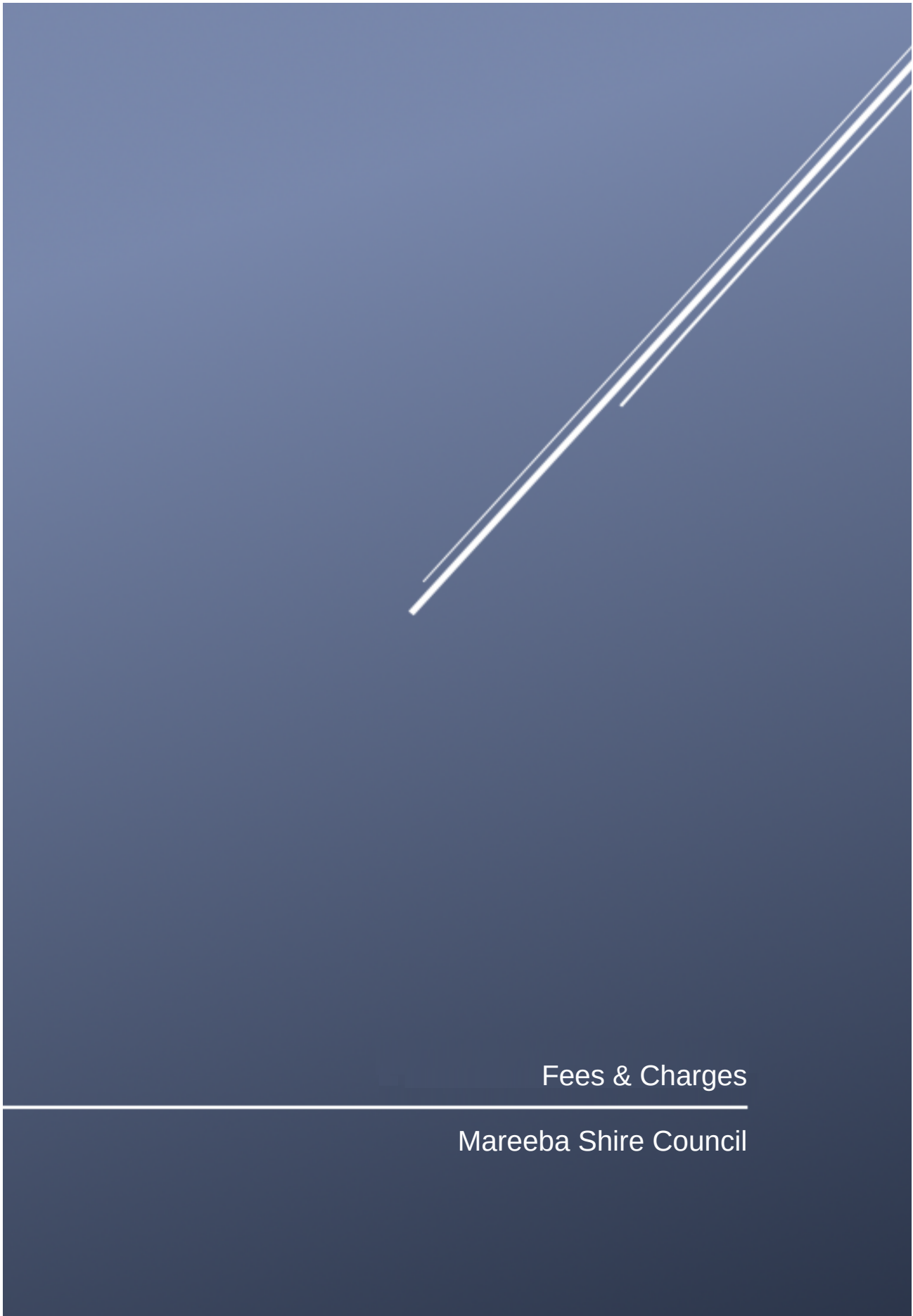
Mareeba Shire Council

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged. Costs for services are reviewed annually, with the full cost recovery model applied wherever possible. The cost recovery fees represent the cost recovery fees set by Council at the date of the budget resolution. Council may alter any of the cost recovery fees in this booklet by resolution at any time prior to the next budget resolution. The cost recovery fees in this resolution have been set by reference to specified exemptions from GST determined by the Federal Government under Division 81 of the GST legislation. Council reserves the right to alter the GST status of any cost recovery fee in accordance with any changes made to the Division 81 list. All cost-recovery fees detailed are fixed in accordance with relevant State Government legislation, Council's Local Laws and Council policies.

Gates and Grids

Application for approval	N/A	application	\$350.00	LL1 s8 LGA2009 s97(2)(a)
Application for renewal of approval	N/A	year	\$51.00	LL1 s14 LGA2009 s97(2)(a)
Fee for re-inspection	N/A	inspection	\$200.00	LL1 s8 LGA2009 s97(2)(a)
Transfer of Gate/Grid (change of ownership)	N/A	application	\$50.00	LL1 s15 LGA2009 s97(2)(a)
Renewal of approval (Minimum of 5)	N/A	property	\$255.00	LL1 s14 LGA2009 s97(2)(a)



Fees & Charges

Mareeba Shire Council

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost- recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged. Costs for services are reviewed annually, with the full cost recovery model applied wherever possible. The cost recovery fees represent the cost recovery fees set by Council at the date of the budget resolution. Council may alter any of the cost recovery fees in this booklet by resolution at any time prior to the next budget resolution. The cost recovery fees in this resolution have been set by reference to specified exemptions from GST determined by the Federal Government under Division 81 of the GST legislation. Council reserves the right to alter the GST status of any cost recovery fee in accordance with any changes made to the Division 81 list. All cost-recovery fees detailed are fixed in accordance with relevant State Government legislation, Council's Local Laws and Council policies.

Building

Administration

Inspections

Class 1 and 10 Buildings Inspection – One inspection cost for all locations	(e)	inspection	\$250.00	BA1975 s51(2)
Class 2 – 9 Buildings Inspection – One inspection cost of all locations	(e)	inspection	\$275.00	BA1975 s51(2)

Bonds

Demolition Bond - Clean-up Bond	N/A	bond	\$1,000.00	
Road Transport Bond (House Removal)	N/A	bond	\$5,000.00	

Extension of Time or Renewal of Building Approval (Lapsing)

Application	(a)	application	\$0.00	BA1975 s51(2)
Assessment	(e)	assessment	\$0.00	BA1975 s51(2)
Inspections x 1 minimum	(e)	inspection	\$0.00	BA1975 s51(2)
Submitted by a Private Certifier – Administration	(a)	application	\$0.00	BA1975 s51(2)

Siting dispensation (includes report)

Assessment	(e)	assessment	\$226.00	BA1975 s51(2)
Inspections x 1 minimum	(e)	inspection	\$0.00	BA1975 s51(2)

Temporary Accommodation Permit

Assessment	(a)	assessment	\$106.00	LL1 s8 LGA2009 s97(2)(a)
Inspections x 1 minimum (If necessary)	(a)	inspection	\$250.00	LL1 s8 LGA2009 s97(2)(a)
Renewal – Assessment	(a)	assessment	\$86.00	LL1 s14 LGA2009 s97(2)(a)

Building Records Search

Building File Information Only	(c)	application	\$57.00	BA1975 s51(2)
Building File Summary and Plans (Residential)	(c)	application	\$148.00	BA1975 s51(2)
Building File Summary and Plans (Commercial)	(c)	application	\$358.00	BA1975 s51(2)

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Building Records Search [continued]

Building File Summary, Plans and Inspection	(c)	application	\$373.00	BA1975 s51(2)
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Certificate of Classification

If not previously issued.

Application	(a)	application	POA	BA1975 s51(2)
Inspections (depending on location) x 1 minimum	(a)	inspection	\$250.00	BA1975 s51(2)

Lodgement Fee (Development Permit)

Private Certifier Lodgement

Class 1 and 10 – Non Commercial – Application	(a)	application	\$188.00	BA1975 s51(2)
Class 2 to 9 – Commercial Developments – Application	(a)	application	\$383.00	BA1975 s51(2)

Plumbing

Compliance Permit

New Plumbing Works

Inspection - one inspection cost for all locations	(e)	inspection	\$205.00	PDA2018 ss164-167
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Minor Plumbing works, modification to Existing Plumbing and Drainage

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	assessment	\$80.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$205.00	PDA2018 ss164-167

Minor Plumbing Connection (Class 10a Sheds)

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$410.00	PDA2018 ss164-167

Minor Plumbing Connection (Class 10A Sheds - Unsewered)

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167
Assessment Site and Soil Report	(e)	assessment	\$102.00	PDA2018 ss164-167
Inspection x 2 minimum	(e)	inspection	\$410.00	PDA2018 ss164-167

Town Sewer Connection (Domestic and Commercial)

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Town Sewer Connection (Domestic and Commercial) [continued]

Inspections x 4 minimum	(e)	inspection	\$820.00	PDA2018 ss164-167
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Installation of on-site disposal system (in connection with building permit)

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$102.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167
Inspections x 4 minimum	(e)	inspection	\$820.00	PDA2018 ss164-167

Installation of on-site disposal system (as standalone application)

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$102.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$410.00	PDA2018 ss164-167

Shop Fit-Out Commercial

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167
Inspections x 3 minimum	(e)	inspection	\$615.00	PDA2018 ss164-167

Additional/Alterations to plumbing fixtures - existing drainage connection

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$410.00	PDA2018 ss164-167

Existing Plumbing Works

Replacement of land application area

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$102.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$205.00	PDA2018 ss164-167

Disconnection from Council Sewer System

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	assessment	\$102.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$205.00	PDA2018 ss164-167

Connection to Council sewerage system

Application	(a)	application	\$106.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$410.00	PDA2018 ss164-167

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Administration

Provide copy of "as constructed" file	(c)	application	\$22.00	PDA2018 ss164-167
Amendment to Drainage Plan – Application	(a)	application	\$55.00	PDA2018 ss164-167
Amendment to Drainage Plan – Assessment	(e)	fixture – minimum charge \$110	\$22.00	PDA2018 ss164-167
Change of Plumber – Notification	(e)	application	\$64.00	PDA2018 ss164-167

On Site Sewerage Facility

Annual Administration Fee	N/A	application	No charge	
Non Compliance Fee	(e)	application	\$107.00	PDA2018 ss164-167
Non Compliance Fee for water quality test failure and sample analysis	(e)	application	Cost + 0.5 admin	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$410.00	PDA2018 ss164-167

Concurrence Agency Advice

On Site Concurrence Agency – Assessment	(e)	assessment	\$102.00	PDA2018 ss164-167
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Back flow prevention device

Annual Administration Fee	(e)	application	\$71.00	PDA2018 ss164-167
Non compliance Fee	(e)	application	\$107.00	PDA2018 ss164-167
Non compliance Fee for water quality test failure and sample analysis	(e)	application	Cost + 0.5 admin	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$410.00	PDA2018 ss164-167

Plumbing Extension of Time

Application Fee	(a)	application	\$106.00	PDA2018 ss164-167
Inspection Fee	(e)	inspection	\$205.00	BA1975 s51(2)

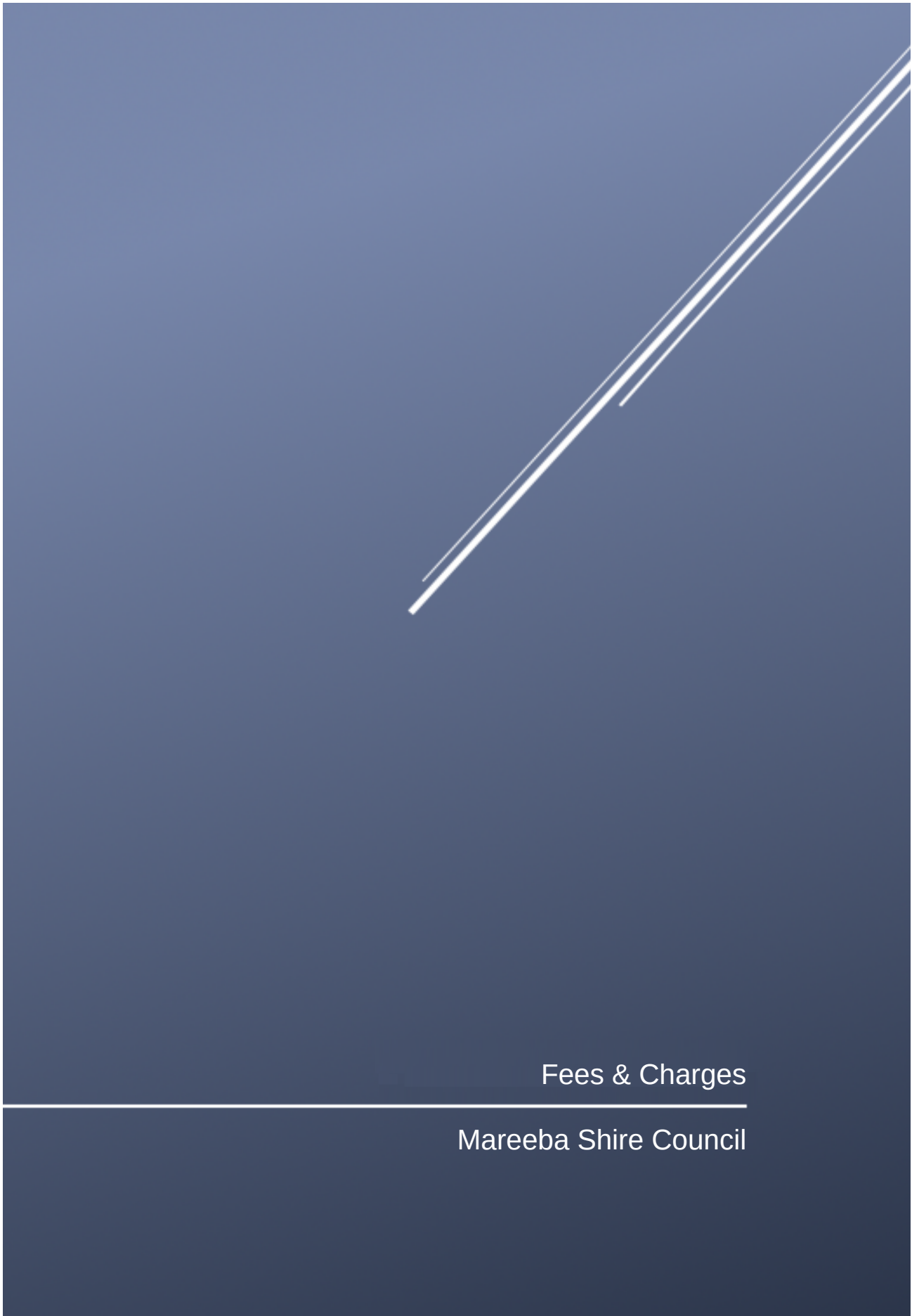
Temporary Plumbing

Application Fee	(a)	application	\$106.00	PDA2018 ss164-167
Inspection Fee	(e)	inspection	\$205.00	BA1975 s51(2)

Trade Waste

Applies to initial application fee.

One Assessment	(e)	assessment	\$152.00	WS(SR)A 2008 s180(1)(a)
One inspection cost for all locations	(e)	inspection	\$205.00	WS(SR)A 2008 s180(1)(a)



Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged. Costs for services are reviewed annually, with the full cost recovery model applied wherever possible. The cost recovery fees represent the cost recovery fees set by Council at the date of the budget resolution. Council may alter any of the cost recovery fees in this booklet by resolution at any time prior to the next budget resolution. The cost recovery fees in this resolution have been set by reference to specified exemptions from GST determined by the Federal Government under Division 81 of the GST legislation. Council reserves the right to alter the GST status of any cost recovery fee in accordance with any changes made to the Division 81 list. All cost-recovery fees detailed are fixed in accordance with relevant State Government legislation, Council's Local Laws and Council policies.

Animal Management

Where an application fee is paid for an annual approval or annual licence on or after 1 April the fees set for the following financial year are to be used and an extended expiry is to be applied to the particular approval.

Registration

Pro rata calculations apply to initial dog registration fees (first time registering the dog in the Shire)

- 1st Quarter: 1 April to 30 June - Pay full fee but maintain the 15 month registration.
- 2nd Quarter: 1 July to 30 September - No fee reduction
- 3rd Quarter: 1 October to 31 December - 25% fee reduction
- 4th Quarter: 1 January to 31 March - 50% fee reduction

Pups under 6 months	N/A	animal	No charge	
Desexed male/female	(a)	animal/annum	\$25.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Entire male/female	(a)	animal/annum	\$125.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Entire Dog (owned member of a recognised kennel club)	(a)	animal/annum	\$52.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Assistance Dog	N/A	animal/annum	No charge	
Working Dogs	N/A	animal/annum	No charge	
Replacement Tag	(d)	tag	\$8.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46

Registration for Regulated Dogs

Applies to dogs classified as Dangerous or Menacing.

Initial Fee	(a)	animal	\$466.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Renewal fee	(a)	animal	\$225.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Additional regulated sign (1 required at each entry point)	(a)	sign	\$47.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Replacement Regulated Dog Tag	(d)	tag	\$15.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Replacement cost – Small Regulated Dog Collar	(d)	collar	\$36.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Replacement cost – Medium Regulated Dog Collar	(d)	collar	\$40.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Registration for Regulated Dogs [continued]

Replacement cost – Large Regulated Dog Collar	(d)	collar	\$44.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46
Replacement cost – Extra-large Regulated Dog Collar	(d)	collar	\$48.00	AM(CD)A 2008 s44 AM(CD)A 2008 s46

Desexed Animal Refund

Entire Dog desexed during the year.

1st Period: 1 April to 30 September	N/A	animal	\$102.00	
2nd Period: 1 October to 31 December	N/A	animal	\$77.00	
3rd period: 1 January to 31 March	N/A	animal	\$51.00	

Impounding of Animals

Cat & Dog Impounding

Cats & Dogs – Sustenance fee for care of animal (after 24 hours)	(d)	animal	\$23.00	LGA2009 s262(3)(c)
Cats & Dogs – Sustenance fee for seized dogs per day	(d)	animal	\$23.00	LGA2009 s262(3)(c)
Dogs (Unregistered upon impounding)	(d)	animal	\$102.00	LL2 s29 LGA2009 s97(2)(d)
Must be registered prior to release				
Dogs (Registered upon impounding)	(d)	animal	\$102.00	LL2 s29 LGA2009 s97(2)(d)
Registered dogs will be returned for free the first time they are picked up by Council				
Cats – Cat or kitten with microchip	(d)	animal	\$102.00	LL2 s29 LGA2009 s97(2)(d)

Livestock Impounding

Stock – One animal	(d)	animal	\$404.00	LL2 s29 LGA2009 s97(2)(d)
Stock – Second and subsequent animals	(d)	animal	\$194.00	LL2 s29 LGA2009 s97(2)(d)
Stock – Sustenance fee for care of animal (after 24 hours)	(d)	animal	Cost	LGA2009 s262(3)(c)
Stock – Contractors, Driving and Transport (per movement)	(d)	impoundment	Cost	LGA2009 s262(3)(c)
Stock – Advertising	(d)	impoundment	Cost	LGA2009 s262(3)(c)
Poultry and Small Stock – One bird	(d)	bird	\$79.00	LL2 s29 LGA2009 s97(2)(d)
Poultry and Small Stock – Second and subsequent bird	(d)	bird	\$15.00	LL2 s29 LGA2009 s97(2)(d)
Poultry and Small Stock – One small stock	(d)	animal	\$79.00	LL2 s29 LGA2009 s97(2)(d)
Poultry and Small Stock – Sustenance fee for care of animal	(d)	animal	Cost	LGA2009 s262(3)(c)

Other

Hire of stock yards – Up to 7 head	(d)	day	\$105.00	LGA2009 s262(3)(c)
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Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Other [continued]

Hire of stock yards – More than 7 head	(d)	animal / day	\$16.00	LGA2009 s262(3)(c)
Hire of stock yards – Sustenance	(d)	animal / day	Cost	LGA2009 s262(3)(c)
Hire of stock yards – Labour hire	(d)	hour / person	\$74.00	LGA2009 s262(3)(c)
Loan of Dog/Cat Traps	N/A		No charge	

Animal Keeping

Approval to Keep Excess Dogs – Initial Application	(a)	application	\$102.00	LL1 s8 LGA2009 s97(2)(a)
Approval to Keep Excess Dogs – Renewal Application	(a)	application	\$27.00	LL1 s14 LGA2009 s97(2)(a)
Approval to Keep Excess Stock – Initial Application	(d)	application	\$102.00	LL1 s8 LGA2009 s97(2)(a)
Approval to Keep Excess Stock – Renewal Application	(a)	application	\$27.00	LL1 s14 LGA2009 s97(2)(a)
Amendment of Approval	(a)	application	\$27.00	LL1 s8 LGA2009 s97(2)(a)
Regulated Dog Permit (Restricted Breed) Initial Fee	(a)	application	\$466.00	LGA2009 s97(2)(a) AM(CD)A 2008 s44
Regulated Dog Permit (Restricted Breed) Renewal Fee	(a)	application	\$231.00	LGA2009 s97(2)(a) AM(CD)A 2008 s44

Environmental Health

Where an application fee is paid for an annual approval or annual licence on or after 1 April the fees set for the following financial year are to be used and an extended expiry is to be applied to the particular approval.

Searches

Record Search	(a)	search	\$84.00	LGA2009 s262(3)(c)
Physical Inspection (Sale Search)	(a)	inspection	\$339.00	LGA2009 s262(3)(c)

Food Act

Based on the Priority Classification System for Food Business.

Design & Fit out (without plan assessment)	(a)	application	\$334.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s58
Design & Fit out (with plan assessment)	(a)	application	\$462.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s58
Temporary Food Business (1 event)	(a)	application	\$145.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s52
Application High Risk Food Business	(a)	application	\$818.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s52
Application Medium Risk Food Business	(a)	application	\$657.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s52
Application Low Risk Food Business	(a)	application	\$317.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s52

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Food Act [continued]

Application Renewal High Risk Food Business	(a)	application	\$673.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s72
Application Renewal Medium Risk Food Business	(a)	application	\$359.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s72
Application Renewal Low Risk Food Business	(a)	application	\$248.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s72
Application for Restoration of Food Licence	(a)	application	\$109.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s73

Fee will be added to renewal notice for the next financial year if not received by the due date.

Application for Amendment of Food Licence	(a)	application	\$120.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s74
Application for Replacement of Food Licence	(a)	application	\$80.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s154
Inspections – for non-compliance, improvement	(a)	inspection	\$339.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s167
Inspections – by request	(a)	inspection	\$318.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s167
Food Safety Program Accreditation of Program by a Council Food Safety Auditor	(a)	premise	\$792.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s102
Non-Conformance Audit of a Food Safety Program by a Council Food Safety Auditor	(a)	premise	\$428.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s160
Amendment of Accredited Food Safety Program	(a)	premise	\$362.00	LGA2009 s97(2)(a) FA2006 s31 FA2006 s112

Personal Appearance Services

Design & Fit out (with plan assessment)	(a)	application	\$486.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9 PH(ICPAS)A 2003 s36
Application for Licence	(a)	application	\$478.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9 PH(ICPAS)A 2003 s58
Application for Renewal of Licence	(a)	licence	\$287.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9 PH(ICPAS)A 2003 s58
Application for Restoration of Licence	(a)	licence	\$106.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9

Fee will be added to renewal notice for next financial year if not received by due date

Re-inspection non higher risk	(a)	licence	\$240.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9
Application to Transfer Licence	(a)	licence	\$164.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9 PH(ICPAS)A 2003 s58

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Personal Appearance Services [continued]

Inspection non higher risk	(a)	licence	\$238.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9
Replacement Licence	(a)	licence	\$80.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9 PH(ICPAS)A 2003 s58
Application for Amendment of Licence	(a)	licence	\$259.00	LGA2009 s97(2)(a) PH(ICPAS)A 2003 s9 PH(ICPAS)A 2003 s58

Local Laws

Accommodation Facilities

Caravan parks – initial	(a)	application	\$466.00	LL1 s8 LGA2009 s97(2)(a)
Caravan parks – renewal	(a)	application	\$334.00	LL1 s14 LGA2009 s97(2)(a)
Camping Grounds – initial	(a)	application	\$446.00	LL1 s8 LGA2009 s97(2)(a)
Camping Grounds – renewal	(a)	application	\$318.00	LL1 s14 LGA2009 s97(2)(a)
Transfer of ownership	(a)	application	\$318.00	LL1 s15 LGA2009 s97(2)(a)

Busking

Application (annual)	(a)	application	\$133.00	LL1 s8 LGA2009 s97(2)(a)
Application to renew	(a)	year	\$102.00	LL1 s14 LGA2009 s97(2)(a)
Application (3 monthly)	(a)	3 monthly	\$37.00	LL1 s8 LGA2009 s97(2)(a)
Public Liability Buskers Insurance	(a)	person	\$15.00	LL1 s14 LGA2009 s97(2)(a)

Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6

Outdoor dining application	(a)	application	\$308.00	LL1 s8 LGA2009 s97(2)(a)
Outdoor dining renewal	(a)	year	\$184.00	LL1 s14 LGA2009 s97(2)(a)
Goods on footpath application	(a)	application	\$308.00	LL1 s8 LGA2009 s97(2)(a)
Goods on footpath renewal	(a)	year	\$184.00	LL1 s14 LGA2009 s97(2)(a)
Approved Furniture application	(a)	application	No charge	LL1 s8 LGA2009 s97(2)(a)
Approved Furniture renewal	(a)	year	No charge	LL1 s14 LGA2009 s97(2)(a)
Application for Approval – Commercial use LGCARs	(a)	application	\$308.00	LL1 s8 LGA2009 s97(2)(a)

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6 [continued]

Application for Renewal of Approval – Commercial use LGCARs	(a)	year	\$184.00	LL1 s14 LGA2009 s97(2)(a)
Parks, roads & reserves application	(a)	application	POA	LL1 s8 LGA2009 s97(2)(a)
Parks, roads & reserves renewal	(a)	year	POA	LL1 s14 LGA2009 s97(2)(a)
Amendment of Commercial Use of Roads Approval	(a)	application	\$118.00	LL1 s8 LGA2009 s97(2)(a)

Hoarding, Scaffolding or Gantry

Application for approval hoarding, scaffolding or gantry	(a)	application	\$512.00	LL1 s8 LGA2009 s97(2)(a)
Bond (if applicable – refundable)	(a)	application	\$1,000.00	LL1 s8 LGA2009 s97(2)(a)

Installation of advertising device – Schedule 8

Advertising Device Application	(a)	application	\$308.00	LL1 s8 LGA2009 s97(2)(a)
Advertising Device Renewal Application	(a)	year	\$166.00	LL1 s14 LGA2009 s97(2)(a)

Recovery of Abandoned Vehicles

Recovery of abandoned vehicles fee	(d)	vehicle	Cost + \$180.00	LL1 s37 LGA2009 s97(2)(d)
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Release of Impounded Items

Release of impounded sign	(d)	sign	\$74.00	LL1 s37 LGA2009 s97(2)(d)
Release of second and subsequent impounded signs	(d)	sign	\$31.00	LL1 s37 LGA2009 s97(2)(d)
Release of miscellaneous impounded items	(d)	item	Cost + \$79.00	LL1 s37 LGA2009 s97(2)(d)

Remedial Notices

Overgrown Properties	(a)	notice	Cost + \$210.00	LL1 s27 LGA2009 s262(3)(c)
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Operation of temporary entertainment events

Temporary Entertainment Application fee (expected attendees less than 500 people)	(a)	application	\$308.00	LL1 s8 LGA2009 s97(2)(a)
Temporary Entertainment Application fee (expected attendees more than 500 people)	(a)	application	\$308.00	LL1 s8 LGA2009 s97(2)(a)
Temporary Entertainment Assessment fee (expected attendees less than 500 people)	(a)	assessment POA	\$328.00 minimum	LL1 s8 LGA2009 s97(2)(a)

(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee

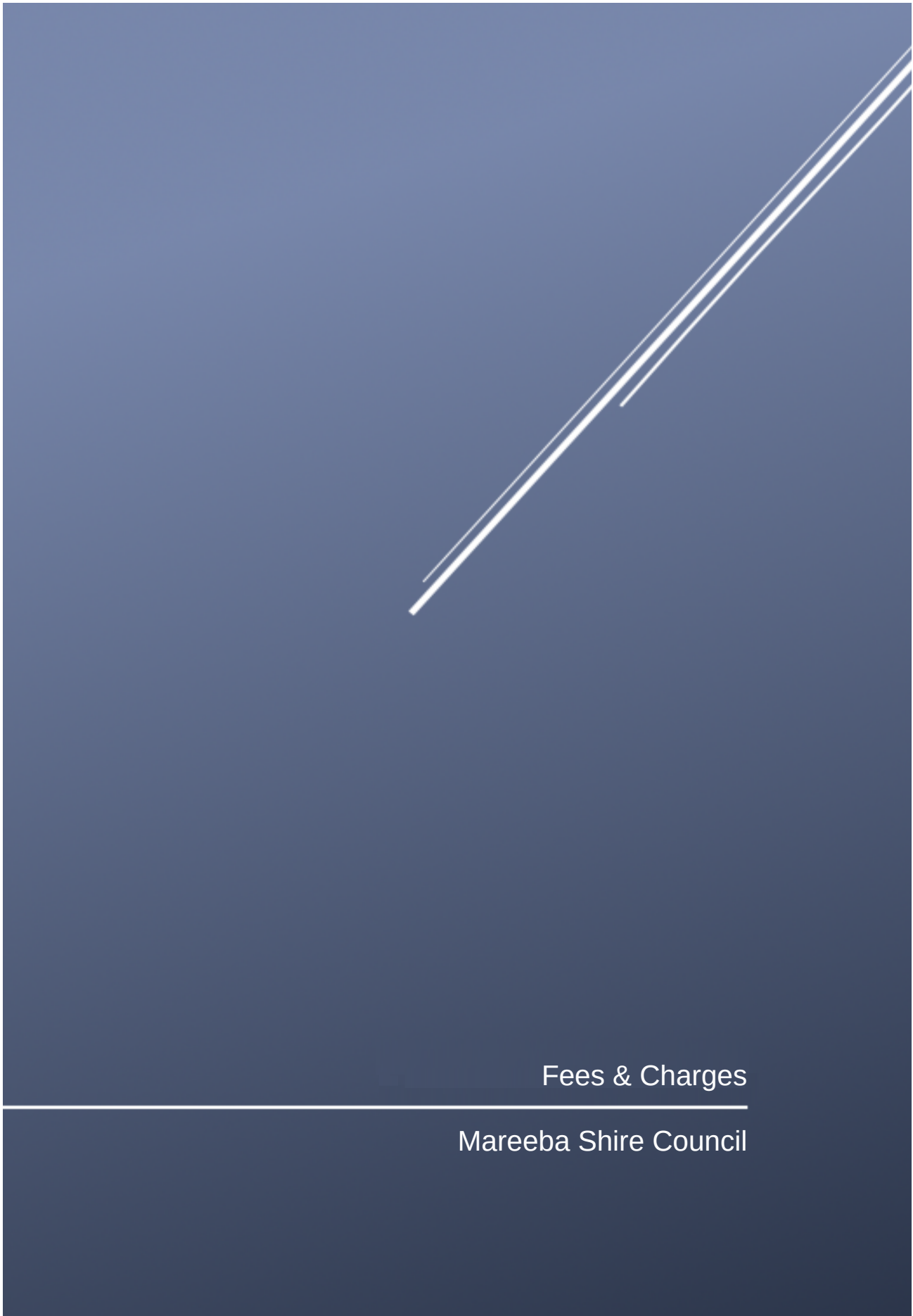
Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Operation of temporary entertainment events [continued]

Temporary Entertainment Assessment fee (expected attendees more than 500 people)	(a)	assessment POA	\$938.00 minimum	LL1 s8 LGA2009 s97(2)(a)
(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee				
Temporary Entertainment Assessment fee (expected attendees more than 500 people) [with live music]	(a)	assessment	POA	LL1 s8 LGA2009 s97(2)(a)
(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee				

Temporary Parking Permit

Temporary Parking Permit fee	(a)	application	\$202.00	LL1 s8 LGA2009 s97(2)(a)
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Fees & Charges

Mareeba Shire Council

Name	Cost Recovery	Unit	Year 23/24 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

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Advertising Signage

Applies to Mareeba Industrial Estate (MIP) and Mareeba Airport Aviation Industrial Park.

Supply of Blank Sign Panel (one-off fee)	N/A	application	\$62.00	
One (1) year rental on signage space	N/A	application	\$62.00	
Removal of a sign panel by a Council-authorized contractor	N/A	occurrence	\$226.00	
Bond payable for new applications for sign panel	N/A	application	\$300.00	

8.6 FINANCIAL STATEMENTS PERIOD ENDING 28 FEBRUARY 2023

Date Prepared: 1 March 2023

Author: Manager Finance

Attachments: 1. [Budgeted Income Statement by Fund 2022/23 Budget](#)

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2022 to 28 February 2023.

RECOMMENDATION

That Council:

1. receives the Financial Report for the period ending 28 February 2023;
2. empanels the contractor listed below to add to the Sole Supplier Register.

BACKGROUND

Each month, year to date financial statements are prepared in order to monitor actual performance against budgets.

For the month ending 28 February 2023, the actual results are in line with the year-to-date budget.

The budgeted figures reflect the 2022/23 Budget as adopted by Council at the 20 July 2022 meeting.

There are no issues or concerns to highlight at this stage.

<i>February 2023 - Snapshot</i>	Actuals YTD	Budget YTD
Total Operating Income	\$ 55,112,100	42,519,831
Total Operating Expenditure	\$ 37,072,221	30,645,795
Operating Surplus/(Deficit)	\$ 18,039,879	11,874,036
Total Capital Income (grants, developer contributions)	\$ 5,167,596	120,000
Net Result - Surplus/(Deficit)	\$ 23,207,475	11,994,036

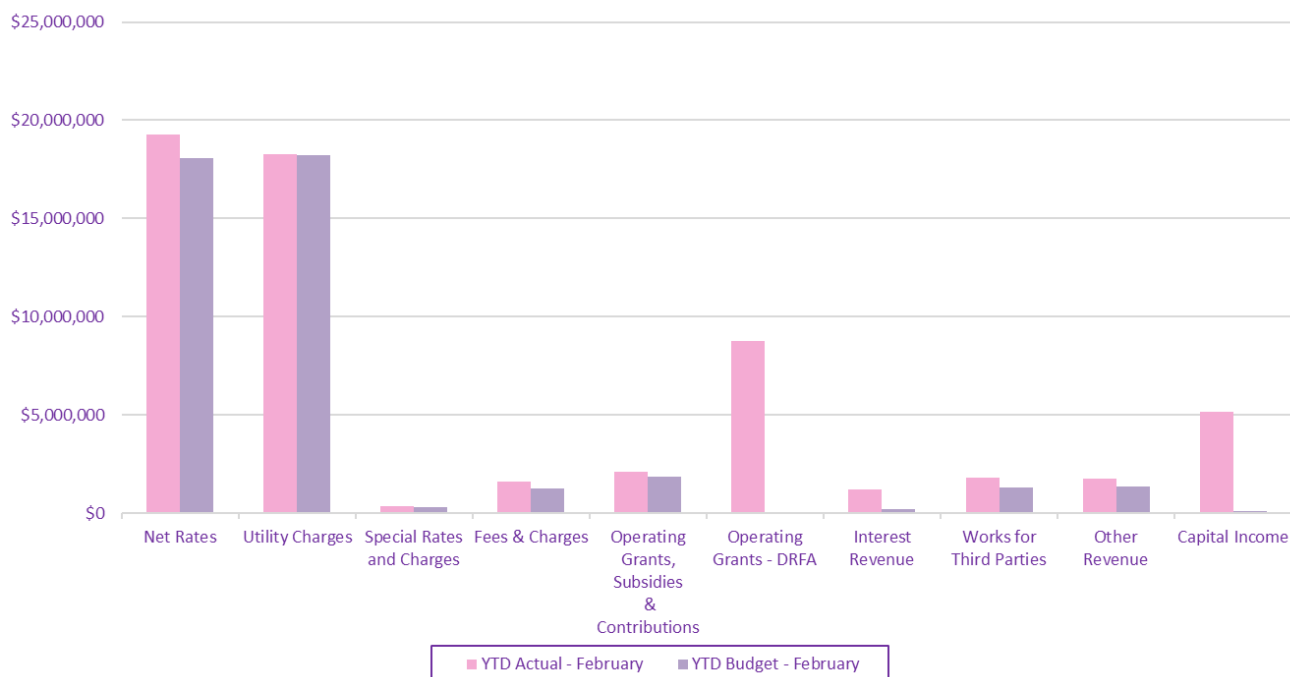
The operating surplus shown above is due to the Rates Notices for the period ending 30 June 2023 being issued in February 2023.

Income Analysis

Total income (inclusive of capital income of \$5,167,596) for the period ending 28 February 2023 is \$60,279,696 compared to the YTD budget of \$42,639,831.

The graph below shows actual income against budget for the period ending 28 February 2023.

Actual Income V Budget Income



	Actual YTD	Budget YTD	Note
Net Rates	19,265,250	18,056,865	1
Utility Charges	18,291,406	18,218,352	1
Special Rates and Charges	335,172	324,060	1
Fees & Charges	1,607,234	1,242,328	2
Operating Grants, Subsidies & Contributions	2,106,276	1,840,901	
Operating Grants, Subsidies - DRFA	8,752,958	-	3
Interest Received	1,209,804	198,666	4
Works for Third Parties	1,799,562	1,297,350	5
Other Revenue	1,744,438	1,341,309	6
Capital Income	5,167,596	120,000	7

Notes:

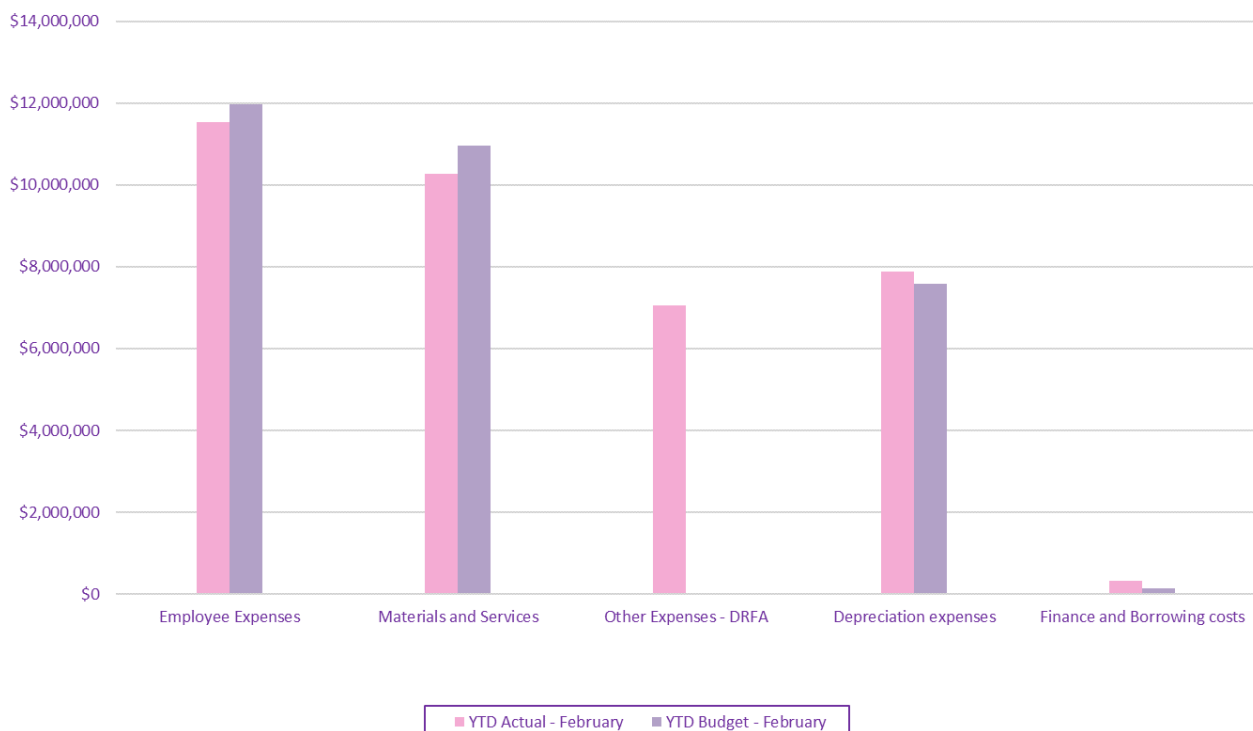
1. The Rate Notices for the period ending 30 June 2023 were issued 13 February 2023 with the discount due date being 17 March 2023.

2. Favourable variance due to fees and charges trending higher than anticipated, such as cemetery fees, building and plumbing, animal management fines and permits and waste fees.
3. Favourable variance is due to grant monies received for Disaster Recovery Funding Arrangements (DRFA) restoration works. This is not budgeted but will result in a complete offset with expenditure.
4. Positive outcome due to the rising interest rates, which has proven favourable. This interest will be allocated between constrained reserves (developer contributions), waste, water and wastewater funds.
5. Favourable result due third party works not budgeted for. The associated costs form part of the operational expenses which were also not budgeted for.
6. A significant portion of the favourable result is due to the sales of seven (7) lots of land parcels sold at the Mareeba Industrial Park, year to date gross sales are \$894k. These proceeds will go into the MIP reserve to fund future development.
7. Year to date capital funding reflects monies received for the DTMR Bridge Renewal Program John Doyle Bridge, LRCIP phases 1 – 3 progressive funding received, QRA funding for the Chillagoe Bore and Water Main construction, FNQ Monsoon Trough, Works for Queensland funding for Round 4 and Round 1 funding received from Department of Tourism, Innovation and Sport for the Swimming Pool Heating system.

Expenditure Analysis

Total expenses for the period ending 28 February 2023 is \$37,072,221 compared to the YTD budget of \$30,645,795. The graph below shows actual expenditure against budget for the period ending 28 February 2023.

Actual Expenditure V Budget Expenditure



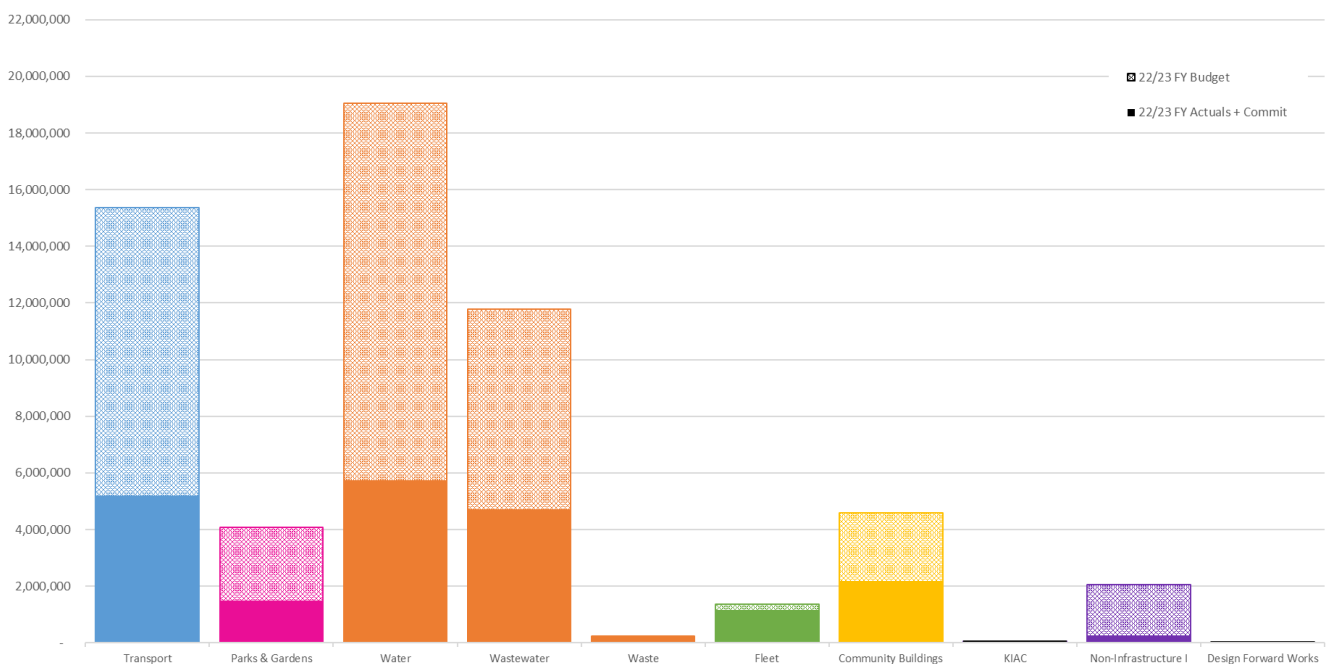
	Actual YTD	Budget YTD	Note
Employee expenses	11,537,735	11,967,994	
Materials & Services	10,278,869	10,949,211	1
Other Expenses - DFRA	7,057,817	-	2
Depreciation expenses	7,870,609	7,586,531	
Finance & Borrowing costs	327,191	142,059	3

Notes:

1. There are no significant issues to report. The reason for the variance is mainly a timing issue between budget allocation and actual expenditure trend. The variance is forecasted to even out as 30 June approaches.
2. The variance relates to the expenditure incurred for the Disaster Recovery Funding Arrangements (DRFA) restoration works. This expenditure is offset against the income received.
3. The large variance in Finance and Borrowing costs in comparison to budget is due to the valueless land properties that have been acquired (as per the November 2021 council report). A total of seven (7) properties have been acquired and recognised as Council assets and the associated rates and charges have been written off.

Capital Expenditure

Total capital expenditure of \$21,105,298 (including commitments) has been spent for the period ending 28 February 2023 against the 2022/23 adjusted annual capital budget of \$58,587,688.



Loan Borrowings

Council's loan balance is \$7,085,045.

Rates and Sundry Debtors AnalysisRates and Charges

The total rates and charges payable as at 28 February 2023 are \$16,819,479 which is broken down as follows:

Status	28 February 2023		28 February 2022	
	No. of properties	Amount	No. of properties	Amount
Valueless land	4	75,665	10	402,529
Payment Arrangement	55	97,509	36	61,620
Collection House	196	1,199,443	241	1,540,906
Exhausted – awaiting sale of land	6	47,085	9	60,169
Sale of Land	62*	944,441	6	288,110
Other (includes current rate notices)	7,800	14,455,336	8,168	14,272,775
TOTAL	8,123	16,819,479	8,470	16,626,109

* This includes the 57 Kuranda Resort properties that are currently up for Sale of Land, this process is being managed by Collection House.

The Rate Notices for the period ending 30 June 2023 were issued 13 February 2023 with total rates and charges amounting to \$20,875,091, with the discount due date being 17 March 2023.

Collection House collected \$43,070 for the month of February 2023.

Sundry Debtors

The total outstanding for Sundry Debtors as at 28 February 2023 is \$500,309 which is made up of the following:

Current	30 days	60 days	90 + days
\$429,473	\$37,185	\$1,037	\$32,614
85.8%	7.5%	0.2%	6.5%

Procurement

There were no emergency purchase orders for the month.

Council's Procurement Policy prescribes the methods for purchasing goods and services.

In accordance with Section 235 of the *Local Government Regulation 2021* titled "Other exceptions", Council is able to empanel the contractors that Council deems to be a Sole Supplier if:

- a) Council resolves that, it is satisfied that there is only one (1) supplier who is reasonably available; or,
- b) Council resolved that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous to invite quotes or tenders.

There are currently 46 suppliers considered sole suppliers which have been endorsed by Council.

It is recommended that Hans Pehl - The Clydesdale Forge be endorsed by Council and added to the approved sole supplier register.

Hans Pehl creates bespoke artistic steel fabrication/sculpture artwork. Hans Pehl originally fabricated the iconic iron wayfinding signs and other street furniture in Kuranda. As some of the signs and furniture are being moved and repurposed, we need Hans to assist in repairing, rejuvenating and repurposing the metal artwork. The nature of the artwork requires a specialised skillset of blacksmith style and artistic sculpturing skills, Hans has previously been engaged to refurbish his unique street furniture in Kuranda.

Financial Sustainability Ratios

In accordance with s169(5) of the *Local Government Regulation 2012* requires Councils to report against the Department of Local Government, Racing and Multicultural Affairs (DLGRMA) sustainability financial ratios. These ratios are designed to provide an indication of the performance of Council against key financial sustainability criteria which must be met to ensure the prudent management of financial risks.

Ratio	Description	Actual Result	Target	Target met	FY Budget
Operating surplus ratio	This is an indicator of the extent to which revenue raised covers operational expenses only or are available for capital funding purposes. The higher the ratio the better.	32.73%	0 - 10%	<input checked="" type="checkbox"/>	10.72%
<i>*This ratio is significantly high due to the rates for the 6-month period January to June all recognised in February. The ratio will effectively decline to the budget figure as the months progress.</i>					
Net financial liabilities ratio	This is an indicator of the extent to which the net financial liabilities of a Council can be serviced by its operating revenues. A ratio less than zero (negative) indicates that the current assets exceed total liabilities and therefore The lower the percentage the better.	N/A	<=60%	<input checked="" type="checkbox"/>	(80.35)%

<i>As the information required for the net financial liabilities ratio is based on full year results no monthly figure can be provided. This ratio will be provided in the budget and annual financial statements as regulated.</i>					
Asset sustainability ratio	<p>This is an approximation of the extent to which the assets managed by Council are being replaced as these reach the end of their useful lives.</p> <p>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall portfolio of assets is wearing out.</p>	N/A	>90%	<input checked="" type="checkbox"/>	160.23%
<i>As the information required for the asset sustainability ratio is based on full year results no monthly figure can be provided. This ratio will be provided in the budget and annual financial statements as regulated.</i>					

RISK IMPLICATIONS

Nil

Legal/Compliance/Policy Implications

Section 204 of the *Local Government Regulation 2012* requires the financial report to be presented to local government if the local government holds its ordinary meetings more frequently (than once per month) - to a meeting in each month.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Nil

Budgeted Income Statement by Fund 2022/23 Budget			
<u>Consolidated</u>			
	Actual YTD	Budget YTD	2022/23
Revenue			
Rates and utility charges	39,411,505	38,664,277	38,664,277
Less Discounts and Pensioner Remissions	(1,519,677)	(2,065,000)	(2,065,000)
Net Rates and Utility Charges	37,891,828	36,599,277	36,599,277
Fees and Charges	1,607,234	1,242,328	1,750,903
Operating Grants and Subsidies	2,055,225	1,789,850	7,940,750
Operating Grants and Subsidies - DRFA	8,752,958	-	-
Operating Contributions	51,051	51,051	51,051
Interest Revenue	1,209,804	198,666	298,000
Works for Third Parties	1,799,562	1,297,350	1,945,825
Other Revenue	1,744,438	1,341,309	1,998,605
Total Operating Revenue	55,112,100	42,519,831	50,584,412
Expenditure			
Employee Expenses	11,537,735	11,967,994	18,386,475
Materials and Services	10,278,869	10,949,211	15,123,472
Other Expenses - DRFA	7,057,817	-	-
Depreciation expense	7,870,609	7,586,531	11,379,827
Finance and Borrowing costs	327,191	142,059	257,402
Total Operating Expenses	37,072,221	30,645,795	45,147,177
Operating Surplus/(Deficit)	18,039,879	11,874,036	5,437,235
Capital Income			
Capital Contributions	169,253	-	-
Capital Grants and Subsidies	4,698,546	-	13,094,510
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	299,797	120,000	180,000
Total Capital Income	5,167,596	120,000	13,274,510
Net Result	23,207,475	11,994,036	18,711,745

8.7 VISITOR INFORMATION CENTRE BROCHURE DISPLAY FEES 2023/24

Date Prepared: 6 March 2023
Author: Development Officer
Attachments: Nil

EXECUTIVE SUMMARY

The proposed Visitor Information Centre Tourism Brochure Fees and Charges 2023/24 are presented for Council's consideration and adoption.

RECOMMENDATION

That Council adopts the recommended Visitor Information Centre Tourism Brochure Display Fees and Charges for 2023/24.

BACKGROUND

Previously, free brochure display was only offered to members of Tourism Atherton Tablelands (TAT). Free brochure display for the 2023/24 year will now be offered to TTNQ members. Membership of TTNQ can be obtained in two ways:

1. Free via LTO/LTA Ambassador of Tourism membership with Mareeba Shire Tourism, Tourism Atherton Tablelands, Cassowary Coast Tourism etc
2. Directly through TTNQ – various membership levels available via the TTNQ website <https://tourism.tropicalnorthqueensland.org.au/membership/>

Tourism operators that are members of Tourism Tropical North Queensland (TTNQ), the Regional Tourism Organisation (RTO), will receive free brochure display in the Mareeba Shire Visitor Information Centres located in Kuranda and Mareeba.

For those who are not TTNQ members, a brochure display fee of \$60 is offered to those operators electing not to take out TTNQ membership.

The proposed fees for 2023/24 are presented as follows:

Period	1 Jul 2023 - 30 June 2024	1 Oct 2023 - 30 June 2024	1 January 2024 - 30 June 2024	1 April 2024 - 30 June 2024
	Full year	Three quarters	Half-year	One quarter
Brochure Display Fee	\$60	\$45	\$30	\$15
Additional Brochure Display Fee	\$60	\$45	\$30	\$15

The Brochure Display Fee covers one financial year from 1 July 2023 to 30 June 2024.

Guidelines for brochure display in the Mareeba Shire Visitor Information Centres are listed on the Mareeba Shire Council website.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

Proposed fees and charges are included in the 2023/24 budget.

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

The Visitor Information Centres, Local Tourism Organisations (LTO's) and Tourism Tropical North QLD (TTNQ) will be informed of the 2023/24 fees and charges.

Tourism stakeholders will be emailed a copy of the Visitor Information Centre tourism brochure display guidelines for 2023-24.

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - FEBRUARY 2023

Date Prepared: 15 February 2023

Author: Manager Assets and Projects

Attachments:

1. [Capital Works Highlights - February 2023](#) 
2. [Capital Works Summary - February 2023](#) 

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on capital works projects undertaken by the Infrastructure Services Department during the month of February 2023.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of February 2023.

BACKGROUND

Council's Capital Works program is focussed on renewal and upgrade of Council infrastructure to achieve Council's corporate vision of "A growing, confident and sustainable Shire". The program is funded through a combination of Council's own funding and external grants and subsidies.

RISK IMPLICATIONS

Financial

The capital works program is tracking within budget.

Infrastructure and Assets

Projects included in the current capital works program were identified through Council's Project Prioritisation Tool (PPT) which uses a risk-based, multi-criteria approach to rank projects in order of priority. The PPT is aligned with Council's Long-Term Financial Plan and Asset Management sub-plans, which focus of renewal of existing assets.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

All capital works are listed in and funded by the 2022/23 Capital Works Program.

LINK TO CORPORATE PLAN

Transport and Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

Monthly project highlights are to be posted on the website and shared on social media.

KEY COMMUNICATION MESSAGES – INTERNAL USE ONLY

Infrastructure Services Capital Works Report Project Highlights - February 2023



Project Name: Borzi Road - Widen and Seal Ch 40 - 800

Program: Rural Roads

Background

As part of the 2021/22 Capital Works Program a project was adopted to widen and seal a narrow section of Borzi Road, Mutchilba. This road provides access to agricultural properties and a quarry, and the project will cater for increasing heavy traffic and provide safety improvements.

Scope of Works

The existing 6m wide bitumen section has been widened to a sealed width of 8m with drainage infrastructure extended accordingly. In addition to the planned works, a 35m section of failing pavement in the eastern section of Borzi Road was also reinstated.

Progress Update

Construction works were completed for this project 16 December 2022 with the application of the two coat bitumen seal. Line marking was installed mid-February and the project is now completed.



Borzi Road – Project Start



Borzi Road



Borzi Road



Borzi Road - Project End

Infrastructure Services Capital Works Report Project Highlights - February 2023



Project Name: Euluma Creek Road, Julatten - Rehabilitate and Widen

Program: Rural Roads

Background

Euluma Creek Road is classed as a Local Road of Regional Significance (LRRS) under the Roads and Transport Alliance and is eligible for a maximum of 50% funding from the Transport and Infrastructure Development Scheme (TIDS).

Several projects are currently listed in the FNQROC TIDS Program for the widening of sections of Euluma Creek Road between Black Mountain Road and McLeans Bridge Road to cater for increasing heavy traffic and to address ongoing defects, edge wear and edge drop.

Scope of Works

The project includes widening of the narrow sections of existing bitumen sealed road to 8m including the replacement and extension of existing culverts from Chainage 7010 to Chainage 9350.

Progress Update

The pavement rehabilitation and widening activities commenced in December 2021 and were subsequently put on hold due to the continued wet weather certain areas of the shire have experienced in 2022.

Work recommenced in late May 2022 when site conditions improved enough to allow construction at several locations within the project footprint. The final two (2) sections had the first 16mm bitumen seal coat applied on 28 November but due to rain the second 10mm bitumen seal was unable to be completed.

Pioneer NQ returned on 14 February to complete the 10mm second coat seal. Line marking is programmed for March and this will complete the project.

Heavy rain in February has caused substantial scouring of the shoulders and several culvert inlets and outlets of Euluma Creek Road within the existing footprint of the project. These will be repaired using DRFA emergent, immediate and betterment funding.

Infrastructure Services Capital Works Report Project Highlights - February 2023



Second coat 10mm seal - Section B



Binder application second coat 10mm seal - Section B



Culvert outlet damage



Shoulder scouring

Infrastructure Services Capital Works Report Project Highlights – February 2023



Project Name: Splash Park

Program: Parks and Open Spaces

Background

Council received \$1.5M funding from the Queensland Government to construct a Splash Park in Mareeba. Council identified that the optimised location for the Splash Park is within the Mareeba Sports and Aquatic Centre. This location allows for the lowest ongoing operational expense to the community and gives visitors a more interactive experience by leveraging the existing Children’s Pool and 50m Pool as part of the Splash Park experience.

A further project to install a heating system is partially funded by the Active Gameday Projects Fund from the Department of Tourism, Innovation and Sport’s (Sport and Recreation). The remaining funds are contributed by Mareeba Shire Council.

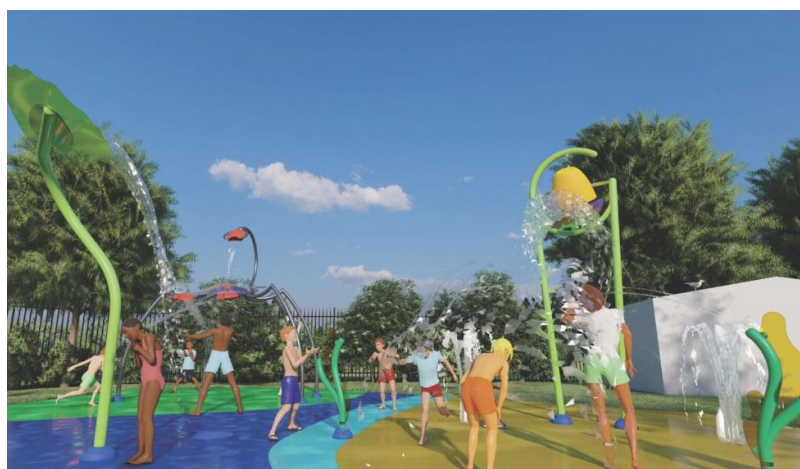
Scope of Work

The facility will be a new zero-depth, zero-height splash play area that will include various unique water spray areas with interactive play elements and shade structures. As part of the upgrade, a heating system will also be installed for the pool and the front entry gardens and pathways will be refreshed.

Progress Update

A new retaining wall and rear security fence has been constructed for the Splash Park. The Children’s Pool and 50m Pool are both operational and open to the public.

Site clearing and preparation for the heat pump including upgrading the Ergon Transformer is underway. Construction of has been impacted by persistent wet weather in the January and February, however some progress has been made on underground pipework installation and preparation of the Splash Park foundation. The pavers between the old club house, 50m pool and new Splash Park have been replaced with concrete. Construction is expected to be completed by June 2023, weather permitting.



Mareeba Aquatic Centre Splash Park Render

Infrastructure Services Capital Works Report Project Highlights – February 2023



Ergon Energy Transformer Upgrade



Site preparation for heat pump installation

**Infrastructure Services Capital Works Report
Project Highlights – February 2023**



Installation of Balance Tank for Splash Park



Existing pavers replaced with new concrete between old clubhouse, 50m pool and new Splash Park

Infrastructure Services Capital Works Report Project Highlights – February 2023



Project Name: Bicentennial Lakes Upgrade

Background

This upgrade of the Bicentennial Lakes precinct to improve water quality and activate the parklands open space areas is a key project in Council’s Parks and Open Spaces 3-year Action Plan.

The Queensland Government, through the 2022-24 Local Government Grants and Subsidies program has provided \$166,2000 in funding for the detailed design for this project with a total design cost of \$277,000.

Scope of Work

The scope of work is being developed and will be informed and confirmed via community and stakeholder engagement.

Progress Update

Planning and preliminary draft design sketches for are being prepared ready for community engagement in the coming months. Construction is planned to commence from mid-2023.



Bicentennial Lakes Southern Precinct

Infrastructure Services Capital Works Report Project Highlights – February 2023



Project Name: Riverside Caravan Park Amenities Upgrade

Background

The Riverside Amenities Block has reached the end of its useful life and functionality and safety issues were identified. A condition assessment determined that refurbishment was unviable, and a full replacement is required.

Scope of Work

This project is to demolish and replace the amenities block at Riverside Caravan Park, Mareeba. The project includes the provision of a temporary amenities block for the duration of the works.

Progress Update

Construction commenced prior to Christmas and is now well underway. The plumbing and foundation slab is in place and the walls and roof have been constructed.



Riverside Caravan Park New Amenities Block – completion of walls and roof



Project Description	Project Stage	Comments
Program: 01 Rural and Urban Roads Reseal Program (Renewal)		
22/23 Reseal & Asphalt Program	Construction	Latest advice from RPQ is that they will be returning to complete reseals mid February, weather permitting.
BETTERMENT Co-Contribution	Planning	Tenders released, QRA Market Rate approvals will need to be sought prior to award.
Program: 02 Gravel Resheet		
22/23 Gravel Resheet Program	Construction	Boonmoo Road 60% completed. Mt Mulligan, Sandy Creek & McLeans Bridge Roads completed. Further works to be programmed to commence after wet season.
Program: 03 Urban Streets		
TIDS Rankin/Walsh St Roundabout	Design	Consultant Investigation underway, anticipate completion April 2023, Design to be called June 2023.
Program: 04 Rural Roads		
TIDS Euluma Ck Rd Ch7.01-9.325 Rehab	Construction	2nd coat seal completed 15/02/2023. Line marking will be installed in March.
TIDS Euluma Ck Rd Ch 9.350-10.130 Rehab	Procurement	The start date for the project has been pushed back to mid-April 2023 to allow for the construction of curve widening on Springmount Road, which has a TIDS funding component that will need to be acquitted by 2023 F/Y end.
Borzi Rd Mba Widen & Seal Ch 0.03-0.67	Close Out	Project completed February 2023.
TIDS Ootann Rd Section 1&2 Widen & Seal	Design	Stage 1 design complete, Stage 2 validation continuing.
TIDS Springmount Rd Widen & Seal	Construction	Work will recommence in March, weather permitting.
R2R Bilwon Rd Rehab & Culverts	Planning	Design currently underway.
R2R Wolfram Rd Stage 3 Priority Sections	Procurement	Works will commence in March weather permitting.
Program: 05 Bridges		
BRP4 Kanervo Rd Davies Cr Br Rplc Bridge	Completed	Tech Services completing transactions with ACOM to clear commitments.
BRP5 Davies Ck Road Bridge Replacement	Close Out	Construction complete July 2022 & funding acquitted. Final certification is ongoing.
Granite Ck Mba Replace Footbridge Deck	Procurement	Project will be commence after current wet season.
Palm Cl Mba Replace Footbridge Boards	Procurement	Project will be programmed for after current wet season.
Bicentennial Lakes F/bridge Safety Upgr	Procurement	Project will be programmed for after the current wet season.
Bullaburrah Ck Rd C'way Relieving Slab	Not Commenced	Programmed for March 2023, weather permitting.
Clohesy River Barron St Inspect & Design	On Hold	Draft Report received, review underway. Recommendation on way forward to be provided 31 March 2023.
Bolton Rd Inspect/Design/Repl Girders	Planning	Draft Report received, review underway. Recommendation on way forward to be provided 31 March 2023.
Barron Riv. Bridge Oakforest Rd Insp/Des	Planning	Draft Report received, review underway. Recommendation on way forward to be provided 31 March 2023.
Barron River Cwy Henry H Dr Repl Slabs	Not Commenced	Programmed for April 2023, weather permitting.
Program: 06 Drainage		
22/23 Minor Culvert & C/ways Renewal	Construction	Culvert repairs on McGrath Road, Donlen Street & Mason Street currently being undertaken.
MBA Amaroo Drainage Upgrades	Not Commenced	Programmed for May 2023, weather permitting.
MBA Hastings Dr Replace Concrete Pipe	Planning	Investigations January to February 2023.
Program: 07 Traffic Facilities		
Mareeba Aerodrome Signage	Completed	Signs and plaque construction complete.
Program: 08 Parking		
Borzi Park Mba Carparking Masterplan	Planning	Design to be completed prior end of financial year - June 23.
MBA Heritage Centre Carpark Extension	Design	Alternative option currently under design, anticipate completion 31 March 2023.
Program: 09 Footpaths		
MBA Rail Trail Stage 1 Mba to Airport	Close Out	Rail trail sustained no damage from recent rain event.
MBA Walking Network Plan	Design	Priority Works Program workshopped with Council in January.
KDA Walking Network Plan	Design	Kuranda Walking Network Plan adopted December 2022. Draft Priority Works Program is ready to be workshopped with Council.



Project Description	Project Stage	Comments
22/23 Shire Wide Footpath Renewal Prog	Planning	Program to be developed in conjunction with the walking network plans.
22/23 Walking Network Upgrade Program	Planning	Program to be developed in conjunction with the walking network plans.
Program: 10 Parks and Gardens		
LRCIP2 Mba Byrnes Street Medians	Construction	Street bin installation on hold. Corporate Communications Officer sourcing pictorial wraps to cover new street bins.
DIM Parks Refresh	Planning	Scope development underway. Additional community engagement will be undertaken in consultation with Community and Customer Service.
KDA Centenary Park Playground Upgrade	Construction	Construction of playground complete. Defects will be monitored and addressed over the defects liability period. Bin has been installed. New park seating has been ordered. Refurbishment of stonework and pathways is currently being planned.
MBA Bicentennial Lakes (Southern) D&C	Design	Fauna and Flora Survey Complete 30% Design Presented to Council and feedback will be provided to consultants to progress. Site walkthrough planned for Councillors. Hydraulic assessment will be integrated into the draft designs for 80% design.
MBA Byrnes St Medians	Not Commenced	P&OS Coordinator is currently reviewing site with a view to ordering suitable low maintenance plants.
MBA Anzac Memorial Pk L'scaping & Safety	Design	Park renders for public consultation being prepared. Construction will not start until after Anzac Day.
MBA Byrnes St Traffic Islands (BP)	Not Commenced	P&OS Coordinator is currently reviewing landscape architect plans with a view to ordering suitable low maintenance plants.
MBA Connection Rd/Byrnes St Intersection	Not Commenced	P&OS Coordinator is currently reviewing site with a view to ordering suitable low maintenance plants.
MBA Costin St Medians	Not Commenced	Work will be programmed for the second half of the current financial year.
KDA Anzac Park Landscaping	Design	Workshop brief will be presented 15 February.
KDA Coondoo Street Upper Refurb	Design	Aurecon will prepare a scope of works for Upper Coondoo Street Lighting Upgrade Tender and Lower Coondoo Street submission to Ergon to upgrade the lighting.
KDA CBD Planter Boxes & Gardens	Not Commenced	Planning to commence after Coondoo St lighting and hardscaping refurbishments are completed.
DIM Avenue of Trees Irrigation	Not Commenced	Work will be programmed for the second half of the current financial year.
IRV Bill Newburn Park Refresh	Planning	Preparing information for stakeholder and community engagement.
MBA Eastern Catchment Park Amaroo St1	Construction	Practical completion reached for playground. Monitoring defects and working with contractor to rectify after the wet season.
Roscommon Park -Renew Exercise Equipment	Planning	Project being scoped to ensure park furniture is included if required.
Program: 11 Water		
MWTP Filter 3 install backwash pumps	Planning	Now that grant funding has been received and project has gone to tender this funding needs to be rolled into and with the MWTP Filtration Project.
Mba Optimise clarifer performance upgrad	Design	This is to be done in conjunction with the clarifier detailed design works.
Mareeba - Backwash operation renewal	Planning	Now that grant funding has been received this will be rolled in with the MWTP Filtration Project.
Mba WTP Study for Upgrade of WW System	Construction	Works progressing well and now scheduled for completion this financial year.
BOR6 MWTP Filtration Upgrade	Design	Project is currently out to tender.
MBA Clear Water Booster Pump Station	Design	Project preliminary design drawings are with council officers for review prior to finalizing the design.



Project Description	Project Stage	Comments
22/23 Water Pipe Renewal Program	Construction	Ongoing monsoon rain has delayed the completion of the final stage of the works.
22/23 Water Telemetry/SCADA Upgrades	Planning	Works progressing well with integrator on site during January and some minor offsite works required to complete project.
DIM WTP New Turbidity Meters	Completed	Project completed and can be closed out if no commitments.
KDA WTP Auto Backwash on 3 Filter Cells	Planning	Treatment operations staff to liaise with suitably qualified person for the implementation works.
22/23 Smart Meters Replacement	Construction	New meters now in Stores and they will be installed when staff have the available time.
22/23 Hydrant Renewal Program	Construction	Works progressing and will be completed as soon as practical.
MBA WTP Raw Water Pumps & Electrics	Design	Design well under way and final design drawings to be with Council by end of March.
22/23 Valve Replacement Program (Retic)	Construction	Majority of work was done in the latter part of 2022 with remainder of works to be completed prior to end of June.
BOR6 22/23 Water Forward Design Program	Design	Works commenced with trials on alternate methods of dosing equipment and chemicals underway.
MBA Additional Pressure Reduction Valves	Planning	Locations of RPV's have been modelled and calculated during booster pump station design works and will have to be cells at the treatment plant and centenary park booster station and requires either EMT or Council approval to combine with new Mba WTP Booster Pump Station project.
MBA Decommission Basalt St Elevated Tank	Planning	Project cannot commence until the new water booster station project has been commissioned and suggest this project will need to be carried forward to the 2023-2024 capital program.
MBA Decommission Granite Ck Pump Station	Planning	Project cannot commence until the new water booster station project has been commissioned and suggest this project will need to be carried forward to the 2023-2024 capital program.
WTP Minor Infrastructure Replacements	Construction	Inclement weather holding up works at present and the works will recommence as soon as possible.
MBA WTP Clarifier Infra Process Improv.	Design	Works commenced with trials on alternate methods of dosing equipment and chemicals underway.
MBA/KDA/DIM WTP Inst. Chloring Analysers	Construction	Works are essentially done and once any commitments are cleared the project can be closed out.
MBA Trial Chloring Dosing	Planning	Now that the filtration project has been funded this project needs to be rolled into that project.
Program: 12 Wastewater		
New Sewer Pump Stn Standby Generators x2	Construction	Electrical contractor currently working to complete the electrical installation works. Once completed commissioning will be finalized.
21/22 Mba Sewer CCTV & Relining Program	Completed	Practical completion in December.
21/22 Mba WWTP Component Renewals	Close Out	Works essentially completed and once commitments are cleared project can be closed out.
Granite Ck Mba Sewerage Pump Stn Refurb	Construction	Commissioning of the upgraded pump station commenced Tuesday 28 February. Once Council accepts the commissioning a seven day proving period will then commence and once completed successfully the contractor will demobilise from site.
Mba Minor Pump Stn H2S Protect/Refurb	Completed	Project now completed and once final commitments are finalised the project can be closed out.
MBA Bi-Lakes Sewer Main Capacity	Design	Tender closed with a workshop brief to Council on 1 March and then a formal report for consideration is to go to 15 March Council meeting.
22/23 WW Telemetry/SCADA Upgrades	Planning	Works have been progressing well with integrator completing site works during January, some minor works are required to finalize works.
22/23 New Standby Generator Program	Construction	Amaroo SPS electrically connected and the Dural CI SPS Elec works underway, once completed the telemetry works will commence.



Project Description	Project Stage	Comments
22/23 MBA Sewer CCTV & Relining	Construction	Inclement weather has hampered the contractors works schedule however they are working on the relining program.
22/23 Manhole Rehab & Replace Program	Construction	Manhole works almost completed for the 2022-2023 schedule of works.
KDA TP Chlorine Dosing Pumps	Close Out	New pumps are in and project completed.
KDA TP RAS System Submersible Pumps	Procurement	Quotes received for new pumps however the existing pump can be overhauled.
KDA TP Bioreactor Aeration Blower	Procurement	New blower has arrived and the installation works will be scheduled as soon as practical.
Minor WW Pump Station Refurbishments	On Hold	Project to be carried forward to 2023-2024 capital Program.
22/23 WW Forward Works Design Program	Planning	Review of Atherton St SPS finalised to determine if a new pump station is required or the existing pump station can be refurbished. Review indicated the existing pump station can be refurbished and final upgrade design being worked on.
Program: 13 Waste		
MWF Buy Back Shop Construction	Close Out	Project completed June 2022. Ident Survey still ongoing.
MWF Construct New Landfill Cells	Design	Design documents received with the electrical design still to come and works will be completed by June.
MBA Transfer Station New Baler	Procurement	New baler is in transit to Mareeba.
MBA/KDA Transfer Station Security Improv	Construction	Contractor has advised they are waiting on delivery of goods, once the goods arrive the works will be finalized.
Program: 15 Fleet		
GPS Vehicle Management System	Planning	On hold pending review of Fleet Program.
Fleet Refurb Truck Mounted Water Tank	Planning	Business Case being developed.
Fleet Replace #621 Single Cab Tipper	Procurement	Purchase order raised July 2022. Wait time for delivery 8-10 months. As of 24 Feb 2023 supplier can not give a delivery date as yet, once truck arrives the truck has to go to the body fabricator.
Fleet Replace #675 Crew Cab Tipper	Procurement	Purchase order raised July 2022. Wait time for delivery 8-10 months. As of 24 Feb 2023 supplier can not give a delivery date as yet, once truck arrives the truck has to go to the body fabricator.
Fleet Replace #623 Crew Cab Tipper	Procurement	Purchase order raised July 2022. Wait time for delivery 8-10 months. As of 24 Feb 2023 supplier can not give a delivery date as yet, once truck arrives the truck has to go to the body fabricator.
Fleet Replace #5006 Tractor	Procurement	New Tractor Delivered February 2023. Project completed.
Fleet Replace #6253 Road Broom	Planning	Unit ordered pending delivery, possibly June/July.
Fleet Replace #1304 Landcruiser	Procurement	As of 1 February 2023, supplier can not give a definite date for supply as yet.
Fleet Replace #1305 Landcruiser	Procurement	New Vehicle delivered. Project Complete, vehicle in service.
Fleet Replace #1323 Triton	Procurement	New Vehicle delivered. Project Complete, vehicle in service.
Fleet Replace #1337 Triton	Procurement	As of 1 February 2023, supplier can not give a definite date for supply as yet.
Fleet Replace #1229 Hilux	Procurement	As of 1 February 2023, supplier can not give a definite date for supply as yet.
Fleet Replace #2052 Triton	Procurement	New Vehicle delivered Feb 2023. Vehicle in service, project complete.
Fleet Replace #1315 Landcruiser	Procurement	New Vehicle delivered Feb 2023. Vehicle in service, project complete.
Fleet Replace #1328 Triton Trayback	Procurement	New Vehicle delivered Feb 2023. Vehicle in service, project complete.
Program: 16 Depots and Council Offices		
Rankin St MSC Admin Office Refurb	Construction	Works completed with minor items to be finalised.
Kowa St MSC Depot Emergency Generator	Design	Facilities team to review information compiled by Projects and seek confirmation on way forward from EMT 30 March 2023.
Program: 17 Community Buildings		



Project Description	Project Stage	Comments
Coah Tennis Court Replace Timber Poles	Completed	Installation complete.
Aquatic Facility Upgrades & Splash Park	Construction	Construction expected to be complete by 19/05 due to additional works at the splash park transitions to tie in to existing concrete slabs and paved areas that have reached end of life. Concreting work has commenced.
Dimb/Mba/Kda Pools Chloring Dosing Impr	Planning	Facilities working with current Facility manager to confirm works required.
Mba PCYC Shire Hall Part Roof Replacemnt	Completed	Defects have been rectified and awaiting invoice.
MBA Women's Restroom Refurb	Planning	Council resolved to engage MPO to assist with finding tenants for structure. Held over contacting MPO until Tender for Post Office Carpark resolved. Will seek engagement of MPO by 30 March 2023.
MBA Riverside CPark Amenities Replace	Construction	Masonry block wall construction has commenced.
22/23 Shire Toilet Facility Repl Program	Construction	Carpentry and plumbing works to be done internally to save on cost.
MBA Community Hub Signage & Seating	Design	Concept design under assessment.
DIM CPark Shower Septic Modifications	Construction	Works to commence 13 March and to be completed by 7 April - Easter weekend.
MBA New CBD Toilet Facilities	Procurement	Request for quotes has closed and are now under assessment.
22/23 Facilities Refurbishment Program	Not Commenced	Initial Meetings with Projects Team commenced, Facilities and Project team to work through scope of works and define a potential timeline for delivery.
MBA Aquatic Cnt Entrance Upgrade & Paint	Construction	Pathway complete. Planning for landscaping and signage is underway.
KDA Community Prec. Toilet Refurb	Procurement	Plumbing and Carpentry works commenced internally. Painting works out to RFQ.
KDA Aquatic Cnt 25m Pool Auto Fillers	On Hold	Facilities working with current Facility manager to confirm works required.
KDA Aquatic Cnt 25m Pool Cleaner	On Hold	Facilities working with current Facility manager to confirm works required.
KDA Aquatic Cnt 25m Pool Aquaris Upgrade	On Hold	Facilities working with current Facility manager to confirm works required.
22/23 MBA Roof Replacement Program	Construction	Wilkes and Lyons St roofs completed.
MBA Timber Fascia Replacement	On Hold	Project on hold. Timber fascia's not required at this time. Possible minor maintenance works to be delivered by Mareeba Community Housing Company.
22/23 DIM Bathroom Renewal Progam	Construction	Works to be completed internally by Council tradesman.
22/23 DIM Town Hall A/C/Solar/Lighting	Planning	Scoping commenced.
Program: 18 Non-Infrastructure Items		
Kuranda New Cemetery	Design	Detailed design 99% complete, will seek Tenders mid March 2023.
DIM Cemetery Lawn Plaque on Beam	Not Commenced	New beam will be installed in Dimbulah prior to the end of the 22/23 financial year.
MBA MIP Expansion	Planning	Preliminary documentation for Masterplan has been received and reviewed for comment. Next stage of documentation due mid April.
Program: 20 KIAC		
KIAC - New Wayfinding Signage	Construction	Installation Complete. Sign audit complete. Some additional works are needed including removal of redundant signs and amendments to some of the installed sign details.

9.2 MAREEBA WALKING NETWORK PLAN: PRIORITY WORKS PROGRAM

Date Prepared: 13 February 2023

Author: Manager Assets and Projects

Attachments:

1. **Mareeba Walking Network Plan** [↓](#)
2. **Mareeba Walking Network Plan Program Timing** [↓](#)
3. **Mareeba Walking Network Priority Works Program** [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the Mareeba Walking Network (WNP) Priority Works Program (PWP).

RECOMMENDATION

That Council adopts the Mareeba Walking Network Plant (WNP) Priority Works Program.

BACKGROUND

The Queensland Government has implemented a new initiative called the 'Queensland Walking Strategy' which is supported by new 'Walking Network Planning Guidance'. Additionally, improvement to Council's footpath network was identified as an action in Council's previously adopted Parks and Open Spaces Strategy.

The Walking Network Plan is intended to provide a future Master Plan of the area's 'Walking Network'. From the adopted Walking Network Plan a work plan and an asset management plan can be developed.

Council has now adopted the Mareeba Walking Network Plan and a Priority Works Program has been developed. An audit of the primary and secondary proposed networks was completed to develop this draft program for Council's review.

The Priority Works Program was developed by consultants Zwart Transport Planning in collaboration with the Department of Main Roads and Mareeba Shire Council.

The Structure of the Process

Stage 1 – Prepare the Draft WNP (Complete)

1. A desktop study to identify primary destinations within a 2km radius of the town centre.
2. Development of an inception draft plan for community consultation purposes which proposes primary and secondary walking networks.

Stage 2 – Test the draft WNP (Complete)

3. Community Consultation with local stakeholders and end users to confirm the choice of networks proposed in the inception draft plan.

Stage 3 – Finalise the WNP (Complete)

4. Development of the draft plan to be presented for adoption based on the outcomes of the community consultation process.

5. Adopt the WNP (Complete)
 - Stage 4 – Prepare the draft Priority Works Program
6. A physical Audit of the primary and secondary proposed networks to develop a Priority Work Plan. (Complete)
7. Development of a Priority Works Program (Complete)
8. Adoption of the Priority Works Program (To be completed in this meeting)
 - Stage 5 – Finalise and Implement
 - Stage 6 – Evaluate and Promote

Development of the Priority Works Program

The Priority Works Program has been developed based on a combination of high-level criteria and assumptions:

Ranking

Essential	Important	Non-essential/ Other Improvements
Safety related (footpath provision on streets classified as greater than Collector, crash, or hazardous location, speed limit reviews, lighting)	Works that encourage walking (crossings at desire lines, seating/street furniture/ de cluttering of path area)	Art installations
Accessibility (provides access for people with disability)	Wayfinding	
Missing links and crossings	Footpath widening	
Removal of trip hazards	Pavement upgrades for amenity; Street trees	

Priority

Priority	Description
1	Essential and primary route; items raised by community
2	Essential and secondary route; important and primary route
3	Important, secondary route or non-essential
Other	Ongoing works or requiring significant works/ time/ cost to realise

Timing

Immediate	Short term (Priority 1)	Medium Term (Priority 2 & 3)	Long Term (All other)
within 12 months	1-3 years	3-5 years	5-10 years

Estimated Cost Range*

\$	< \$50,000
\$\$	\$50,000 - \$200,000
\$\$\$	\$200,000 - \$500,000
\$\$\$\$	\$500,000 - \$2,000,000
\$\$\$\$\$	> \$2,000,000

** The cost estimates should be considered as high-level strategic cost estimates for the purposes of developing the program and require further investigation through the future phases of individual project development (planning to detailed phase) to refine the costs.*

RISK IMPLICATIONS

Financial

The projects detailed in the PWP will be completed in accordance with Council’s Long Term Asset Management Plan and Long Term Financial Plan to ensure infrastructure and financial capital sustainability. Based on the total value of projects identified, Council will be unable to fund all projects detailed in the PWP. The PWP provides a basis for prioritising walking infrastructure projects and to help leverage grant funding.

Infrastructure and Assets

These projects will be completed in accordance with Council’s Long Term Asset Management Plan and Long Term Financial Plan to ensure infrastructure and financial capital sustainability.

Political and Reputational

The development of this Priority Works Program has been in conjunction with community engagement.

Health and Safety

This plan provides for improvement of the footpath network safety.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Capital Projects will be funded through the Capital Works proposal process each year.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously operates in a cost-effective manner while managing council’s assets and reserves to ensure a sustainable future.

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

Transport and Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

Council officers will use the Priority Works Program to inform Capital Works Program Proposal development.

Walking Network Plan

Legend

Primary destination

Updated WNP

Primary route

Secondary route

Roads and Rail

Major Roads

Rail Network

Local Roads

Watercourses

Land use

Parks and open space

Education Facility

Hospital

Commercial

Industrial

Secondary destinations

Community Facility

Education Facility

Health Facility

Hospital

Recreation Facility

Shopping Centre

Other

0 500 1,000 m



Map Scale (A4) - 1:22,000



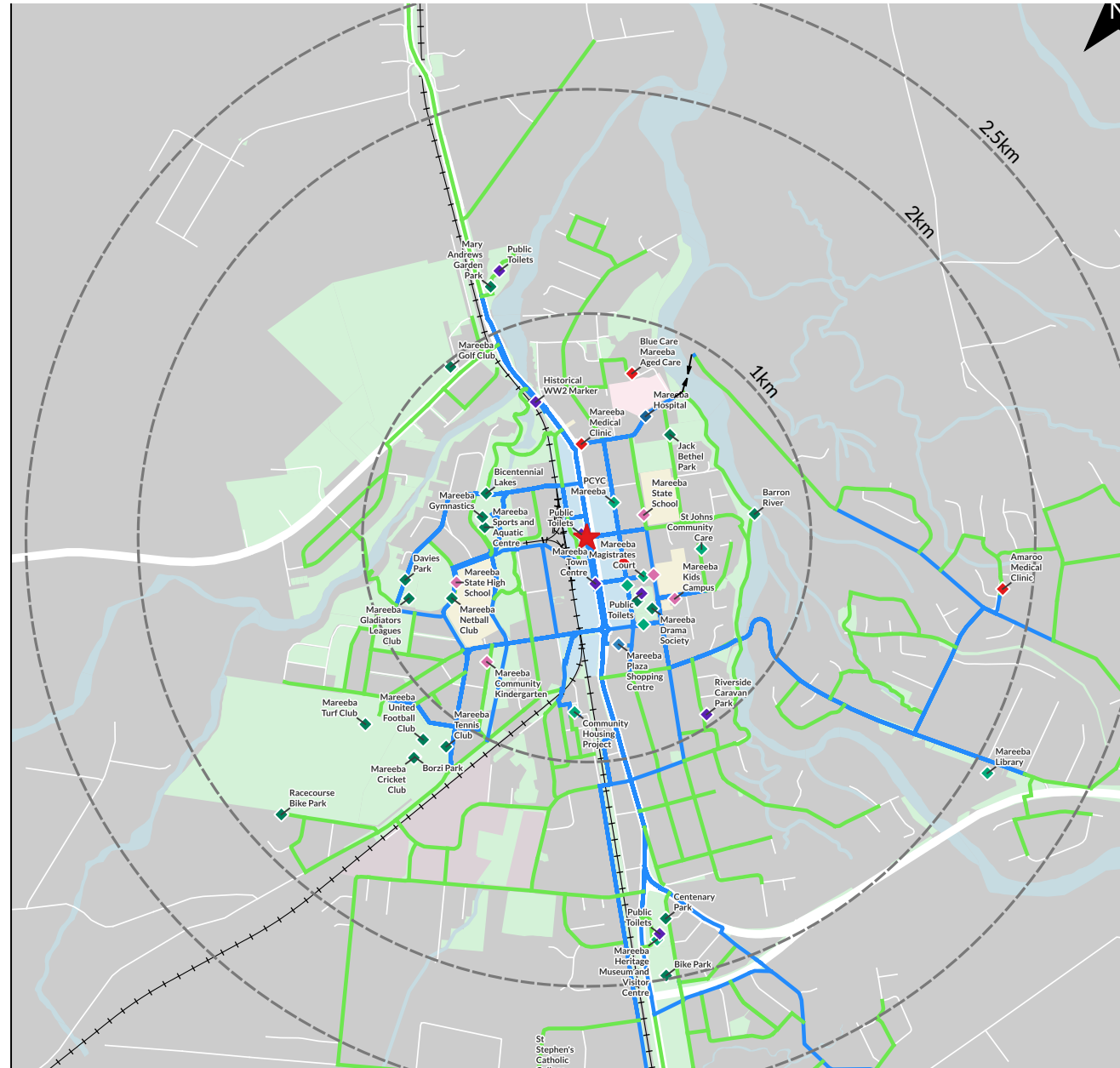
zwart transport planning

Version 7

Project Name: Walking Network Plans and Priority Programs

Status Draft

Issued 29/07/22

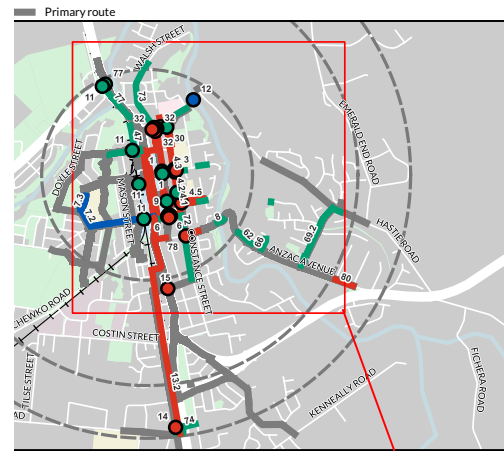


Works Program - Timing

Legend

- | | |
|------------------------------------|-----------------------|
| Points For Costing Timing | Roads and Rail |
| Short Term | Major Roads |
| Medium Term | Local Roads |
| Long Term | Rail Network |
| Immediate | Water |
| | Waterways |
| Segments for Costing Timing | Land use |
| Short Term | Parks and open space |
| Medium Term | Education Facility |
| Long Term | Hospital |
| Immediate | Commercial |
| | Industrial |

INP Primary Route



0 250 500 m



Map Scale (A4) - 1:11,000

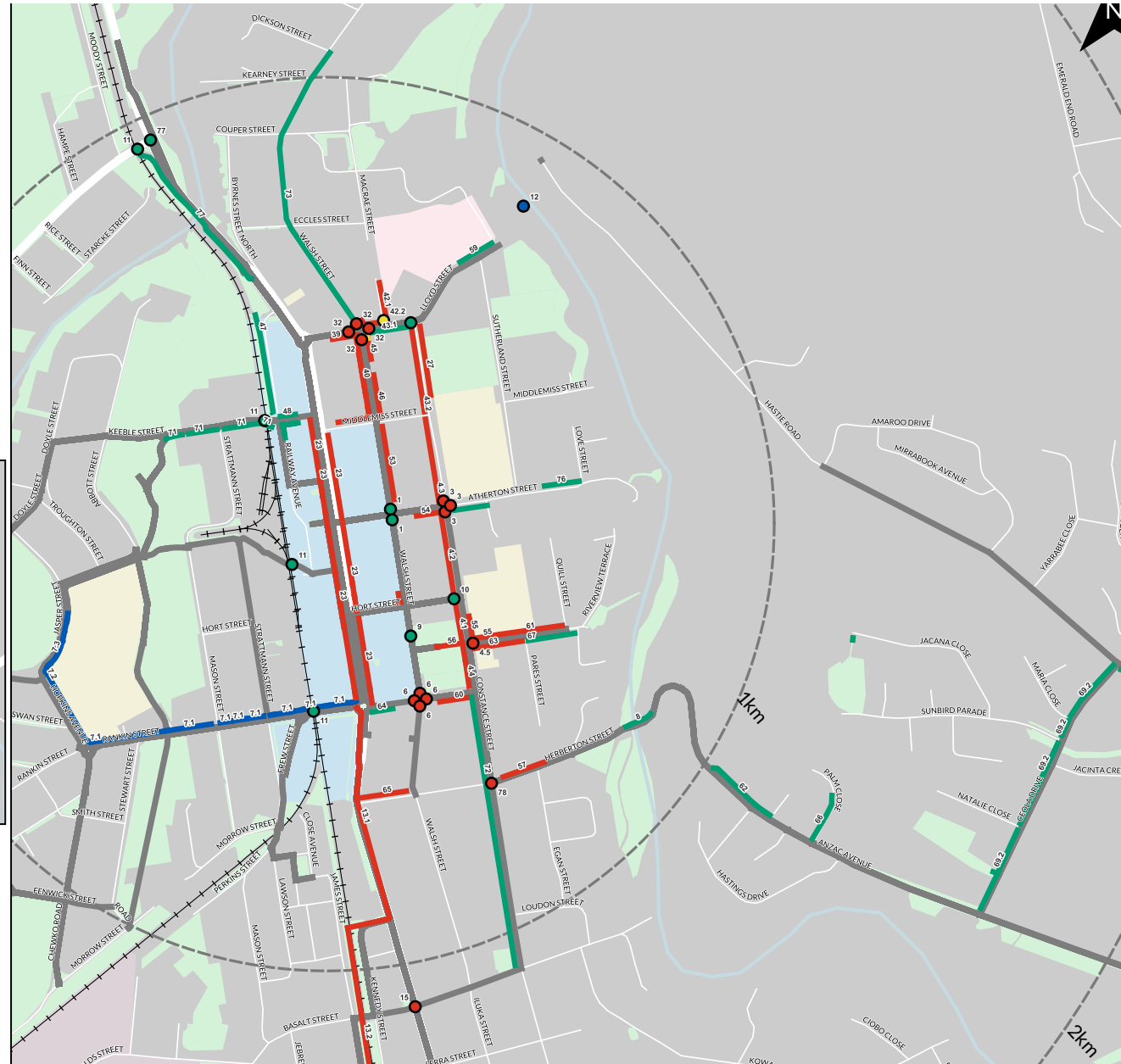


zwart transport planning

Version	41
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Project Name: Walking Network Plans and Priority Programs

Status	
Issued	13/12/22



Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
1	Walsh St	Crossing improvements	Either side of Atherton St	Explore options such as: 1. reducing crossing distance at existing zebra crossings by extending existing kerb buildouts to narrow road crossing distance and 2. providing new crossings (and line markings) on missing leg of the intersection (x1). 3. grinding off the left-turn arrows that remain post-installation of an island westbound on Atherton St. 4. additional street lighting (x3) to improve road safety	Essential	Medium Term	MSC	Primary	\$\$	https://goo.gl/maps/5SMsUGkpM5sRKZpK9
3	Atherton St / Constance St intersection	Crossing improvements	All crossing legs of intersections	Explore options such as: 1. standardise crossing provisions on all legs of the intersection to improve safety and reduce confusion. 2. standardise kerb extensions on all legs of the intersection with standard kerb ramps to reduce crossing distances and improve universal accessibility 3. raised wombat crossings to slow vehicle traffic 4. additional street lighting (2x heads) for road safety Coordinate with existing Council school investigations in this area	Essential	Short Term	MSC	Primary	\$\$	https://goo.gl/maps/pBaATkbMoSHXizm7
4.1	Constance St	Footpath provision	Hort St to Hastie St on west side	Missing link - Provide path on western side of Constance Street, setback from kerb to avoid conflicts with power poles. Coordinate with existing Council school investigations in this area. Coordinate works with intersection improvement at Hastie/Constance St	Essential	Short Term	MSC	Primary	\$\$	https://goo.gl/maps/Tpxb53uRfQVPTbi7
4.2	Constance St	Footpath provision	Atherton Street to Hort St, west side	Missing link - Provide path on western side of Constance Street, setback from kerb to avoid conflicts with power poles. Coordinate with existing Council school investigations in this area	Essential	Short Term	MSC	Primary	\$\$	https://goo.gl/maps/Tpxb53uRfQVPTbi7
4.3	Constance St	Footpath provision	Middlemiss Street to Atherton Street, west side	Missing link - Provide path on western side of Constance Street. Coordinate with existing Council school investigations in this area	Essential	Short Term	MSC	Primary	\$\$	https://goo.gl/maps/Tpxb53uRfQVPTbi7
4.4	Constance St	Footpath provision	Rankin St to Hastie St, west side	Missing link - Provide path on western side of Constance Street. Coordinate with existing Council school investigations in this area. Coordinate works with intersection improvement at Hastie/Constance St	Essential	Short Term	MSC	Primary	\$	https://goo.gl/maps/Tpxb53uRfQVPTbi7
4.5	Hastie St and Constance St	Crossing improvements	Hastie St and Constance St Intersection	As part of future intersection improvement - Reduce crossing distance between Arnold Park and Hastie St (across Constance St) with kerb build outs on both sides. If intersection is not signalised, recommend considering raised zebra crossing to cater for demand between school and park. Recommend kerb extensions on all other corners of the intersection and additional street lighting to improve pedestrian safety and functionality given proximity to school and kindy. Coordinate with other recommended measures for Arnold Park, Hastie St and Constance St.	Essential	Short Term	MSC	Primary	\$\$	google.com/maps/@-16.9960631,145.4255109,20.2z
6	Rankin St/ Walsh St	Crossing improvements	All crossing legs of roundabout	Improve pedestrian and cyclist safety by providing crossings on all legs of the intersection, supported by formalised kerb extensions (can also be used for landscaping) and standard kerb ramps. Options could include raised wombats on all legs in accordance with QGTM Part 6. Recommend improved street lighting to support road user safety & visibility	Essential	Short Term	MSC	Primary	\$\$	https://goo.gl/maps/QzgrbZak5BLIjCHAG

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
7.1	Rankin St	Footpath widening	North side of Rankin St (Byrnes St to Hopkins Ave)	Widen existing footpath (mostly 1.3m) between High School and McDonalds (Principal Cycle Network). Likely to experience issues with existing power poles & street trees. This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Long Term	MSC	Primary	\$\$\$	https://goo.gl/maps/ZWZnRg4yRrY9XvCU6
7.2	Hopkins Ave	Footpath widening	East side of Hopkins (Rankin St to Jasper St)	Widen existing footpath (mostly 1.3m) between High School and McDonalds (Principal Cycle Network). Likely to experience issues with existing power poles & street trees. This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Long Term	MSC	Primary	\$	https://goo.gl/maps/ZWZnRg4yRrY9XvCU7
7.3	Jasper St	Footpath widening	South side of Jasper St (from end of 7.2 to High school approx. half way up block)	Widen existing footpath (mostly 1.3m) between High School and McDonalds (Principal Cycle Network). Likely to experience issues with existing power poles & street trees. This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Long Term	MSC	Primary	\$	https://goo.gl/maps/ZWZnRg4yRrY9XvCU8
8	Anzac Ave	Investigation	Across Barron River	Investigate the ability to widen footpath across the Barron River Bridge	Important	Medium Term	MSC	Primary	\$\$\$\$	https://goo.gl/maps/1DXsx15I55x237Fn8
9	Walsh St	Crossing improvements	Midblock between Hort St and Rankin St, Next to Arnold Park	Investigate provision of midblock crossing across Walsh St. Options should consider kerb build outs for reduced crossing distance and raised wombat crossing.	Essential	Medium Term	MSC	Primary	\$	https://goo.gl/maps/94SvfkpeQQ15Mb9
10	Hort St	Crossing improvements	Midblock between Constance and Walsh St, near Magistrates Court	Investigate provision of midblock crossing across Hort St. Options should consider kerb build outs for reduced crossing distance	Important	Medium Term	MSC	Primary	\$	https://goo.gl/maps/8FS9HnVGNSgv1kkZ6
11	Rail line	Investigation	Between Rankin and Vaughan St	Collaborate with TMR and QR to investigate creating new convenient crossings over the rail line, and formalising existing informal crossings for safety and functionality	Important	Medium Term	MSC/TMR/QR	Other	\$	https://goo.gl/maps/D3MqYsMdxoNEqzMT9
12	Barron River	Investigation	In vicinity of Lloyd St connecting to Hastie Road	Investigate bridge crossing of the Barron River between Lloyd St and Hastie St for active transport	Other improvements	Long Term	MSC	Primary	\$\$\$\$	https://goo.gl/maps/E8I7jioSteP1sCRE7
13.1	Rail Trail (Byrnes St and Kennedy St)	Shared path	Rankin St to Kennedy St	Missing Link - explore opportunities to provide a missing link along the to connect schools and city centre to residential areas. (Principal Cycle Network). This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Short term	MSC/TMR	Other	\$	https://www.google.com/maps/@-17.0191392,145.4243311,17z
13.2	Rail Trail	Shared path	Between McIver Rd and Kennedy St	Feasibility Study, investigate and deliver a consistent 2.5m-wide shared path (unsealed gravel standard) within the disused rail line corridor to connect schools and city centre to residential areas. (Principal Cycle Network). This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR	Essential	Short term	MSC/TMR	Other	\$	https://goo.gl/maps/R5KStSVvNueWHHMA

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
14	Byrnes St / Kennedy Hwy	Investigation	Across Byrnes St	Investigate improvements to cross Byrnes St from Kennedy Hwy, including potentially connecting to future principal route along rail line. Ensure that any future crossing connects to footpaths on adjacent streets (provide new footpaths if required). Investigation to consider the conflicts/ pedestrian safety issues induced by existing turn pockets at the intersection which may require signal provision to alleviate potential conflicts.	Essential	Short Term	TMR	Primary	\$\$	https://goo.gl/maps/gTzG6B8CKJzX2Xhg8_?
15	Byrnes St / Basalt St	Investigation	Across Byrnes St	Investigate improvements cross Byrnes St from Basalt St, including potentially connecting to future principal route along rail line. Ensure that any future crossing connects to footpaths on adjacent streets (provide new footpaths if required). Investigation to consider the conflicts/ pedestrian safety issues induced by existing turn pockets at the intersection which may require signal provision to alleviate potential conflicts.	Essential	Short Term	TMR	Primary	\$\$	https://goo.gl/maps/aDac6g44X8vb6Gqg7
16	City centre and immediate surrounds	Wayfinding signage	Primary routes	Prepare and implement a wayfinding signage plan for visitors to the area and improve legibility and safety to move around Mareeba to key destinations such tourist and cultural destinations, parks, the sporting precinct as well as to services such as long-distance bus stops, hospitals and toilets	Other improvements	Short Term	MSC	Other	\$	NA
18	Bicentennial Lakes	Shared path	Rankin St to Keeble Street	Implement pathway improvements in accordance with the Bicentennial Lakes Masterplan	Important	Ongoing	MSC	Primary	\$\$	https://goo.gl/maps/SWTxWo7UEAyquKt57
19	Byrnes Street	Investigation	Rankin St to Jacobsen St	Council to support TMR in investigating and implementing improvements along Byrnes St until such time as the Mareeba bypass can be implemented. Options to consider are: 1. Road safety audit 2. Speed review 3. Footpath safety review 4. Footpath condition assessment	Important	Ongoing	MSC/TMR	Primary	\$\$	https://goo.gl/maps/Bh1V9HAoDbv7Njpk6
23	Byrnes Street	Investigation	Rankin St to Jacobson St	Council to support TMR in investigating and implementing improvements along Byrnes St until such time as the Mareeba bypass can be implemented. Options to consider are footpath and parking improvements for safety, including: 1. DDA compliance at PWD stalls and kerb ramps 2. slip-resistance of footpaths	Essential	Short Term	MSC	Primary	\$	https://goo.gl/maps/Bh1V9HAoDbv7Njpk6
27	Constance Street	Footpath provision	Brady Park to Lloyd St connection	Missing link - Install new concrete path on eastern side of the street adjacent to Brady Park. Some regrading may be required adjacent to Lloyd St. (Principal Cycle Network) . This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Short Term	MSC	Secondary	\$\$	https://goo.gl/maps/6E94UWSoYU21Yudy7
28	Walsh St	Investigation	Middlemiss St to Rankin St	Undertake a speed limit review to take into account the demands for crossing of this road, conflicting with the higher traffic speeds due to the wide and straight alignment. There may also be potential to include some larger trees at regular intervals within the road shoulder/parking area to create a visual speed control device, which may also shade the users of the footpaths	Other improvements	Short Term	MSC	Primary	\$	https://goo.gl/maps/6E94UWSoYU21Yudy7

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
29	Constance Street	Investigation	Lloyd St to Basalt St	Investigate provision of shade to make the use of this street more comfortable, particularly for students walking or riding to school. There may also be potential to include some larger trees at regular intervals within the road shoulder/parking area to create a visual speed control device	Other improvements	Medium Term	MSC	Primary	\$	https://goo.gl/maps/AsVsf7W3zaoeVBe29
30	Constance St / Lloyd St intersection	Crossing improvements	Pedestrian crossing of Lloyd St at Constance Street	Investigate provision of a crossing of Lloyd Street to enable access to the footpath on the northern side to access the hospital	Important	Medium Term	MSC	Primary	\$	https://goo.gl/maps/qFPWAG2oWivKE3Pv8
31	Lloyd St	Footpath widening	Northern side between Dunlop to Walsh St	Replace existing substandard paver-footpath with new 2m-wide path (concrete) to improve user experience, asset management and universal accessibility (Principal Cycle Network). This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding. Opportunity for trees (per ROC standard drawings) along kerbside. Provide kerb ramps at intersection (x2).	Important	Short Term	MSC	Primary	\$\$	https://goo.gl/maps/b5WY62AkCfxTNUXF9
32	Lloyd St / Walsh St	Crossing improvements	All crossing legs of roundabout	Investigate universally accessible crossings for pedestrians on all legs of the intersection.	Essential	Short Term	MSC	Primary	\$\$	https://goo.gl/maps/SUUbawMeJUCeTV2GZ
36	Mareeba Town Recreation route	Investigation	10km trail connecting Bicentennial Lakes, Tilse St, MTB Skills trail and Davies Park	Investigate, in consultation with the community, the potential to create a recreational trail for people cycling and walking for recreation in Mareeba	Other improvements	Long Term	MSC	Other	\$	NA
37	Primary routes	Investigation	General	Investigate opportunities to pilot some lighter, cheaper, quicker (LQC) treatments to take advantage of the wide roads to support walking and cycling within the community	Other improvements	Short Term	MSC/TMR	Other	\$	NA
38	Rail trail	Investigation	Mareeba to Walkamin	Consider implementation recommendations of the Mareeba to Walkamin rail trail feasibility report.	Other improvements	Ongoing	MSC/TMR	Other	\$\$	https://goo.gl/maps/4jivA23bpk3AJGDr7
39	Lloyd Street	Footpath provision	Mid-block btw Byrnes St and Walsh St (south side)	Missing link - Install new kerbside concrete path. Recommend installing kerb ramp at roundabout (x1) (Principal Cycle Network). This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Short Term	MSC	Primary	\$	https://www.google.com/maps/@-16.9891293,145.4226835,95m/data=!3m1!1e3
40	Walsh Street	Footpath provision	West side of Walsh St from Middlemiss St to Lloyd St	Replace existing paver-footpath (1.2-1.5m) with new 2m-wide kerbside footpath (concrete) to improve user experience, asset management and universal accessibility. Provides opportunity for tree planting behind path (away from overhead powerlines). Recommend additional streetlighting (single light mid-block) to improve safety. Recommend installing kerb ramp at roundabout (x1)	Important	Short Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.9900606,145.4227003,349m/data=!3m1!1e3
41	Middlemiss St	Footpath provision	Walsh St to existing footpath on Middlemiss St, (North side)	Missing link - Install footpath on north side. Setback from kerb to allow for landscaping/ tree planting in 'memorial garden'	Essential	Short Term	MSC	Other	\$	https://www.google.com/maps/@-16.9910343,145.4229647,202m/data=!3m1!1e3
42.1	Dunlop St	Footpath provision	East side of Dunlop St	Install new concrete footpath on east side (setback from kerb). Opportunity for additional tree planting.	Essential	Short Term	MSC	Other	\$	https://www.google.com/maps/@-16.9882729,145.4233499,141m/data=!3m1!1e3

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
42.2	Lloyd and Dunlop St	Crossing improvements	Intersection of Lloyd and Dunlop St (east and west side of Dunlop St)	Remove old Kerb ramps and replace kerbing	Essential	Immediate	MSC	Primary	\$	https://www.google.com/maps/@-16.9887807,145.4235172,84m/data=!3m1!1e3
43.1	Lloyd Street	Footpath provision	South side of Lloyd St from Walsh to Constance St,	Missing link - Install new concrete path (avoiding power poles and trees). Provide kerb ramps at intersections (x3). (Principal Cycle Network) . This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Medium Term	MSC	Primary	\$\$	google.com/maps/@-16.9893844,145.4242984,183m/data=!3m1!1e3
43.2	Constance Street	Footpath provision	continuing on the west side of Constance St until Middlemiss St	Missing link - Install new concrete path (avoiding power poles and trees). (Principal Cycle Network) . This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Short Term	MSC	Secondary	\$\$	google.com/maps/@-16.9893844,145.4242984,183m/data=!3m1!1e4
44	Lloyd Street and Middlemiss Street	Crossing improvements	Corner of Lloyd and Walsh St (East side)	Reconstruct Kerb Ramp to FNQ ROC standard	Essential	Immediate	MSC	Primary	\$	https://www.google.com/maps/@-16.9889684,145.4231888,84m/data=!3m1!1e3
45	Walsh St	Footpath provision	From Corner of Lloyd St and Walsh St (east side) to the existing path mid-block down Walsh St	Missing link - Install concrete footpath setback from kerb. Opportunity for additional tree planting	Essential	Short Term	MSC	Primary	\$	@-16.9893557,145.4232639,84m/data=!3m1!1e3
46	Walsh St	Footpath provision	East side of Walsh St from Middlemiss St to existing footpath mid-block (113 Walsh St)	Missing link - Install concrete footpath setback from kerb. Opportunity for additional tree planting	Essential	Short Term	MSC	Primary	\$	https://www.google.com/maps/@-16.9901433,145.4235389,181m/data=!3m1!1e3
47	Railway Avenue	Footpath replacement	West side of Railway Ave from Keeble St to Rotary Park	Replace existing concrete footpath to address asset management and universal accessibility issues. Provide kerb ramp at Keeble St	Important	Medium Term	MSC	Secondary	\$\$	https://www.google.com/maps/@-16.9899078,145.4207643,223m/data=!3m1!1e3
48	Jacobsen Street and Railway Ave	Footpath provision	Jacobsen St - mid-block to Railway Ave (north and south side), continuing on the East side of Railway Ave, south of Jacobsen St to mid-block path.	Missing links - Install new concrete footpath to mid-block. Developer to install missing section on southside of street. Provide kerb ramp at Railway Ave. Some existing path here.	Essential	Medium Term	MSC; Developer	Primary	\$	https://www.google.com/maps/@-16.9913206,145.4212813,84m/data=!3m1!1e3
51	Corner of Hort Street and Walsh Street	Footpath replacement	The north-west corner of Walsh St and Hort St	Replace existing paver-footpath with new 2m-wide footpath (concrete) to improve user experience, asset management and universal accessibility as part of redevelopment of adjacent property. Opportunity for trees (per ROC standard drawings) along kerbside. Provide kerb ramps at intersection (x2)	Important	Short Term	Developer	Primary	\$	https://www.google.com/maps/@-16.994975,145.4239084,84m/data=!3m1!1e3
53	Walsh Street	Footpath provision	East side of Walsh St from Middlemiss St to Atherton St	Missing link - Install new concrete footpath. Set back from kerb to provide opportunities for tree planting. Provide kerb ramp at intersection (x2). (Principal Cycle Network) This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Short Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.9918404,145.4234529,231m/data=!3m1!1e3
54	Atherton Street	Footpath replacement	Mid-block (southside) between Walsh St and Constance St	Replace existing paver-footpath with new 2m-wide footpath (concrete) to improve user experience, asset management and universal accessibility. Setback path from kerb to allow for tree planting. Provide kerb ramps at intersection (x1)	Essential	Short Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.9930959,145.4245538,84m/data=!3m1!1e3

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
55	Hastie Street	Footpath replacement	Constance St to school driveway	Replace existing substandard footpath and kerb ramp as part of Intersection Upgrade.	Essential	Short Term	MSC	Primary	\$	https://www.google.com/maps/@-16.9956327,145.4254535,84m/data=!3m1!1e3
56	Arnold Park	Footpath provision	From Constance St/Hastie St Intersection, west into Arnold Park linking to the existing pathway at skate park.	Missing link - Install new concrete footpath. Provide kerb ramp at intersection (x1) as part of intersection upgrade.	Essential	Short Term	MSC	Other	\$	https://www.google.com/maps/@-16.9960556,145.4248603,84m/data=!3m1!1e3
57	Herberton Street	Footpath provision	North side of Herberton St, from pedestrian crossing adjacent to Constance St to Molloy St.	Missing link - Provide 2m-wide path. Transition back to existing path east of Molloy St. Navigation around power poles and existing landscaping may be required. Provision of standard kerb ramps at Molloy St recommended to support universal accessibility (x2). To be provided as part of intersection upgrade of Herberton/Constance St. (Principal Cycle Network) This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Short Term	MSC	Primary	\$	https://www.google.com/maps/@-16.9988093,145.4267206,96m/data=!3m1!1e3
58	Atherton Street	Footpath provision	South side of Atherton St, between Constance St and Reid's Ave	Missing link - Install new concrete footpath. Set back from kerb to provide opportunities for tree planting. May require navigation around power poles/ boxes. Provide standard kerb ramps at intersection with Reid's Ave and Constance St (x3). Opportunity for tree planting.	Essential	Medium Term	MSC	Secondary	\$	https://www.google.com/maps/@-16.9929767,145.4254815,84m/data=!3m1!1e3
59	Lloyd Street	Footpath provision	North Side of Lloyd St (adjacent helipad; opposite Sutherland St), between hospital entrance and end of Lloyd St	Missing link - Install new 2m-wide concrete path (Principal Cycle Network). Set back from kerb to provide opportunities for tree planting. To be coordinated with planning for future bridge across Barron River. This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Medium Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.987093,145.4255595,93m/data=!3m1!1e3
60	Rankin Street	Footpath provision	South side of Rankin St, between Constance St and existing path on Rankin St	Missing link - Install new concrete footpath. Set back from kerb to provide opportunities for tree planting.	Essential	Short Term	MSC	Primary	\$	https://www.google.com/maps/@-16.9971797,145.4251404,84m/data=!3m1!1e3
61	Hastie Street	Investigation	School driveway to Quill St (north side)	Missing link - Investigate the installation new concrete footpath as part of the Hastie St Safety Investigation. Should consider setting back from kerb to provide opportunities for tree planting; and kerb ramp at intersection (x1). To be coordinated with intersection improvement at Hastie/ Constance St	Essential	Short Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.9955103,145.4266636,164m/data=!3m1!1e3
62	Anzac Avenue	Investigation	East Side of Anzac Ave, between Durston St and existing path that ends at 14 Anzac Ave	Missing link - Install new 2m-wide concrete path (Principal Cycle Network). This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding. Likely impacts to existing street trees, other vegetation and access to 20 Anzac Ave. Opportunity to provide creative solution on-street with wheel stops and flexible bollards to avoid conflicts. Provide kerb ramp at intersection with Durston St(x1)	Important	Medium Term	MSC	Secondary	\$\$	https://www.google.com/maps/@-16.9987007,145.4316094,306m/data=!3m1!1e3

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
63	Hastie Street	Investigation	South Side of Hastie St, between Constance St and Pares St	Missing link - Investigate the installation new concrete footpath as part of the Hastie St Safety Investigation. Should consider setting back from kerb to provide opportunities for tree planting. Provide kerb ramp at intersection with Pares St(x1), and additional at Constance St as part of intersection improvement	Essential	Short Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.9960187,145.4260453,91m/data=!3m1!1e3
64	Rankin Street	Footpath provision	South Side of Rankin St, between Byrnes St and existing path mid-block	Missing link - as part of adjacent property development. Opportunity for street tree planting	Essential	Medium Term	Developer	Primary	\$	https://www.google.com/maps/@-16.9974993,145.4235295,84m/data=!3m1!1e3
65	Herberton St	Footpath provision	North side of Herberton St, between Byrnes St and Walsh St	Missing link - Install new concrete footpath setback from kerb to align with existing path on Mobil frontage. Provide kerb ramp at intersection with Walsh St (x2). Opportunity for tree planting.	Essential	Short Term	MSC	Secondary	\$\$	https://www.google.com/maps/@-16.9993773,145.4235489,95m/data=!3m1!1e3
66	Palm Cl	Footpath provision	West side of Palm Cl, from Anzac Ave until start existing cross-block connection to Ceola Drive Park	Missing link - install new concrete footpath. Provide kerb ramp opposite existing mid-block connection and intersection with Anzac Ave. Opportunity for street tree planting. Alternative solution could be to traffic-calm street so that it is signed & designed as a low speed environment so that all users can share the road, noting the limited number of properties/ traffic on the street	Important	Medium Term	MSC	Secondary	\$\$	https://www.google.com/maps/@-16.9997426,145.4335365,194m/data=!3m1!1e3
67	Hastie St	Footpath provision	South side of Hastie St, between Pares St and Riverview Cl	Missing link - Install new concrete footpath navigating around WWII Roller Skating Ring, street trees and poles. Set back from kerb to provide opportunities for tree planting. Provide kerb ramp at intersection with Pares St(x1), and Riverview Cl (x1). To be coordinated with intersection improvements at Hastie/Constance St	Important	Medium Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.9961282,145.4273338,159m/data=!3m1!1e3
68	Jacana Cl	Footpath provision	Jacana Cl connecting to existing pathway through park	Missing link - install new concrete footpath connecting existing path through park to cul-de-sac, with standard kerb ramp	Important	Medium Term	MSC	Secondary	\$	https://www.google.com/maps/@-16.9958156,145.4340488,84m/data=!3m1!1e3
69.1	Ceola Dr Park	Footpath provision	west side of Ceola Dr, north of Anzac Ave connecting existing pathway through Ceola Park to Ceola Dr	Small section from kerb to join up with pathway	Important	Medium Term	MSC	Other	\$	https://www.google.com/maps/@-17.0011617,145.4371591,84m/data=!3m1!1e3
69.2	Ceola Dr	Footpath provision	Whole west side of Ceola Rd (69.2) continuing on the South side of Hastie Rd (69.3) east of Ceola Dr until east side of Karoeban Dr	Missing link - provide new footpath along western side of Ceola Drive, complete with kerb ramps at intersections for universal accessibility. Opportunity to provide tree planting along length of corridor. May experience challenges crossing culvert mid-way along the corridor. Recommend undertaking speed review on Ceola Dr and action accordingly to maintain road safety. (Principal Cycle Network) This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Medium Term	MSC	Primary	\$\$\$	https://www.google.com/maps/@-16.999181,145.4387554,862m/data=!3m1!1e3

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
69.3	Hastie Rd	Footpath provision	South side of Hastie Rd east of Ceola Dr until east side of Karobean Dr	Missing link - provide new concrete footpath from Ceola Dr to Karobean Dr. Recommend the provision of a pedestrian crossing Connecting Hastie Rd to existing footpath on Karobean Dr. complete with kerb letdowns (x2) - may be required as part of future intersection improvement to signals to improve safety and functionality. (Principal Cycle Network) This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Medium Term	MSC	Primary	\$	https://www.google.com/maps/@-16.9968301,145.4406874,19.36z
71	Keeble Street	Footpath replacement	South side of Keeble St from Railway Ave to Bicentennial Lakes Park	Replace existing paver-footpath with new 2m-wide footpath (concrete) to improve user experience, asset management and universal accessibility. Provide kerb ramps at intersections (x3), possibly also replace path from where pavers end across railway line to Railway Ave to aid connectivity. (Principal Cycle Network) This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Medium Term	MSC	Primary	\$\$	https://www.google.com/maps/@-16.9915449,145.4192414,266m/data=!3m1!1e3
72	Constance St	Footpath provision	Constance St, from Basalt St to Rankin St	Missing link - Investigate the provision of a path by considering the use of vertical delineation devices to separate the vulnerable road users (possibly both sides, council to determine). Alternatively, install new concrete footpath, with standard kerb ramps at intersections (x4). Opportunity for street tree planting.	Essential	Medium Term	MSC	Primary	\$	https://www.google.com/maps/@-17.0000168,145.4256649,799m/data=!3m1!1e3
73	Walsh St	Investigation	Walsh St from Lloyd St to Dickson St	Missing link - Investigate the provision of a path (Principal Cycle Network) by considering the use of vertical delineation devices to separate the vulnerable road users (possibly both sides, council to determine). Alternatively, install new concrete footpath, with standard kerb ramps at intersections (x8). Opportunity for street tree planting. This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Medium Term	MSC	Secondary	\$\$	https://www.google.com/maps/@-16.985836,145.4214063,755m/data=!3m1!1e3
74	Mclver Rd, Kennedy Hwy and Martin Ave Connection Rd	Lighter quicker cheaper alternative	North side of Mclver Rd from east of James St, continuing north onto east side of Kennedy Hwy and continuing onto the north side of Martin Ave Connection, stopping at Martin Ave.	Missing link - Install new concrete path connecting existing path on Mclver Rd to Martin Ave (Principal Cycle Network) . May require civil works to cross culverts. Median island may be required at intersection of Martin Ave Connection Rd and Kennedy Hwy to allow for save pedestrian movements. Additional kerb ramps required at all intersections (x5). Opportunity for street tree planting. This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Medium Term	MSC; TMR	Secondary (Mclver Rd & Kennedy Hwy); Other (Martin Ave Connection Rd)	\$\$	https://www.google.com/maps/@-17.0175384,145.4256957,281m/data=!3m1!1e3
76	Atherton Street	Lighter quicker cheaper alternative	North side of Atherton St, from footpath provision (to mid-block) to Love St	Missing link - install new concrete footpath setback from kerb (to align with existing path to mid-block), with standard kerb ramp at intersection with Love St. Opportunity for street tree planting.	Important	Medium Term	MSC	Secondary	\$	https://www.google.com/maps/@-16.9924024,145.4275067,86m/data=!3m1!1e3

Mareeba Priority Works Program

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route Designation	Cost Band	Map link
77	Byrnes Street	Footpath widening	From beginning of share path trail in Rotary Park to Vaughan St intersection	Widen existing substandard footpath from 1.5m to 2m-wide path. Recommend replacing brick-paver footpath (approx. 133m) section between creek crossing and Vaughan St with 2m-wide concrete path. Collaborate with TMR to improve AT connection across creek (Principal Cycle Network) and Vaughan St/ Byrnes St intersection to support path continuation north (Byrnes St) and east (Vaughan St), recognising that both are on the PCN. Likely to experience conflicts with power poles and existing street trees. This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Important	Medium Term	MSC; TMR	Primary	\$\$	
78	Herberton Street	Crossing Improvements	Intersection of Herberton and Constance St	Intersection improvement to support road safety and functionality	Essential	Short Term	MSC	Primary	\$\$	
80	Anzac Ave	Footpath widening	Margarita Cl to Ferretti Cl	Removal and replacement of existing poor-quality footpath. Widen footpath to 2m. (Principal Cycle Network) This link is on the PCN and therefore future improvements/widening may need to be investigated to qualify for TMR funding.	Essential	Short term	MSC	Secondary	\$\$	

9.3 KURANDA WALKING NETWORK PLAN: PRIORITY WORKS PROGRAM

Date Prepared: 13 February 2023

Author: Manager Assets and Projects

Attachments:

1. Kuranda Walking Network Plan 2.5km Catchment [↓](#)
2. Kuranda Priority Works Program Map [↓](#)
3. Kuranda Priority Works Program [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the Kuranda Walking Network (WNP) Priority Works Program (PWP).

RECOMMENDATION

That Council adopts the Kuranda Walking Network Plan Priority Works Program.

BACKGROUND

The Queensland Government has implemented a new initiative called the 'Queensland Walking Strategy' which is supported by new 'Walking Network Planning Guidance'. Additionally, improvement to Council's footpath network was identified as an action in Council's previously adopted Parks and Open Spaces Strategy.

The Walking Network Plan is intended to provide a future Master Plan of the area's 'Walking Network'. From the adopted Walking Network Plan a work plan and an asset management plan can be developed.

Council has now adopted the Kuranda Walking Network Plan and a Priority Works Program has been developed. An audit of the primary and secondary proposed networks was completed to develop this draft program for Council's review.

The Priority Works Program has been developed by Council's consultants Zwart Transport Planning with 50% funding from the Queensland Government Walking Local Government Grants Program 2022-23.

The Structure of the Process

Stage 1 – Prepare the Draft WNP (Complete)

1. A desktop study to identify primary destinations within a 2km radius of the town centre.
2. Development of an inception draft plan for community consultation purposes which proposes primary and secondary walking networks.

Stage 2 – Test the draft WNP (Complete)

3. Community Consultation with local stakeholders and end users to confirm the choice of networks proposed in the inception draft plan.

Stage 3 – Finalise the WNP (Complete)

4. Development of the draft plan to be presented for adoption based on the outcomes of the community consultation process.
5. Adopt the WNP (Complete)

Stage 4 – Prepare the draft Priority Works Program

6. A physical Audit of the primary and secondary proposed networks to develop a Priority Work Plan. (Complete)
7. Development of a Priority Work Plan (PWP) (Complete)
8. Adoption of the PWP (To be completed at this meeting)

Stage 5 – Finalise and Implement

Stage 6 – Evaluate and Promote

Development of the Priority Works Program

The Priority Works Program has been developed based on a combination of high-level criteria and assumptions:

Ranking

Essential	Important	Non-essential/ Other Improvements
Safety related (footpath provision on streets classified as greater than Collector, crash, or hazardous location, speed limit reviews, lighting)	Works that encourage walking (crossings at desire lines, seating/street furniture/ de cluttering of path area)	Art installations
Accessibility (provides access for people with disability)	Wayfinding	
Missing links and crossings	Footpath widening	
Removal of trip hazards	Pavement upgrades for amenity; Street trees	

Priority

Priority	Description
1	Essential and primary route; items raised by community
2	Essential and secondary route; important and primary route
3	Important, secondary route or non-essential
Other	Ongoing works or requiring significant works/ time/ cost to realise

Timing

	Short term (Priority 1)	Medium Term (Priority 2 & 3)	Long Term (All other)
Immediate within 12 months	1-3 years	3-5 years	5-10 years

Estimated Cost Range*

\$	< \$50,000
\$\$	\$50,000 - \$200,000
\$\$\$	\$200,000 - \$500,000
\$\$\$\$	\$500,000 - \$2,000,000
\$\$\$\$\$	> \$2,000,000

RISK IMPLICATIONS

Financial

These projects will be completed in accordance with Council’s Long Term Asset Management Plan and Long Term Financial Plan to ensure infrastructure and financial capital sustainability. Based on the total value of projects identified, Council will be unable to fund all projects detailed in the PWP. The PWP provides a basis for prioritising walking infrastructure projects and to help leverage grant funding.

Infrastructure and Assets

These projects will be completed in accordance with Council’s Long Term Asset Management Plan and Long Term Financial Plan to ensure infrastructure and financial capital sustainability.

Political and Reputational

The development of this Priority Works Program has been in conjunction with community engagement.

Health and Safety

This plan provides for improvement of the footpath network safety.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Capital Projects will be funded through the Capital Works proposal process each year.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously operates in a cost-effective manner while managing council’s assets and reserves to ensure a sustainable future.

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

Transport and Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

Council officers will use the Priority Works Program to inform Capital Works Program Proposal development.

/NP 2.5km Catchment

Legend

- ★ Primary Destination
 - 1km buffer
 - 2.5km buffer
 - 1km catchment
 - 2.5km catchment
 - Secondary Destinations**
 - ▶ Community Facility
 - ▶ Recreation Facility
 - ▶ Shopping Centre
 - ▶ Transport
 - ▶ Other
 - ▶ Education Facility
 - ▶ Health Facility
 - ▶ Tourist Attraction/Acomodation
- Roads and Rail**
 - Footpath
 - Major Roads
 - Local Roads
 - Rail Network
- Water**
 - Waterways
 - Watercourses
- Land Uses**
 - Centre
 - Conservation
 - Education Facility
 - Parks and open space

/NP

- Primary Route
- Secondary Route



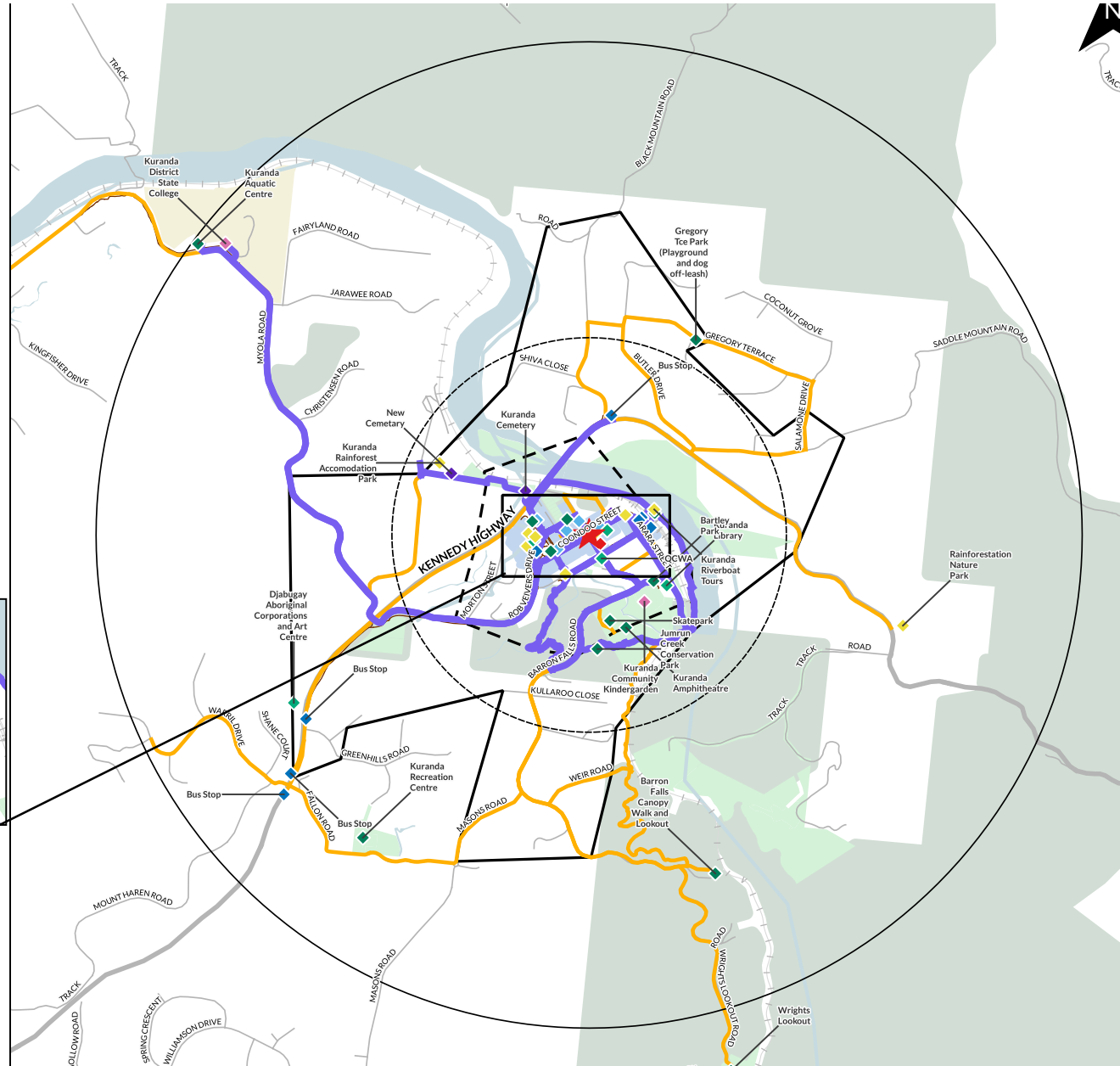
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Map Scale (A4) - 1:25,000



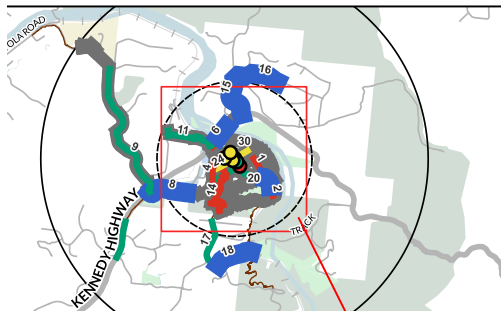
Version	3.2
Status	Draft
Issued	01/11/22



Works Program - Timing

Legend

- | | |
|--------------------------------------|-----------------------|
| Points for costing - Timing | Roads and Rail |
| Immediate | Footpath |
| Short Term | Major Roads |
| Medium Term | Local Roads |
| Segments for costing - Timing | Rail Network |
| Immediate | Water |
| Short Term | Waterways |
| Medium Term | Watercourses |
| Long Term | Land Uses |
| Buffers | Centre |
| 1km buffer | Conservation |
| 2.5km buffer | Parks and open space |
| WNP Primary route | |



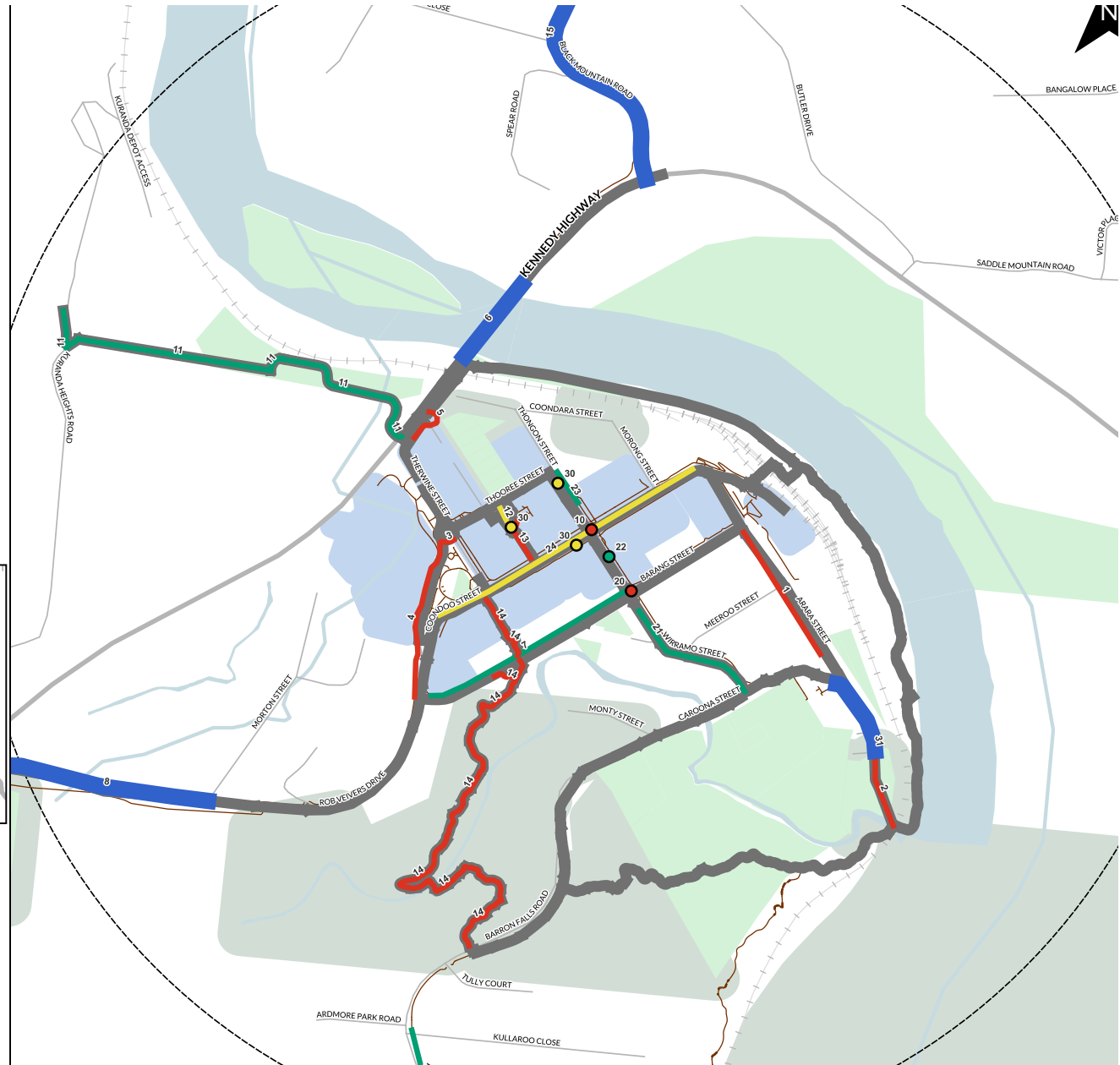
0 290 580 m



Map Scale (A4) - 1:8,000



Version	2.3
Status	Draft
Issued	01/12/22



Prioritised Works Program - Kuranda

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route designation	Cost Band	Map link
1	Arara Street	New Footpath/shared path	Barang Street - Kuranda Library/Community Precinct	Install new footpath/shared path to close missing link	Essential	Short term	MSC	Primary	\$\$	https://goo.gl/maps/6Q9SmaDy2MjDUEU96
2	Arara Street	Investigation	Arara Street (southern end) - River Walk/Jungle Walk	Investigate opportunity to provide 'step free' access down slope to connect to River Walk (future strategic connection requires further investigation)	Important	Short term	MSC	Primary	\$	https://goo.gl/maps/Y54r4uF3BV5ivwV5A
3	Therwine Street	Investigation	Therwine Street - Rob Veivers Drive roundabout	Investigate options at roundabout to better cater for pedestrian desire lines through this roundabout (e.g between Birdworld Kuranda and Markets). This could include options such as raised shared zone/spaces	Essential	Short term	MSC	Primary	\$	https://goo.gl/maps/qpWrVoXfwfViGnqdA
4	Rob Veivers Drive	Footpath Upgrade	Barang St - Thoree St roundabout	Footpath upgrade on Rob Veivers Drive from the intersection of Barang Street to the main roundabout at Anzac Park	Important	Medium term	MSC	Primary	\$\$	https://goo.gl/maps/E334jX6TiNGqASbA7
5	Therwine Street	New Footpath/shared path	Therwine Street (northern end) to River Walk access path	Install new footpath/shared path to close missing link	Important	Short term	MSC	Primary	\$	https://goo.gl/maps/67s8G9CfkZDqrPr6
6	Kennedy Highway	Footpath/shared path upgrade	Road bridge over Barron River	Provide separate walking/cycling infrastructure in future road upgrade	Essential	Long term	TMR	Primary		https://goo.gl/maps/uz5ygvxzZVRCRWgG6
7	Barang Street	New Footpath/shared path	West of Thongon Street - Rob Veivers Drive	Install new footpath/shared path to close missing link	Important	Medium term	MSC	Primary	\$\$	https://goo.gl/maps/6RQVpDLQ9gx8FU4u6
8	Rob Veivers Drive	New Footpath/shared path	East of Morton Street - Kennedy Highway	Provide footpath/shared path alongside Rob Veivers drive as alternative/gentler grade to existing path on southern side	Important	Long term	MSC	Primary	\$\$\$	https://goo.gl/maps/k1RLWwN5572LnqQh7
9	Myola Road	Footpath/shared path upgrade	Kennedy Highway - Jarawee Road	Improve separation from moving vehicle lanes	Important	Medium term	MSC	Primary	\$\$	https://goo.gl/maps/gPzht1qGFWnfu5r9
10	Coondoo Street	Crossing Improvements	East and west of Thongon Street	Provide zebra crossings/wombat crossings on Coondoo Street	Essential	Short term	MSC	Primary	\$	https://goo.gl/maps/5t1QrhmWick9RyMU8
11	Kuranda Cemetery Access	New Footpath/shared path	Kuranda Cemetery Access - Kuranda Heights Road	Provide footpath/shared path through old and new cemeteries to provide direct connection between caravan park and town	Important	Medium term	MSC	Primary	\$\$\$	https://goo.gl/maps/116QBsEj8nHikybt5
12	Thoree Street	Linemarking	Post office car park	Improve pedestrian/wheelchair access/priority through car park between existing footpath on Thoree St to post office ramp	Essential	Immediate	MSC	Primary	\$	https://goo.gl/maps/7eJUN9Hox6yQB8wP7
13	Coondoo Street	Investigation	Post office steps	Investigate options to improve access at path/steps from Coondoo Street to post office	Important	Short term	MSC	Primary	\$	https://goo.gl/maps/q8AWRPSQsv2igHkn6
14	Jumrum Walk	Footpath Upgrade	Coondoo St - Barron Falls Rd	Upgrade to non-slip for use when wet	Essential	Short term	MSC	Primary	\$	https://goo.gl/maps/1FfQaHsCs723RJCc8
15	Black Mountain Road	New Footpath	Kennedy Highway - Greene Lane	Provide footpath or widened shoulder with linemarking and bollards/separation alongside Black Mountain Road to connect residential area to bus stop/shelter on Kennedy Highway	Important	Long term	MSC	Secondary	\$\$	https://goo.gl/maps/CknwHLsePDuLFunP8
16	Gregory Terrace	New Footpath	Gregory Terrace Park - Black Mountain Road	Provide footpath alongside Gregory Terrace, Butler Drive and Greene Lane	Important	Long term	MSC	Secondary	\$\$\$	https://goo.gl/maps/wycaeQ9hfGqxP5my6
17	Barron Falls Road	New Footpath/shared path	Kullaroo Close - Weir Road	Extend existing path or widened shoulder with linemarking and bollards/separation along Barron Falls Road to Weir Road (end of Weir Road cul-de-sac provides access to Barron Falls Walk and would create a walking loop)	Important	Medium term	MSC	Secondary	\$\$\$	https://goo.gl/maps/jxDyTAMetsnHJo257
18	Weir Road	New Footpath	Barron Falls Road - Barron Falls Walk	Consider footpath or widened shoulder with linemarking and bollards/separation along Weir Road	Important	Long term	MSC	Secondary	\$\$	https://goo.gl/maps/uG6esPmmQfBtNEG7
19	Kennedy Highway	New Footpath/shared path	Existing footpath (opposite Djabugay Aboriginal Corporations) - to Fallon Road	Extend existing path on eastern side of Kennedy Highway to Fallon Road to connect three existing bus stops on highway	Essential	Medium term	MSC/TMR	Secondary	\$\$	https://goo.gl/maps/raLpdr912peWRzcq8
20	Barang Street	Crossing Improvements	Intersection of Barang St and Thongon St	Improve crossings of Barang Street to access footpaths on Thongon Street	Essential	Short term	MSC	Primary	\$	https://goo.gl/maps/X5zZ9G6aeagGSDJT8

ID	Street	Type	Location	Recommendation	Rank	Timing	Responsibility	WNP Route designation	Cost Band	Map link
21	Thongon Street/ Wirramo Street	New Footpath/shared path	Barang Street - Caroono Street	Construct footpath/shared path connecting CWA entrance to their car park and continue along Wirramo St to connect to Kuranda Community Kindergarten and Barron Falls Road	Important	Medium term	MSC	Primary	\$\$	https://goo.gl/maps/5CTFSFHLPD578p5M7
22	Thongon Street	Street trees	Barang Street - Coondoo Street	Install 4 x street trees on eastern side of street	Important	Medium term	MSC	Primary	\$	https://goo.gl/maps/DW9zgt1CRGbAQyvg5
23	Thongon Street	New Footpath	Thoree Street - 19 Coondoo Street (opposite IGA)	Install footpath eastern side of street where none currently exists.	Important	Medium term	MSC	Primary	\$	https://goo.gl/maps/aAdeocUoDnHT2u5X8
24	Coondoo Street	Lighting	Coondoo Street	Investigate opportunities to improve lighting along the length of Coondoo Street within the town centre	Essential	Immediate	MSC (Kuranda Infrastructure Agreement)	Primary	\$\$	https://goo.gl/maps/swrJrQ3J6ykLq2kRA
25	Various	Supporting infrastructure	Walking trails	Install more seating/rest areas and drink stations along walking trails	Important	Medium term	MSC	N/A	\$	NA
26	Various	Maintenance	Various	Increase maintenance of existing paths/walking tracks	Essential	Other	MSC	N/A	\$	NA
27	Various	Wayfinding	Various	Wayfinding signage strategy for Kuranda currently underway	Important	Complete	MSC (Kuranda Infrastructure Agreement)	N/A	\$\$	NA
28	Various	DDA improvements	Various	Undertake an audit of existing car parking facilities for people with a disability (PWD)	Essential	Short term	MSC	N/A	\$	NA
29	Various	Supporting infrastructure	Various	Undertake a review of dog on-leash/off-leash/prohibited areas and ensure signage/communication is consistent.	Important	Short term	MSC	N/A	\$	NA
30	Coondoo Street, Thongon St and Thoree St	DDA improvements	Pharmacy, post office and supermarket	Install compliant kerb ramps between existing PWD car parking spaces and footpath	Essential	Immediate	MSC	Primary	\$	https://goo.gl/maps/pDJ93YUSJAp6WhoH6 https://goo.gl/maps/Dui9gp9xMxitcpCNA https://goo.gl/maps/iDsbyVCeuA8HvNXp8
31	Arara Street	New Footpath/shared path	Kuranda Library/Community Precinct - southern end of Arara St	Install new footpath/shared path to connect existing path at Community Precinct and potential future 'step free' access path down slope to River Walk (future strategic connection requires further investigation)	Important	Long term	MSC	Primary	\$\$	https://goo.gl/maps/eGnXfxbN7ik7kAN6

9.4 PETITION - DIMBULAH POOL

Date Prepared: 3 March 2023
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with further information relating to a petition received 22 December 2022, tabled at the Ordinary Council Meeting of 15 February 2023. The Petition requests Council consider reviewing the entry fee and hours of operation for the Dimbulah swimming pool.

RECOMMENDATION

That Council receives the report and maintains the current position.

BACKGROUND

Following a petition being tabled at its 15 February 2023, Ordinary Council Meeting, Council resolved to receive the petition and a report be tabled at a future Council meeting.

The tabled petition reads as follows:

"We the undersigned as Ratepayers and Residents of the Mareeba Shire wish to impress upon our Mareeba Shire Council the problems associated with the Dimbulah Memorial Swimming Pool regarding unacceptable increased Entry Fees and decreased Opening Hours when compared to the Mareeba & Kuranda Swimming Pools.

Fees for the 20 Adult Pool Entry Pass have increased 300% from \$20.00 to \$80.00 without any community consultation.

Pool fees are the same for Mareeba, Kuranda & Dimbulah Swimming Pools – but the services provided are not the same for Dimbulah Swimming Pool.

Mareeba & Kuranda Swimming Pools are open 7 days a week, all year, from 6.00am to 6.00pm. Mareeba Swimming Pool has shade cloth over half the pool and has plans for the Mareeba Pool to be heated.

The Dimbulah Swimming Pool is closed Mondays, open Tuesday to Friday 2.00pm – 6.00pm, Saturday & Sunday 12.00pm -5.00pm. Also the Dimbulah Pool is closed for 4 months of the year with any community consultation.

We the undersigned request that the increased fees for the 20 Adult Pool Entry Pass be reviewed and reduced – and the Dimbulah Pool have the same opening hours as Mareeba & Kuranda Pools. All 3 Swimming Pools are community assets within Mareeba Shire Council and need to be treated equally."

Entry Fees

In 2021, Council reviewed the entry fees of the three (3) pools in the Shire on request by the Contractor and determined to standardise the fee structure across all facilities.

Operational Costs

The operational cost of operating the Dimbulah pool is considerably higher than the Mareeba and Kuranda pools. Over the last three (3) years, the average cost per swim for Dimbulah pool compared with Mareeba and Kuranda is 9 and 3.3 times respectively.

Pool Hours of Operation

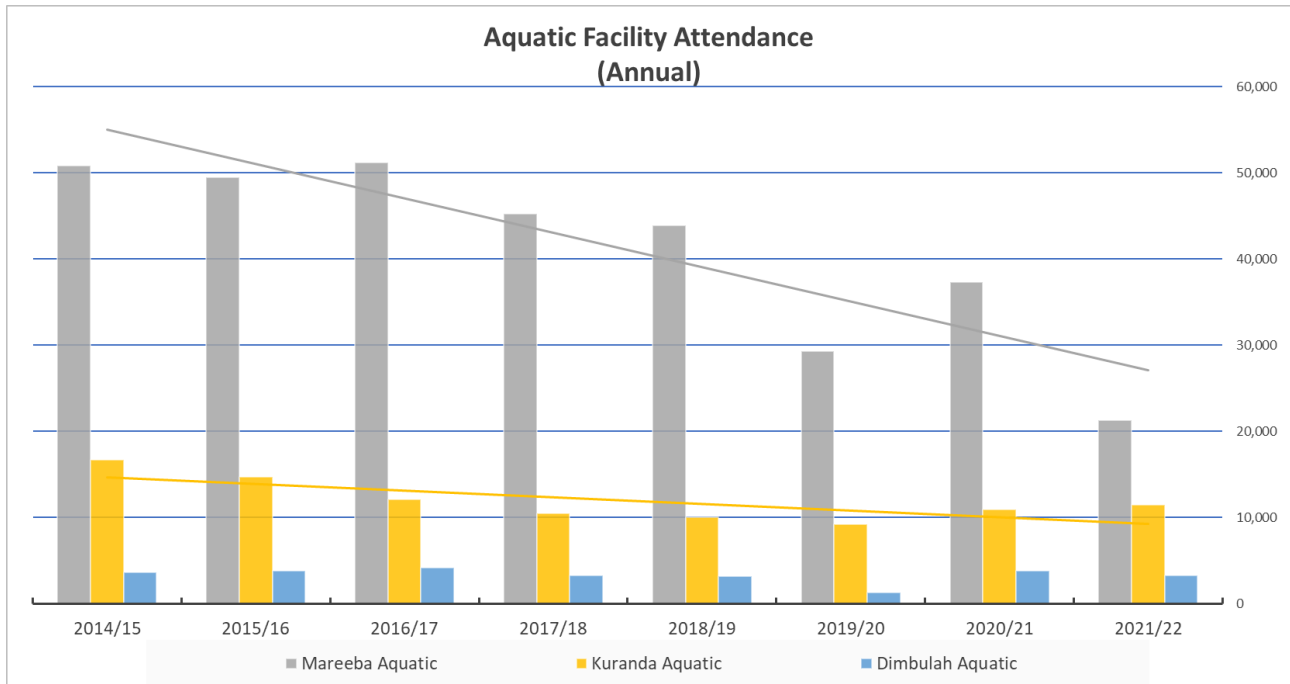
The Dimbulah pool has historically had limited hours of operation, in large part due to the very small patronage numbers and the associated cost of keeping the pool open.

It should be noted that since the Petition was lodged, the current Dimbulah Pool Management Contractor has implemented a trial for increased hours at the Dimbulah Pool.

The trial hours of operation took effect 27 February 2023 and will deliver additional hours with an improved ‘spread’ to account for the various types of pool user. This trial should provide a measure of the Dimbulah community’s appetite for increased access to the pool facility.

Pool Attendance

A review of Council's three (3) aquatic facilities attendance data has been undertaken, as recorded against the previous eight (8) financial years is provided below.



Graph 1: Facility Attendance

EOI 2023

Council have currently sought ‘Expressions of Interest’ for the operation and management of the four (4) facilities, being Mareeba, Kuranda and Dimbulah pools, and Dimbulah Caravan Park. As this process is currently underway, there is limited opportunity to make changes to the fee structure at this time.

The ‘Hours of Operation’ and ‘Entry Fees’ form an important element of the imminent negotiations with potential tenderers for the Management Contract. A report will be brought back to Council prior to awarding the future Management Contract.

RISK IMPLICATIONS**Financial**

Increases or reductions to the Entry Fees of facilities will have an impact on forward budgets as the facilities are intended for external lease and operation.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

Nil.

Operating

Council is currently undertaking procurement for the Lease and Management of Facilities (Dimbulah Pool included). Entry fees and hours of operation will form a component of negotiation with potential tenderers.

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Head Petitioner to be advised of the outcome of Council deliberations and resolution.

9.5 EXPRESSION OF INTEREST EOI-MSC2023-02 LEASE & OPERATION OF AQUATIC FACILITIES AND CARAVAN PARK

Date Prepared: 3 March 2023
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

Council has invited Expressions of Interest (EOIs) from any prospective organisation or business to operate and manage these facilities, and four (4) responses were received. However, there is insufficient time to obtain clarifications from the respondents to prepare a report for Council.

The purpose of this report is to recommend that the Chief Executive Officer (CEO) be delegated authority, after consultation with the Councillors, to short-list and invite those selected respondents to provide written tenders for operation and management of Council's aquatic facilities and the Dimbulah Caravan Park. The tenders would then be tabled for Council to decide whether to award or not.

RECOMMENDATION

That Council delegate authority to the CEO to short-list and invite those selected respondents to provide written tenders for operation and management of Council's aquatic facilities and the Dimbulah Caravan Park, after consultation with the Councillors.

BACKGROUND

The current agreement with the current operator Marlin Coast Swimming and Fitness (MCSF) to operate the Council's aquatic facilities and Dimbulah Caravan Park is due to expire on 30 June 2023.

To coincide with the current agreement end date, Council has invited Expressions of Interest (EOIs) from any prospective organisation or business to operate and manage these facilities, due to commence on 1 July 2023.

Council resolved at its meeting of 25 January 2023 to invite EOIs under Section 228 (3) of the *Local Government Regulation 2012* prior to inviting written tenders from short-listed respondents. The expression of interest process enables Council to evaluate the best method of providing service and value to the community before moving to a tender process.

As part of the EOI, Council sought information from respondents on:

1. A statement of the proposed business model for the facilities;
2. Proposed services and operations to be carried out by the applicant for the facilities;
3. Proposed schedule of responsibilities (maintenance, materials, costs etc);
4. Brief statement outlining previous and current relevant experience;
5. Commentary on Respondents preferred key head terms of leasing agreement.

EOIs closed on Thursday, 2 March 2023 and four (4) responses were received, being:

- Marlin Coast Swimming & Fitness (Bajada Pty Ltd)

- Bernadetta Patricia Mathews
- CAM Coaching
- RNR SWIM

Based on the EOI responses, Council officers have sought clarifications from all four (4) respondents and are awaiting their responses. Once the full details of the EOI's is available the Councillors will be consulted and a decision will be made as to which are deemed suitable to provide written tenders.

It is then proposed to invite the selected respondents to provide written tenders for Council's consideration.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner.

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

Transport and Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

It is proposed to invite then selected respondents to provide written tenders for Council's consideration.

9.6	INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - FEBRUARY 2023
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Date Prepared: 15 February 2023
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to outline Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of February 2023.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for February 2023.

BACKGROUND

Technical Services

Design, quality and investigations:

Investigation activities undertaken in February included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	59	9
Drainage Investigations	28	5
NHVR Permit Applications	0	9
Traffic Count Surveys	0	0
Parks Investigations	3	0
Miscellaneous <i>e.g.</i> Planning; Local Laws	18	10
Before You Dig Requests	40	40

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. Testing undertaken on internal Council projects include Ootann Road and Bilwon Road. External testing undertaken for Geo Design, Cook Shire, Earth Test. Businesses are starting to return to work and as a result workload is starting to increase. Wet weather has hampered projects as a result external parties are not yet at capacity.

Asset Inspections:

Facility asset inspections and defect backlog verification process has commenced in full. The updated defect backlogs will assist to inform the 2023-24 Operational and Capital programs.

Ongoing improvements to data associated with water, sewerage, roads, underground stormwater and kerbs asset data sets continues.

Operational Works and Subdivisions

To ensure ongoing compliance with development conditions, both during construction and on-maintenance, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

Locality	Subdivisions Name	Status
Mareeba	Prestige Gardens Stage 1-6	Under construction
Mareeba	Emerald End Road & Country Road	Under construction
Mareeba	Amaroo Stage 12	On-maintenance
Mareeba	7 Haren Street	On-maintenance
Koah	123 Fantin Road (Two Chain Road)	On-maintenance
Mareeba	Kenneally Estate Stage 4	Off-maintenance
Mareeba	The Edge Stage 3	Off-maintenance
Mareeba	Amaroo Stage 11	Off-maintenance
Mareeba	Mareeba Roadhouse and Accommodation Park, Williams Close	On-maintenance - Monitoring
Kuranda	112 Barnwell Road widening	Monitoring

Disaster Recovery Funding Arrangements (DRFA)

The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared disaster events currently being managed are provided below:

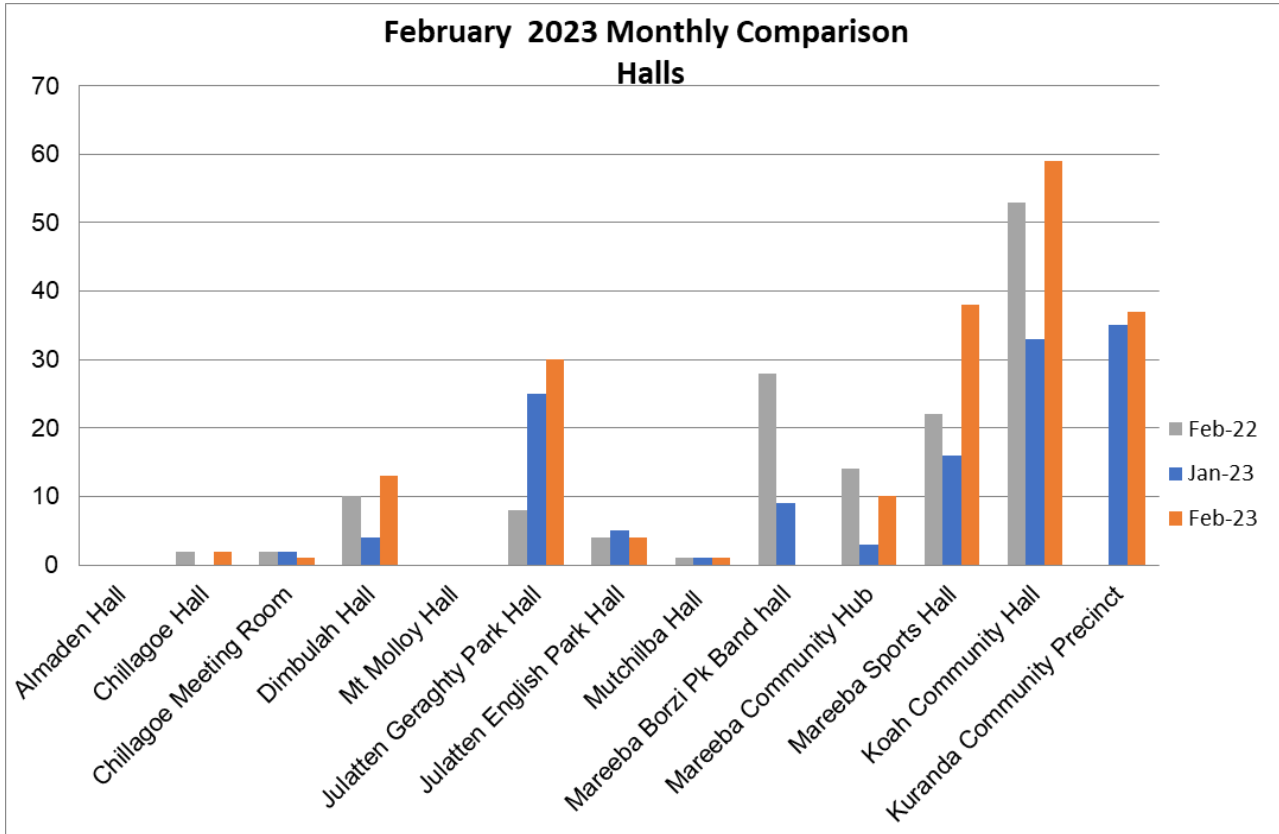
Program	Status
2021 DRFA REPA Program	Works have now been completed on all restoration packages with some minor defect works to be addressed by contractors.
2022 DRFA	Mareeba Shire activated DRFA assistance measures linked Far North Queensland Low Pressure Trough, that occurred 1 – 7 February 2022. Council have finalised all assessments of damage, emergency repairs and immediate restoration of impacted roads throughout the Shire. A consultant has been engaged to assist with delivery of the 2022 DRFA Program. Tenders have been called for the delivery of works in the 2023 dry season.
2022 Betterment	Officers have provided a Betterment proposal to QRA for consideration and discussion. Tenders have been called for the delivery of works in the 2023 dry season.
2023 DRFA	Activation for DRFA assistance has occurred for the Northern and Central Queensland Monsoon and Flooding Event, 20 December 2022 – January 2023, has occurred. Further information on activities completed is provided in the Infrastructure Services – Works Section Activity Report.

Facilities

Community Halls:

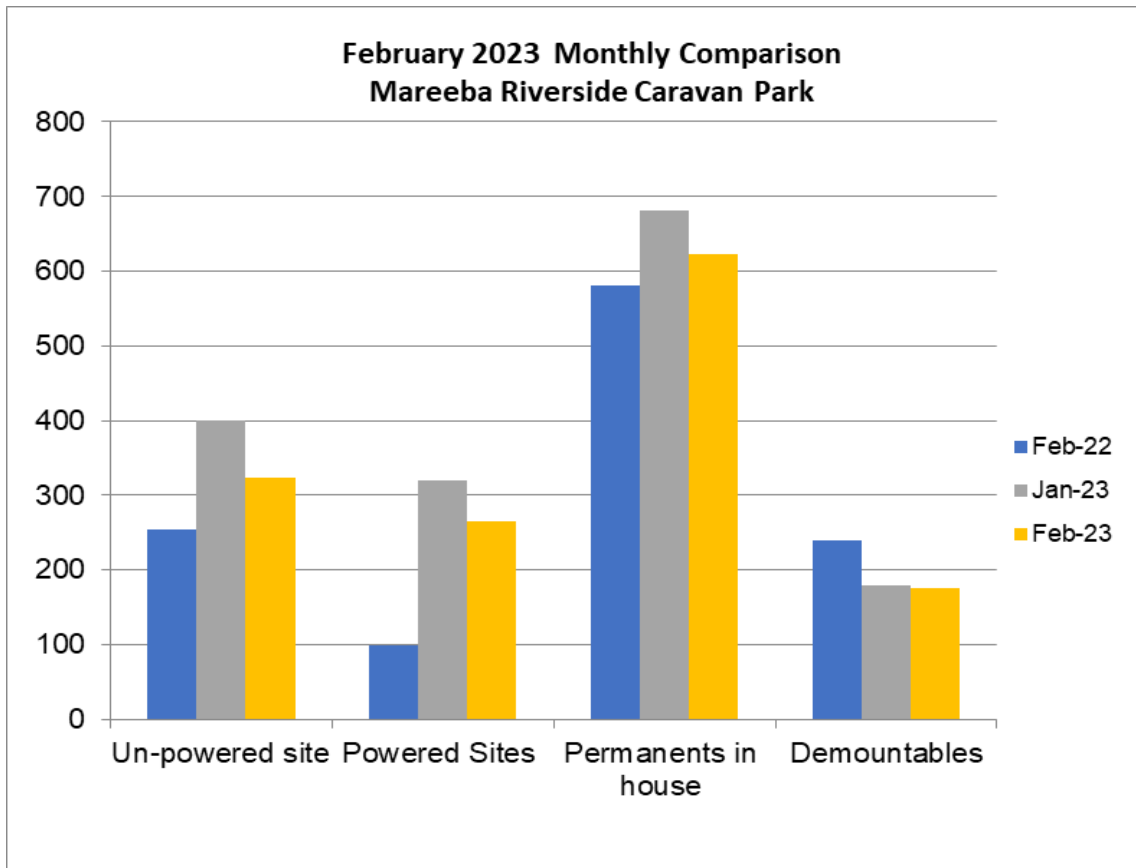
Maintaining safe and efficient access to Council Community Halls is recognised as an important aspect for the community's ongoing wellbeing.

February hall usage has shown strong improvements against the previous months and year's utilisation.



Caravan Parks:

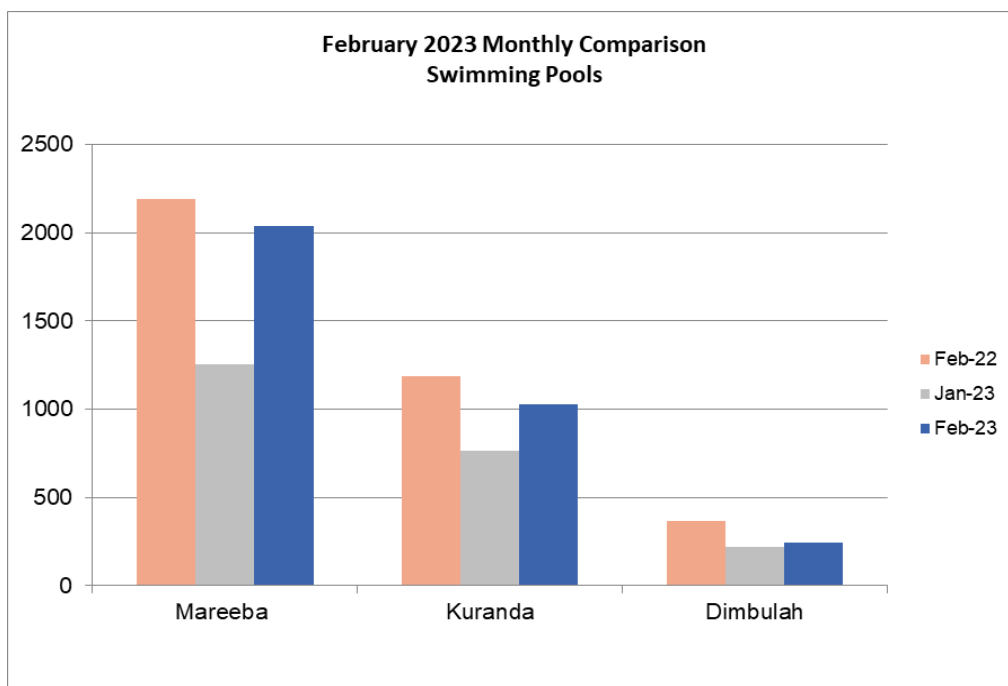
Mareeba Riverside Caravan Park tenant numbers have remained strong across all sectors. Works to replace the Ablution Building are underway.



Aquatic Centres

Council have sought Expressions of Interest from suitably qualified suppliers for the Operation of the Aquatic Facilities, with a long term arrangement to be established 1 July 2023.

Marlin Coast Swimming and Fitness (MCSF) has been engaged under an interim arrangement to operate the facilities until 30 June 2023. Council staff are working with MCSF to provide high level services to the public.



Vandalism & Graffiti:

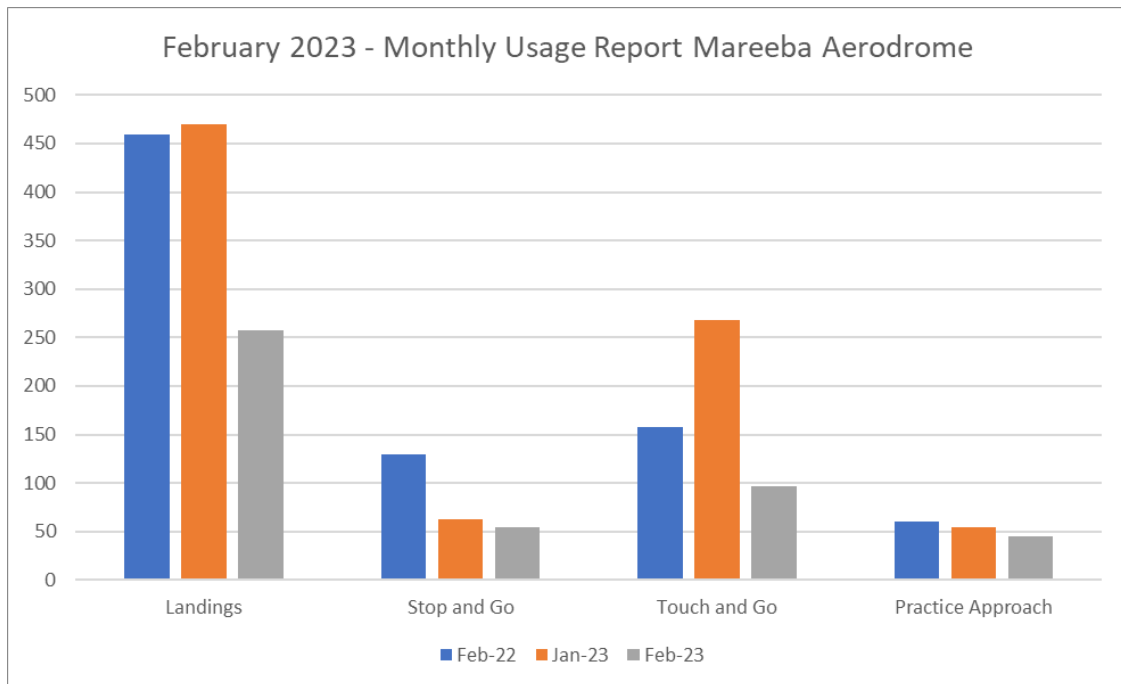
During February, eight (8) reports of vandalism/graffiti were recorded for Council facilities, with annual costs provided below;

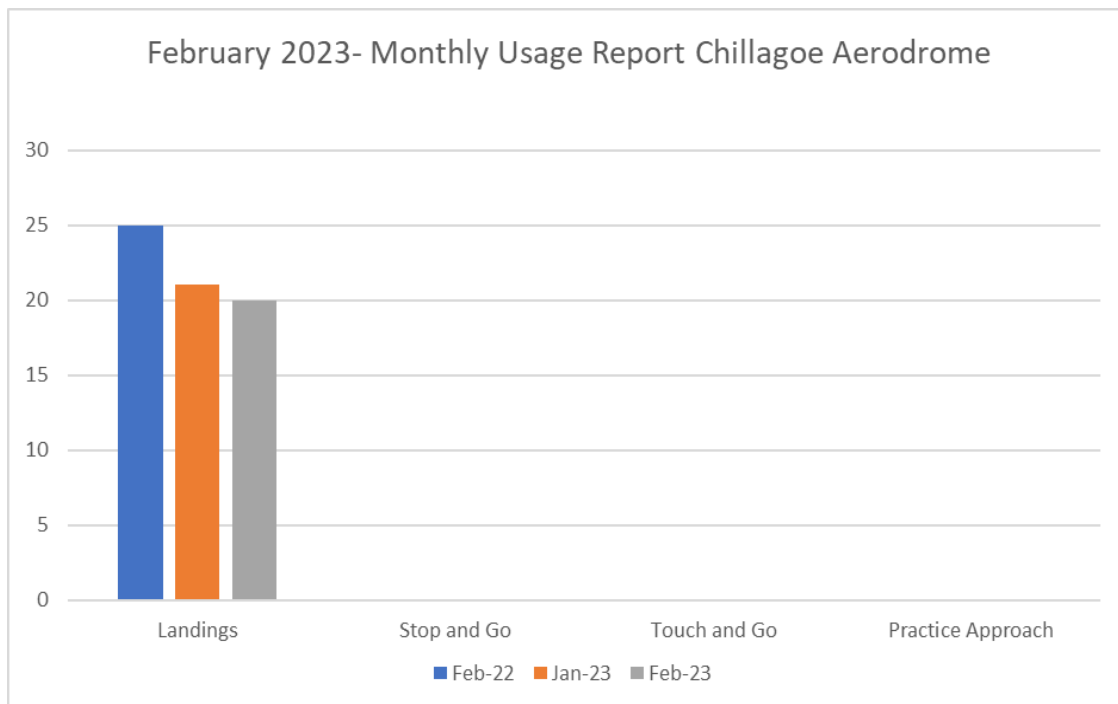
Financial Year	Actuals	Comments – February 2023
2015/16	\$ 2,134.00	<ul style="list-style-type: none"> • Mareeba Sports Hall – Graffiti x 1 • Mareeba Rankin Street Office – Graffiti & Vandalism x 1 • Mareeba Rotary Park toilets - Vandalism x1 • Mareeba CWA Toilets – Vandalism x 1 • Mareeba PCYC Shire Hall - Vandalism x1
2016/17	\$ 16,546.00	
2017/18	\$ 23,948.00	
2018/19	\$ 14,851.00	
2019/20	\$ 14,211.18	
2020/21	\$ 62,199.62	
2021/22	\$ 48,301.12	
2022/23	\$21,280.19	

Note - actuals for vandalism/graffiti do not reflect costs to repairs during that period. Incoming expenses for repairs carry over until works are completed.

Aerodromes

The data recorded below is current for the month of February, however there is usually a lag of some data for each current month from the service provider, which continues to be updated into the next month.





FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Programs are being delivered in line with expectations, a small surplus across the portfolio is anticipated.

Operating

Additional cost associated with graffiti and vandalism is expected and will be accommodated within existing budget allocations.

LINK TO CORPORATE PLAN

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Transport and Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

9.7 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - FEBRUARY 2023

Date Prepared: 15 February 2023
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council’s Water and Waste activities undertaken by the Infrastructure Services Department during the month of February 2023.

RECOMMENDATION

That Council:

1. receives the Infrastructure Services, Water and Waste Operations Report for February 2023; and
2. approves the Mareeba Water Treatment Plant Detailed Design of Clarifiers 1 & 2 Project; and
3. acknowledges the funding of \$287,990.97 received from the Queensland State Government under the Building Our Regions Program and Council’s co-contribution of \$71,683.03 to the project.

BACKGROUND

Water and Wastewater Treatment:

All treatment plants are generally performing satisfactorily. Water demand was varied across all schemes. Rainfall in most catchments resulting in decreased consumption per connection.

Routine environmental monitoring did not detect any exceedances of environmental discharge limits. No anomalies or reportable notifications were reported in relation to routine water quality testing conducted during the month.

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant average daily production (kL)	5,999	766	214	187	90
Number of Connections	4,385	982	157	272	137
Average daily water consumption per connection (L)	1,368	780	1,363	688	769

** Mt Molloy is an untreated, non-potable water supply*

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	6,771	243
Number of Connections	3,424	346
Average daily inflow per connection (L)	1,978	702

Mareeba Water Plant Clarifier 1 & 2 process Improvement Project

Council has secured funding through the Queensland Government's Building Our Regions Program in the amount \$287,990.97 with Council's co-contribution being \$71,683.03. As part of the grant agreement conditions, Council is required to formally approve the project and confirm its funding contribution.

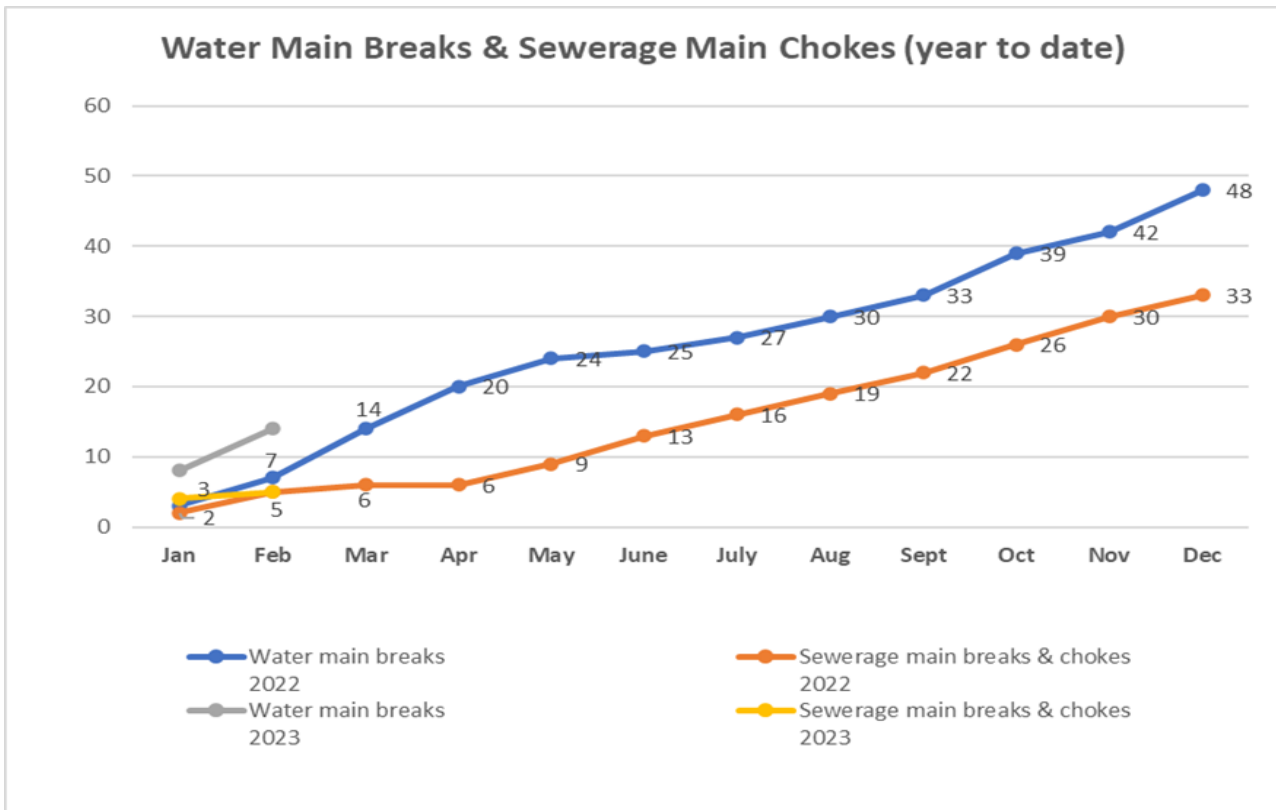
Council has engaged process and civil engineers to identify and design appropriate upgrades to the Mareeba Water Treatment Plant clarifiers. A scope of upgrades has been developed including cost estimates.

Testing to determine the dosing rate and effectiveness of various polymers has been completed and the findings have been implemented. A temporary sludge return system is in the process of being setup to validate the efficacy of an activated sludge process and sludge return. Following validation of the process, the detailed design will be finalised.

Water and Wastewater Reticulation:

Council's water reticulation crew attended to fourteen (14) water main breaks, and five (5) sewer main breaks/chokes this month, and average response times were within targets set out in Council's customer service standard for water services.

Monthly statistics are shown on the water reticulation main breaks and sewerage main breaks and chokes:

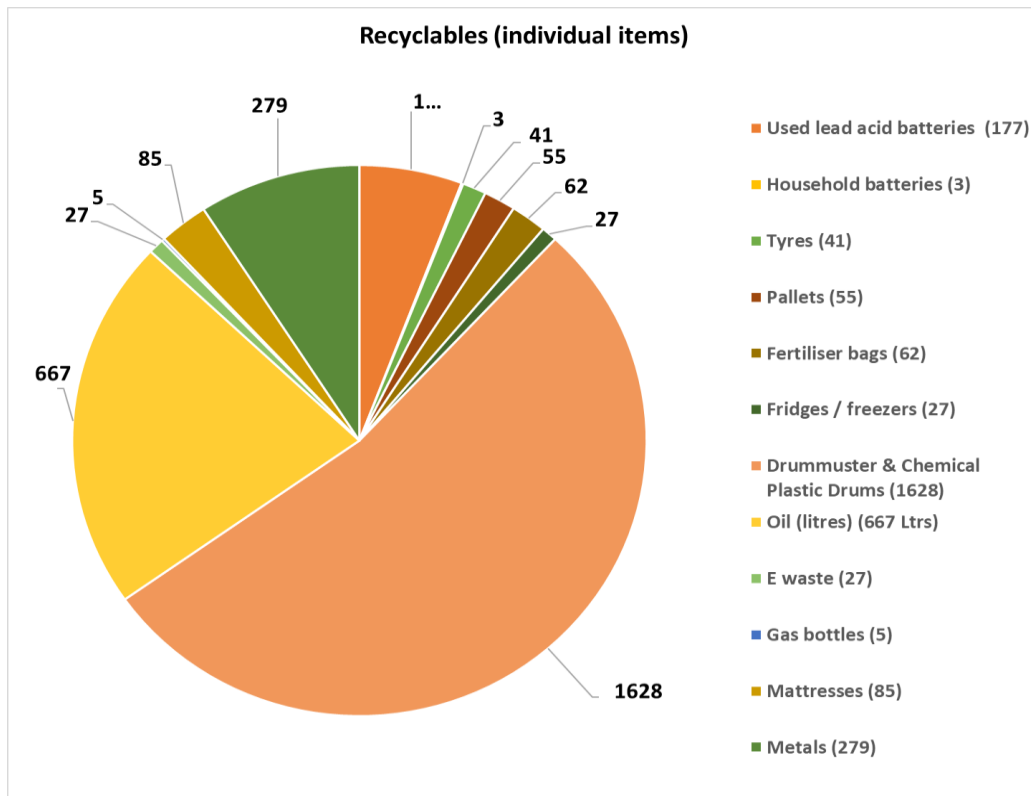
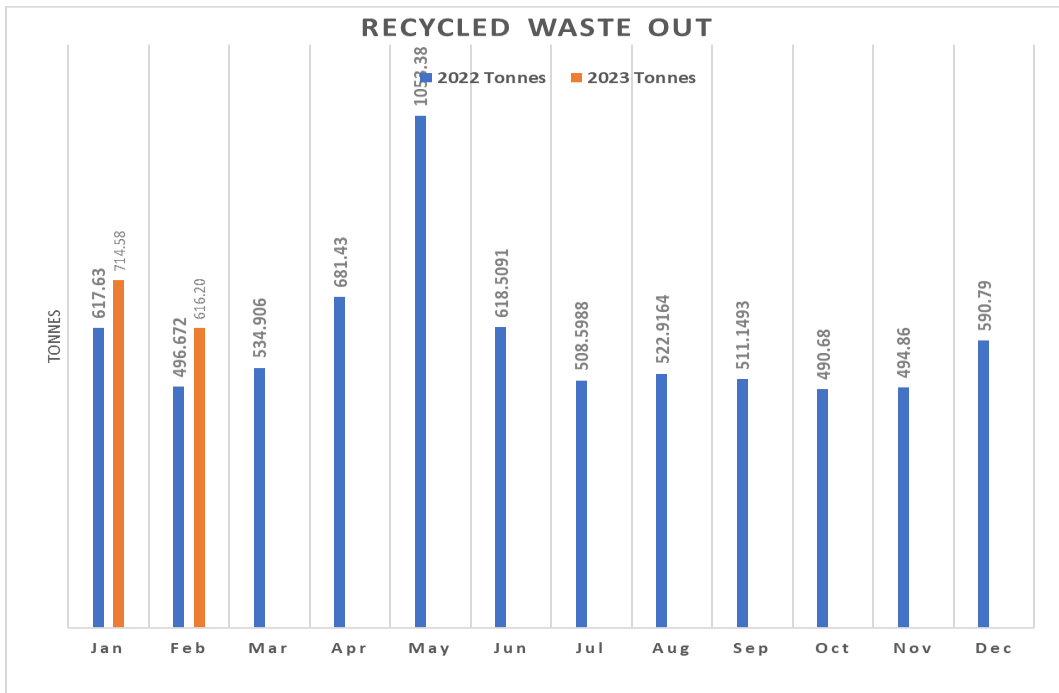


Waste Operations:

ARUP’s work on the Regional Resource Recovery Plan is continuing with the draft to Council provided on 3 March. Council’s feedback on the draft plan to be provided to ARUP by 10 March and discussions with individual Councils is being held on 14, 16 and 17 March.

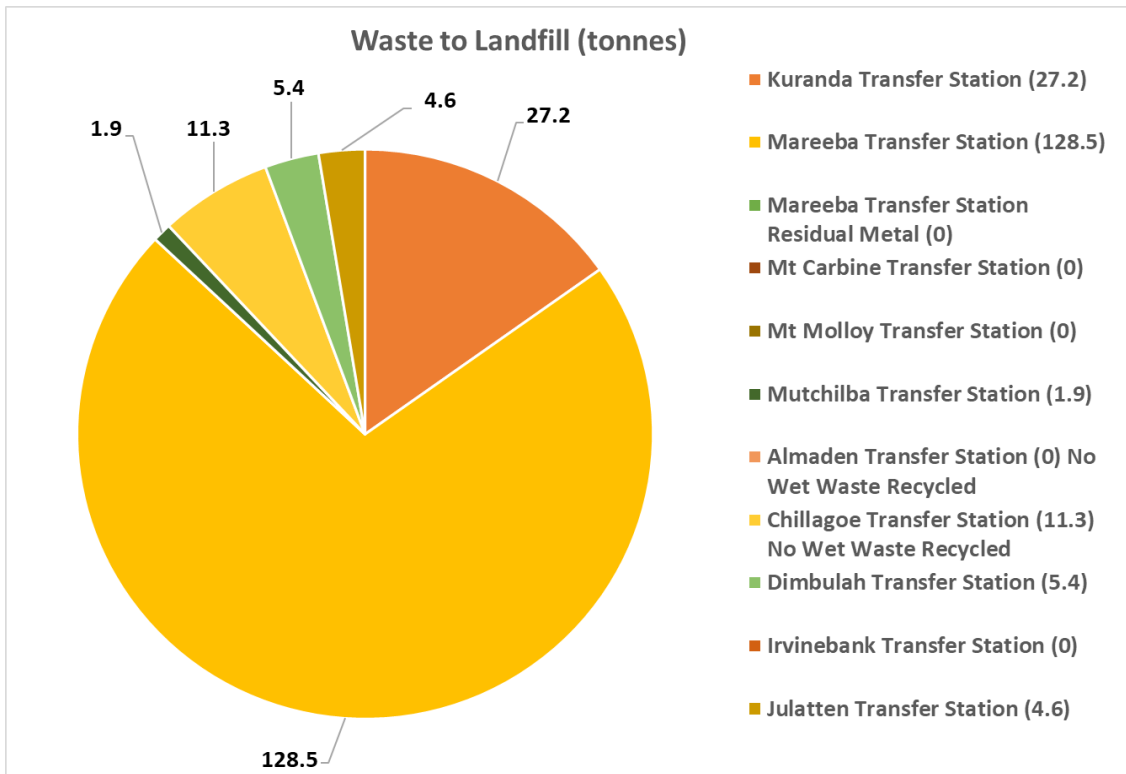
Recycling

Waste material collected at each of the waste transfer stations are either deposited directly to the Springmount Waste Facility, recycled, or transported to the Veolia Advanced Resource Recovery Facility (ARRF) in Cairns for processing.



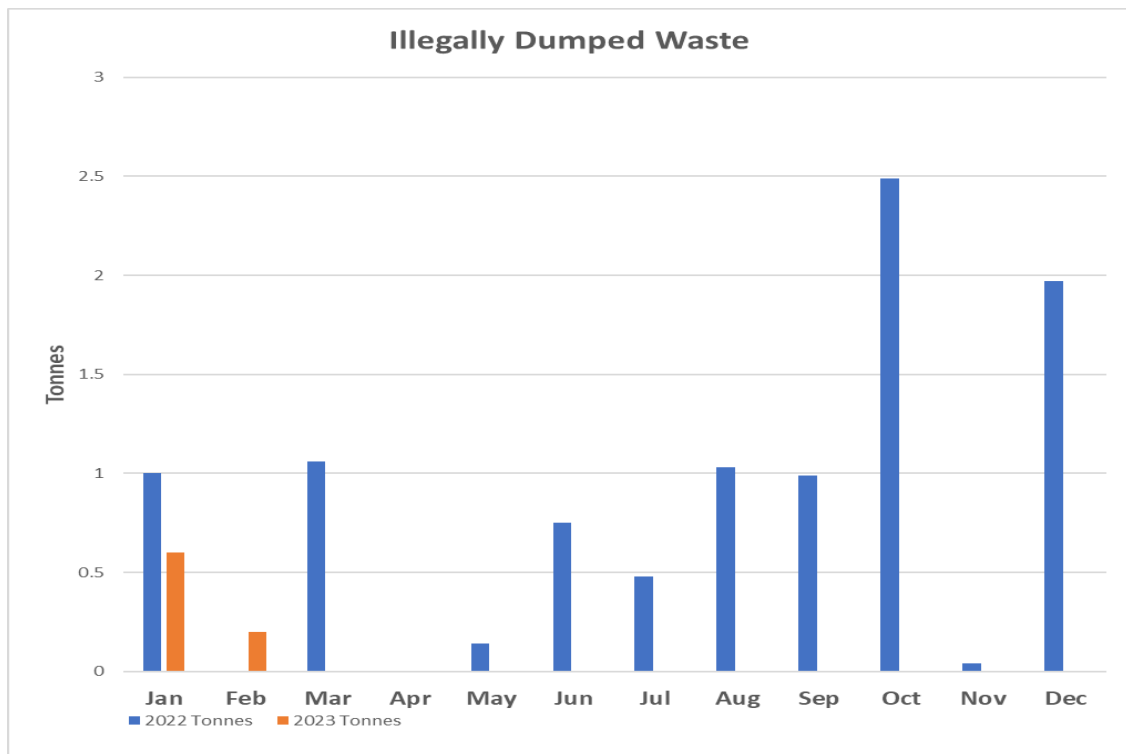
Waste to Transfer Stations

Transfer Station dry waste is transported off site to the Springmount Waste Facility and for the month of February 168 tonnes was landfilled.



Illegally Dumped Waste

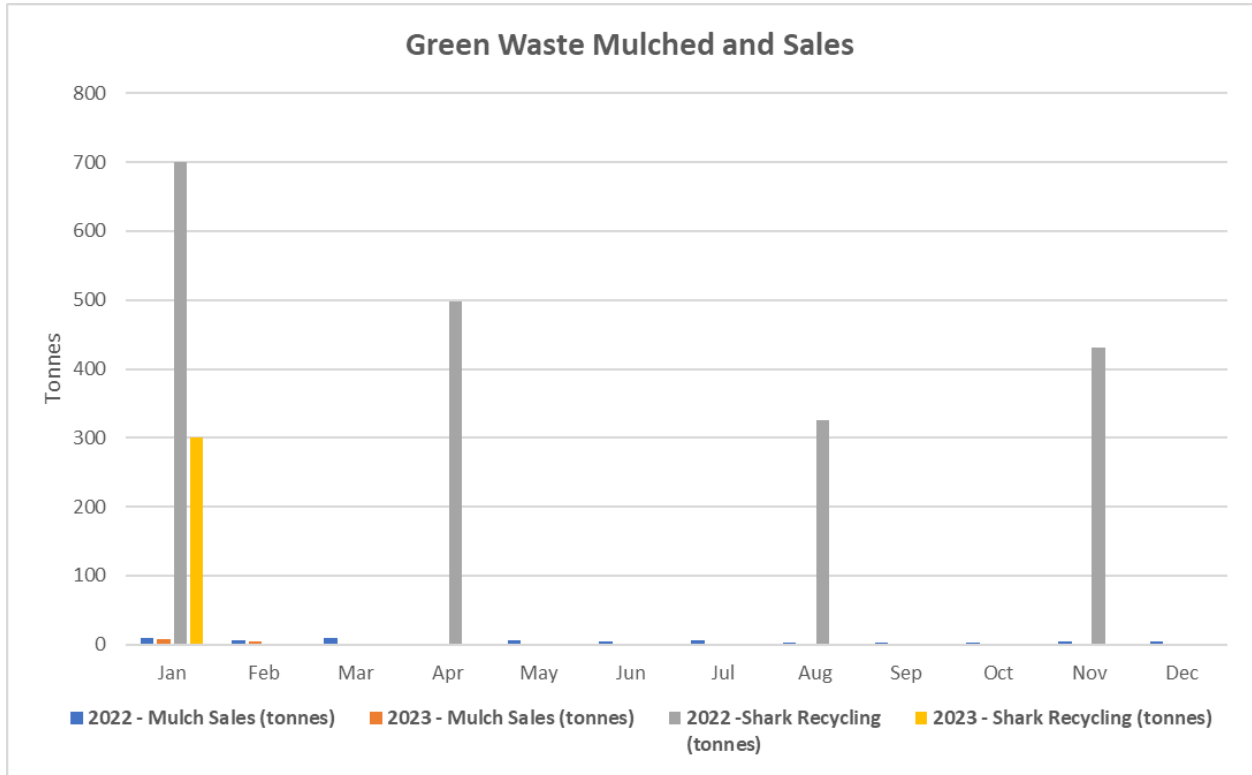
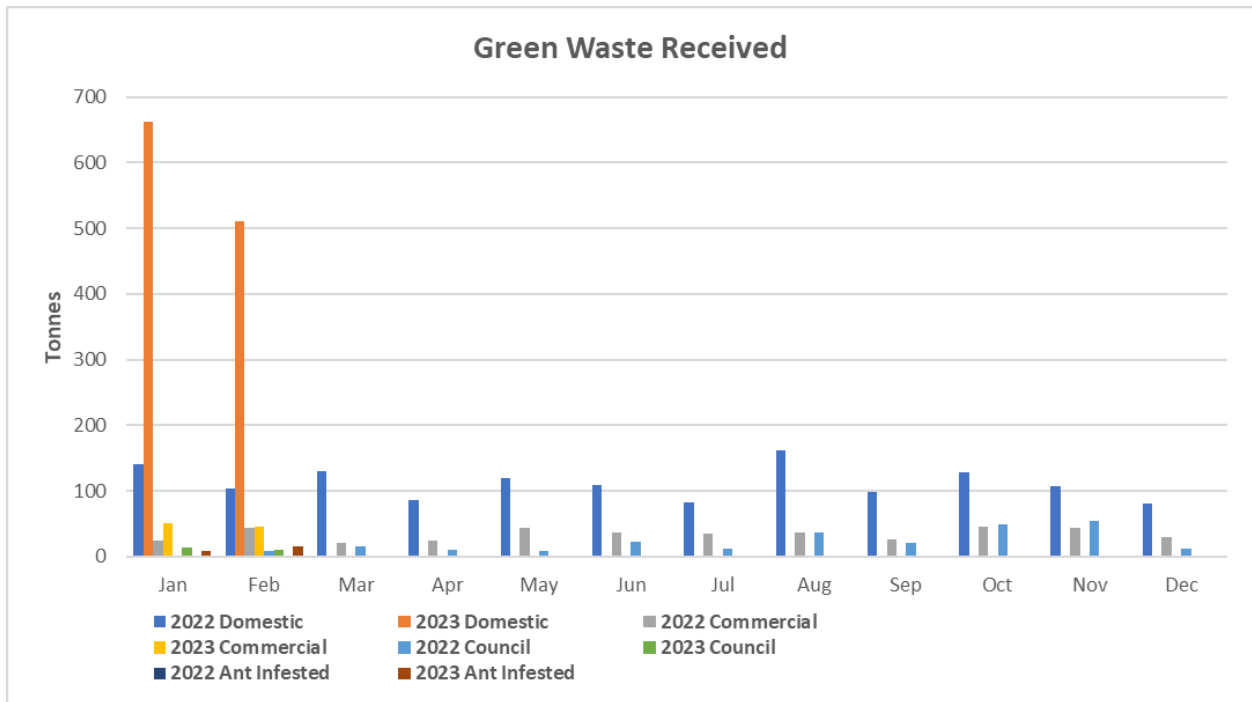
There were 0.2 tonnes of illegally dumped waste recorded through Waste Transfer Stations during the month of February. This does not include the illegal dumping on TMR Roads.



Green Waste

During February, Council received a total of 566 tonnes of green waste with Kuranda recording 15 tonnes of Electric Ant contaminated green waste.

Free Green Domestic Waste days are scheduled for the weekend of 1 and 2 April.



RISK IMPLICATIONS**Environmental**

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Nil

9.8 T-MSC2023-04 BICENTENNIAL LAKES TRUNK GRAVITY MAIN UPGRADE

Date Prepared: 2 March 2023
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2023-04 Bicentennial Lakes Trunk Gravity Main Upgrade.

RECOMMENDATION

That Council awards Tender T-MSC2023-04 Bicentennial Lakes Trunk Gravity Main Upgrade to FGF Developments Pty Ltd for the amount of \$3,772,747.16 (excluding GST).

BACKGROUND

Council has received grant funding through the Queensland Resilience and Risk Reduction Fund (QRRRF), administered through Queensland Reconstruction Authority towards upgrade of the Bicentennial Lakes Trunk Gravity Main. The project will address capacity issues associated with the existing sewer.

The Bicentennial Lakes gravity sewer main is being undertaken in conjunction with the upcoming Bicentennial Lakes upgrade project as part of the Parks and Open Spaces Strategy. The alignment connects the section of sewer main upgraded under the Mason Street Sewer Upgrade project completed in 2021 at Rankin Street and discharges upstream of the Granite Creek pump station at Byrnes Street. As part of the project, a section of the water main at Keeble Street and Jacobsen Street will also be relocated. Works for the gravity sewer and water main relocation will generally be limited to the road reserve between the edge of road and property boundary. Council has advised tenderers that the works are required to be practically complete by June 2024.

Tenders were invited through VendorPanel and closed on Wednesday, 8 February 2023.

Three (3) submissions were received. A summary of the tender prices at opening is provided in *Table 1* below;

Table 1: Tendered Price at opening

Tenderer	Tendered Price (GST excl)
FGF Developments Pty Ltd	\$3,772,747.16
HEH Civil Pty Ltd	\$2,761,086.75
Northern Civil Earthworks Pty Ltd T/A Terranovus Civil	\$3,813,728.57

During the Tender Assessment process, Council officers sought clarification from all tenderers regarding the priced and non-priced criteria of the submissions, which affected the tendered values compared with the original submissions as provided in *Table 1a* below;

Table 1a: Amended Pricing Submitted by Tenderers

Tenders – Conforming	Tenders conforming
FGF Developments Pty Ltd	\$3,772,747.16
HEH Civil Pty Ltd	\$3,092,038.50
Northern Civil Earthworks Pty Ltd T/A Terranovus Civil	\$3,839,728.57

Tender Assessment

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided in Table 2 below;

Table 2: Evaluation Criteria

Criteria	Weighting
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%
Tenderer's Resources	10%
Demonstrated Understanding	20%
Total	100%

Each tender was evaluated and scored against the criteria, with the criteria scores then weighted to provide a total weighted score for each submission. Additionally, each tender has been assessed for conformance, compliance, and discrepancies against the requested response schedules.

All tenders were conforming, with all tenderers assessed as capable of completing the works.

A summary of the Tender assessment, incorporating the evaluation against conformance, price, and non-priced base criteria, resulted in the ranking of submissions displayed in Table 3 below.

Table 3: Tender Evaluation Summary

Tenderer	Score (100%)	Rank
FGF Developments Pty Ltd	92.77 %	1
HEH Civil Pty Ltd	88.24 %	2
Northern Civil Earthworks Pty Ltd T/A Terranovus Civil	75.67 %	3

FGF Developments Pty Ltd received the highest score overall based on assessment of price and non-price criteria. FGF are a locally based business and have substantial relevant experience, having successfully completed several projects for Council and are well placed to complete the scope of works required on the project. FGF nominated key personnel who have the specific experience needed for the project, demonstrated a clear understanding and of the project and presented a sound methodology for the work.

RISK IMPLICATIONS**Infrastructure and Assets**

The wastewater reticulation infrastructure requires upgrading to ensure sufficient capacity for existing and future growth.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

This project is necessary to meet Council's regulation obligations under is Environmental Authority. Tenders were invited in accordance with Council's Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

Council has allocated funding under the 2022/23 capital budget to complement grant funding received through the Queensland Resilience and Risk Reduction Fund (QRRRF).

Is the expenditure noted above included in the current budget?

Yes.

LINK TO CORPORATE PLAN

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

Tenderers to be notified of the outcome of this report. A comprehensive communication plan will be put in place to advise residents and the travelling public of the proposed works both prior to and during the project.

9.9 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - FEBRUARY 2023**Date Prepared:** 3 March 2023**Author:** Manager Works**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Gardens and Land Protection operational activities undertaken by Infrastructure Services during the month of February 2023.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of February 2023.

BACKGROUND**Transport Infrastructure**Emergent Works

Mareeba Shire Council is now eligible for DRFA funding following the activation of the shire under the Northern and Central Queensland Monsoon and Flooding 20 December 2022 to January 2023 event.

Works crews have been undertaking emergent work on the following roads within the shire in February;

Area	Road Name	Area	Road Name
All Areas	Pothole Patching	Irvinebank	Alice Street
Mareeba	Roiko Road	Irvinebank	Ibis Dam Road
Mareeba	Martin Road	Irvinebank	Rubina Terrace
Mareeba	Reynolds Street	Almaden	Ootann Road
Mareeba	Fassio Road	Almaden	Almaden Transfer Station Road
Watsonville	West Bischoff Mill Road	Almaden	Main Street
Watsonville	Eichblatt Road	Almaden	School of Arts Road
Watsonville	Walsh River Road	Dimbulah	Braund Road
Watsonville	Bischoff Mill Road	Dimbulah	Mt Mulligan Road
Irvinebank	Pedersen Road	Kuranda/Julatten	Tree Removal

To date, 155 roads across the Shire have been inspected and photographed and crews are working hard to undertake emergency repairs where required. Ongoing rain is hampering temporary and immediate repair efforts and in numerous cases repair works have had to be redone, particularly in the Almaden, Watsonville and Irvinebank areas.

In the first two (2) months of the calendar year crews have used approximately 77 tonnes of blade mix and 1,800 litres of cationic bituminous emulsion for patching potholes that are occurring due to the persistent wet weather.

General Maintenance

Activity	Location
Drain Cleaning	Mareeba Rail Trail, Reynolds Street, Kennedy Street
Handrail and Step Repair and Installation	Byrnes Street
Herbicide Spraying	Mareeba, Mutchilba and Dimbulah areas
Unsealed Road Maintenance Grading	Pump Road, Mt Carbine Cemetery, Mt Carbine Waste Transfer Station, Mt Spurgeon Road, Weston Road, West Mary Road, East Mary Road, Black Mountain Road (Julatten)
Slashing (MSC Staff)	Myola Road, Crothers Road, Green Forest Road, Boyles Road, Hickory Road, Rosewood Road, Barnwell Road, Kingfisher Drive, McKenzie Road, Jarawee Road, Fairyland Road, Christensen Road, Kuranda Heights Road, Black Mountain Road (Kuranda), Main Street, Wetherby Road, Brown Street, Fraser Road, Carr Road, Button Close, Highland Drive, Bicentennial Lakes, West Mary Road, East Mary Road, Mt Carbine Cemetery, Mt Molloy Cemetery
Slashing (Contract Round 1 – to end of February)	Roiko Road, La Spina Road, Standen Road, Bryde Road, Martin Road, Roos Road, Cane Road, Chewko Road, Paglietta Road, Harrigan Road, Narcotic Creek Road, Healy Road, Plozza Road, Chettle Road, Macadamia Close, Arriga Road, Springmount Road, Cascade Close, Oakey Valley Road, Lemon Tree Drive, Ray Road, Cater Road, Shaban Close, Coolamon Close, McIver Road, Tilse Street, Jennings Road, Slape Road, George Fabris Road, Beaufort Road, Ellery Road, Sid Bek Road, Venture Road, Mines Road, Gallo Drive Drains, Martin Avenue, Wylandra Drive Drains, Seary Road, Seary Road Drains, Torrisi Road, Kenneally Road, Brunelli Road, Emerald End Road, Country Road, Malcolm Close, Emerald End Close, Copine Road, Tinaroo Creek Road, Fichera Road, Henry Hannam Drive, Cobra Road, Emerald Falls Road, Lockwood Road, Leonardi Road, Malone Road, Bellevue Close, Malone Road, Sabin West Road, Wright Road, Coronet Drive, Emerald Heights Road, Rozel Close, Springs Road, Fassio Road, Steggles Hatchery Road, McMillan Road, Brooks Road, Hawkins Road, Beh Road, Cetinich Road, Rains Road, Carmen Road, Byrnes Road, Gentile Road, Randazzo Road, Tyrconnell Road, Bower Road, McBean Road, Stanton Road, North Walsh Road, Kimalo Road, Blacks Road, Adil Road

Customer Requests

During the month of February, the Works Group received 192 Customer Requests (CRs) with 274 resolved (resolved requests include those received prior to February 2023). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
February	151	33	8

At the time of reporting, the Works Group had 78 open requests.

Bridges and Major Culverts

Bridges and major culverts on the following roads were inspected and cleared of debris as a result of the wet season rains.

- Springs Road, Paddy's Green
- Bakers Road, Southedge
- Roiko Road, Mareeba
- Chewko Road, Mareeba
- Oakey Valley Road, Mutchilba
- Henry Hannam Drive, Mareeba
- Springmount Road, Mutchilba

TMR Routine Maintenance Performance Contract (RMPC)

Wet weather callouts continued across the state-controlled network within Mareeba Shire. Emergent works were attempted on the Burke Developmental and Herberton - Petford Roads but stalled in some sections due to rain. Water filled barriers were placed at the site of the embankment slip on the Mareeba - Dimbulah Road at Granite Creek under DRFA Emergent Works.

Pothole patching was undertaken on the Burke Developmental Road, Herberton - Petford Road, Mareeba - Dimbulah Road and the Mossman - Mount Molloy Road. Herbicide spraying continued on the Mossman - Mount Molloy Road and the Mulligan Highway. Landslides and timber were cleared on the Rex Range and the roadside slashing was completed on the Mulligan Highway.

Parks and Open Spaces

During February, as well as routine maintenance activities, Parks and Open Spaces staff undertook the following;

- Replaced swing seats at Mt Molloy, Mareeba, Dimbulah, and Kuranda
- Replaced three (3) fence panels at Centenary Park, Mareeba
- Mow and maintain Biboohra township
- Contractors – Mow and maintain Irvinebank township and Watsonville Cemetery
- Burials
 - Dimbulah x 1
 - Mareeba x 5
- Projects
 - Commenced removal of the unwanted shrubbery at the Mareeba Aquatic Centre
 - Continue working on the Anzac Park landscaping plan

Land Protection

Parthenium Weed: Inspections carried out on 12 sites. All landholders are complying with their biosecurity obligation. Land protection officers continue to monitor the sites.

Navua Sedge: The second round of roadside spraying on local controlled roads has been completed in the Mt Molloy/Julatten area.

Multi Species Weeds-Emu Creek/Walsh River Catchment: Work has started for the year along Emu Creek on the Wash River catchment targeting two (2) *Jatropha* species, Rubber vine and Siam weed.

Feral Pigs: Landholders given advice on baiting, shooting and trapping. Two (2) pigs have been trapped during February, one (1) in the Mareeba area and one (1) in Mt Molloy

Rabbits: One (1) landholder in Mutchilba has started free feeding rabbits with a possible Calicivirus release in the coming days.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

All operational works are funded by the section specific 2022/23 maintenance budgets.

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

Transport and Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

IMPLEMENTATION/COMMUNICATION

Nil

10 OFFICE OF THE CEO

10.1 MAREEBA MULTICULTURAL FESTIVAL COMMITTEE CHARTER

Date Prepared: 1 March 2023

Author: Corporate Communications Officer

Attachments: 1. [Mareeba Multicultural Festival Committee Charter](#) ↓

EXECUTIVE SUMMARY

The purpose of this Report is to seek Council's adoption of the Mareeba Multicultural Festival Advisory Committee Charter.

RECOMMENDATION

That Council adopts the Mareeba Multicultural Festival Advisory Committee Charter as attached to the report.

BACKGROUND

The Mareeba Multicultural Festival Advisory Committee is established as an advisory committee of the Mareeba Shire Council and shall exist for the purpose of organising and overseeing the annual Mareeba Multicultural Festival event.

This Charter sets out the roles and responsibilities of the MMFAC within the Council.

It is recommended that Council adopts a Charter that sets out the roles and responsibilities of the Committee in the interest of probity, assurance, and good governance.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Nil



Mareeba Multicultural Festival Advisory Committee Charter

Policy Type	Council Policy	Version:	1.0
Responsible Officer	Chief Executive Officer	Date Approved:	15/03/2023
Review Officer:	Director Corporate and Community Services	Review Due:	15/03/2027
Author:	Senior Compliance Officer	Commencement:	15/03/2023

1. PURPOSE

The Mareeba Multicultural Festival Advisory Committee ("**MMFAC**") is established as an advisory committee¹ of the Mareeba Shire Council ("**Council**") and shall exist for the purpose of organising and overseeing the annual Mareeba Multicultural Festival event.

This Charter sets out the roles and responsibilities of the MMFAC within the Council.

2. SCOPE

This Charter applies to all members of the MMFAC and to all the activities of the MMFAC.

3. CHARTER STATEMENT

COMPOSITION

The MMFAC will comprise of at least seven (7) members and a maximum of eleven (11) members of which at least one (1) member shall be a Councillor as appointed by Council. The Chair of the Committee shall be appointed by Council.²

Councillors will be appointed to the Committee for the term of the Council unless otherwise removed by a resolution of full Council or acceptance of a resignation. In the event of a Councillor resigning his/her position on the Committee, the full Council will nominate a Councillor to fill the vacant position.

An external member shall be appointed for a period of three years, with an option to extend for one year. Appointments of external members shall be made by way of a public advertisement; an evaluation of candidates and a recommendation for appointment put to Council. The external member may not be a Council officer, employee or contractor and must have significant experience and skills in event management and demonstrate community involvement. The evaluation of potential external members will be undertaken by the Mayor or a nominated Councillor; Chief Executive Officer and if appropriate the Chair.

Mareeba Shire Council will, as far as reasonably practicable, appoint Committee members to provide a broad range of representation across the shire.

¹ See *Local Government Regulation 2012* s 264(1)(b).

² *Ibid* s 267(1).

Mareeba Multicultural Festival Advisory Committee Charter

THE ROLE OF THE CORPORATE COMMUNICATIONS OFFICER

Council's Corporate Communications Officer is responsible for the overall coordination and running of the event. Working closely with the Chair of the Committee, the Corporate Communication Officer will provide administrative, event, risk management and financial advice and support to the Committee. As the Council Officer charged with organising the event, they will be responsible for taking minutes and keeping records of all activities related to the event. The Corporate Communications Officer reports directly to the Chief Executive Officer.

MEETINGS

The MMFAC shall meet as often as it determines, but not less than two (2) times per year. Meetings of the Committee are held at the times and places decided by the Committee³.

Quorum for the MMFAC shall be the majority of its members however if the number of members is an even number, one-half of the number is a quorum. The meeting will proceed only if a quorum is present. The chairperson shall preside or if the chairperson is absent, the member chosen by the members present as chairperson for the meeting presides.⁴

The Mayor has a standing invitation to attend the meetings. Non-member Councillors may attend in observer mode but must first request confirmation from the Chair regarding planned attendance, in advance of the meeting.

The MMFAC Chair may invite any Council officers to attend Committee meetings as and when required to assist the Committee.

The Chairperson of the MMFAC shall attend a Council meeting on an annual basis to formally report on the progress of the Committee.

Meetings shall be conducted in accordance with the Council's *Handbook for Advisory Committees*.

RESPONSIBILITIES

The MMFAC will liaise closely with Council to carry out its responsibilities. However, the MMFAC has no expressed or implied executive power or authority.

The MMFAC is responsible for the delivery of the annual Mareeba Multicultural Festival, with the roles and responsibilities of individual Committee members determined by the Chair and Committee members. Committee members are appointed on a voluntary basis and meeting fees are not available. Members are expected to be available for regular communication by email and / or telephone.

The purpose of the Advisory Committee is to organise the annual Mareeba Multicultural Festival, including attracting sponsors, performers and food vendors; and advise Council on the delivery of the event; and promote an environment of cultural inclusiveness.

The MMFAC will promote the principles of *The Multicultural Queensland Charter* as established by the *Multicultural Recognition Act 2016* (Qld) at all times in all dealings.

The MMFAC will observe, promote, give proper consideration to and make decisions compatibly with the *Human Rights Act 2019* (Qld).

³ Ibid s 268.

⁴ See *Local Government Regulation 2012* (Qld) ss 269(1)-(2). See also *Handbook for advisory Committees* (MSC) s 3.4.3.

Mareeba Multicultural Festival Advisory Committee Charter

The MMFAC will observe, promote, give proper consideration to and make decisions in line with the Mareeba Multicultural Festival Event Management Plan, a document prepared by Mareeba Shire Council, and endorsed by the MMFAC.

The MMFAC will review this Charter at least biannually and recommend any proposed changes to Council for review.

CONDITIONS OF APPOINTMENT

- Members have a duty to act honestly and in good faith, exercise reasonable skill, care and diligence in carrying out their duties and not make improper use of information.
- Members are to exercise common courtesy on all occasions.
- Members are to work collaboratively towards the purpose of the Committee.
- Members must declare if a conflict of interest arises and be exempt from the relevant discussion and / or assessment of applications.
- Members are not authorised to speak directly to the media or public on behalf of the Council or with regard to any matter that has or is to be discussed by the Committee unless otherwise determined and agreed by Council.
- Members are to comply with the *Mareeba Shire Council Handbook for Advisory Committees and the Mareeba Shire Council Employee Code of Conduct*.

4. REPORTING

The MMFAC Chair will forward a copy of all Meeting Minutes to Council's Mayor and Chief Executive Officer within fourteen (14) days from date of each meeting.⁵

5. DEFINITIONS

Nil.

6. RELATED DOCUMENTS AND REFERENCES

Handbook for Advisory Committees (MSC)
Human Rights Act 2019 (Qld).
Local Government Regulation 2012 (Qld)

7. REVIEW

It is the responsibility of the CEO to monitor the adequacy of this policy and recommend appropriate changes. This Charter will be formally reviewed every four (4) years or as required by Council.

⁵ See *Handbook for advisory Committees* (MSC) s 3.4.6.

11 CONFIDENTIAL REPORTS

RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275 of the Local Government Act 2012:

11.1 Agreement under Section 87 of the Native Title Act 1993 (Cth) - Wakaman People #3 and Wakaman People #4

This matter is considered to be confidential under Section 254 (j) - e and i of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government and a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

14 FOR INFORMATION

14.1 GREAT WHEELBARROW RACE COMMITTEE MEETING MINUTES

Date Prepared: 7 March 2023

Author: Corporate Communications Officer

Attachments:

1. **Great Wheelbarrow Race Committee Meeting 17 August 2022** [↓](#)
2. **Great Wheelbarrow Race Committee Meeting 26 October 2022** [↓](#)
3. **Great Wheelbarrow Race Committee Meeting 25 January 2023** [↓](#)

Please see attached the Minutes of the Great Wheelbarrow Race (GWR) Committee Meetings held 17 August 2022, 26 October 2022, and 25 January 2023.



The Great Wheelbarrow Race

Committee Meeting Minutes 17 August 2022

GWR Committee Meeting was held at the Mareeba Shire Council Board Room at 5:02pm.

Present: Cr Bensted (Chair), Cr Davies (Remotely), Lindie Boonzaaier (MSC), Jono Bell, Natasha Srhoj, Billie Fincham, Nina Akselsen-Grant

Apologies: Sarah Bensted, Jodie Turner, Charlton Best

Point 1: Declaration of conflict of interest from committee members.

Point 2: Business arising from the minutes of the previous meeting, 1 July 2022

Action	Assigned to	Status
2.1 Publish 2023 Race date	Natasha	Completed
2.1 Update GWR Website	Committee	Completed
2.3 Book accommodation in Dimbulah and Almaden	Lindie	Completed

Point 3: Confirmation of previous minutes

Moved: Jono **Seconded:** Billie

Point 4: Sponsorship received 2022

A summary of sponsorship received in 2022 was presented to the Committee.

Point 5: 2022 Financial wrap-up

Financial wrap-up for the 2022 race was presented to the committee.

Point 6: Review registration fees for 2023 event, open and close dates.

Race registration

Categories and registration fee to remain the same for the 2023 race. Open registrations on 1 September 2022.

Moved: Natasha **Seconded:** Jono

Point 7: General

7.1 Advertising

- 7.1.1 **Paid advertising:** Sponsored advertising on Facebook, with a focus on the following locations: Brisbane, Sydney, Cairns, Townsville.
- 7.1.2 **School advertising:** A Great Wheelbarrow Race Pack will be sent to schools in Brisbane.
- 7.1.3 **TTNQ:** Organise a meeting to discuss opportunities.

Point 8: Portaloos

Committee discussed portaloos requirements for the 2022 race. The committee will seek sponsorship of portaloos and trailers.

Action	Assigned to	Status
Email teams the registration date	Natasha	
Send Natasha the email addresses of 2022 teams	Lindie	
Natasha Advertising budget	Natasha	
Quote - Screen and Sound	Lindie	
Seek portaloos sponsorship	Cr Davies	
Seek trailer sponsorship	Nina	
Open registrations on active network	Lindie	
Grant research	Committee	
TTNQ Contact reach out	Lindie	

Meeting closed: 5:51pm

Next meeting: 19 October 2022 at 5pm.



The Great Wheelbarrow Race

Committee Meeting Minutes 26 October 2022

GWR Committee Meeting was held at the Mareeba Shire Council Board Room at 5:04pm.

Present: Cr Bensted (Chair), Lindie Boonzaaier (MSC), Charlton Best, Natasha Srhoj (remotely), Sherri Soncin

Apologies: Cr Davies, Sarah Bensted, Jono Bell, Nina Akselsen-Grant and Billie Fincham

Point 1: Declaration of conflict of interest from committee members.

Natasha Srhoj is on the board of Bendigo Bank, a GWR sponsor.

Nina is employed as the assistant secretary at Bendigo Bank, a GWR sponsor.

Point 2: Business arising from the minutes of the previous meeting, 17 August 2022

Action	Assigned to	Status
Email teams the registration date	Charlton	Complete
Send Natasha the email addresses of 2022 teams	Lindie	Complete
Natasha Advertising budget	Natasha	Ongoing
Quote Screen and Sound	Lindie	Complete
Seek portaloos sponsorship	Committee	Ongoing
Seek portaloos trailer sponsorship	Committee	Ongoing
Open registrations on active network	Lindie	Complete
Grant research	Committee	Ongoing
TTNQ Contact reach out	Lindie	Ongoing

Point 3: Confirmation of previous minutes

Moved: *Natasha* **Seconded:** *Cr Bensted*

Point 4: Sponsorship

Committee discussed sponsorship from the following businesses:

- Cairns AV – as noted on quotation.
- Category sponsor - Soncin Electrical

Point 5: Allocation of event jobs

Move over to the next meeting.

Point 6: Traffic Management Plan

Proceed with meeting to discuss the Traffic Management Plans.

Point 7: Quotes

AV Supplier: Quotations reviewed, and Committee approved Cairns AV's quote.

First Aid: Quotations have been requested from three (3) companies and will be reviewed at the next meeting.

Videography / photography: Quotations have been requested from three (3) companies and will be reviewed at the next meeting.

Point 8: Portaloos

- Committee will approach North Hire for sponsorship of the portaloos and trailers.

Point 9: Other

ABC Backroads has contacted Cr Bensted for a Great Wheelbarrow Race segment.

Action Summary

Action	Assigned to	Status
Reach out to TTNQ	Lindie	
Amaroo Sponsorship	Cr Davies	
Cairns Hardware Sponsorship	Natasha	
Lowes Petroleum Sponsorship	Cr Bensted	
MacDonalds Mareeba	Natasha	
Anniversary year plans	Natasha	

Meeting closed: 5:38 pm

Next meeting: Wednesday, 16 November 2022 at 5pm MSC Boardroom



The Great Wheelbarrow Race

Committee Meeting Minutes 25 January 2023

GWR Committee Meeting was held at the Mareeba Shire Council Board Room at 5:05pm.

Present: Cr Bensted (Chair), Lindie Boonzaaier (MSC), Charlton Best, Natasha Srhoj, Cr Davies, Sarah Bensted, Nina Akselsen-Grant, Sherri Soncin and Billie Fincham

Apologies: Jodie Turner, Jono Bell

1. Declaration of conflict of interest from committee members – Nil
2. Business arising from the minutes of previous meeting, 26 October 2022

<i>Action</i>	<i>Assigned to</i>	<i>Status</i>
Natasha Advertising budget	Natasha	Carried over
Portaloos	Cr Davies	Completed Sponsorship from North Hire for four portaloos and two trailers.
Contact TTNQ	Lindie	Carried over
Platinum Sponsors	Natasha	Confirmed
Quotes received – First Aid and Videography/photography	Lindie	Carried over
Amaroo Sponsorship	Cr Davies	Confirmed
Cairns Hardware Sponsorship	Cr Bensted	Confirmed
Lowes Petroleum Sponsorship	Natasha	Carried over
McDonalds Mareeba	Natasha	Carried over

3. Confirmation of minutes from the previous meeting

Moved: Natasha Srhoj Seconded: Charles Best

4. Rules and Regulations

No changes required to the rules and regulations for the 2023 race.

5. Email addresses

- Committee has approved the creation of two email addresses for the Great Wheelbarrow Race.
- Council Officers will assist with the change of the domain name from .com > .com.au and the creation of both email addresses.
- info@greatwheelbarrowrace.com.au
- sponsorship@greatwheelbarrowrace.com.au

6. Sponsorship

A summary of sponsorship received to date for the 2023 race was presented to the Committee.

Committee to be confirmed and/or contact the following sponsors:

- Woodham Petroleum
- Outback Solar
- LGM
- Claude Cater
- Mareeba Pharmacies

7. Event Jobs

- All committee member roles will remain the same for the 2023 race.

8. Marketing Plan

The Committee discussed Facebook sponsored advertising in the following locations:

- Townsville
- Mackay
- Brisbane

Council Officer to confirm the payment of sponsored advertising on social media platforms.

9. Financial report

The financial report was presented to the Committee. The report has budgeted for a total of 42 Teams, 1 Solo, 1 Duo, 1 Trio to compete in the race as well as \$5000 in additional sponsorship.

10. Invite Face of the Race

Mr Mick Borzi AM - OBE, will be invited to be the Face of the Race in 2023 in recognition of his advocacy for the inaugural race in 2004. If Mr Borzi is unavailable, the following former Chairs will be invited in order:

- Evan McGrath
- Alan Pedersen
- Nipper Brown

11. Preparations for QPS and DTMR applications

Committee endorsed the seeking of quotes to engage TMP company to update existing plans.

12. Accommodation required for Committee/Staff

Committee discussed accommodation in Dimbulah and Almaden.

13. Catering at Dimbulah, Petford, Almaden and Chillagoe

Need to confirm the catering and contact suppliers of catering in all four towns.

14. Quotations received

- Quotations for the provision of Videography / Photography services, TMP updates, Paramedic Services, and VMS Boards have been moved over to the next meeting.

15. Anniversary year planning

- Invitations to competitors from previous years.
- Committee to discuss special events or presentations to mark the 20th year anniversary.
- Runners' gifts – Committee will seek sponsorship and quotes for hats.
- List of sponsors 2004 Race



16. Other

- Decline a stall at the Cairns Endurance Sport Expo.

The Expo is six weeks before the race and this will not give teams adequate time to plan for the race in May.

Action points

Action	Assigned to	Status
Contact Council Finance Officers – Paid advertising on social media channels	Lindie	
Letters to schools with short clip	Natasha	
Invitation to teams to enter the race	Charlton	
Confirm sponsorships	Committee	
Contact TTNQ	Lindie	
Invoice confirmed sponsors	Lindie	
Quote – Caps for runners	Committee	
Confirm Dimbulah and Almaden accommodation for committee	Lindie	
Contact Renee from Win	Cr Davies	
Contact Mr Mick Borzi – Face of the Race	Cr Davies	
Irvinebank Fire Brigade	Cr Davies	
Contact catering suppliers - Dimbulah, Almaden, Irvinebank, Chillagoe (Alliance, School)	Lindie	
Quotes to finalise - Videography / Photography services, TMP updates, Paramedic Services, and VMS Boards	Lindie	

Meeting closed: 5:57 pm

Next meeting: Wednesday, 15 February 2023 at 5:00pm MSC Boardroom

14.2 MAREEBA MULTICULTURAL FESTIVAL COMMITTEE MEETING MINUTES
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Date Prepared: 1 March 2023

Author: Corporate Communications Officer

Attachments: 1. MMF Committee Meeting Minutes 31 January 2023 [↓](#)

Please see attached the Minutes of the Mareeba Multicultural Festival Committee Meeting held 31 January 2023.



Chair: Cr Mary Graham
 info@mareebamulticulturalfestival.com
 www.mareebamulticulturalfestival.com

Mareeba Multicultural Festival Committee MINUTES

An ordinary committee meeting was held on Tuesday, 31 January 2023 at the Mareeba Shire Council Meeting Room commencing at 7.00pm.

PRESENT: Cr Mary Graham (Chair), Sabrina, Fatima, Frank, Fred, Samantha, Daphne, Mary, Cr Angela Toppin, Giuliano, Milli, Fatima, Lindie (MSC), Amy (MSC).

ABSENT: Iuto.

APOLOGIES: Nil.

ITEM 1	Receive and Note Previous Minutes		
	<i>Moved: Fred Cristaldi</i>		<i>Seconded: Frank Avolio</i>
	Business arising from previous minutes		
	Previous Action Items	Responsible	Status
	Quote for cleaners	Council officers	To be commenced
	Programs: Investigate cost if printing less	Council officers	To be commenced
ITEM 2	Confirm cash sponsorship of last year	Council officers	Completed
	Committee dinner – 25 February 2023	Frank	Completed
	Present draft Event Management Plan at next meeting	Council officers	Completed
	Formally recommend new Committee nominations to MSC	Council officers	Completed
	Include financial summary in Agenda at each meeting.	Council officers	Completed
	Provide advice to Committee regarding insurance	Council officers	In progress
ITEM 3	Welcome new Committee Members		
	History - Mr Cordenos presented a history of the festival.		
	Introductions – Committee members introduced themselves.		
ITEM 4	Draft Event Management Plan		
	<ul style="list-style-type: none"> ▪ Criteria and policies Stallholder Insurance, Site Fee and other policies were discussed. ▪ The Event Management Plan will be finalised for presentation at the February meeting. 		
ITEM continued	4	<ul style="list-style-type: none"> ▪ Budget The Committee unanimously endorsed the proposal for: <ul style="list-style-type: none"> i. Website and new email domain (\$500) 	



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	<ul style="list-style-type: none"> ii. Souvenirs – Since 1998 (\$1,000) iii. Branded Committee tent (\$2,000) iv. New Committee shirts (\$500) <p>Action: MSC to present quotes and designs at future meeting. Action: MSC to organise new website and email domain.</p> <ul style="list-style-type: none"> ▪ Master of Ceremonies The Committee resolved to approach Mick Hay. Action: Contact Mick Hay regarding MC service. ▪ Communications & Marketing Plan Logo and program flyer. Action: MSC to present designs for consideration. ▪ Budget for photography Committee discussed the potential to seek in-kind assistance from a photographer to capture the 25 year anniversary. Action: Contact local suppliers to discuss in-kind support / sponsorship with photography.
ITEM 5	<p>Mareeba Multicultural Festival Charter & Committee Insurance</p> <p>Volunteer Induction Training scheduled for Tuesday, 21 February 2023. Training will cover all relevant topics.</p>
ITEM 6	<p>Cash handling logistics</p> <p>The Committee endorsed the proposal for two money tins to assist in cash handling.</p> <p>Action: MSC organise second money tin.</p>
ITEM 7	<p>Roles & responsibilities</p> <p>The Committee discussed the existing roles and responsibilities. Raffle tickets can be sold in advance of the Festival. Investigate grant opportunities for branded committee tent and other promotional items, plus event photography.</p> <p>Action: assign tasks to individual committee members at a future meeting. Action: review grant opportunities.</p>
ITEM 8	<p>Site map</p> <p>Carried forward to next meeting.</p> <p>Action: organise a meeting with Frank Avolio and Council staff to discuss the site map.</p>
ITEM 9	<p>Next meeting</p> <ul style="list-style-type: none"> ▪ Volunteer Induction - 21 February 2023, 5:30pm ▪ Committee Meeting - 21 February 2023, 7:00pm ▪ Committee celebration - Saturday, 25 February 2023 at 6:30pm <p>Meeting closed: 8:15pm.</p>

ACTION SUMMARY	DUE	RESPONSIBLE
Present quotes and designs to the Committee at the future meeting.	March	Council officers
New website and email addresses to be created.	February	Council officers
Contact Mick Hay regarding MC service.	February	Milli
Committee to advise whether they can assist with selling raffle tickets.	February	All committee
Quote for cleaners	February	Council officers
Programs: Investigate if the cost would be less if printing less	February	Council officers
Provide advice to Committee regarding insurance	February	Council officers
Contact local suppliers to in-kind support / sponsorship with photography.	April	Committee
Identify grant opportunities.	March	Council officers

2023 Meeting Dates

Day	Date	Notes
Tuesday	21 February 2023	
Saturday	25 February 2023	Committee celebration
Tuesday	21 March 2023	
Wednesday	26 April 2023	Public Holiday - Tuesday
Tuesday	23 May 2023	
Tuesday	27 June 2023	Fortnightly meetings
Tuesday	11 July 2023	
Tuesday	25 July 2023	Weekly meetings
Tuesday	1 August 2023	
Tuesday	8 August 2023	
Tuesday	15 August 2023	
Tuesday	22 August 2023	
Saturday	26 August 2023	Festival Day!
Tuesday	29 August 2023	Debrief & wrap-up

14.3 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF FEBRUARY 2023

Date Prepared: 2 March 2023
Author: Senior Planner
Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for February 2023

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/23/0003	8/02/2023	Returned & Services League of Australia (Queensland Branch) C/- Bartley Burns 37 Walsh Street, Mareeba	Lot 3 on CP M35643	MCU Dwelling Extension - Multiple	In Public Notification Stage
MCU/23/0004	16/02/2023	Mareeba Community Housing Company 39 Strattmann Street, Mareeba	Lot 1 on SP202900	MCU Dwelling - Multiple	In Referral Stage
MCU/23/0005	24/02/2023	Timothy Body C/- U&I Town Plan 58 Mason Street, Mareeba	Lot 2 on RP714911	MCU - Dual Occupancy	In Confirmation Stage
RAL/23/0001	21/02/2023	Douglas & Katherine Graham C/- Scope Town Planning 9 Kenneally Road, Mareeba	Lot 1 on RP725088	ROL (1 into 3 Lots)	In Decision Stage
RAL/23/0002	22/02/2023	Andrew & Carole Maxfield C/- Scope Town Planning 497 Koah Road, Koah	Lot 6 on RP738385	ROL (1 into 2 Lots)	In Decision Stage

February 2023 (Regional Land Use Planning)

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
OPW/22/0009 (Amaroo Stage 13A, 13B & 14A)	08/02/2023	BTM & S Stankovich Pty Ltd C/- Freshwater Planning Pty Ltd	Emerald End Road, Moondani Avenue and Karobean Drive, Mareeba	Lot 500 on SP336235	Operational Works (Roadworks, Stormwater, Water & Sewer Infrastructure, Drainage and Earthworks) for Development Permit RAL/22/0019

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

Change to Existing Development Approval issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/23/0001	06/02/2023	V & N Derakhshan Family Trust C/- Elizabeth Taylor Town Planner	17 Coondoo Street, Kuranda	Lot 401 on NR7409	Building Work – Refurbishment of an Existing Small Shopping Complex
CAR/23/0002	27/02/2023	A & G Joslin c/- Northern Building Approvals	68 Emerald End Close, Mareeba	Lot 8 on RP734547	Referral agency response for building work assessable against a planning scheme - Flood Hazard Overlay Code

February 2023 (Regional Land Use Planning)

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/22/0008	7/02/2023	Costanzo & Carla Iacutone	4283 Kennedy Highway & 43 Malone Road, Mareeba	PLAN OF LOTS 7 – 10 ON SP334789 (CANCELLING LOTS 17 – 19 & 21 ON SP195707)	No new Lots (Boundary Realignment)
DA/14/0013	24/02/2023	Zalan Glen	13 Fairyland Road, Kuranda	PLAN OF LOTS 51 & 52 AND COVENANT A IN LOT 51 AND EASEMENT B IN LOT 52 ON SP328224 (CANCELLING LOT 5 ON RP725499)	1 New Lot
RAL/22/0013	03/02/2023	Simms Veneer & Sawmills Pty Ltd	31 Trimble Road, Mareeba	PLAN OF LOTS 1 & 2 ON SP340810 (CANCELLING LOT 285 ON NR6775)	1 New Lot
RAL/22/0018	21/02/2023	James Portelli, Barry Portelli and Ani Strong	841, 963 and 965 Bilwon Road, Bibbohra	PLAN OF LOTS 20, 21 & 22 on SP335998 (CANCELLING LOT 15 ON SP180665 AND LOTS 2 & 18 ON SP297295)	No new Lots (Boundary Realignment)
REC/07/0052	21/02/2023	Hockey Machinery Sales Pty Ltd	Summer Street, Mareeba	LOTS 57 & 100 ON SP334782 (CANCELLING LOT 100 ON SP336285)	1 New Lot

February 2023 (Regional Land Use Planning)