



AGENDA

Wednesday, 18 October 2023

Ordinary Council Meeting

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

Date: Wednesday, 18 October 2023

Time: 9:00am

Location: Council Chambers

Jennifer McCarthy
Acting 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 - 20 September 2023
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1	CHANGE OF DEVELOPMENT APPROVAL - BTM & S STANKOVICH PTY LTD - MATERIAL CHANGE OF USE - BUSINESS, SHOPS AND RESTAURANT IN THREE (3) STAGES - LOTS 1 & 2 ON SP298298 - 2-8 & 10 KAROBEAN DRIVE, MAREEBA - DA/13/0164
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Date Prepared: 11 September 2023

Author: Coordinator Planning Services

Attachments:

1. Amended Decision Notice issued 31 January 2017 [↓](#)
2. Request for Minor Change dated 17 August 2023 [↓](#)

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	2-8 & 10 Karobean Drive, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	21 August 2023	RPD	Lots 1 & 2 on SP298298
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Business, Shops and Restaurant in three (3) stages		
FILE NO	DA/13/0164	AREA	Lot 1 – 1700m2 Lot 2 – 8299m2
LODGED BY	Freshwater Planning Pty Ltd	OWNER	Lot 1 – MJ Services Pty Ltd TTE Lot 2 – BTM & S Stankovich Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Hastie Road Business zone (Preliminary Approval REC/08/0012)		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

Council approved a code assessable development application described in the above application details at its meeting held on 19 February 2014, subject to conditions.

A change request was approved by Council on 25 January 2017. The amended decision notice was issued on 31 January 2017.

Freshwater Planning Pty Ltd on behalf of the applicant has subsequently lodged a further application to change the development approval regarding the approved plans and makeup of Stages two (2) and three (3).

The applicant is proposing to amend Stage two (2) to include the restaurant (currently part of Stage three (3)) and to provide additional business floor space fronting Karobean Drive. The restaurant would also be moved further south so that it would present to the new playground, allowing it to service the playground visitors and residents in general.

Amended Stage three (3) would consist of the 600m² supermarket, specialty shop/s and further carparking.

The proposed change does not result in substantially different development for the purposes on the Planning Act 2016.

It is recommended that the application be approved in full.

OFFICER’S RECOMMENDATION

It is recommended that:

1. “In relation to the application to change the following development approval:

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	2-8 & 10 Karobean Drive, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	21 August 2023	RPD	Lots 1 & 2 on SP298298
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Business, Shops and Restaurant in three (3) stages		

and in accordance with the Planning Act 2016, the following

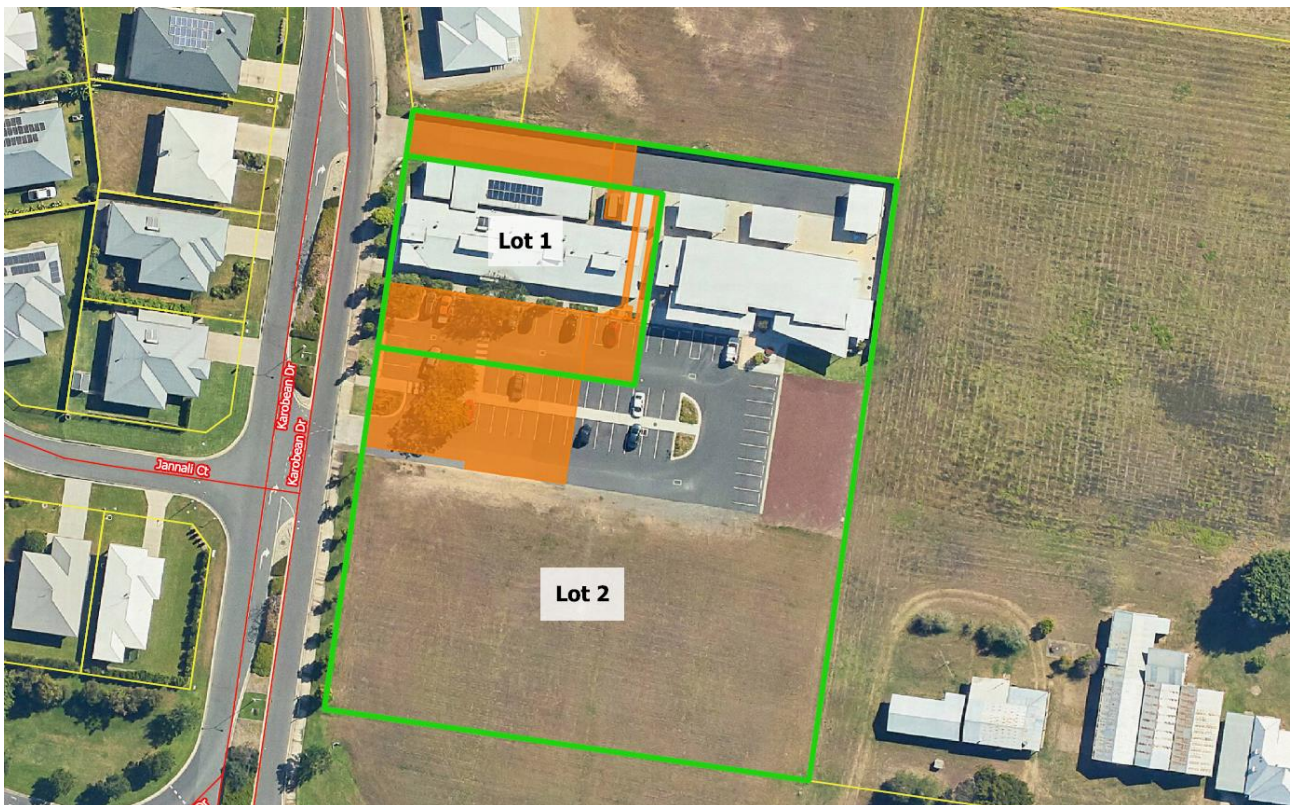
- (a) The approved plan/s of Council’s amended Decision Notice issued on 31 January 2017 be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
<i>TP6 A.1</i>	<i>Master Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.2</i>	<i>Floor Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.3</i>	<i>Roof Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.4</i>	<i>Roof Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>TP6 A.5</i>	<i>Roof Plan</i>	<i>Hunt Design</i>	<i>29/11/2016</i>
<i>SD.001</i>	<i>Cover Sheet - New Medical Centre</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.002</i>	<i>Site Plan</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.003</i>	<i>Ground Floor Plan</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>

<i>SD.004</i>	<i>Roof Plan</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.005</i>	<i>Building Elevations</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.006</i>	<i>Building Elevations - Sheet 2</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.007</i>	<i>Building Sections</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.008</i>	<i>Artists Impression</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.009</i>	<i>Artists Impression</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>DA 200 Staging</i>	<i>Stage: Medical Centre</i>	<i>TRG</i>	<i>25/09/13</i>
<i>0703 DA01 B</i>	<i>Site Plan</i>	<i>Gregory G Terzi</i>	<i>June 2022</i>
<i>0703 DA02 G</i>	<i>Proposed Floor Plan</i>	<i>Gregory G Terzi</i>	<i>Jan 2023</i>
<i>0703 DA03 D</i>	<i>Proposed Elevations</i>	<i>Gregory G Terzi</i>	<i>Jan 2023</i>
-	<i>Masterplan</i>	<i>BTM&S Stankovich Pty Ltd</i>	<i>July 2023</i>
-	<i>Stage 1 and 2 Car Parking Layout Plan</i>	-	-

THE SITE

The subject land is described as Lots 1 & 2 on SP298298, having a combined area of one (1) hectare and frontages of approximately 111 metres to Karobean Drive and 90 metres to Hastie Road.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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The section of Karobean Drive fronting the subject land is two (2) lane median divided, asphalt sealed with layback kerbing. Hastie Road fronting the subject land is bitumen sealed with kerbing. A concrete footpath is constructed along the entire Karobean Drive frontage.

Access to the land is obtained from Karobean Drive via two (2) concrete commercial crossovers. No access is obtained from Hastie Road.

The subject land is flat and has been cleared of any notable vegetation. A medical centre, shops and associated car parking infrastructure are established over the north-western half of the subject land. All urban services are provided to each allotment.

Surrounding land is zoned Low Density Residential and being developed as a continuation of Amaroo Park estate. The Mareeba Eastern Catchment park is located immediately to the south of the subject land.

BACKGROUND AND CONTEXT

On 11 February 2009, Council approved application REC/08/0012 made by Tableland Earthmoving and Raw Materials Pty Ltd (TERM) for preliminary approval for material change of use to vary the effect of the planning scheme and development permit for reconfiguring a lot – one (1) lot into one (1) business lot and 135 residential lots of land described as Lot 11 on SP211136, situated on Hastie Road and Emerald End Road, Mareeba, subject to conditions.

The preliminary approval component of REC/08/0012 establishes the Hastie Road Business Zone Code which guides the future development of Lot 1 & 2 on SP298298, including the assessment of this current request to for change.

On 19 February 2014, Council approved the application (DA/13/0164) made by Twine Surveys Pty Ltd on behalf of BTM & S Stankovich Pty Ltd for a development permit for Material Change of Use - Business (medical centre), shops (two (2) specialty shops and one (1) supermarket) and restaurant (café/restaurant) over land described as Lot 1 & 2 on SP298298.

A change request was approved by Council on 25 January 2017. The amended decision notice was issued on 31 January 2017 (**Attachment 1**).

Freshwater Planning Pty Ltd, on behalf of BTM&S Stankovich Pty Ltd have subsequently lodged an application to change the development approval regarding the approved plans and makeup of Stages two (2) and three (3). (**Attachment 2**).

Stage one (1), comprising the medical centre and associated car parking infrastructure has been completed and is known as the Amaroo Village Shopping Centre. Part of Stage two (2) comprising the pharmacy, sales office and a beauty salon has also been completed.

The applicant is proposing to amend Stage two (2) to include the restaurant (currently part of Stage three (3)) and to provide additional business floor space fronting Karobean Drive. The restaurant would also be moved further south so that it would present to the new playground, allowing it to service the playground visitors and residents in general.

Amended Stage three (3) would consist of the 600m² supermarket, specialty shop/s and further carparking.

Under the Hastie Road Business Zone Code, cumulative business/shop floor area up to 3,000m² GFA remains code assessable development.

ASSESSMENT AND DECISION REQUIREMENTS

Minor change for a development approval - Planning Act 2016

Schedule 1: Substantially different development (Development Assessment Rules)

1. *An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where - amongst other criteria - a minor change is a change that would not result in 'substantially different' development.*

Schedule 2 - Dictionary of the Planning Act 2016 defines a minor change as follows:

Minor change means a change that-

- (a) *for a development application* (not applicable as an approval has already been issued).
- (b) *for a development approval-*
 - (i) *Would not result in substantially different development; and*
 - (ii) *If a development application for the development, including the change, were made when the change application is made would not cause-*
 - (A) *the inclusion of prohibited development in the application; or*

- (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies, other than the chief executive; or*
 - (D) a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.*
- 2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change-*
 - (a) made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) made to a development application in accordance with part 6;*
 - (c) made to a development application after the appeal period.*
- 3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
- 4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
 - (a) involves a new use; or*
 - (b) result in the application applying to a new parcel of land; or*
 - (c) dramatically changes the built form in terms of scale, bulk and appearance; or*
 - (d) change the ability of the proposed development to operate as intended; or*
 - (e) removes a component that is integral to the operation of the development; or*
 - (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
 - (g) introduces new impacts or increase the severity of known impacts; or*
 - (h) removes and incentive or offset component that would have balanced a negative impact of the development; or*
 - (i) impacts on infrastructure provisions.*

A change may be considered to result in a substantially different development if any of the following apply to the proposed change:

(a) involves a new use; or

Comment

The proposed change does not involve a new use. Criteria (a) does not apply.

(b) result in the application applying to a new parcel of land; or

Comment

The proposed change would not involve a new parcel of land. Criteria (b) does not apply.

(c) dramatically changes the built form in terms of scale, bulk and appearance; or

Comment

The proposed change does not dramatically alter the built form.

The proposed restaurant is sited in generally the same location, it remains single storey and the gross floor area does not exceed 300m². Criteria (c) does not apply.

(d) change the ability of the proposed development to operate as intended; or

Comment

The proposed change does not change the ability for the approved development to operate as intended. Criteria (d) does not apply.

(e) removes a component that is integral to the operation of the development; or

Comment

The proposed change will not remove a component that is integral to the operation of the development. Criteria (e) does not apply.

(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

Comment

The proposed change will not significantly impact on traffic flows or the transport network. Criteria (f) does not apply.

(g) introduces new impacts or increase the severity of known impacts; or

Comment

The proposed change does not introduce new impacts or increase the severity of known impacts. Criteria (g) does not apply.

(h) removes and incentive or offset component that would have balanced a negative impact of the development; or

Comment

The proposed change does not remove an incentive or offset. Criteria (h) does not apply.

(i) *impacts on infrastructure provisions.*Comment

The proposed change will not impact on the provision of infrastructure. Criteria (i) does not apply.

The proposed change does not result in a substantially different development.

Assessing and deciding application for minor changes

Section 81(2) of the Planning Act 2016 requires that Council must assess the proposed change having regard to:

- *The information the applicant included with the application*

Comment

The details of the request to change the approval were provided by the applicant in a letter to Council dated 17 August 2023 (**Attachment two (2)**). The proposed change/s are addressed below.

- *if submissions were made about the original application – the submissions*

Comment

The original development application was code assessable and was not required to undergo public notification.

- *Any pre-request response notice or response notice given in relation to the change application.*

Comment

No formal pre-request response notice or response notice was given.

- *All matters the responsible entity (Council) would or may assess against or have regard to, if the change application were a development application.*

Comment

The requested change/s is addressed in the body of this report.

- *Another matter that the responsible entity (Council) considers relevant.*

Comment

No other matter is considered relevant.

The proposed change to the development approval constitutes a *permissible change* to the approval.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

Approved Plan/s

8. Approved Plans

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

DA-200 - Staging	Stage: Centre	Medical	TRG	25/09/13
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Request by Applicant

“The Mareeba Shire Council Approved a Change to Development Approval resulting in a Material Change of Use – Business, Shops and Restaurant in three (3) Stages over land then described as Lot 111 on SP257031 and situated on Hastie Road, Mareeba and now Lots 1 and 2 on SP237691 and situated at 2 – 8 and 10 Karobean Drive, Mareeba at Council’s Ordinary Meeting held on 25 January 2017. Since this time, development over the site has occurred with the completion of the original Stage 1 Development, being the Medical Centre Stage, and aspects of Stage 2, being Pharmacy Building.

As noted above, arising from the continued Development of the site and the newly created parkland fronting the site, Freshwater Planning Pty Ltd, on behalf of the Applicant, and Council engaged in discussions in relation to the amending the Approval to include the updated Approved Plans. The Updated Plans formalise the new position of the Approved Restaurant providing more detailed Plans than existing, incorporating a parking layout and the likes. Attached to this Submissions are the Updated Plans including an Updated Staging Plan, Car Parking Layout Plan (for Stages 1 and 2), Restaurant (Café) Plans (including Elevations) and an additional Updated Site Plan. It is considered appropriate that the proposed Change to Approval to update the existing Approved Plans, over the site is acceptable and appropriate.

No change to the Conditions of Approval, other than the Approved Plans, is provided with this Change to Development Approval.”

Response

There is no officer objection to the proposed change. It is recommended that the approved plans be changed as follows:

8. Approved Plans

Plan/Document Number	Plan/Document Title	Prepared by	Dated
TP6 A.1	Master Plan	Hunt Design	29/11/2016
TP6 A.2	Floor Plan	Hunt Design	29/11/2016
TP6 A.3	Roof Plan	Hunt Design	29/11/2016
TP6 A.4	Roof Plan	Hunt Design	29/11/2016
TP6 A.5	Roof Plan	Hunt Design	29/11/2016
SD.001	Cover Sheet - New Medical Centre	Peddle Thorp	13/06/13
SD.002	Site Plan	Peddle Thorp	13/06/13
SD.003	Ground Floor Plan	Peddle Thorp	13/06/13
SD.004	Roof Plan	Peddle Thorp	13/06/13
SD.005	Building Elevations	Peddle Thorp	13/06/13

<i>SD.006</i>	<i>Building Elevations - Sheet 2</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.007</i>	<i>Building Sections</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.008</i>	<i>Artists Impression</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>SD.009</i>	<i>Artists Impression</i>	<i>Peddle Thorp</i>	<i>13/06/13</i>
<i>DA-200 Staging</i>	<i>Stage: Medical Centre</i>	<i>TRG</i>	<i>25/09/13</i>
<i>0703 DA01 B</i>	<i>Site Plan</i>	<i>Gregory G Terzi</i>	<i>June 2022</i>
<i>0703 DA02 G</i>	<i>Proposed Floor Plan</i>	<i>Gregory G Terzi</i>	<i>Jan 2023</i>
<i>0703 DA03 D</i>	<i>Proposed Elevations</i>	<i>Gregory G Terzi</i>	<i>Jan 2023</i>
<i>-</i>	<i>Masterplan</i>	<i>BTM&S Stankovich Pty Ltd</i>	<i>July 2023</i>
<i>-</i>	<i>Stage 1 and 2 Car Parking Layout Plan</i>	<i>-</i>	<i>-</i>

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31 January 2017

Council Ref: DA/13/0164
 Our Ref: BM:nj
 Your Ref: F16/033

Prime Contructions Qld Pty Ltd
 C/- Freshwater Planning
 17 Barron View Drive
 FRESHWATER QLD 4870

Notice of Decision on Request to Change a Development Approval

Sustainable Planning Act s376

Dear Applicant/s

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - BUSINESS, SHOPS AND RESTAURANT
 IN THREE (3) STAGES.**

**Lot 111 SP 257031
 SITUATED At HASTIE ROAD, MAREEBA**

I wish to advise that, at Council’s Ordinary Meeting held on 25 January 2017, the request dated 30 November 2016 to change Development Approval DA/13/0164, was approved to the extent detailed below:

- Approved to the extent detailed below –
 - (A) The description of the approved development of Council’s Decision Notice issued on 21 February 2014 be amended as follows:

Development Permit for Material Change of Use - Business, Shops and Restaurant in three (3) stages.
 - (B) The approved plan/s of Council’s Decision Notice issued on 21 February 2014 be amended as follows:

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

Plan/Document Number	Plan/Document Title	Prepared by	Dated
TP6 A.1	Master Plan	Hunt Design	29/11/2016
TP6 A.2	Floor Plan	Hunt Design	29/11/2016

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

Document Set ID: 3228699
 Version: 1, Version Date: 31/01/2017

Notice of Decision on Request to Change a Development Approval

2
31 January 2017

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

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

3.8 Trolley Bays

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

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

4.4 Car Parking/Internal Driveways

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

Mareeba Shire Council

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

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

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

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

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

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

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

Development Type	Rate	Measure	Charge	Credit	Credit Detail	Balance
	\$ per EDC/m2	EDC/m2				
Stage 1 - Medical Centre - contributions paid on 9/1/2015						
Water	\$3,790.00	1.156 EDC	\$4,820.50	\$4,820.50	Paid 9/1/2015	\$0.00
Sewerage	\$3,790.00	1.156 EDC	\$4,820.50	\$4,820.50	Paid 9/1/2015	\$0.00
Roads	\$34.193	318m2	\$10,843.00	\$10,843.00	Paid 9/1/2015	\$0.00
Total for Stage 1						\$0.00
Stage 2						
Water	\$4,425.00	2.578 EDC	\$11,407.65	Nil	N/A	\$11,407.65
Sewerage	\$4,425.00	2.578 EDC	\$11,407.65	Nil	N/A	\$11,407.65
Roads	\$34.193	709m2	\$24,242.80	Nil	N/A	\$24,242.80
Total for Stage 2						\$47,058.10

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Stage 3						
Water	\$4,425.00	3.545 EDC	\$15,686.60	Nil	N/A	\$15,686.60
Sewerage	\$4,425.00	3.545 EDC	\$15,686.60	Nil	N/A	\$15,686.60
Roads	\$34.193	1,000m2	\$34,193.00	Nil	N/A	\$34,193.00
Total for Stage 3						\$65,566.20

The attached decision notice replaces the decision notice previously decided by Council on 19 February 2014 and dated 21 February 2014.

In accordance with the *Sustainable Planning Act 2009* you may appeal to the Planning and Environment Court. For more information about your appeal rights and how to commence an appeal, see the *Sustainable Planning Act 2009*, chapter 7, parts 1 and 2.

If you wish to discuss this matter further, please contact **Council's Senior Planner, Brian Millard**, on the above telephone number.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enclosure –Decision Notice

Mareeba Shire Council

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Version: 1, Version Date: 31/01/2017

Mareeba Shire Council

PO Box 154
Mareeba QLD 4880

65 Rankin Street
Mareeba QLD 4880

Development and Community Services
Brian Millard
Senior Planner, Regional Land Use Planning
Group
Telephone: (07) 4086 4657
Facsimile: (07) 4086 4733
Email: brianm@msc.qld.gov.au

21 February 2014
(with changes from Council Meeting 25 January 2017)

File Ref: DA/13/0164
Our Ref: BM:kt

BTM & S Stankovich Pty Ltd
C/ Twine Surveys Pty Ltd
PO Box 146
ATHERTON QLD 4883

Decision Notice Approval

Sustainable Planning Act 2009 s334 and s335

Dear Applicant/s

**APPLICATION FOR MATERIAL CHANGE OF USE - BUSINESS (MEDICAL CENTRE) AND
SHOP (2 SPECIAL STORES AND 1 SUPERMARKET) AND RESTAURANT
(CAFE/RESTAURANT)
LOT 111 SP 257031
SITUATED AT HASTIE ROAD, MAREEBA**

I wish to advise that, at Council's Ordinary Meeting held on 19 February 2014, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 6** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Details of the approval -

- ~~Development Permit for Material Change of Use - Business (medical centre), Shops (2 specialty shops and 1 supermarket) and Restaurant (café/restaurant)~~

At Council's Ordinary Meeting held on 25 January 2017, Details of the approval were amended to the extent below:

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

DECISION NOTICE - APPROVAL2
21 February 2014**2. Other necessary development permits and/or compliance permits -**

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

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

3. Other approvals required from Council -

- Compliance Permit for Plumbing and Drainage Work

4. Submissions -

Not applicable

5. Conflict with a relevant instrument and reasons for the decision despite the conflict -

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

6. Conditions -**(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

1. Development must be carried out substantially 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.
2. Timing of Effect
 - 2.1 The conditions of the development permit, as applicable to the relevant stage, 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 of the development permit, as applicable to the relevant stage, 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 Department of Transport and Main Roads/ or other Concurrence agency confirming that the department is satisfied their conditions for Development Approval REC/08/0012 are complied with and/or that the department has no objections to the commencement of the use.

At Council's Ordinary Meeting held on 25 January 2017, it was resolved that condition 2.3 will remain unchanged.

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3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.
- 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 payments or bonds, as applicable to the relevant stage, required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use of the relevant stage and at the rate applicable at the time of payment.
- 3.4 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.
- 3.5 Noise Nuisance

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

3.6 Waste Management

On site refuse storage area 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.

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.

3.7 Signage

Signage is to be generally in accordance with:

- (1) The approved plans.
- (2) The signage must be kept clean, in good order and safe repair for the life of the approval.
- (3) The signage must be removed when no longer required.

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- (4) The erection and use of the signage must comply with the Building Act and all other relevant Acts and Regulations, and these approval conditions.
- (5) The lighting in all illuminated signage must be turned off each evening within 30 minutes of the last business closing.

~~3.8 Trolley Bays~~

~~For the Supermarket stage, adequate trolley bay areas must be provided on the site generally in accordance with Drawing No. DA-200.~~

At Council's Ordinary Meeting held on 25 January 2017, condition 3.8 was amended to the extent below:

3.8 Trolley Bays

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

3.9 Rubbish Bins

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

4. Infrastructure Services and Standards

4.1 Access

All Commercial access crossovers must be constructed (from the edge of the road pavement of Moondani Avenue to the property boundary of the proposed Lot 133) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Easements (infrastructure & drainage within balance of Lot 111)

Where the services for the proposed business development (Lot 133) traverse the balance area of Lot 111, these services must be covered by a registered easement, to the satisfaction of Council's delegated officer. All documentation leading to the registration of the easement must be completed at no cost to Council.

Where Council is party to a proposed easement and/or if the proposed easement is in favour of Council the applicant/developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents, using Council's standard form of easement. The approved easement documents must be lodged and registered in the Department of Natural Resources & Mines prior to commencement of the use.

4.3 Stormwater Drainage/Water Quality

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) Prior to the issue of a development permit for operational works and/or the works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the

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- Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (c) Prior to the issue of a development permit for operational works and/or works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
 - (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
 - (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
 - (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
 - (g) All stormwater channels through private property must be registered, with an easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
 - (h) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.
 - (i) All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.4 Car Parking/Internal Driveways

~~The developer must ensure that the development is provided with 78 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.~~

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

- ~~• Medical Centre Stage — 24 spaces~~
- ~~• Cafe/Restaurant Stage — 35 spaces~~
- ~~• Supermarket Stage — 78 spaces~~

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

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

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

At Council's Ordinary Meeting held on 25 January 2017, condition 4.4 was amended to the extent below:

4.4 Car Parking/Internal Driveways

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

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

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

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

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

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

4.5 Landscaping and Fencing

(a) Prior to the issue of the Development Permit for Building Works, a landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval. The plan is to include the following:

- Landscaping strips a minimum of three (3) metres in width are provided on the site adjacent to all road frontages and for the full width of the frontages (excepting building footprints and driveway and pedestrian access points)
- Landscaping strips a minimum of 1.5 metres in width are provided adjacent to side boundaries from the main street frontage to the line of the building alignment (excepting building footprint areas)
- Vehicle parking shall incorporate areas of landscaping, particularly for vehicle parking located between buildings and the main street frontage.
- For the first stage, a 1 metre wide landscaping strip is to be established within the Hastie Road road reserve, immediately

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adjacent to and for the entire length of the southern boundary of proposed Lot 133. Species used to form this strip should reach an average mature height of one (1) metre.

- For the first stage, a solid 1.8 metre high Colorbond fence of neutral colour is to be erected along the full length of the northern and eastern boundaries of proposed Lot 133, to the satisfaction of Council's delegated officer.
 - For all stages, no fencing is to be erected along the Moondani Avenue frontage of the site.
- (b) The landscaping of the site, as applicable to the relevant stage, must be carried out in accordance with the endorsed landscaping plan, and irrigated, mulched and maintained to the satisfaction of Council's delegated officer prior to the commencement of use of the relevant stage.

4.6 Lighting

The developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access (between dusk to dawn), which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

All lighting except for security lighting, internal lighting and street lighting must be turned off no later than an hour after the close of trading.

NOTE: The design is to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres and there is to be sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

4.7 Frontage Works

- (a) The developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer:
- Kerb and channelling for the full frontage of proposed Lot 133 to Moondani Avenue;
 - Footpath minimum of 2.0m width must be constructed along the full frontage of Lot 133 to Moondani Avenue, finishing at the new Hastie Road kerb and channel required under Condition 4.8(a);
 - Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD);
 - Footpath earthworks, topsoiling and turfing reinstatement of all disturbed footpath areas;

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- Adjustments and relocations necessary to public utility services resulting from these works.
- (b) The applicant must construct Moondani Avenue from Hastie Road for the full frontage of proposed Lot 133 to Minor Collector Road standard with 10 metre wide carriageway, in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer.
- (c) The works required under Condition 4.7 must be completed prior to the commencement of the use of the first stage.
- (d) Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.
- 4.8 Roadworks – External Construction
- (a) The applicant is to construct kerb and channel on Hastie Road for the full frontage of Lot 111 on SP257031 in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer.
- (b) The applicant is to widen the existing bitumen on Hastie Road by a minimum of three (3) metres, to the new kerb and channel as required by (a) above, for the full frontage of Lot 111 on SP257031 in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer.
- (c) The works required under Condition 4.8 must be completed prior to the commencement of the use of the first stage.
- (d) Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.
- 4.9 Water Supply
- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade 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 in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to the proposed development in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer.
- (c) Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.
- (d) As part of the application for operational works approval, the developer must submit the modelling results and evidence to support their water infrastructure design.
- 4.10 Sewerage Connection
- (a) The developer must connect the proposed development to Council's reticulated sewerage system via the Yarrabee Close

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pump station in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer.

- (b) Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade 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.
- (c) Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.
- (d) As part of the application for operational works approval, the developer must submit the modelling results and evidence to support their sewerage infrastructure design.

(B) 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) Easement Documents

The Mareeba Shire Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Regional Land Use Planning Group for more information regarding the drafting of easement documents for Council easements.
- (d) Endorsement Fees

Please be advised that Council charges a fee for the endorsement of Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.
- (e) 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.
- (f) A Trade Waste Permit will be required prior to the commencement of use.
- (g) 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.
- (h) 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.

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- (i) 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.environment.gov.au.

- (j) 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.datsima.qld.gov.au.

7. IDAS referral agencies -

The application did not require referral to any Referral Agency.

8. Approved Plans -

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

Plan/Document Number	Plan/Document Title	Prepared by	Dated
DA-100A	Cover Sheet	TRG	23/08/13
DA-110A	3D Perspectives	TRG	27/09/13
DA-120A	3D Perspectives	TRG	30/09/13
DA-200A	Site Plan	TRG	25/09/13
DA-300A	Floor Plan	TRG	25/09/13
DA-400A	Elevations	TRG	21/08/13
DA-450A	Elevations	TRG	30/09/13
DA-500A	Roof Plan	TRG	27/09/13
SD-001	Cover Sheet - New Medical Centre	Peddle Thorp	13/06/13
SD-002	Site Plan	Peddle Thorp	13/06/13
SD-003	Ground Floor Plan	Peddle Thorp	13/06/13
SD-004	Roof Plan	Peddle Thorp	13/06/13
SD-005	Building Elevations	Peddle Thorp	13/06/13
SD-006	Building Elevations - Sheet 2	Peddle Thorp	13/06/13
SD-007	Building Sections	Peddle Thorp	13/06/13
SD-008	Artists Impression	Peddle Thorp	13/06/13

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SD.009	Artists Impression	Peddle Thorp	13/06/13
DA-200—Staging	Stage: Supermarket	TRG	25/09/13
DA-200—Staging	Stage: Café/Restaurant	TRG	25/09/13
DA-200—Staging	Stage: Medical Centre	TRG	25/09/13

At Council’s Ordinary Meeting held on 25 January 2017, the approved plans were amended to the extent below:

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

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

9. When approval lapses if development not started (s341)

DECISION NOTICE - APPROVAL12
21 February 2014

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

- Material Change of Use – four (4) years (starting the day the approval takes effect);

If there is one (1) or more subsequent related approvals' for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

10. Appeal rights –***Applicant may make representations about decision***

The applicant may make written representations to the assessment manager about: -

- (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
- (b) the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

Attachment 2 is an extract from SPA which contains details regarding making representations about the decision.

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

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Attachment 3 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

11. When the development approval takes effect –

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's **Senior Planner, Brian Millard** on the above telephone number.

Yours faithfully

**BRIAN MILLARD
SENIOR PLANNER**

Enclosures:

- Attachment 1 - Approved Plans of Development**
- Attachment 2 - SPA Extract - Making Representations about Decision**
- Attachment 3 - SPA Extract on Appeal Rights**

DECISION NOTICE - APPROVAL

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ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (DWS VS 3471736)

AMENDED PLAN 25/01/2017

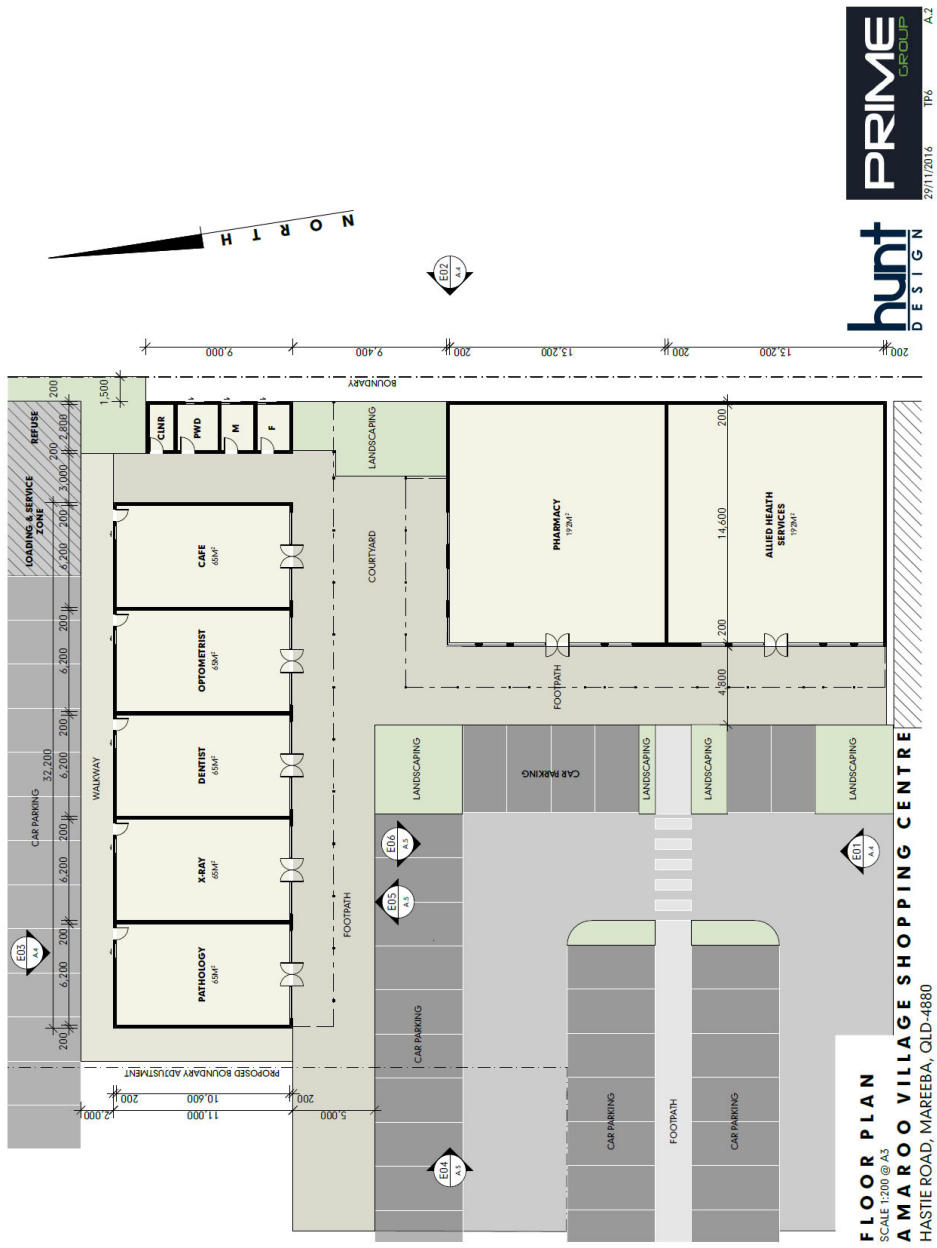


MASTER PLAN
SCALE 1:500 @ A3
AMAROO VILLAGE SHOPPING CENTRE
HASTIE ROAD, MAREEBA, QLD-4880

DECISION NOTICE - APPROVAL

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21 February 2014

AMENDED PLAN 25/01/2017



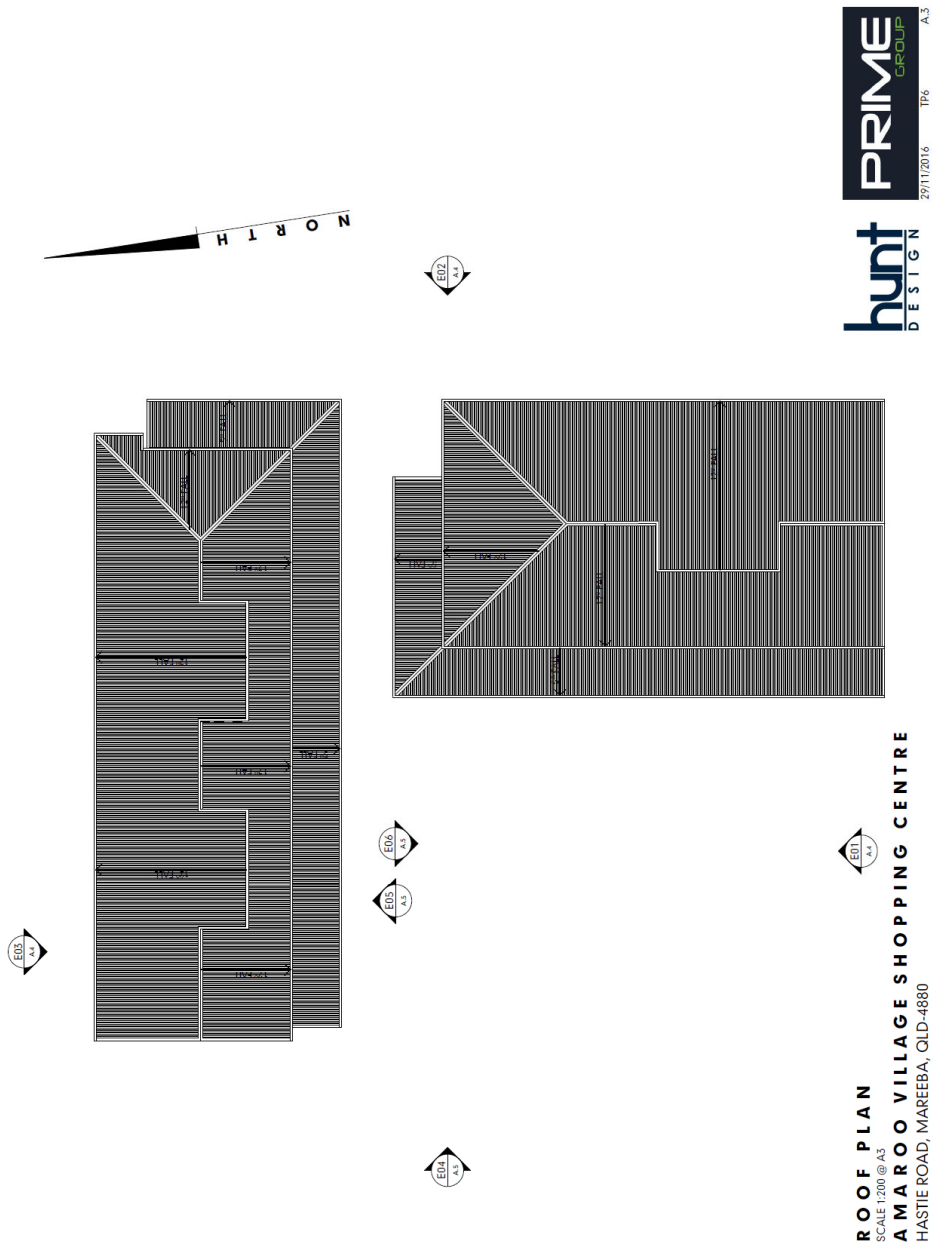
FLOOR PLAN
SCALE 1:200 @ A3
AMAROO VILLAGE SHOPPING CENTRE
HASTIE ROAD, MAREEBA, QLD-4880

Mareeba Shire Council

DECISION NOTICE - APPROVAL

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21 February 2014

AMENDED PLAN 25/01/2017



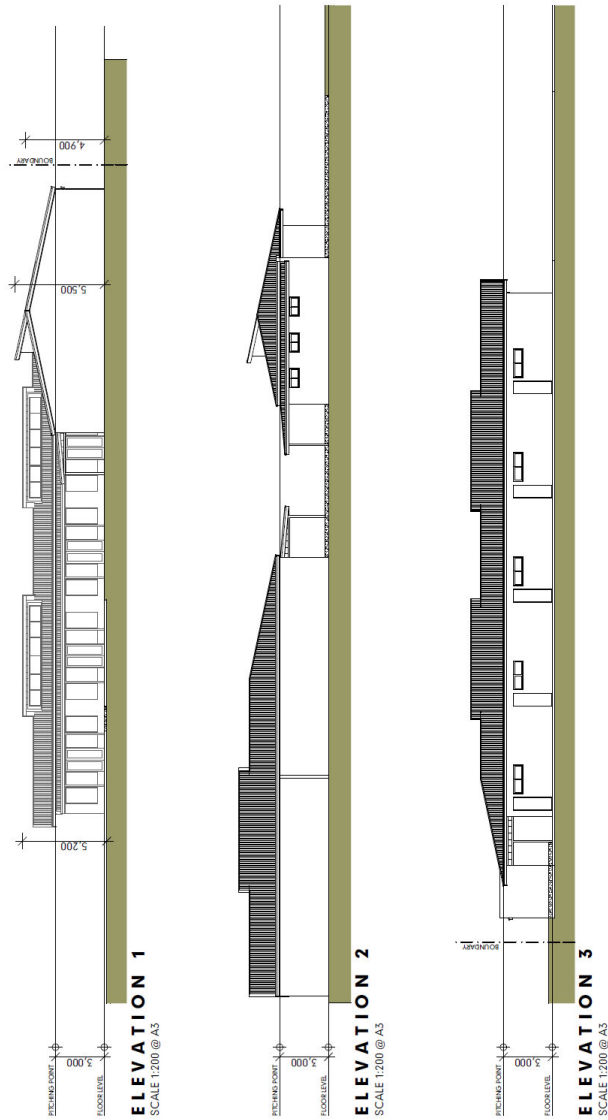
ROOF PLAN
 SCALE 1:200 @ A3
AMAROO VILLAGE SHOPPING CENTRE
 HASTIE ROAD, MAREEBA, QLD-4880

Mareeba Shire Council

DECISION NOTICE - APPROVAL

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21 February 2014

AMENDED PLAN 25/01/2017



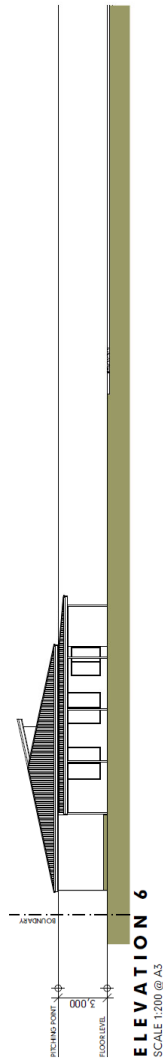
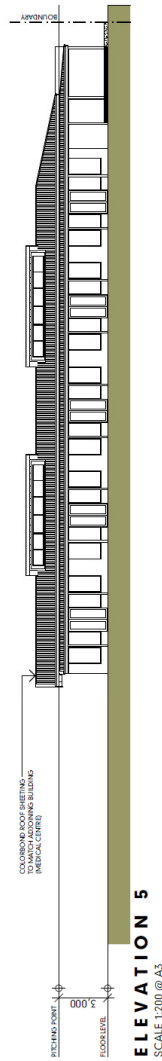
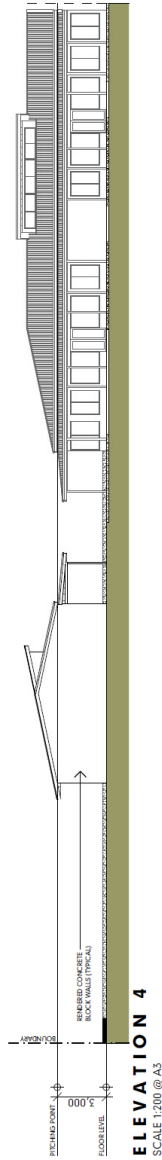
ROOF PLAN
 SCALE 1:200 @ A3
AMAROO VILLAGE SHOPPING CENTRE
 HASTIE ROAD, MAREEBA, QLD-4880

Mareeba Shire Council

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AMENDED PLAN 25/01/2017



ROOF PLAN
 SCALE 1:200 @ A3
AMAROO VILLAGE SHOPPING CENTRE
 HASTIE ROAD, MAREEBA, QLD-4880

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SUPERSEDED PLAN

trg
ERISBANE + MELBOURNE

15 Kudjala Street
West End | Qld | 4101
P: +617 3982 2200
W: www.trg.com.au

PROPOSED DEVELOPMENT
AMAROO VILLAGE SHOPPING CENTRE
HASTIE ROAD, MAREEBA, QLD-4880

SHEET NAME:
COVER SHEET

1 SITE PERSPECTIVE (N.T.S)

LOCALITY PLAN (N.T.S)

DRAWING SCHEDULE

Sheet Name	Sheet Number	Drawn By	Designed By	Current Revision
COVER SHEET	DA-100	DV	DA	A
S0 PERSPECTIVES	DA-110	DV	DA	A
S1 PERSPECTIVES	DA-120	DV	DA	A
SITE PLAN	DA-200	DV	DA	A
FLOOR PLAN	DA-300	DV	DA	A
ELEVATIONS	DA-400	DV	DA	A
ELEVATIONS	DA-450	DV	DA	A
ROOF PLAN	DA-500	DV	DA	A

DEVELOPMENT APPLICATION

SCALE @: 1:250

DATE: 23/08/13

DRAWN: DV

CHECKED: DA

PROJECT NUMBER: 413139

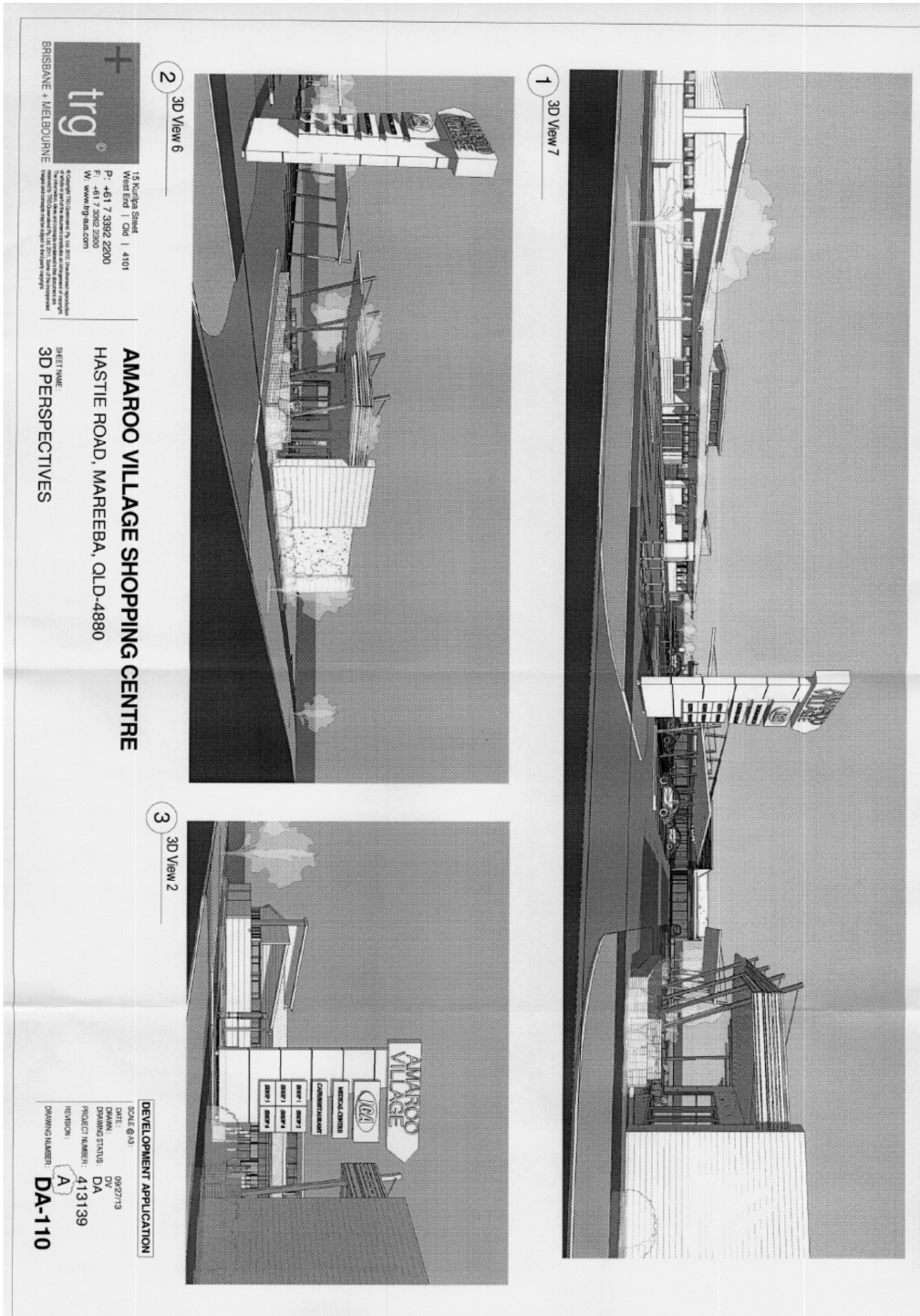
REVISION: A

DRAWING NUMBER: **DA-100**

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SUPERSEDED PLAN



Mareeba Shire Council

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21 February 2014

SUPERSEDED PLAN

1 3D View 1

2 3D View 3

5 3D View 9

6 3D View 10

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15 Kurlba Street
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M. +61 7 3392 2300
N. www.trg.com.au

AMAROO VILLAGE SHOPPING CENTRE
HASTIE ROAD, MAREEBA, QLD-4880

SHEET NAME:
3D PERSPECTIVES

DEVELOPMENT APPLICATION

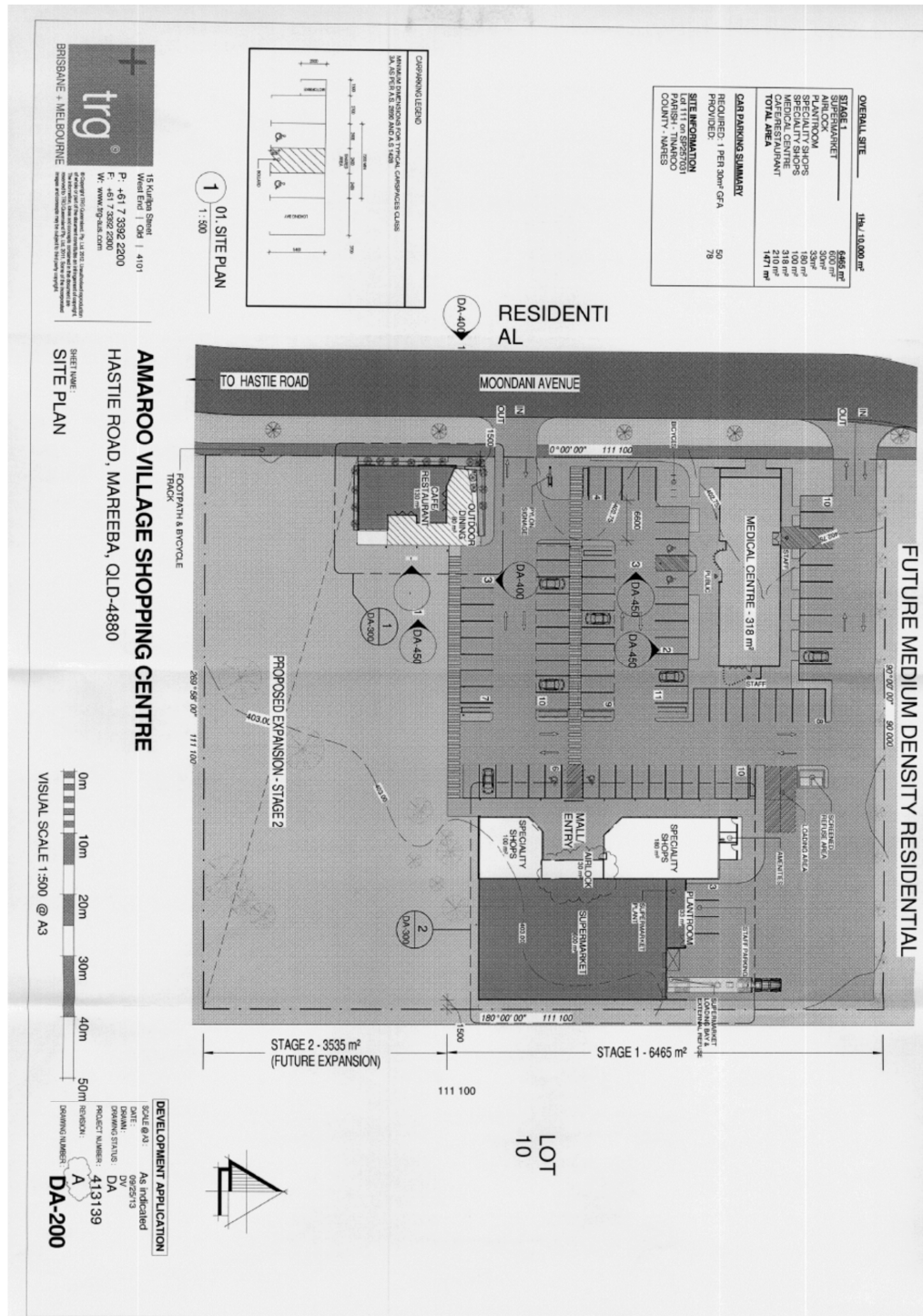
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DRAWING STATUS: DA
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REVISION: A
DRAWING NUMBER: DA-120

Mareeba Shire Council

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SUPERSEDED PLAN

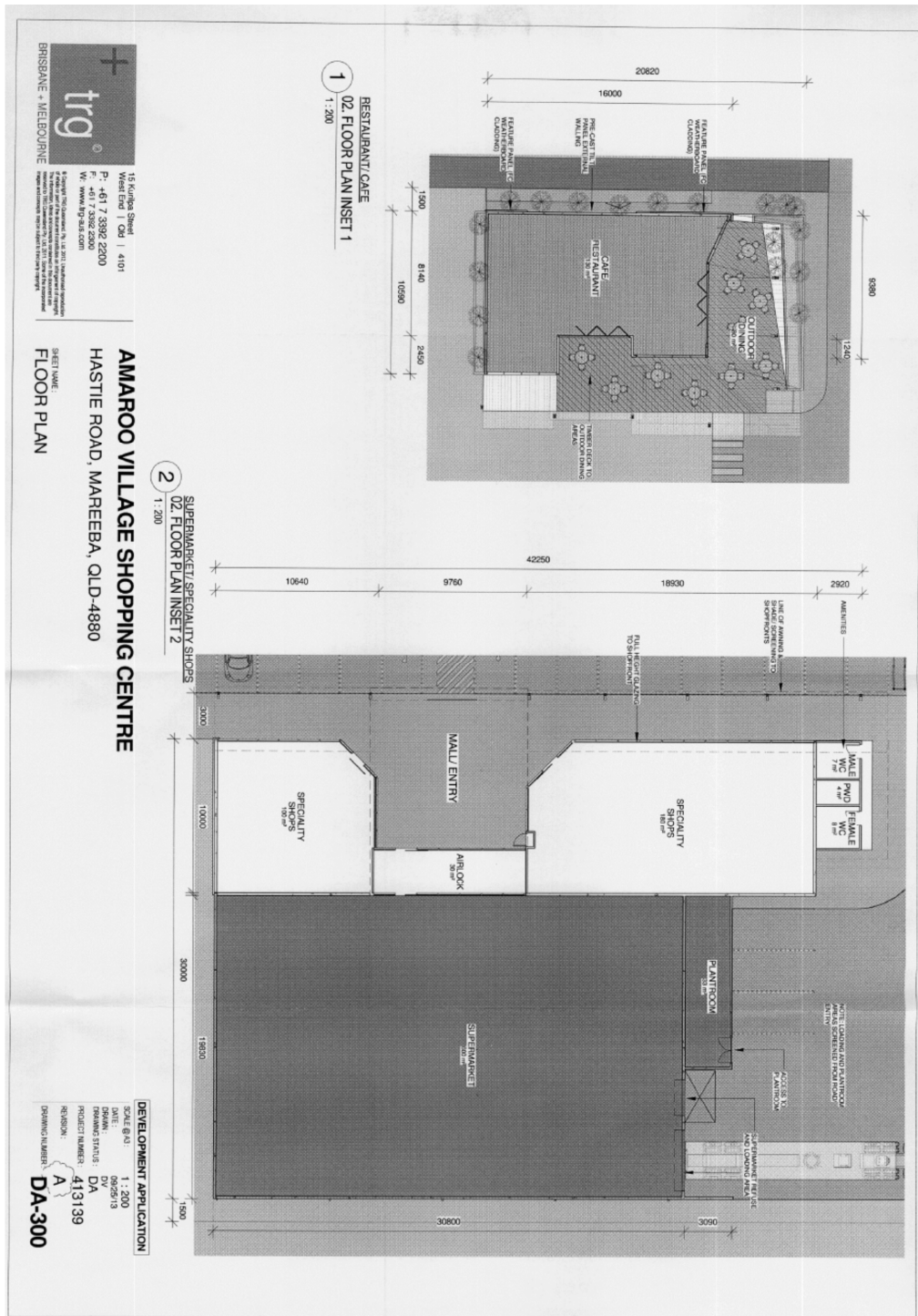


Mareeba Shire Council

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21 February 2014

SUPERSEDED PLAN

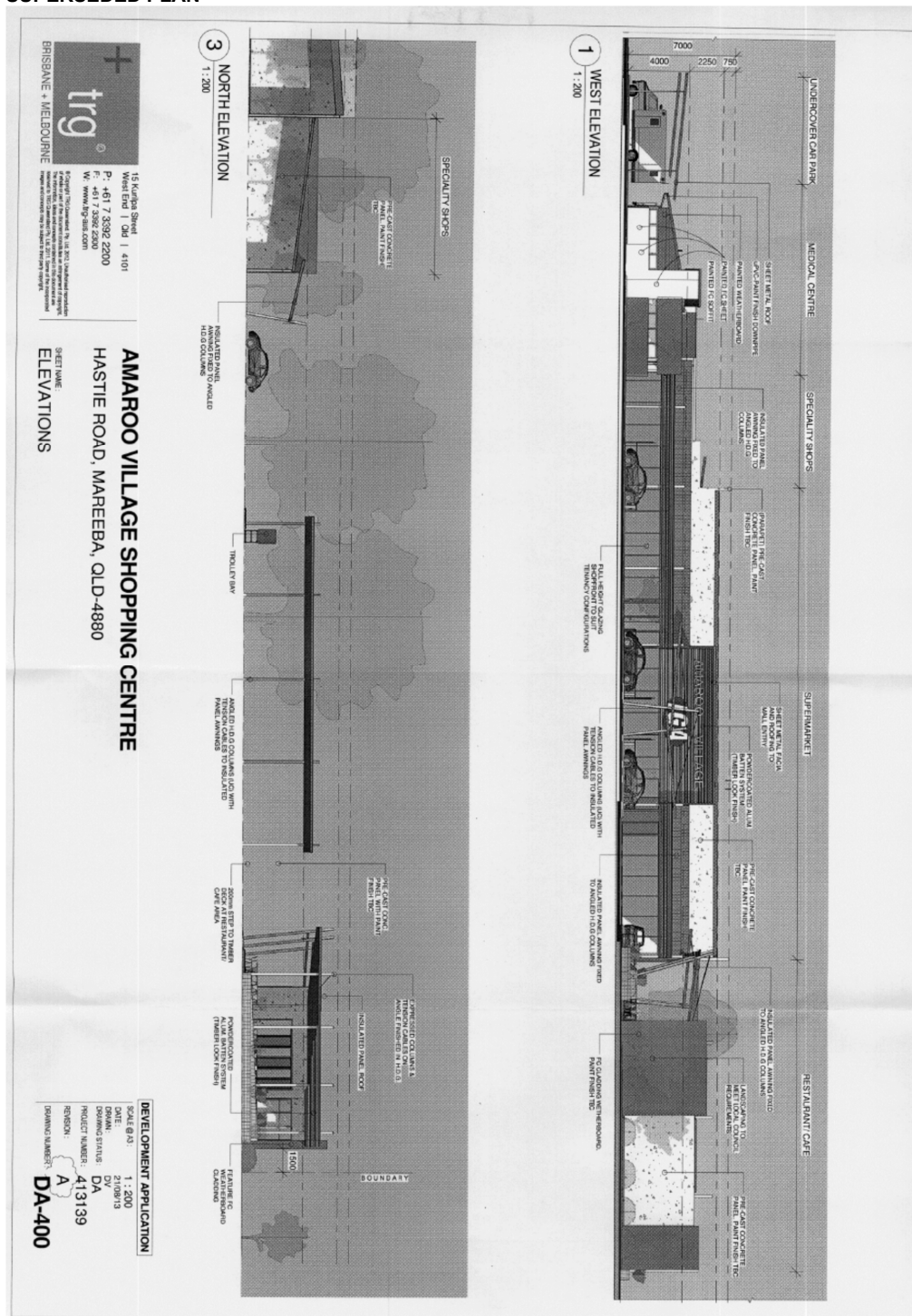


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21 February 2014

SUPERSEDED PLAN

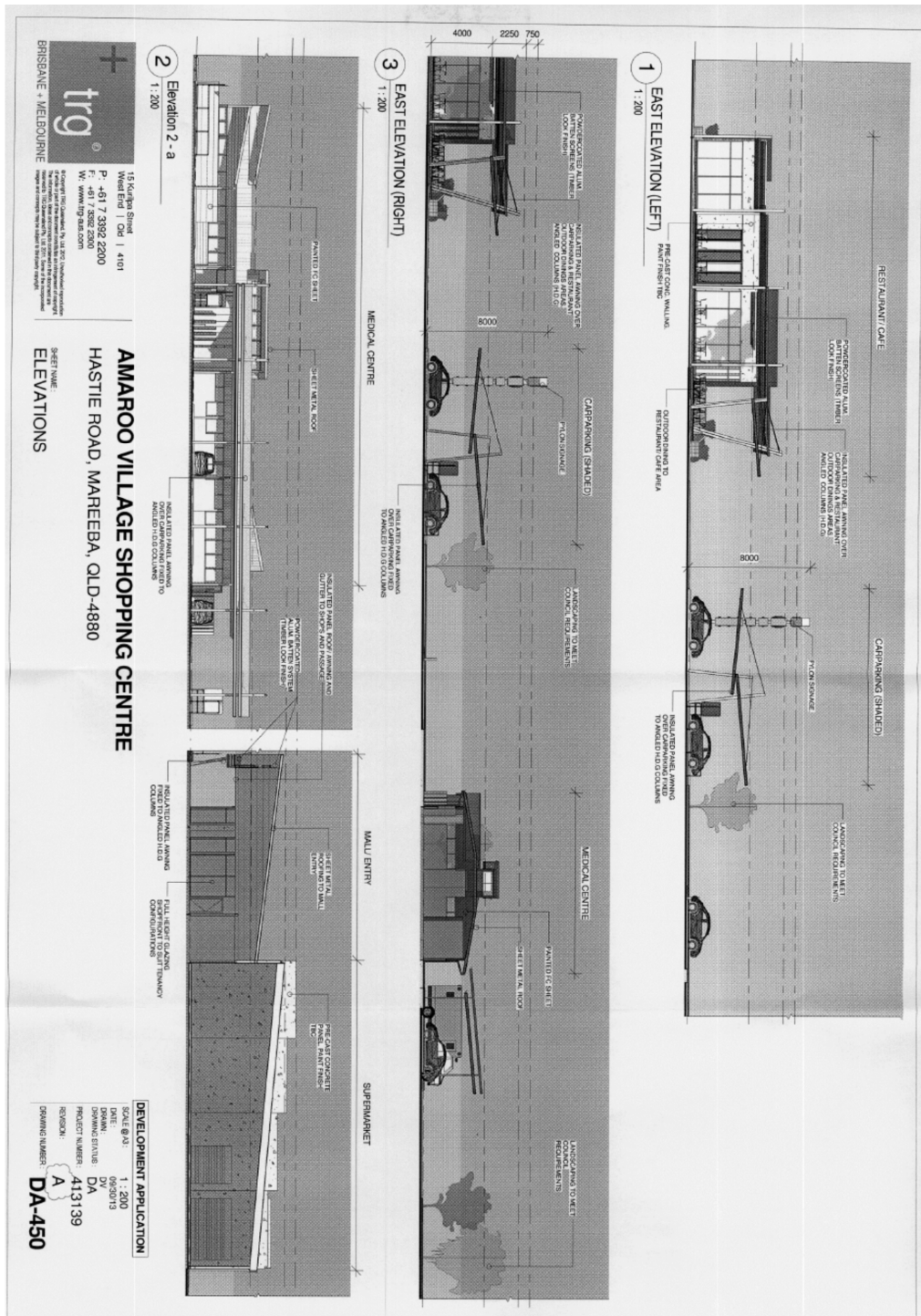


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21 February 2014

SUPERSEDED PLAN

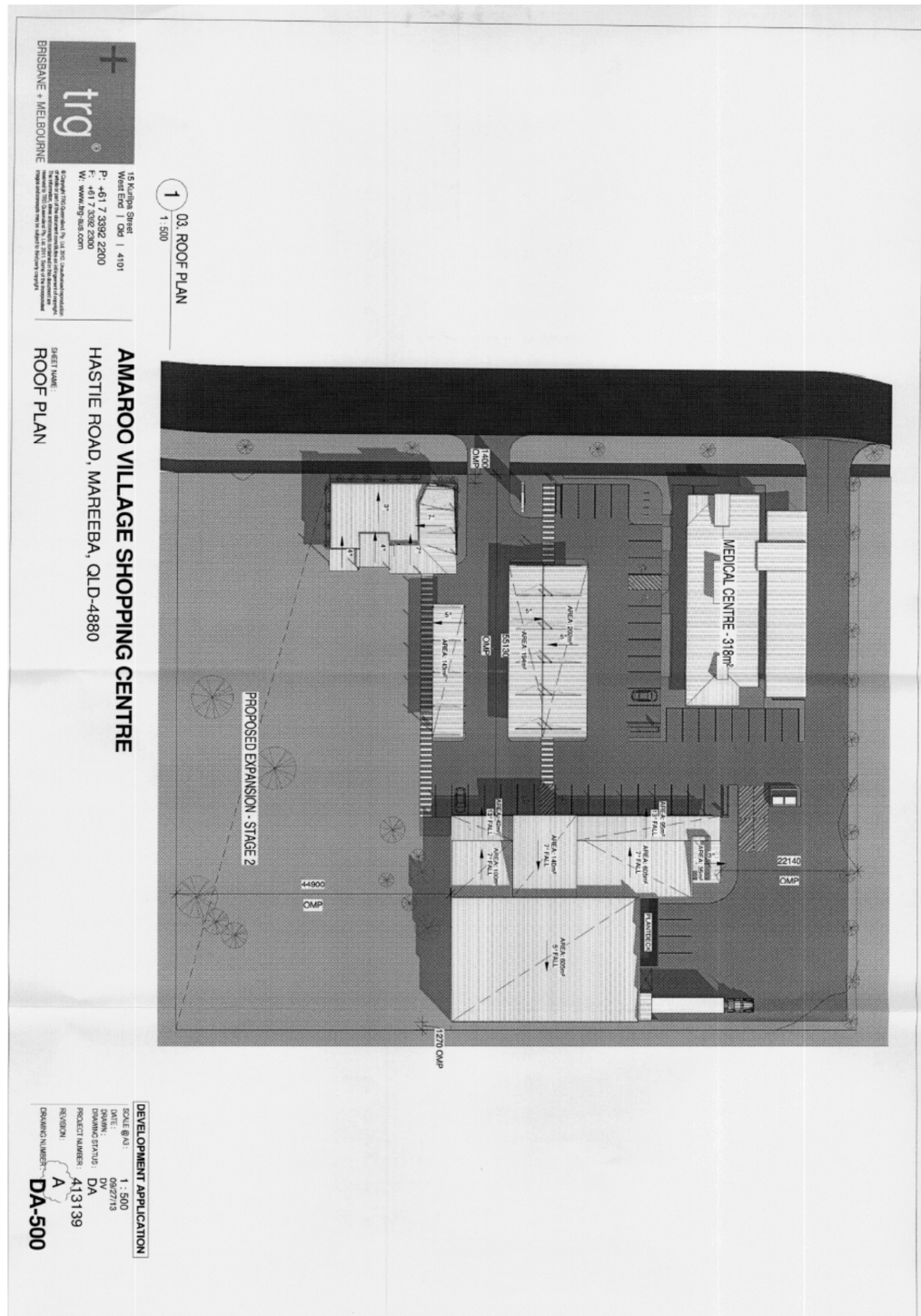


Mareeba Shire Council

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21 February 2014


SUPERSEDED PLAN



Mareeba Shire Council

DECISION NOTICE - APPROVAL

27
21 February 2014




PEDDLE THORP

Project Name: **New Medical Centre, Amaroo Park**

Project Number: **132589**

Client Name: **Dr Cheryl Harnischfeger**

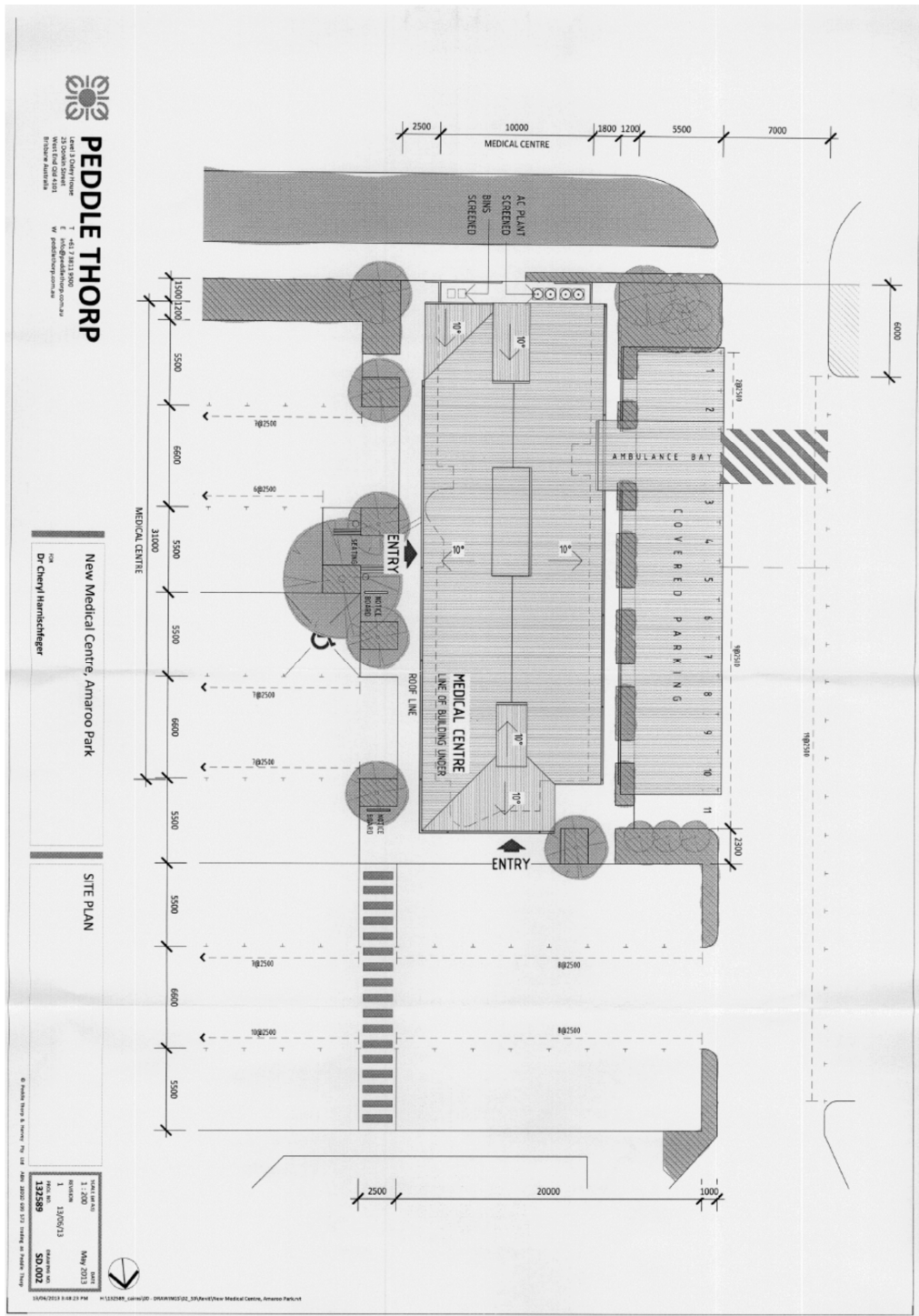


Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date	Drawn By	Checked By
SD.001	SPLASH SHEET	1	13/06/13	JH	PW
SD.002	SITE PLAN	1	13/06/13	JH	PW
SD.003	GROUND FLOOR PLAN (1-10)	1	13/06/13	JH	PW
SD.004	ROOF PLAN (1-10)	1	13/06/13	JH	PW
SD.005	Building Elevations (1-10)	1	13/06/13	JH	PW
SD.006	BUILDING ELEVATIONS, sheet 2	1	13/06/13	JH	PW
SD.007	Building Sections (1-200)	1	13/06/13	JH	PW
SD.008	ARTIST'S IMPRESSION	1	13/06/13	JH	PW
SD.009	ARTIST'S IMPRESSION	1	13/06/13	JH	PW

DECISION NOTICE - APPROVAL

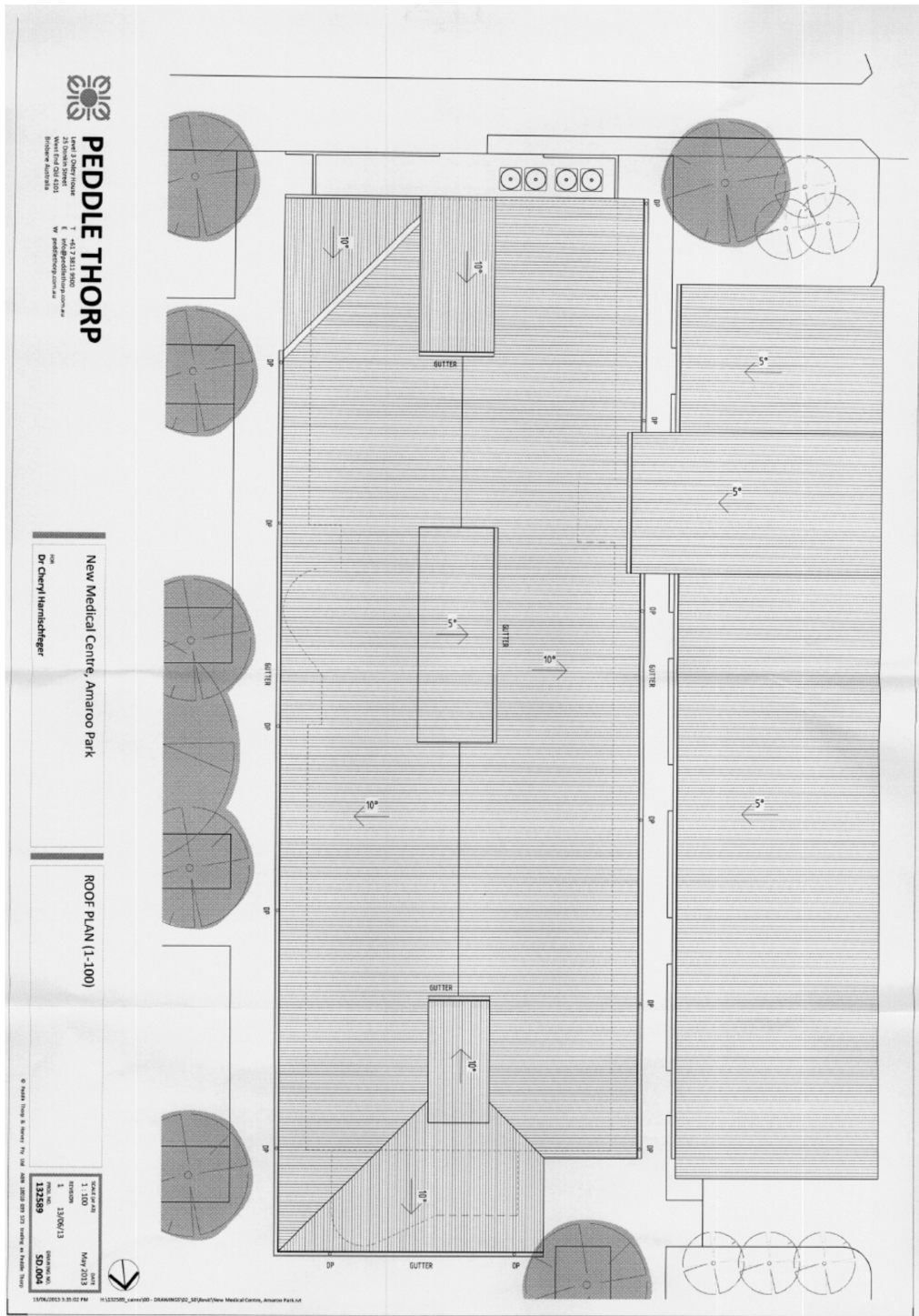
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21 February 2014



Mareeba Shire Council

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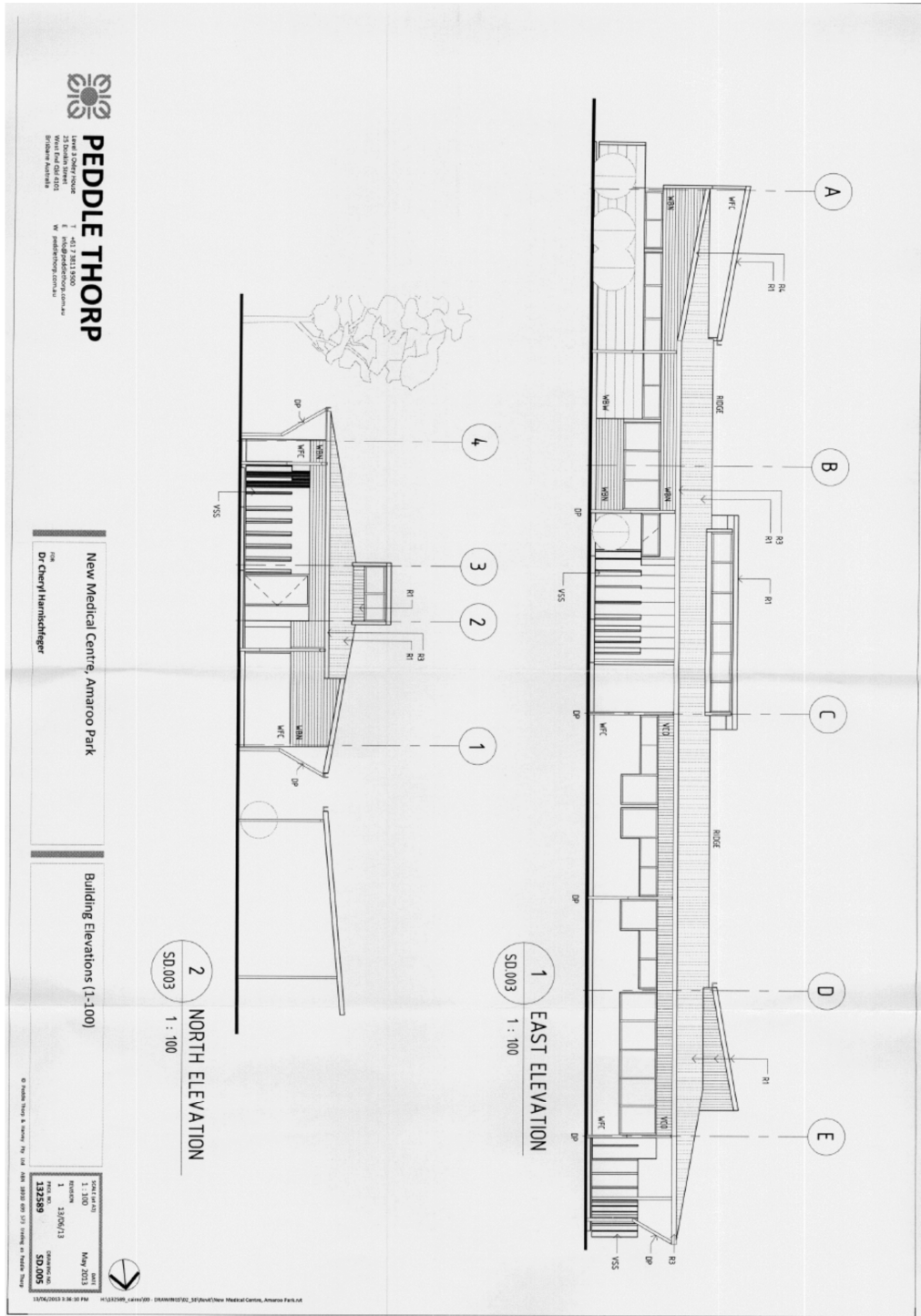
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21 February 2014



Mareeba Shire Council

DECISION NOTICE - APPROVAL

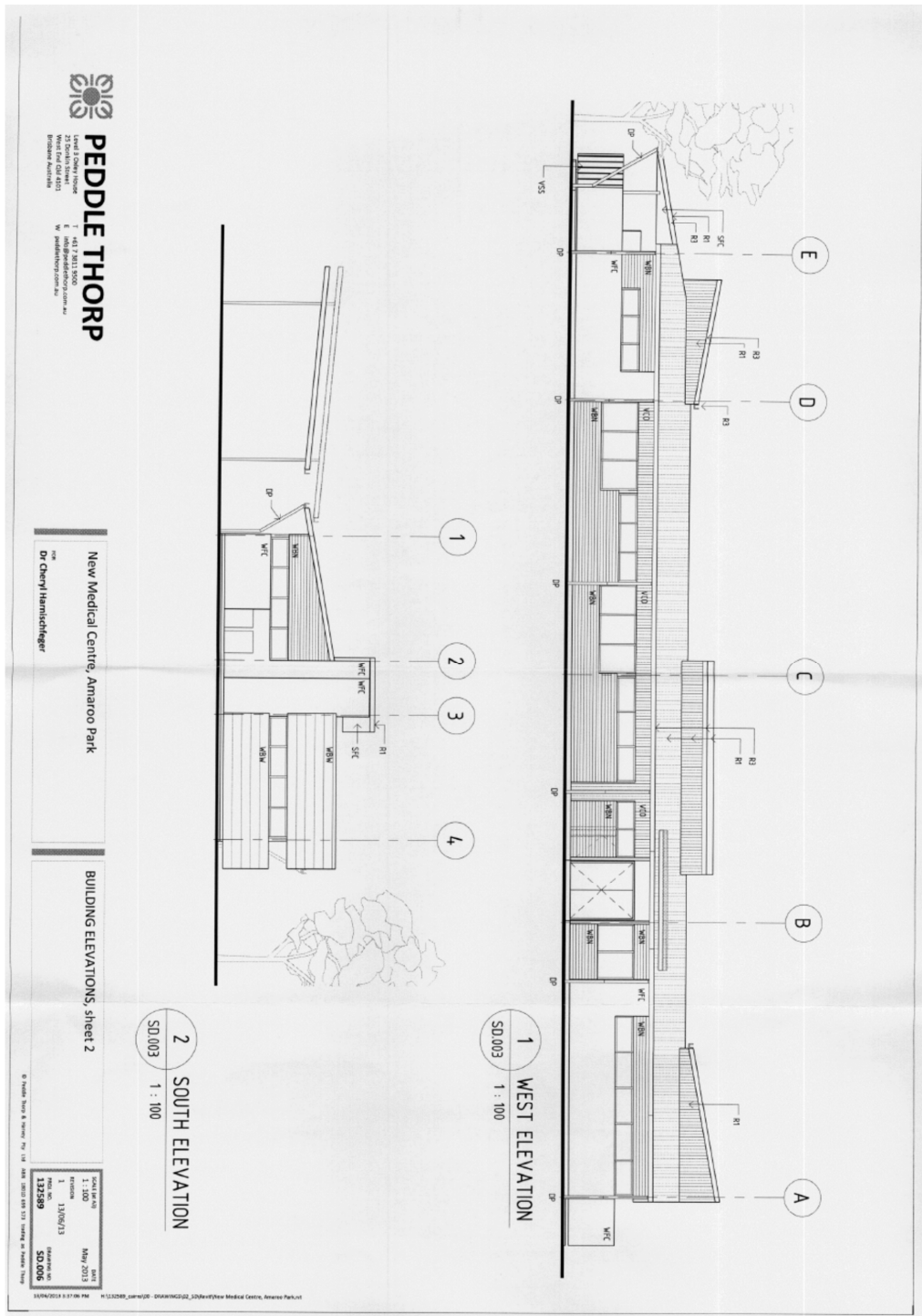
31
21 February 2014



Mareeba Shire Council

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21 February 2014



PEDDLE THORP
 LEVEL 3 COLONY HOUSE
 141-7 REX ST SUITE
 WEST END QLD 4101
 W. peddle@peddlethorp.com.au
 Brisbane Australia

New Medical Centre, Amara Park
 Dr Cheryl Hamischkeger

BUILDING ELEVATIONS, Sheet 2

2 SOUTH ELEVATION
 SD.003 / 1 : 100

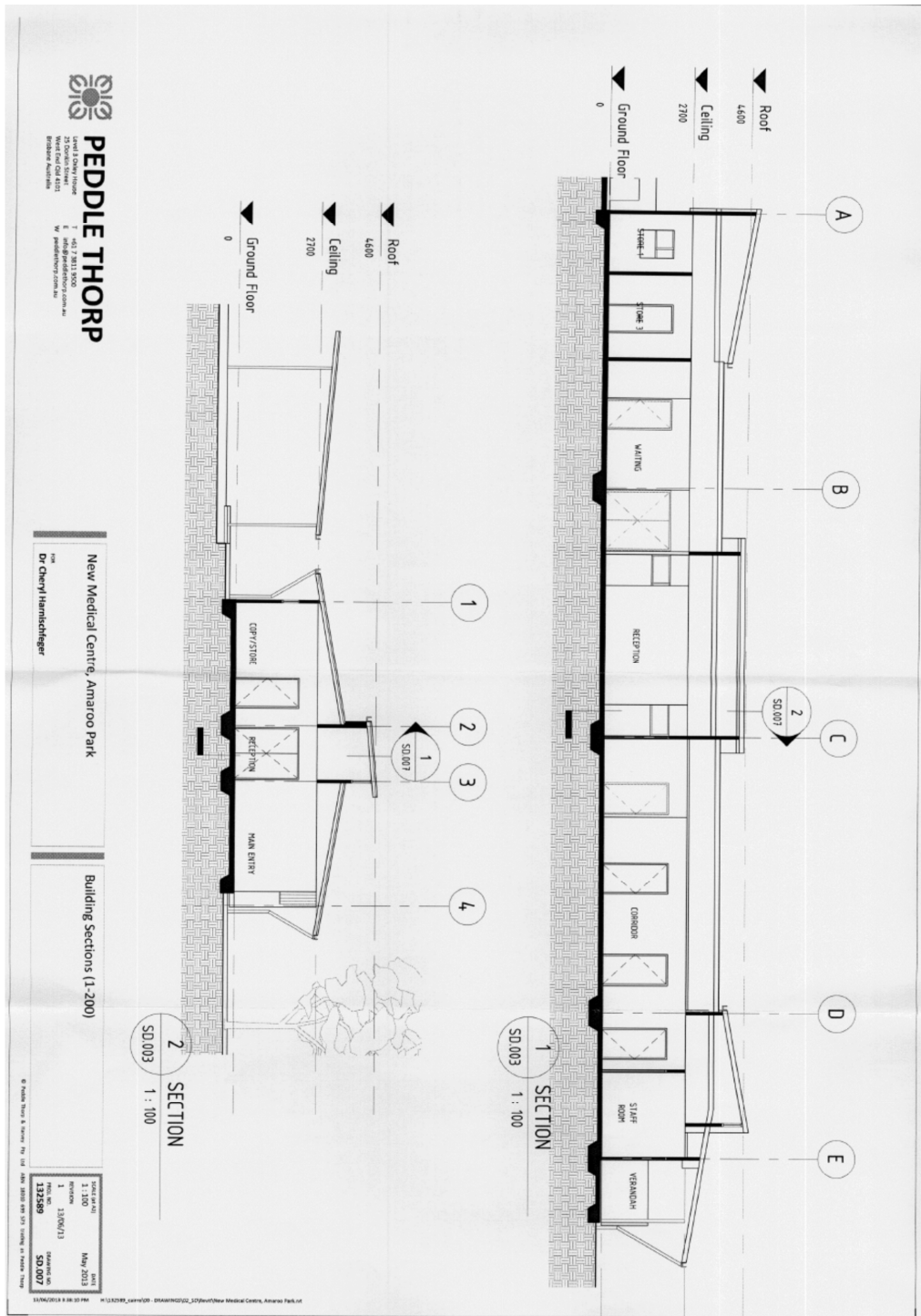
1 WEST ELEVATION
 SD.003 / 1 : 100

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 13/06/2013 11:57:06 PM H:\1310208_csm\DWG-000\WKG22_220\New Medical Centre, Amara Park.dwg

DATE	DESCRIPTION	BY	CHECKED
13/06/13	ISSUED FOR PERMIT	W. PEDDLE	W. PEDDLE
13/06/13	REVISION	W. PEDDLE	W. PEDDLE
13/06/13	REVISION	W. PEDDLE	W. PEDDLE
13/06/13	REVISION	W. PEDDLE	W. PEDDLE

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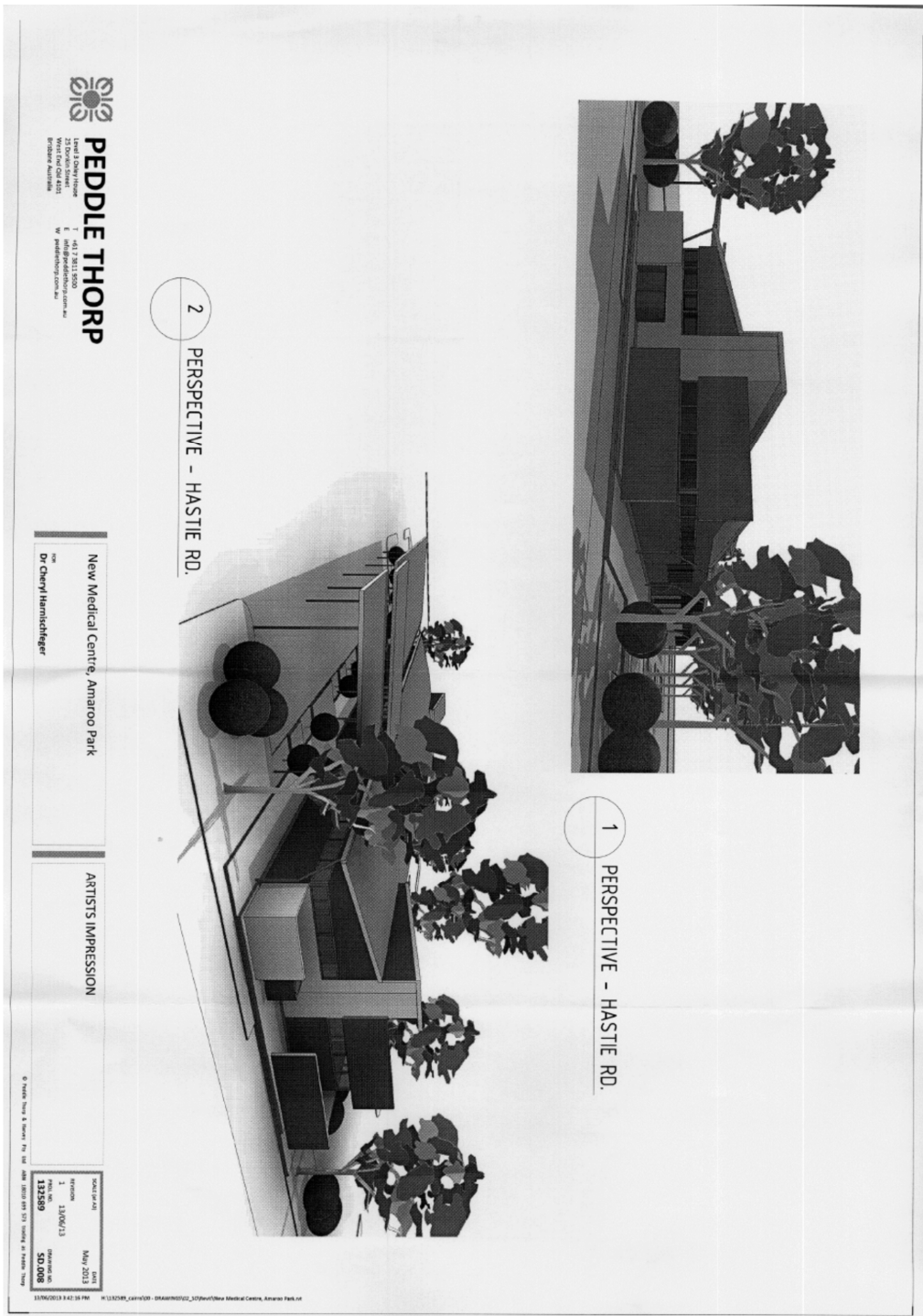
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21 February 2014



Mareeba Shire Council

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21 February 2014



Mareeba Shire Council

DECISION NOTICE - APPROVAL

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21 February 2014

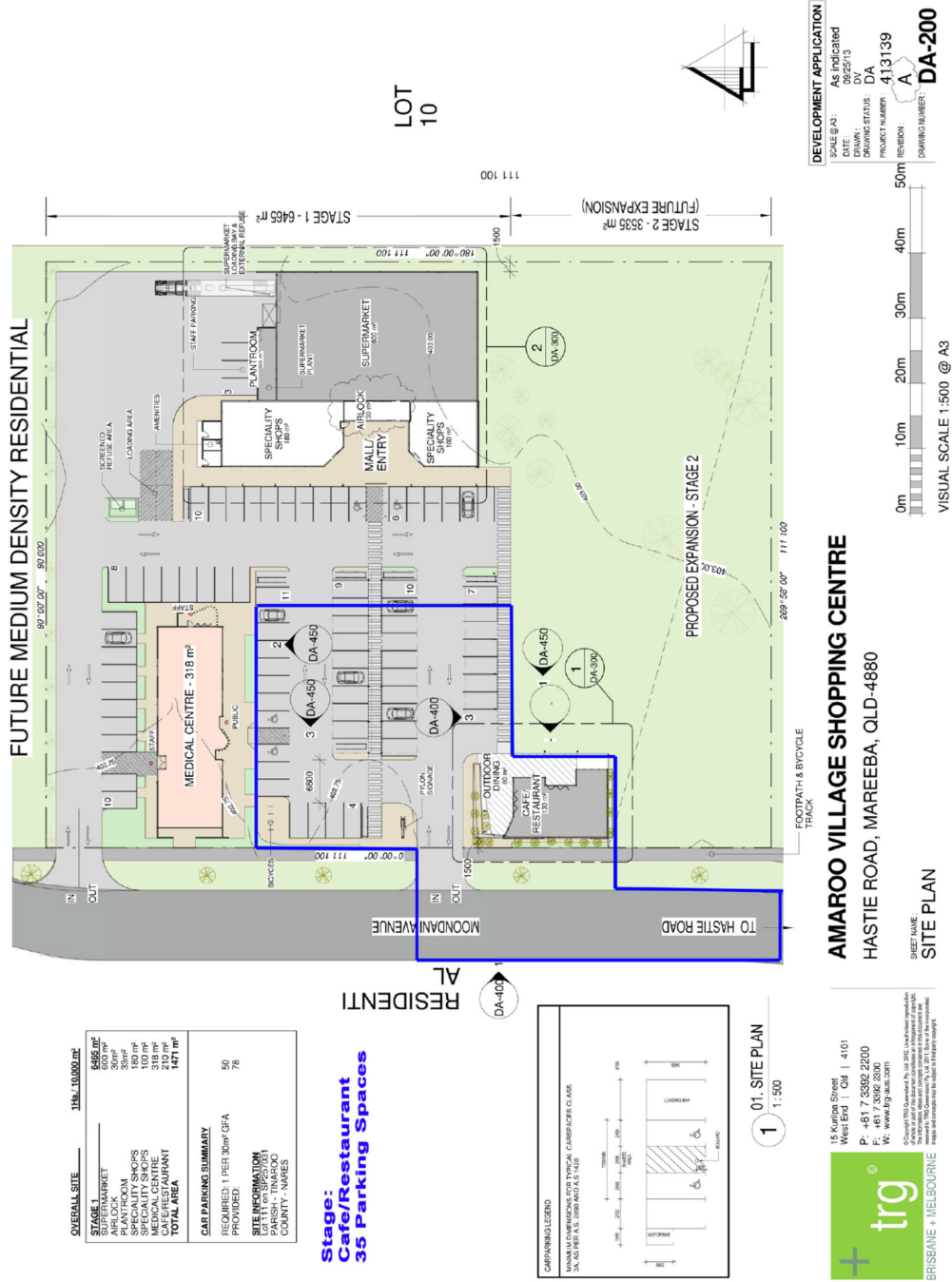


Mareeba Shire Council

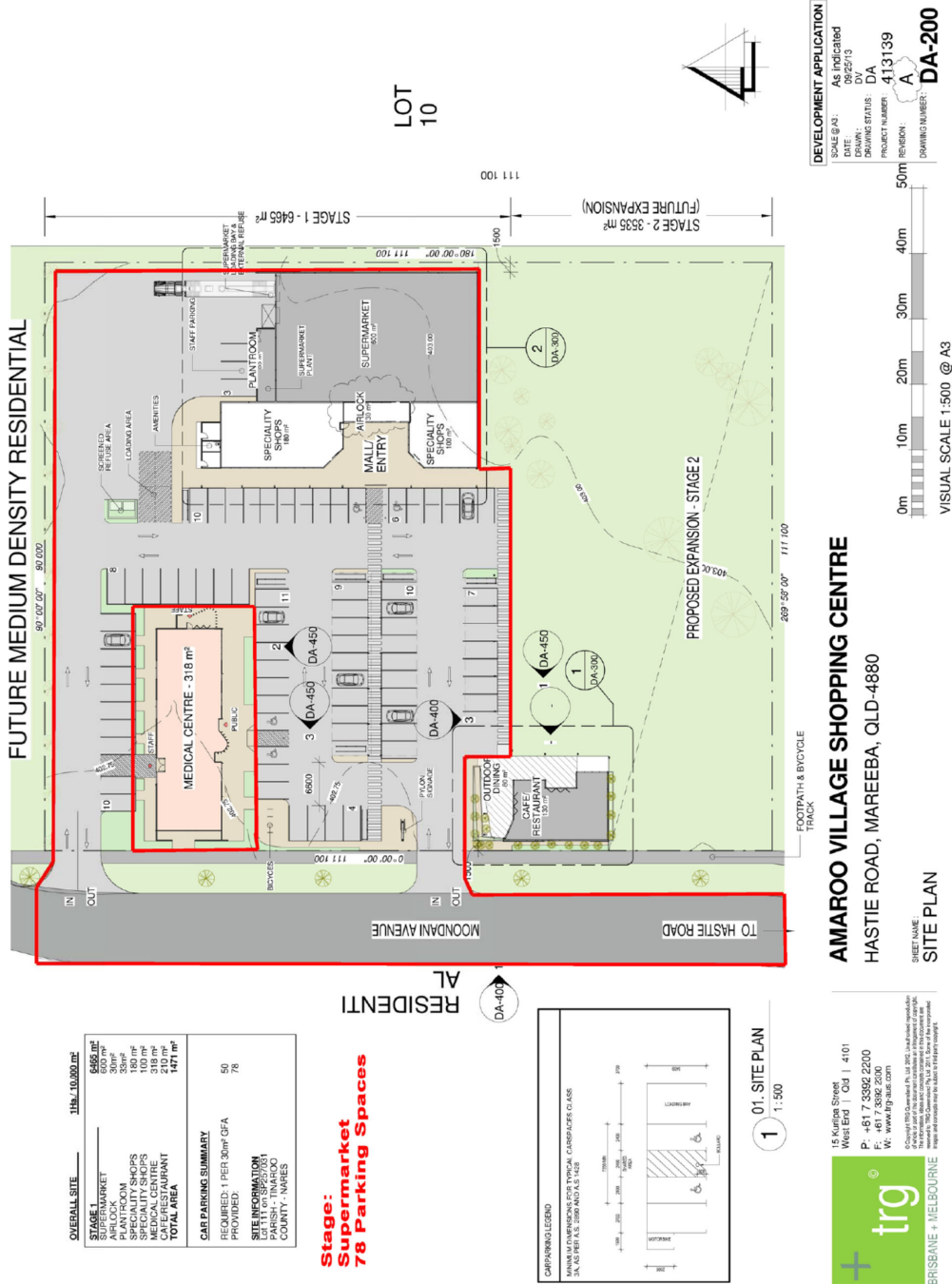
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SUPERSEDED PLAN



Mareeba Shire Council



Mareeba Shire Council

ATTACHMENT 2 - MAKING REPRESENTATIONS ABOUT DECISION**PART 8 - DEALING WITH DECISION NOTICES AND APPROVALS****DIVISION 1 CHANGING DECISION NOTICES AND APPROVALS DURING APPLICANT'S APPEAL PERIOD****360 APPLICATION OF DIV 1**

This division applies only during the applicant's appeal period.

361 APPLICANT MAY MAKE REPRESENTATIONS ABOUT DECISION

- (1) The applicant may make written representations to the assessment manager about—
 - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
 - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

362 ASSESSMENT MANAGER TO CONSIDER REPRESENTATIONS

The assessment manager must consider any representations made to the assessment manager under section 361.

363 DECISION ABOUT REPRESENTATIONS

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (***the negotiated decision notice***) to—
 - (a) the applicant; and
 - (b) each principal submitter; and
 - (c) each referral agency; and
 - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
 - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
 - (b) must comply with section 335; and
 - (c) must state the nature of the changes; and

DECISION NOTICE - APPROVAL

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- (d) replaces—
 - (i) the decision notice previously given; or
 - (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

364 GIVING NEW INFRASTRUCTURE CHARGES NOTICE OR REGULATED INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge or regulated infrastructure charge.
- (2) The local government may give the applicant a new infrastructure charges notice under section 633 or regulated infrastructure charges notice under section 643 to replace the original notice.

365 GIVING NEW REGULATED STATE INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of a regulated State infrastructure charge.
- (2) The relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 669 to replace the original notice.

366 APPLICANT MAY SUSPEND APPLICANT'S APPEAL PERIOD

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
 - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
 - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
 - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

ATTACHMENT 3 - APPEAL RIGHTS**DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS****461 APPEALS BY APPLICANTS**

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).

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21 February 2014

- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

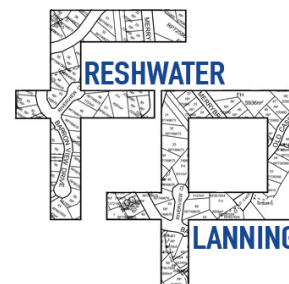
463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

Your Ref: DA/13/0164
 Our Ref: F22/24



17 August, 2023

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
MAREEBA QLD 4880

**Attention: Brian Millard and Carl Ewin
 Regional Planning Group**

Dear Sir,

**RE: DEVELOPMENT APPLICATION DA/13/0164
 REQUEST TO CHANGE DEVELOPMENT APPROVAL – APPLICATION FOR MATERIAL CHANGE OF USE – BUSINESS, SHOPS AND RESTAURANT IN THREE (3) STAGES. THEN LOT 111 ON SP257031, NOW LOTS 1 & 2 ON SP298298. THEN HASTIE ROAD, MAREEBA, NOW 2 – 8 AND 10 KAROBEAN DRIVE, MAREEBA.**

This request for a Change to Development Approval DA/13/0164 for a Material Change of Use – Business, Shops and Restaurant in three (3) Stages over land then described as Lot 111 on SP257031 and situated on Hastie Road, Mareeba and now Lots 1 and 2 on SP237691 and situated at 2 – 8 and 10 Karoeban Drive, Mareeba is made on behalf of BTM & S Stankovich Pty Ltd, the owners and original applicants of the site.

This Change to Development Approval is provided in response to recent discussions with Council, instalment of the Park fronting the site, the current economic trends and market along with the need for the provision of necessary services to service the ever-growing Mareeba Shire population. Details of the requested to Change to the Approval and of the reasons for these are set out below in accordance with *Division 2 Changing Development Approvals – Subdivision 2 Changes after Appeal Period – Section 77 – 79 of the Planning Act 2016.*

The Approval

The Mareeba Shire Council Approved a Change to Development Approval resulting in a Material Change of Use – Business, Shops and Restaurant in three (3) Stages over land then described as Lot 111 on SP257031 and situated on Hastie Road, Mareeba and now Lots 1 and 2 on SP237691 and situated at 2 – 8 and 10 Karoeban Drive, Mareeba at Council’s Ordinary Meeting held on 25 January, 2017. Since this time, development over the site has occurred with the completion of the original Stage 1 Development, being the Medical Centre Stage, and aspects of Stage 2, being Pharmacy Building.

Changing the Approval

As noted above, arising from the continued Development of the site and the newly created parkland fronting the site, Freshwater Planning Pty Ltd, on behalf of the Applicant, and Council engaged in discussions in relation to the amending the Approval to include the updated Approved Plans. The Updated Plans formalise the new position of the Approved Restaurant providing more detailed Plans then existing, incorporating a parking layout and the

[Freshwater Planning Pty Ltd](#)
 t/e The Freshwater Trust
 ACN 603 020 220 | ABN 31 187 983 959

P: 0402729004
 E: FreshwaterPlanning@outlook.com
 A: 17 Barron View Drive, FRESHWATER QLD 4870

likes. Attached to this Submissions are the Updated Plans including an Updated Staging Plan, Car Parking Layout Plan (for Stages 1 and 2), Restaurant (Café) Plans (including Elevations) and an additional Updated Site Plan. It is considered appropriate that the proposed Change to Approval to update the existing Approved Plans, over the site is acceptable and appropriate.

No change to the Conditions of Approval, other than the Approved Plans, is provided with this Change to Development Approval. [Page 2](#)

This completes this Request to Change the Development Approval. Please do not hesitate to contact me, in the first instance, should you require further information in relation to the matter.

It is requested that Council Officers please provide a Draft of the proposed Change to the Approval with sufficient time for review before any final decision is provided.

Yours faithfully,



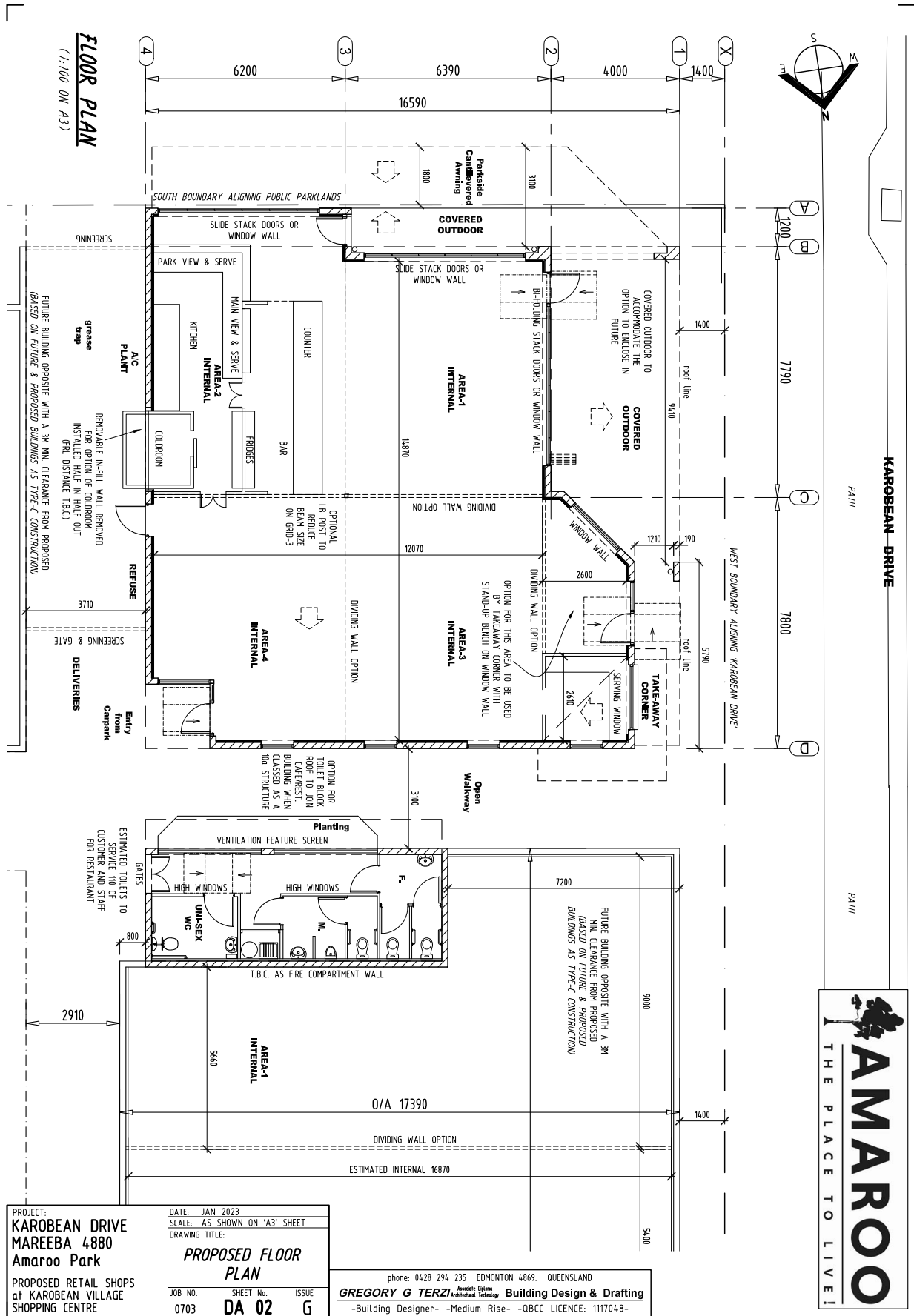
MATTHEW ANDREJIC

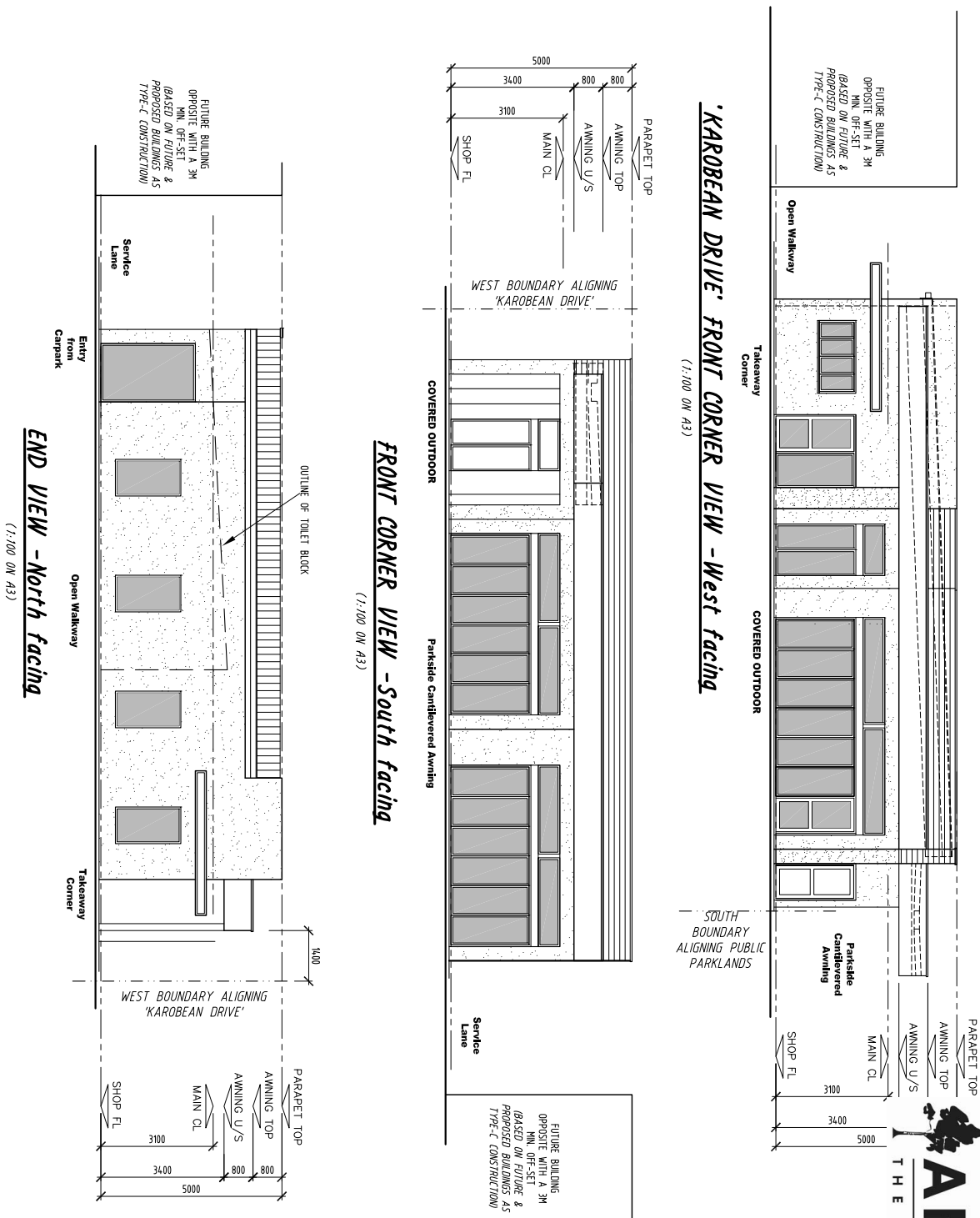
FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 48707

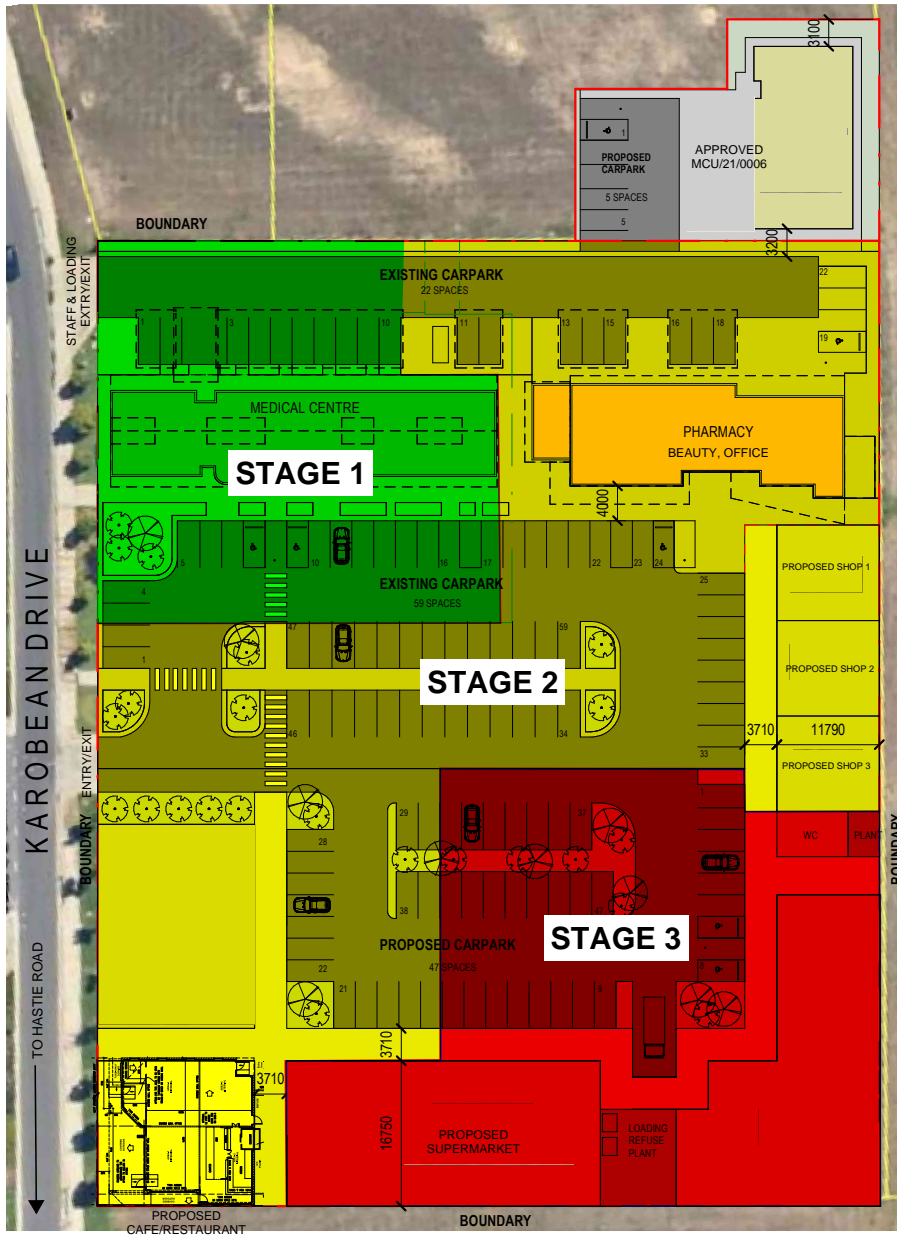




PROJECT: KAROEAN DRIVE MAREEBA 4880 Amaroo Park	DATE: JAN 2023
PROPOSED RETAIL SHOPS at KAROEAN VILLAGE SHOPPING CENTRE	SCALE: AS SHOWN ON 'A3' SHEET
	DRAWING TITLE: PROPOSED ELEVATIONS
JOB NO. 0703	SHEET No. DA 03 ISSUE D

phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Associate Diploma
 Registered Architect **Building Design & Drafting**
 -Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-





BTM&S STANKOVICH PTY LTD

MASTERPLAN



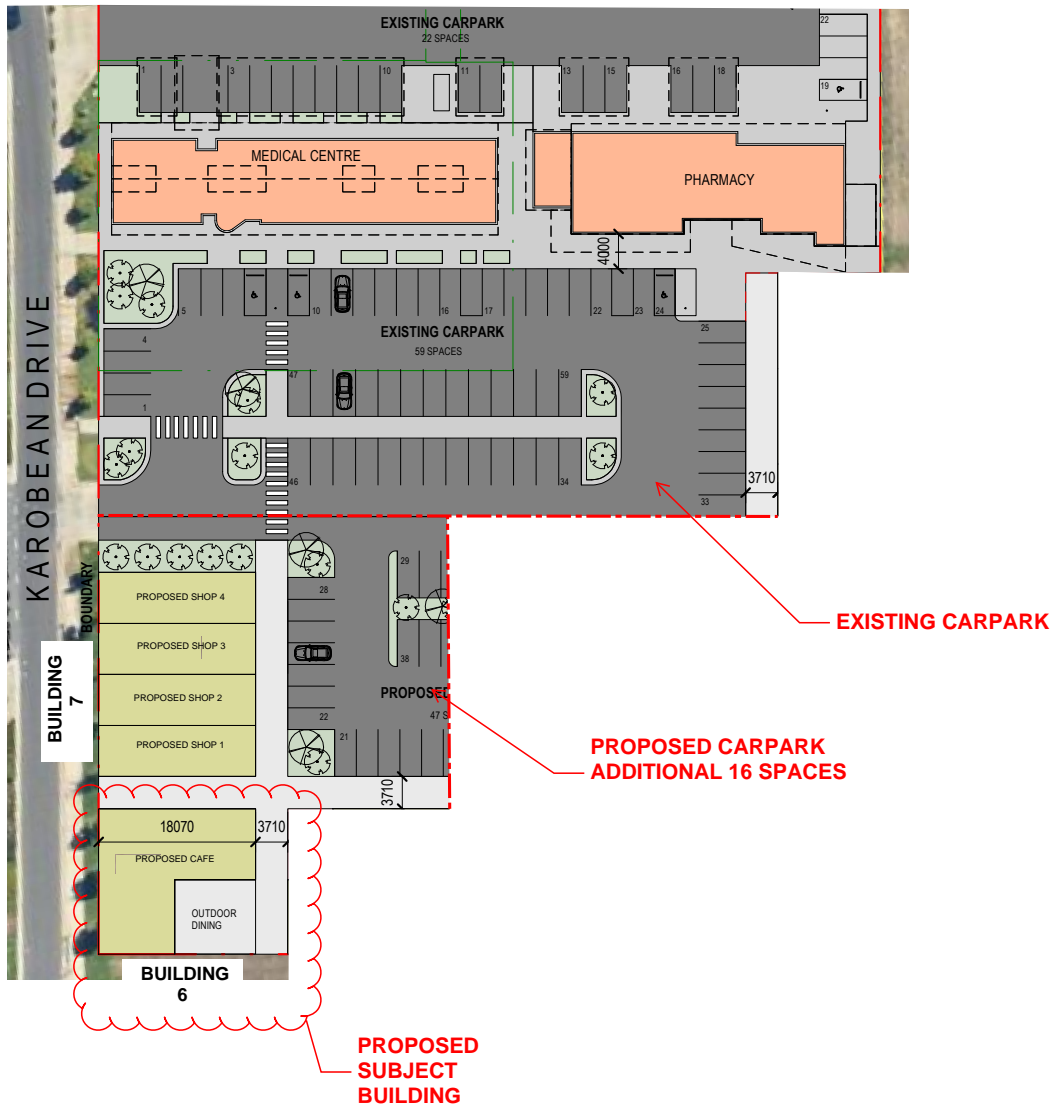
JULY 2023

AMAROO VILLAGE COMMERCIAL CENTRE, HASTIE ROAD MAREEBA

SCALE: NOT TO SCALE

AMAROO MASTERPLAN

Stage 1 and 2 Car Parking Layout Plan



Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	BTM & S Stankovich Pty Ltd
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Email address <i>(non-mandatory)</i>	FreshwaterPlanning@outlook.com
Mobile number <i>(non-mandatory)</i>	0402729004
Applicant's reference number(s) <i>(if applicable)</i>	F22/24

2) Owner's consent - Is written consent of the owner required for this change application? <i>Note: Section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.</i>	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input checked="" type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises <i>(complete 3.1) or 3.2), and 3.3) as applicable)</i>				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan <i>(all lots must be listed), or</i>				
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).</i>				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		10	Karobean Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4880	1	SP298298	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		2 - 8	Karobean Drive	Mareeba



	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	SP298298	Mareeba Shire Council
3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay) <i>Note: Place each set of coordinates in a separate row.</i>				
<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)	
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:		
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	
3.3) Additional premises				
<input type="checkbox"/> Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application <input checked="" type="checkbox"/> Not required				

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application <i>Note: see section 78(3) of the Planning Act 2016</i>
Mareeba Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application			
Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	DA/13/0164	25 January, 2017	Mareeba Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed
6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):
Updated Plans
6.2) What type of change does this application propose?
<input checked="" type="checkbox"/> Minor change application – proceed to Part 5 <input type="checkbox"/> Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmp.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the Planning Regulation 2017 for referral requirements

- For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application Yes
 Not applicable

- For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application Yes
 Not applicable

- Supporting information addressing any applicable assessment benchmarks is attached to this application Yes
- Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).*

- Relevant plans of the development are attached to this development application Yes
- Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).*

14) Applicant declaration

- By making this change application, I declare that all information in this change application is true and correct.
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

8.2 APPLICATION FOR CONVERSION TO FREEHOLD OF PERPETUAL LEASE OVER LOT 17 ON NR4024, 37 VAUGHAN STREET, MAREEBA

Date Prepared: 18 September 2023
Author: Coordinator Planning Services
Attachments: 1. DOR email of 14 September 2023 [↓](#)

EXECUTIVE SUMMARY

The Department of Resources (DOR) is considering the conversion to freehold of Perpetual Lease NCL 9/1623 described as Lot 17 on Crown Plan NR4024, situated at 37 Vaughan Street, Mareeba.

Perpetual Lease NCL9/1623 commenced on 1 April 1960 with no defined purpose. A perpetual lease is held by the leaseholder in perpetuity.

DOR seeks Council's views on the conversion to freehold.

RECOMMENDATION

That Council advise the Department of Resources that Council has no objection to conversion to freehold of Perpetual Lease NCL 9/1623 described as Lot 17 on Crown Plan NR4024, situated at 37 Vaughan Street, Mareeba.

BACKGROUND

The Department of Resources is considering an application for the conversion to freehold of Perpetual Lease NCL 9/1623 described as Lot 17 on Crown Plan NR4024, situated at 37 Vaughan Street, Mareeba.

The perpetual lease covers an area of 873m² and has no lapsing date. The land is presently used for residential purposes containing a single dwelling house and shed.

DOR seeks Council's views on the conversion to freehold.



Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws



Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws

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

The subject land is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The existing use of the subject land is consistent with its zoning.

There are no known non-indigenous cultural heritage values associated with the land.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

The Department of Resources will be informed of Council's decision by letter.

Brian Millard

From: Dee Petersen
Sent: Friday, 15 September 2023 1:58 PM
To: Carl Ewin; Brian Millard
Subject: Task List Action Due 14 November 2023 - Document Set ID 4273861 - View Request - Conversion to Freehold - Land described as Lot 17 on NR4024 -Mareeba Shire Council - Our Ref 2022/002124
Attachments: QLD globe.pdf

From: Rowena Greenland <Rowena.Greenland@resources.qld.gov.au>
Sent: Thursday, 14 September 2023 1:32 PM
To: Info <info@msc.qld.gov.au>
Subject: View Request - Conversion to Freehold - Land described as Lot 17 on NR4024 -Mareeba Shire Council - Our Ref 2022/002124

Dear Sir/Madam,

The department has received the above application.

The attached map from Queensland Globe shows the subject land and the surrounding locality.

When a property is converted to freehold the survey plan must show the correct boundaries as well as define roads on their correct alignment. Council may be aware of roads or other issues and its views should address these and give guidance as to any issues a licenced cadastral surveyor would need to address, were they engaged by the lessee to satisfy requirements of an approved conversion.

Please advise the department of your views or requirements including any local non-indigenous cultural heritage values that the department should consider when assessing this application.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **14 November 2023**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. An extension to this due date will only be granted in exceptional circumstances.

If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

If you wish to discuss this matter, please contact Rowena Greenland on 07 3087 9057.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to LASSLsteam1enq@resources.qld.gov.au . Any hard copy correspondence received will be electronically

scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2022/002124 in any future correspondence.

Kind regards,
Rowena.



Rowena Greenland
Land Officer
Land Services | Land & Surveying Services
Department of Resources

P: 07 3087 9057

E: rowena.greenland@resources.qld.gov.au

A: 13 Isa Street, MOUNT ISA QLD 4825 | PO Box 937 Cairns QLD 4870

W: www.resources.qld.gov.au

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16°59'16"S 145°24'52"E

16°59'16"S 145°24'55"E

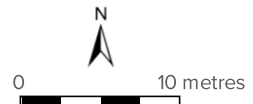


16°59'19"S 145°24'52"E

16°59'19"S 145°24'55"E



Legend located on next page



Scale: 1:379

Printed at: A4

Print date: 14/9/2023

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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 Legend

 Attribution

Coastal management district



State controlled road



Fish habitat area



Management A boundary



Management B boundary

Road parcel



Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Search Results

10SP293841

Places: Search Results

17NR4024

Road Crossing



Bridge

Tunnel

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© State of Queensland (State Development, Infrastructure, Local Government and Planning) 2022

 Legend

Road

 Highway

 Main

 Local

 Private

Railway



Road crossing

 Bridge

 Tunnel

8.3 PROPOSED MAJOR AMENDMENT NO.1 OF 2023 TO THE MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016 - PUBLIC CONSULTATION

Date Prepared: 25 September 2023

Author: Coordinator Planning Services

Attachments:

1. Major Amendment No.1 of 2023 - Consultation Report [↓](#)
2. Major Amendment No.1 of 2023 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is for Council to consider the submissions received during the public consultation of Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016.

Major Amendment No.1 of 2023 is in response to the Minister's making of Temporary Local Planning Instrument No.01 of 2021 - Subdivision in Rural zone (TLPI) and the requirement to amend the Mareeba Shire Council Planning Scheme 2016 to reflect the provisions of the TLPI.

A consultation report has been prepared and is provided for Council's consideration and endorsement.

No change is proposed to Major Amendment No.1 of 2023 in response to the submissions.

To expedite the completion of Major Amendment No.1 of 2023, it is recommended that Council delegate authority to the Chief Executive Officer to undertake all statutory steps, under the *Planning Act 2016* and the Minister's Guidelines and Rules, to complete and adopt Major Amendment No.1 of 2023.

RECOMMENDATION

That Council:

1. Endorses the Major Amendment No.1 of 2023 - Consultation Report and makes no change to Major Amendment No.1 of 2023 in response to the submissions;
2. Responds to all submitters;
3. Gives notice to the Minister requesting approval to adopt Major Amendment No.1 of 2023 without change;
4. Delegate authority to the Chief Executive Officer to undertake all statutory steps, under the *Planning Act 2016* and the Minister's Guidelines and Rules, to complete and adopt Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016; and
5. Instruct Council officers to submit a report to Council detailing the steps taken to complete and adopt Major Amendment No.1 of 2023 following the adoption of Major Amendment No.1 of 2023.

BACKGROUND

Council at its ordinary meeting on 21 June 2023 resolved in accordance with section 20 of the *Planning Act 2016* and Chapter two (2), Part four (4) of the Minister's Guidelines and Rules to make Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016.

The consultation period commenced on 30 August 2023 and ended on 27 September 2023.

Nine (9) submissions were received during the consultation period.

Each of the submissions has been considered and a consultation report (**Attachment 1**) has been prepared.

No change is proposed to Major Amendment No.1 of 2023 in response to the submissions.

RISK IMPLICATIONS**Legal and Compliance**

As Major Amendment No.1 of 2023 responds to an action taken by the Minister (TLPI No.01 of 2021), the amendment process must be finalised prior to the expiration of the TLPI.

The TLPI will expire on 8 December 2023.

To expedite all remaining steps in the amendment process, delegated authority is sought for the Chief Executive Officer to allow the remaining amendment steps to proceed without further Council resolution/s being required, up to and including adoption of Major Amendment No.1 of 2023.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

In accordance with Chapter 2, Part 4 of the Minister's Guidelines and Rules, the following actions and indicative timeframe will apply to Major Amendment No.1:

- (a) 21 June 2023 - Council decides to make Major Amendment No.1 of 2023;
- (b) 21 June 2023 - Council gives notice and required materials to the Minister;
- (c) 22 June 2023 - State interest review commences;
- (d) 24 August 2023 - State interest review response and Minister's approval for Council to proceed with public consultation;
- (e) 30 August 2023 - 27 September 2023 - Council undertakes public consultation of Major Amendment No.1 of 2023;
- (f) 28 September 2023 – 6 October 2023 - Council reviews submissions and prepares public consultation report;
- (g) 18 October 2023 - Council seeks Minister's approval to adopt Major Amendment No.1 of 2023;
- (h) November 2023 - Council adopts Major Amendment No.1 of 2023;
- (i) 1 December 2023 – Public notice of adoption and commencement;
- (j) 8 December 2023 - TLPI expires.

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

Subject to Council's endorsement of the consultation report (**Attachment 1**), all submitters will be provided with a copy of the report in accordance with section 18.4 of the Minister's Guidelines and Rules.

The consultation report will also be made available on the Council website.

Following the notification of submitters, a notice will be given to the Minister, requesting approval for Council to adopt Major Amendment No.1 of 2023 (**Attachment 2**).

Upon adoption of Major Amendment No.1 of 2023, Council officers will submit a report to Council detailing the steps taken to complete and adopt Major Amendment No.1 of 2023.

MAJOR AMENDMENT NO.1 OF 2023
MAREEBA SHIRE COUNCIL PLANNING
SCHEME 2016

Subdivision in the Rural zone
Consultation Report



Public Consultation Summary

Mareeba Shire Council has carried out public consultation on Major Amendment No.1 of 2023 – Subdivision in the Rural zone in accordance with the *Planning Act 2016*, the *Minister's Guidelines and Rules* and the Communications Strategy for Major Amendment No.1 of 2023.

The following specific public notice requirements were undertaken:

1. The consultation period commenced on 30 August 2023 and ended on 27 September 2023 (21 business days).
 2. A public notice was published in The Express newspaper on 30 August 2023 (**Attachment 1**).
 3. A second notice was published in the Kuranda Paper September 2023 edition (**Attachment 2**).
 4. The public notice, a copy of Major Amendment No.1 of 2023 and a fact sheet were made available to view and download from the Mareeba Shire Council website (**Attachment 3**) and maintained for the duration of the consultation period.
 5. A press release was published in The Express newspaper on 6 September 2023 and a post regarding the amendment's consultation period was made on Council's Facebook Page on 30 August 2023 (**Attachment 4**). The press release was sent to multiple local media outlets.
 6. A letter was sent to all adjoining Local Governments informing them of Major Amendment No.1 of 2023 (**Attachment 5**).
 7. Static displays were established at the Mareeba customer service centre, Mareeba and Kuranda libraries providing hard copies of the planning scheme amendment for viewing; information on how to prepare a submission; and fact sheet about the planning scheme amendment (**Attachment 6**).
-

Consideration of Submissions

Nine (9) submissions were received about Major Amendment No.1 of 2023. A copy of each submission is included as **Attachment 7**.

The submitters are as follows:

1. Nadine O'Brien, 345 Fantin Road, Koah QLD 4881 nadine_obrien@yahoo.com.au
2. Cheryl Tonkin, 76 High Chapparal Road, Myola QLD 4881 cheryl.tonkin@gmail.com
3. Kuranda Conservation Community Nursery, 1 Pademelon Lane, Kuranda QLD 4881 kurandaconservation@hotmail.com
4. Luciano Ceciliot, 76 High Chapparal Road, Myola QLD 4881 johnnolad@gmail.com
5. John and Kathryn Edwards, 28 Monaro Close, Kuranda QLD 4881 jandkedwards@bigpond.com
6. Gianni Barbetti, 27 Clohesy River Road, Koah QLD 4881 john.barbetti@bigpond.com
7. Ray Ganley, 77 Monaro Close, Kuranda QLD 4881 jajanti1@bigpond.com
8. Johanna Martin, 451 Oak Forest Road, Kuranda QLD 4881 jo@ojoonline.com
9. Tammy Tiraboschi, PO Box 867, Mareeba QLD 4880 thelimeman@bigpond.com

Minister's Guidelines and Rules

Sections 18, 19 and 20 of the Minister's Guidelines and Rules establish the process for public consultation and Council's subsequent consideration of submissions.

18. Public consultation

18.1. *The local government may only commence public consultation after-*

- a) *complying with the Minister's conditions, if any, that apply to the proposed amendment given under section 17.5; and*
- b) *if relevant, giving notice under Chapter 4, part 1, section 3.3(b).*

18.2. *Public consultation must be undertaken-*

- a) *for a period of at least 20 days; and*
- b) *in accordance with-*
 - i. *the public notice requirements prescribed in the Act;*
 - ii. *the public notice requirements prescribed under Schedule 4; and*
 - iii. *the communications strategy given by the Minister under section 17.5.*

18.3. *The local government must consider every properly made submission about the proposed amendment and may consider other submissions.*

18.4. *Following the end of public consultation, the local government must prepare a*

consultation report about how the local government has dealt with properly made submissions, which is-

- a) provided to each person who made a properly made submission;⁷ and*
- b) available to view and download on the local government's website; or*
- c) available to inspect and purchase in each of the local government's offices.*

18.5. If the local government proposes to make changes to the proposed amendment under section 19, the actions under sections 18.3 and 18.4 may be deferred until after all applicable actions under section 19 have been undertaken.

19. Changing the proposed amendment

19.1. The local government may make changes to the proposed amendment to-

- a) address issues raised in submissions;*
- b) amend a drafting error; or*
- c) address new or changed planning circumstances or information.*

19.2. The local government must ensure any changes continue to appropriately integrate and address relevant state interests, including those identified in the state interest review.

20. Effect of changes on public consultation

20.1. If the local government changes the proposed amendment and the change results in the proposed amendment being significantly different to the version released for public consultation, the local government must repeat the public consultation required for the proposed amendment.

20.2. The local government may limit the public consultation to only those aspects of the proposed amendment that have changed.

20.3. If consultation has been repeated, the local government must take the actions required under sections 18.3 and 18.4 for the repeated consultation.

Submission 1 – Nadine O’Brien

Summary

The submitter proposes that Major Amendment No.1 of 2023 be amended to make all applications for reconfiguring a lot to create a rural lot below 60 hectares (to accommodate a *public reconfiguration purpose*) impact assessable development.

The submitter believes there is a significant risk of negative impacts from the 12 listed *public reconfiguration purposes*.

The submitter further asks Council to acknowledge that code assessment is simply a decision by the CEO, and that impact assessment would allow assessment of these applications to benefit from community and other views.

Officer comments

Major Amendment No.1 of 2023 currently makes these *public reconfiguration purpose* reconfiguring a lot applications, code assessable development.

The 12 listed *public reconfiguration purposes* can effectively be described as essential community infrastructure. The 12 uses and their level of assessment (material change of use) in the rural zone, are as follows:

- (i) a cemetery; or (**Impact Assessment**)
- (ii) a crematorium; (**Impact Assessment**)
- (iii) a detention facility; (**Impact Assessment**)
- (iv) emergency services; (Code Assessment or Accepted Development)
- (v) an environmental facility; (Code Assessment or **Impact Assessment**)
- (vi) major electricity infrastructure; (**Impact Assessment**)
- (vii) a park; (Accepted Development)
- (viii) a renewable energy facility; (**Impact Assessment**)
- (ix) a substation; (Accepted Development)
- (x) a telecommunications facility; (**Impact Assessment**)
- (xi) a utility installation other than a transport service, (Accepted Development or **Impact Assessment**)
- (xii) a wind farm (**Impact Assessment**)

For majority of these public uses, the material change of use application process will provide the community with reasonable opportunity to make comment on the development.

Requiring a second public consultation process for the ancillary reconfiguring a lot application process is excessive and unreasonable.

In respect of the delegation of certain code assessable applications, there appears to be some misunderstanding regarding how delegated decisions are made.

Code assessable applications are assessed by relevant Council officers and where required; input is sought from external consulting experts. The Council officer formulates the assessment report and recommends a particular decision. This assessment report is then reviewed by a second Council officer and can be approved under sub delegation.

Where an application is recommended for refusal, this application must be decided by Council. Where there is any disagreement with a proposed recommendation, the application is also decided by Council.

It is extremely rare that any single Council officer would be required to sign off on an

application for which they have also undertaken the assessment. In the case of the CEO, they are not involved in the development assessment stage and are rarely requested to approve a delegated planning application.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 1.

Submission 2 – Cheryl Tonkin

Summary

The submitter proposes that Major Amendment No.1 of 2023 be amended to make all applications for reconfiguring a lot to create a rural lot below 60 hectares (to accommodate a *public reconfiguration purpose*) impact assessable development.

The submitter believes there is a significant risk of negative impacts from the 12 listed *public reconfiguration purposes*.

The submitter believes that code assessment is simply a decision by the CEO, and that impact assessment would allow assessment of these applications to benefit from community and other views.

Officer comments

Major Amendment No.1 of 2023 currently makes these *public reconfiguration purpose* reconfiguring a lot applications, code assessable development.

The 12 listed *public reconfiguration purposes* can effectively be described as essential community infrastructure. The 12 uses and their level of assessment (material change of use) in the rural zone, are as follows:

- (i) a cemetery; or (**Impact Assessment**)
- (ii) a crematorium; (**Impact Assessment**)
- (iii) a detention facility; (**Impact Assessment**)
- (iv) emergency services; (Code Assessment or Accepted Development)
- (v) an environmental facility; (Code Assessment or **Impact Assessment**)
- (vi) major electricity infrastructure; (**Impact Assessment**)
- (vii) a park; (Accepted Development)
- (viii) a renewable energy facility; (**Impact Assessment**)
- (ix) a substation; (Accepted Development)
- (x) a telecommunications facility; (**Impact Assessment**)
- (xi) a utility installation other than a transport service, (Accepted Development or **Impact Assessment**)
- (xii) a wind farm (**Impact Assessment**)

For majority of these public uses, the material change of use application process will provide the community with reasonable opportunity to make comment on the development.

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Where an application is recommended for refusal, this application must be decided by Council. Where there is any disagreement with a proposed recommendation, the application is also decided by Council.

It is extremely rare that any single Council officer would be required to sign off on an application for which they have also undertaken the assessment. In the case of the CEO, they are not involved in the development assessment stage and are rarely requested to approve a delegated planning application.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 2.

Submission 3 – Kuranda Conservation Community Nursery

Summary

The submitter proposes that Major Amendment No.1 of 2023 be amended to make all applications for reconfiguring a lot to create a rural lot below 60 hectares (to accommodate a *public reconfiguration purpose*) impact assessable development.

The submitter believes there is a significant risk of negative impacts from the 12 listed *public reconfiguration purposes*.

The submitter believes that impact assessment would allow assessment of these applications to benefit from community and other views.

Officer comments

Major Amendment No.1 of 2023 currently makes these *public reconfiguration purpose* reconfiguring a lot applications, code assessable development.

The 12 listed *public reconfiguration purposes* can effectively be described as essential community infrastructure. The 12 uses and their level of assessment (material change of use) in the rural zone, are as follows:

- (i) a cemetery; or (**Impact Assessment**)
- (ii) a crematorium; (**Impact Assessment**)
- (iii) a detention facility; (**Impact Assessment**)
- (iv) emergency services; (Code Assessment or Accepted Development)
- (v) an environmental facility; (Code Assessment or **Impact Assessment**)
- (vi) major electricity infrastructure; (**Impact Assessment**)
- (vii) a park; (Accepted Development)
- (viii) a renewable energy facility; (**Impact Assessment**)
- (ix) a substation; (Accepted Development)
- (x) a telecommunications facility; (**Impact Assessment**)
- (xi) a utility installation other than a transport service, (Accepted Development or **Impact Assessment**)
- (xii) a wind farm (**Impact Assessment**)

For majority of these public uses, the material change of use application process will provide the community with reasonable opportunity to make comment on the development.

Requiring a second public consultation process for the ancillary reconfiguring a lot application process is excessive and unreasonable.

In respect of the delegation of certain code assessable applications, there appears to be

some misunderstanding regarding how delegated decisions are made.

Code assessable applications are assessed by relevant Council officers and where required; input is sought from external consulting experts. The Council officer formulates the assessment report and recommends a particular decision. This assessment report is then reviewed by a second Council officer and can be approved under sub delegation.

Where an application is recommended for refusal, this application must be decided by Council. Where there is any disagreement with a proposed recommendation, the application is also decided by Council.

It is extremely rare that any single Council officer would be required to sign off on an application for which they have also undertaken the assessment. In the case of the CEO, they are not involved in the development assessment stage and are rarely requested to approve a delegated planning application.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 3.

Submission 4 – Luciano Ceciliot

Summary

The submitter proposes that Major Amendment No.1 of 2023 be amended to make all applications for reconfiguring a lot to create a rural lot below 60 hectares (to accommodate a *public reconfiguration purpose*) impact assessable development.

The submitter believes there is a significant risk of negative impacts from the 12 listed *public reconfiguration purposes*.

The submitter believes that code assessment is simply a decision by the CEO, and that impact assessment would allow assessment of these applications to benefit from community and other views.

Officer comments

Major Amendment No.1 of 2023 currently makes these *public reconfiguration purpose* reconfiguring a lot applications, code assessable development.

The 12 listed *public reconfiguration purposes* can effectively be described as essential community infrastructure. The 12 uses and their level of assessment (material change of use) in the rural zone, are as follows:

- (i) a cemetery; or (**Impact Assessment**)
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 - (v) an environmental facility; (Code Assessment or **Impact Assessment**)
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 - (vii) a park; (Accepted Development)
 - (viii) a renewable energy facility; (**Impact Assessment**)
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 - (x) a telecommunications facility; (**Impact Assessment**)
 - (xi) a utility installation other than a transport service, (Accepted Development or **Impact Assessment**)
 - (xii) a wind farm (**Impact Assessment**)
-

For majority of these public uses, the material change of use application process will provide the community with reasonable opportunity to make comment on the development.

Requiring a second public consultation process for the ancillary reconfiguring a lot application process is excessive and unreasonable.

In respect of the delegation of certain code assessable applications, there appears to be some misunderstanding regarding how delegated decisions are made.

Code assessable applications are assessed by relevant Council officers and where required; input is sought from external consulting experts. The Council officer formulates the assessment report and recommends a particular decision. This assessment report is then reviewed by a second Council officer and can be approved under sub delegation.

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It is extremely rare that any single Council officer would be required to sign off on an application for which they have also undertaken the assessment. In the case of the CEO, they are not involved in the development assessment stage and are rarely requested to approve a delegated planning application.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 4.

Submission 5 – John and Kathryn Edwards

Summary

The submitter proposes that Major Amendment No.1 of 2023 be amended to make all applications for reconfiguring a lot to create a rural lot below 60 hectares (to accommodate a *public reconfiguration purpose*) impact assessable development.

The submitter believes there is a significant risk of negative impacts from the 12 listed *public reconfiguration purposes*.

The submitter believes that code assessment is simply a decision by the CEO, and that impact assessment would allow assessment of these applications to benefit from community and other views.

Officer comments

Major Amendment No.1 of 2023 currently makes these *public reconfiguration purpose* reconfiguring a lot applications, code assessable development.

The 12 listed *public reconfiguration purposes* can effectively be described as essential community infrastructure. The 12 uses and their level of assessment (material change of use) in the rural zone, are as follows:

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 - (v) an environmental facility; (Code Assessment or **Impact Assessment**)
 - (vi) major electricity infrastructure; **(Impact Assessment)**
 - (vii) a park; (Accepted Development)
 - (viii) a renewable energy facility; **(Impact Assessment)**
 - (ix) a substation; (Accepted Development)
-

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- (x) a telecommunications facility; (**Impact Assessment**)
- (xi) a utility installation other than a transport service, (Accepted Development or **Impact Assessment**)
- (xii) a wind farm (**Impact Assessment**)

For majority of these public uses, the material change of use application process will provide the community with reasonable opportunity to make comment on the development.

Requiring a second public consultation process for the ancillary reconfiguring a lot application process is excessive and unreasonable.

In respect of the delegation of certain code assessable applications, there appears to be some misunderstanding regarding how delegated decisions are made.

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It is extremely rare that any single Council officer would be required to sign off on an application for which they have also undertaken the assessment. In the case of the CEO, they are not involved in the development assessment stage and are rarely requested to approve a delegated planning application.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 5.

Submission 6 – Gianni Barbetti

Summary

The submitter opposes Major Amendment No.1 of 2023 and supports Council having the authority to approve rural reconfiguring a lot applications less than 60 hectares subject to:

- The land not being GQAL;
- The reconfiguration aligns with identified residential/commercial growth;
- Protection of regulated vegetation and biodiversity.

The submitter further proposes that land to the east & south-east of the Kennedy Highway between Speewah Road and Clohesy River Road be zoned Rural Residential.

Officer comments

The allocation of additional Rural Residential zoned land is beyond the scope of the current proposed amendment and would result in a major change to the amendment. A major change would require the amendment process to recommence from the beginning.

Council has the option of considering zoning allocation and rural precincts as part of the full review on the Mareeba Shire Council Planning Scheme 2016 in the lead up to the ten (10) year anniversary of the planning scheme in 2026.

The Koah area has long been identified as a potential future urban growth area and this remains the case for the medium to long term.

Council officers have already included this matter on the list of items to be considered during the future planning scheme review.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 6.

Submission 7 – Ray Ganley

Summary

The submitter proposes that Major Amendment No.1 of 2023 be amended to make all applications for reconfiguring a lot to create a rural lot below 60 hectares (to accommodate a *public reconfiguration purpose*) impact assessable development.

The submitter believes there is a significant risk of negative impacts from the 12 listed *public reconfiguration purposes*.

The submitter believes that code assessment is simply a decision by the CEO, and that impact assessment would allow assessment of these applications to benefit from community and other views.

Officer comments

Major Amendment No.1 of 2023 currently makes these *public reconfiguration purpose* reconfiguring a lot applications, code assessable development.

The 12 listed *public reconfiguration purposes* can effectively be described as essential community infrastructure. The 12 uses and their level of assessment (material change of use) in the rural zone, are as follows:

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- (viii) a renewable energy facility; (**Impact Assessment**)
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- (x) a telecommunications facility; (**Impact Assessment**)
- (xi) a utility installation other than a transport service, (Accepted Development or **Impact Assessment**)
- (xii) a wind farm (**Impact Assessment**)

For majority of these public uses, the material change of use application process will provide the community with reasonable opportunity to make comment on the development.

Requiring a second public consultation process for the ancillary reconfiguring a lot application process is excessive and unreasonable.

In respect of the delegation of certain code assessable applications, there appears to be some misunderstanding regarding how delegated decisions are made.

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It is extremely rare that any single Council officer would be required to sign off on an application for which they have also undertaken the assessment. In the case of the CEO, they are not involved in the development assessment stage and are rarely requested to approve a delegated planning application.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 7.

Submission 8 – Johanna Martin

Summary

The submitter proposes that Major Amendment No.1 of 2023 be amended to make all applications for reconfiguring a lot to create a rural lot below 60 hectares (to accommodate a *public reconfiguration purpose*) impact assessable development.

The submitter believes there is a significant risk of negative impacts from the 12 listed *public reconfiguration purposes*.

The submitter believes that code assessment is simply a decision by the CEO, and that impact assessment would allow assessment of these applications to benefit from community and other views.

Officer comments

Major Amendment No.1 of 2023 currently makes these *public reconfiguration purpose* reconfiguring a lot applications, code assessable development.

The 12 listed *public reconfiguration purposes* can effectively be described as essential community infrastructure. The 12 uses and their level of assessment (material change of use) in the rural zone, are as follows:

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- (ix) a substation; (Accepted Development)
- (x) a telecommunications facility; (**Impact Assessment**)
- (xi) a utility installation other than a transport service, (Accepted Development or **Impact Assessment**)
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For majority of these public uses, the material change of use application process will provide the community with reasonable opportunity to make comment on the development.

Requiring a second public consultation process for the ancillary reconfiguring a lot application process is excessive and unreasonable.

In respect of the delegation of certain code assessable applications, there appears to be some misunderstanding regarding how delegated decisions are made.

Code assessable applications are assessed by relevant Council officers and where required; input is sought from external consulting experts. The Council officer formulates the

assessment report and recommends a particular decision. This assessment report is then reviewed by a second Council officer and can be approved under sub delegation.

Where an application is recommended for refusal, this application must be decided by Council. Where there is any disagreement with a proposed recommendation, the application is also decided by Council.

It is extremely rare that any single Council officer would be required to sign off on an application for which they have also undertaken the assessment. In the case of the CEO, they are not involved in the development assessment stage and are rarely requested to approve a delegated planning application.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 8.

Submission 9 – Tammy Tiraboschi

Summary

The submitter is supportive of Major Amendment No.1 of 2023 and its protection of rural zoned land (and GQAL) from loss through fragmentation and encroachment of inappropriate development.

The submitter has further proposed that Council review the Mareeba Shire Council Planning Scheme 2016 in relation to large-scale manufacturing and medium-high density accommodation uses that can be established within the rural zone. The submitter believes that these uses also have the potential to fragment and adversely impact on the rural zone.

Finally, the submitter has raised the potential for the planning scheme to be amended to allow for an additional dwelling house/s to be constructed on rural lots to allow for “next generation farmers” to also reside on farms.

Officer comments

The submitter’s support for Major Amendment No.1 of 2023 is noted.

As with Submission 6, the other review suggestions are beyond the scope of the current proposed amendment and would result in a major change to the amendment. A major change would require the amendment process to recommence from the beginning.

The other review suggestions are certainly worthy of further consideration as part of the full review on the Mareeba Shire Council Planning Scheme 2016 in the lead up to the ten (10) year anniversary of the planning scheme in 2026.

Council officers will include both suggestions on the list of items to be considered during the future planning scheme review.

It should be noted that the current planning scheme would allow for next generation farmers to reside on site by way of the caretaker’s accommodation/rural workers’ accommodation application process.

Recommendation

That Council make no change to Major Amendment No.1 of 2023 in response to Submission 9.

Attachment 1

CLASSIFIEDS

POSITION VACANT

IMPACT ACCOUNTING
BOOKKEEPER

We are looking for a Bookkeeper to join our growing firm in Atherton.

We are a firm focused on teamwork and value customer service. We understand the need for flexibility and the role is negotiable with casual, part-time or full-time hours that suit an employee's lifestyle. Our firm uses XERO software, so experience would be an advantage.

Role and Tasks

- Monthly and Quarterly BAS processing
- Manage workflow to ensure deadlines are met
- Direct contact with clients via email and phone for any queries

Skills and Experience

- Will enjoy meeting and communicating with clients
- Experience working in an accounting or bookkeeping firm preferred although not necessary
- High level of attention to detail
- Excellent verbal and written communication skills
- Practical experience with bookkeeping software including Xero, MYOB
- Working in a team focused environment.

Please forward all applications to: admin@impactnz.com

IMPACT ACCOUNTING
ACCOUNTANT

We are looking for an Accountant to join our growing firm in Atherton.

We are a firm focused on teamwork and value customer service. We understand the need for flexibility and the role is negotiable with casual, part-time or full-time hours that suit an employee's lifestyle. Our firm uses XERO tax software, so experience would be an advantage although not necessary.

This role entails the preparation of tax returns and financial statements for a varied range of business activities and structures, with a focus on building relationships with clients. Our clients use a mixture of XERO, Quickbooks and MYOB accounting packages. To be successful in this role you will be able to work to deadlines and enjoy contributing to professional team environment.

Please forward all applications to: admin@impactnz.com

Enduro

SALES POSITIONS @ FNQHUB ATHERTON

1. **FNQ Powersports Canam & Seadoo**
2. **Atherton 4x4 Home of Ironman 4X4**
3. **Atherton MD Cars**

If you like playing in the outdoors and helping customers do the same, we need you on our Team!

Training + Support + Teamwork + Variety = Great Culture!

We have 3x Full Time positions. To be successful in one of these roles you will have exceptional attention to detail, an extraordinarily strong work ethic and a 'right first time' attitude, be reliable, honest, and punctual.

Send your resume to: nik@fnqhub.com.au
Or call 4091 8700

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www.theexpressnewspaper.com.au

PROPOSED DEVELOPMENT

Make a submission from: 30th August, 2023 to 20th September, 2023

Material Change of Use Dual Occupancy

Where: 325 Charlotte Street, Cooktown
On: Lot 8 on SP206169
Approval Sought: Development Permit Material Change of Use

Application Ref: DA14646

You may obtain a copy of the application and make a submission to:
Cook Shire Council
PO Box 3, Cooktown, QLD, 4895
mail@cook.qld.gov.au
(07) 4082 0500
www.cook.qld.gov.au

Public notification requirements are in accordance with the Planning Act 2016.

Mareeba SHIRE COUNCIL

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 TO THE MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

Notice is given under section 210 of the Planning Act 2016 and the Minister's Guidelines and Rules that on 21 June 2023, Mareeba Shire Council resolved to make Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016. The full title of the amendment is Major Amendment No.1 of 2023 - Subdivision in the Rural Zone.

The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Public consultation period
The public consultation period for Major Amendment No.1 of 2023 commences Wednesday 30 August 2023 and closes Wednesday 27 September 2023.

During the public consultation period, Major Amendment No.1 of 2023 and supporting material will be available for viewing and purchase at Mareeba Shire Council Chambers, 65 Rankin Street, Mareeba.

They will also be available for viewing and download on council's website: <https://msc.qld.gov.au>.

Major Amendment No.1 of 2023 will also be displayed at the Mareeba and Kuranda Libraries.

Submissions
Any person can make a written submission about any aspect of the Major Amendment No.1 of 2023. A properly made submission must:

- be in writing;
- be signed by each person who has made the submission (unless the submission is made electronically);
- state the name and address of each person making the submission; and
- state the grounds of the submission and the facts and circumstances relied on to support the grounds of the submission; and
- be received no later than 5.00pm on Wednesday 27 September 2023.

All submissions must be addressed to the Chief Executive Officer, Mareeba Shire Council, PO Box 154, Mareeba QLD 4880.

Submissions can also be made via email to info@msc.qld.gov.au.

Please call council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.

Peter Franke
Chief Executive Officer
PO Box 154, MAREEBA QLD 4880

BUTCHER

MOBILE farm butcher
Ph John Hales 0409 638 882

GIVEAWAY

MANY books, wide range of topics, reference, poetry, biographies, non-fiction, 16 Langton Ave, Mareeba.

BUYING or selling something? Do it in The Express, Phone 4082 3464, by 4pm every Friday.

LOCAL Mobile Farm Butcher will travel.
Ph Bryan 0407 691 752

PUBLIC NOTICE

MCHC

Mareeba Community Housing Company invites tenders from suitably qualified trades for the exterior painting of 14 buildings managed by the Company in the Mareeba Shire locations of Dookbill, Mt Melloy, Kuranda and Mareeba.

The scope includes necessary preparation for clear access for equipment and supply of all materials to complete the works.

Tender documents are available on the Company website <http://www.mchc.org.au> and on request by contacting the office located at 212 Walsh Street, Mareeba 4892 6899 or email: reception@mchc.org.au.

The closing date for the tender is Friday 22nd September 2023 at 4:00pm. The lowest or any tender will not be necessarily accepted.

Patricia Goldfinch, General Manager

NOTICE OF AGM
Tablelands Outdoor Recreation Association Inc.

At 9 Main Street, Atherton
Monday 18 September, 2023 @ 1.30pm
Enquiries: toris.enquiries@gmail.com

BINGO

WEEKLY SUNDAY BINGO

Doors Open 9:00am for a 9:30am Start
Bosch's Burger Bar Old PARR Building
88 Byrnes Street, Mareeba

Now open for Mareeba North of the Hospital Pharmacy

MAREEBA GOLF CLUB
Special General Meeting

AGENDA 2023-2024 MEMBERSHIP FEES

The committee of the Mareeba Golf Club will be holding a Special Meeting to discuss the membership fees for the 2023 - 2024 season.

To be held at the Clubhouse on the 6th of September, 2023 at 9am

All members are urged to attend.

PETS

ANIMAL OF THE WEEK

NAME: Tyke DOB: 26/11/2010
BREED: Jack Russell

My mum went into a nursing home and I couldn't go with her, I have been with my mum for 13 years, I am looking for a new family animal or elderly couple who I can give my love too for the remainder of my life, I tend to be an only pet, I am very affectionate, love a beautiful nature, love people, I come vet checked, vaccinated, microchipped #P91H10182267, de wormed, wormed, flea & tick treated, my adoption fee is \$100.

If you would like to meet TYKE - please call 0487 450 443. ETPOS.Australia

Did you know...
YOU CAN READ THE CLASSIFIEDS ONLINE @ WWW.THEXPRESSNEWSPAPER.COM.AU

MCHC

Mareeba Community Housing Company invites tenders from suitably qualified trades for multiple (6) kitchen replacements in the Mareeba Shire locations of Mt Melloy, Kuranda and Mareeba.

The scope includes removal of existing and installation of new kitchens on site in the scope MCHC101 to meet quality standards.

Tender documents are available on the Company website <http://www.mchc.org.au> and on request by contacting the office located at 212 Walsh Street, Mareeba 4892 6899 or email: reception@mchc.org.au.

The closing date for the tender is Friday 22nd September, 2023 at 4:00pm. The lowest or any tender will not be necessarily accepted.

Patricia Goldfinch, General Manager

HISTORICAL SOCIETY OF MAREEBA A.G.M.

Saturday 2nd September @ 10am
345C Byrnes Street, Contemporary Park
Email: sec@hshsoc.org.au
For catering purposes.

Vision 4885 Inc
AGM 7/9/23 7pm
Enquiries contact Secretary 0428 956 600

The EXPRESS CLASSIFIED DEADLINES 4PM FRIDAY
Prior to the next week's Publication

PROPERTY

MCHC RENTAL PROPERTIES WANTED

Mareeba Community Housing Company is seeking 2 and 3 bedroom rental properties in Mareeba for the Community Rent Scheme Program.

Properties must be in good condition to meet minimum housing standards.

The benefits include guaranteed rents, nil management fees, qualified independent and professional property management team.

Phone 4892 6899 for further details and Lessor's Package.

make your ad stand out
ADD COLOUR


WE'RE YOUR VOCAL LOCAL

YOUR LOCAL INDEPENDENT LOCALLY OWNED NEWSPAPER

Covering local news, sport and entertainment from across the region.

The EXPRESS

The Express, Wednesday, August 30, 2023 PAGE 01



**Mareeba
SHIRE COUNCIL**

**PUBLIC CONSULTATION OF MAJOR AMENDMENT
NO.1 OF 2023 TO THE MAREEBA SHIRE
COUNCIL PLANNING SCHEME 2016**

Notice is given under section 20 of the *Planning Act 2016* and the *Minister's Guidelines and Rules* that on 21 June 2023, Mareeba Shire Council resolved to make Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016.

The full title of the amendment is Major Amendment No.1 of 2023 - Subdivision in the Rural zone.

The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Public consultation period

The public consultation period for Major Amendment No.1 of 2023 commences Wednesday 30 August 2023 and closes Wednesday 27 September 2023.

During the public consultation period, Major Amendment No.1 of 2023 and supporting material will be available for viewing and purchase at Mareeba Shire Council Chambers, 65 Rankin Street, Mareeba.

They will also be available for viewing and download on council's website: <https://msc.qld.gov.au>.

Major Amendment No.1 of 2023 will also be displayed at the Mareeba and Kuranda libraries.

Submissions

Any person can make a written submission about any aspect of the Major Amendment No.1 of 2023. A properly made submission must:

- be in writing;
- be signed by each person who has made the submission (unless the submission is made electronically);
- state the name and address of each person making the submission; and
- state the grounds of the submission and the facts and circumstances relied on to support the grounds of the submission; and
- be received no later than 5:00pm on Wednesday 27 September 2023.

All submissions must be addressed to the Chief Executive Officer, Mareeba Shire Council, PO Box 154, Mareeba QLD 4880.

Submissions can also be made via email to info@msc.qld.gov.au.

Please call council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.

Peter Franks
Chief Executive Officer
PO Box 154, MAREEBA QLD 4880

Attachment 2



Councillor Column



MAREEBA SHIRE DEPUTY MAYOR CR. KEVIN DAVIES
Kuranda Tourism, Parks and Open Spaces Upgrades

I would like to take the time to thank residents who attended our recent community consultation sessions in Kuranda.

We used this time to talk about improvements planned for footpaths and lighting in Cooandoo Street, as well as a refresh of Anzac Park. Thank you for taking time to come and talk to us about this very special project. The design options are currently under review and we look forward to sharing more information in the coming months.

Waste Management and Illegal Dumping

Council continues to take a strategic and regional approach to waste management to ensure that our practices are leading the way into the future, at the lowest possible cost to residents and ratepayers.

This strategy will see us moving towards a circular economy and we want to become less reliant on landfill. I would like to thank residents who are doing the right thing and continuing to reduce their waste or looking at ways to reuse and recycle items no longer needed.

Unfortunately, we have experienced an increase in items being illegally dumped across the Shire. Illegal dumping is against the law and there are penalties in place for those found to be doing the wrong thing. You can help to keep our Shire clean by reporting illegal dumping to Council on 1300 308 461.


Community Events

With Spring approaching, it is wonderful to know many events in our annual calendar will once again be back in the spotlight. I look forward to the upcoming Kuranda Colour Fest, taking place on Saturday 9 September 2023 and I am sure you do too.

Mareeba Shire Council is a proud supporter of this event and many other events across the Shire. Events make a significant difference to our towns, and I thank the Kuranda Traders Association and many other groups for their outstanding efforts.

Are you planning a community event and want to spread the word? Council offers an online Events Calendar that allows community event organisers to advertise their events on Council's website for free. Submit your event online or email info@msc.qld.gov.au.

Deputy Mayor Cr. Kevin Davies
0400 490 493 | KevinD@msc.qld.gov.au



PUBLIC NOTICE
MAREEBA SHIRE COUNCIL
PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 TO THE MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 21 June 2023, Mareeba Shire Council resolved to make Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016.

The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Public consultation period

The public consultation period for Major Amendment No.1 of 2023 commenced on Wednesday 30 August 2023 and will close on Wednesday 27 September 2023.

During the public consultation period, Major Amendment No.1 of 2023 and supporting material will be available for viewing and purchase at Mareeba Shire Council Chambers, 65 Rankin Street, Mareeba.

They will also be available for viewing and download on Council's website: <https://msc.qld.gov.au>.

Major Amendment No.1 of 2023 will also be displayed at the Mareeba and Kuranda libraries.

Submissions

Any person can make a written submission about any aspect of the Major Amendment No.1 of 2023. A properly made submission must:

- be in writing;
- be signed by each person who has made the submission (unless the submission is made electronically);
- state the name and address of each person making the submission; and
- state the grounds of the submission and the facts and circumstances relied on to support the grounds of the submission; and
- be received no later than 5:00pm on Wednesday 27 September 2023.

All submissions must be addressed to the Chief Executive Officer, Mareeba Shire Council, PO Box 154, Mareeba QLD 4880.

Submissions can also be made via email to info@msc.qld.gov.au.

Please call Council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.

Peter Franks
CHIEF EXECUTIVE OFFICER
Mareeba Shire Council

MAREEBA SHIRE COUNCIL - COMMUNITY UPDATE

NEW MURAL UNVEILED IN KURANDA



The Kuranda community is now home to a new colourful and dramatic mural, Bulmba Ngirra, which incorporates traditional Djabugay language (Ngirra) and symbols.

Local artist Connie Rovina has taken inspiration from the natural surroundings of Kuranda and the artwork features the Barron River, fish, birds and plants found in the Kuranda area.

Ms Connie Rovina said, "I thoroughly enjoyed researching and connecting with traditional history, language and culture of Kuranda while creating the artwork."

Mayor Angela Toppin congratulated Connie and members of the community for working together. "Ms Rovina worked with the Djabugay Aboriginal Corporation and traditional owner, Bada Djajguli (Dennis Hunter) around the inclusion of Djabugay cultural heritage within the artwork."

The project was made possible with funding from the Mareeba Shire Council Regional Arts Development Fund (RADF) Program. RADF is a partnership between the Queensland Government and Mareeba Shire Council to support local arts and culture in regional Queensland.

The Kuranda Visitor Information Centre Mural is the fifth artwork under the Public Mural Action Plan with a total of eleven public murals planned throughout the Shire over three years.

Visit Council's website for more information.

LAND PROTECTION PRIORITISED

Mareeba Shire Council continues to prioritise land protection and weed management activities across the Shire.

Land protection generally takes on some form of partnership, whether that is with neighbouring local government authorities, residents or traditional owner groups. We are seeing more and more evidence that working together results in much greater outcomes for the land.

Land protection is critically important to this Council and a total of twelve wild pigs were trapped and put down in July 2023.

Pig traps were provided to landholders in Kuranda and Speewah. A landholder in Speewah held concerns that the pigs are competing for the cassowary food supply and, as it is the nesting season for cassowaries, the pigs prey on the cassowary eggs. The pig traps provided to landholders are designed to be cassowary safe.

Community members are invited to visit Council's website to know their biosecurity obligation with the aim of identification, removal and eradication of invasive plants and animals. Access Council's Community Biosecurity Plan online.



Cash Donation for the Kuranda Amphitheatre Society.
Pictured: Troy Caesar Delay playing at the Understage.

SIGNIFICANT COMMUNITY SUPPORT

105 Community Groups and organisations received support from Council in the 2022/23 financial year, valued at over \$350,000.

This significant level of community support was provided through a number of ways including cash and in kind assistance, rate rebates, interest free loans, discounted hall hire fees and arts and cultural project grants.

Community groups and events make a significant difference to our Shire and our residents, and Council supports the volunteer efforts of groups to enhance the liveability of our towns. By working in partnership, we can achieve so much more than by working alone.


Customers and Community Service Officers are available to provide grant assistance for groups applying for funding. Visit Council's website for more information.




Bibhoora Water Tanks

1300 308 461 | info@msc.qld.gov.au | www.msc.qld.gov.au | [MareebaShireCouncil](https://www.facebook.com/MareebaShireCouncil)

6 September 2023 | The Kuranda Paper



Mareeba
SHIRE COUNCIL
Planning Act 2016

PUBLIC NOTICE
MAREEBA SHIRE COUNCIL
PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 TO THE MAREEBA SHIRE
COUNCIL PLANNING SCHEME 2016

On 21 June 2023, Mareeba Shire Council resolved to make Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016.

The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Public consultation period
The public consultation period for Major Amendment No.1 of 2023 commenced on Wednesday 30 August 2023 and will close on Wednesday 27 September 2023.

During the public consultation period, Major Amendment No.1 of 2023 and supporting material will be available for viewing and purchase at Mareeba Shire Council Chambers, 65 Rankin Street, Mareeba.

They will also be available for viewing and download on council's website:
<https://msc.qld.gov.au>.

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Submissions
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- be in writing;
- be signed by each person who has made the submission (unless the submission is made electronically);
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Please call council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.

Peter Franks
CHIEF EXECUTIVE OFFICER
Mareeba Shire Council

Attachment 3

Find it fast . . . q ☎ f



🏠 📖 **Council** ▾ **Region** ▾ **Community** ▾ **Emergency Dashboard**
Contact Us

📍 You are here | Home > Council > Building & Planning > Planning > Public Consultation of Major Amendment No.1 of 2023



PUBLIC CONSULTATION OF MAJOR AMENDMENT No.1 of 2023 – SUBDIVISION in the RURAL Zone – MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

TLPI 01/2021 applies to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

TLPI 01/2021 effectively prevents the creation of lots with an area less than 60 hectares within the Rural zone.

In making TLPI 01/2021, the Deputy Premier found that certain current provisions of the Planning Scheme, in their current form, were drafted in such a manner that it could result in Council approving the subdivision of lots with the Rural zone less than 60 hectares in area.

The subdivision of lots with the Rural zone less than 60 hectares in area would be incompatible with the existing and intended character of the Rural zone and undermine the FNQ Regional Plan. The FNQ Regional Plan aims to protect Rural zoned land from further fragmentation or

encroachment by inappropriate development, particularly urban or rural residential development.



Council is required to amend the planning scheme to address the concerns raised in the making of TLPI 01/2021.

On 21 June 2023, Council resolved in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules to make Major Amendment No.1 of 2023 to the planning scheme.

The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Major Amendment No.1 of 2023 and related documentation is downloadable below:

[Major Amendment No.1 of 2023](#)

[Fact Sheet](#)

[Communications Strategy for Major Amendment No.1 of 2023](#)

Temporary Local Planning Instrument No.01 of 2021 (Subdivision in Rural zone)

Major Amendment No.1 of 2023 – Subdivision in the rural zone

Major Amendment No.1 of 2023 will amend the Planning Scheme to reflect the provisions of TLPI 01/2021.

Specifically, Major Amendment No.1 of 2023 will amend the following parts of the Planning Scheme as they relate to the subdivision of land within the Rural zone:

- Part 3 Strategic Framework;
- Part 5 Tables of Assessment – Categories of development and assessment – Reconfiguring a lot;
- Part 6 Zones – Rural zone code;
- Part 9 Development codes – Reconfiguring a lot code; and

- Schedule 1 Definitions – Administrative definitions.



The effect of Major Amendment No.1 of 2023 will be to generally make the subdivision of lots within the Rural zone less than 60 hectares in area impact assessable development and inconsistent with the intended character of the Rural zone.

Major Amendment No.1 of 2023 will provide for limited circumstances where the subdivision of lots within the Rural zone less than 60 hectares will be code assessable development. These limited circumstances are as follows:

- (i) The subdivision results in no additional lots (boundary realignment); or
- (ii) The subdivision is limited to one additional lot created to accommodate any of the following public reconfiguration purposes:
 - (i) a cemetery; or
 - (ii) a crematorium; or
 - (iii) a detention facility; or
 - (iv) emergency services; or
 - (v) an environmental facility; or
 - (vi) major electricity infrastructure; or
 - (vii) a park; or
 - (viii) a renewable energy facility; or
 - (ix) a substation; or
 - (x) a telecommunications facility; or
 - (xi) a utility installation other than a transport service,
 - (xii) a wind farm.

With the exception of boundary realignments and subdivisions to accommodate a public reconfiguration purpose, subdivisions to create new lots less than 60 hectares within the Rural

zone are not supported by the planning scheme amendment.



Public consultation period

The public consultation period for Major Amendment No.1 of 2023 commenced on Wednesday 30 August 2023 and will close on Wednesday 27 September 2023.

During the public consultation period, Major Amendment No.1 of 2023 and supporting material will be available for viewing and purchase at Mareeba Shire Council Chambers, 65 Rankin Street, Mareeba.

Major Amendment No.1 of 2023 will also be displayed at the Mareeba and Kuranda libraries.

Submissions

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Submissions can also be made via email to info@msc.qld.gov.au.

Please call council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.

FACT SHEET



Major Amendment No.1 of 2023—Subdivision in the Rural zone

Background

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

TLPI 01/2021 applies to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

TLPI 01/2021 effectively prevents the creation of lots with an area less than 60 hectares within the Rural zone.

In making TLPI 01/2021, the Deputy Premier found that certain current provisions of the Planning Scheme, in their current form, were drafted in such a manner that it could result in Council approving the subdivision of lots within the Rural zone less than 60 hectares in area.

The subdivision of lots within the Rural zone less than 60 hectares in area would be incompatible with the existing and intended character of the Rural zone and undermine the FNQ Regional Plan. The FNQ Regional Plan aims to protect Rural zoned land from further fragmentation or encroachment by inappropriate development, particularly urban or rural residential development.

Major Amendment No.1 of 2023 will amend the Planning Scheme to reflect the provisions of TLPI 01/2021, thereby ensuring the Planning Scheme continues to appropriately address the intent of the FNQ Regional Plan after TLPI 01/2021 ends.

What does Major Amendment No.1 of 2023 change in the Mareeba Shire Council Planning Scheme 2016?

Major Amendment No.1 of 2023 will amend the Planning Scheme to reflect the provisions of TLPI 01/2021.

Specifically, Major Amendment No.1 of 2023 will amend the following parts of the Planning Scheme as they relate to the subdivision of land within the Rural zone:

- Part 3 Strategic Framework;
- Part 5 Tables of Assessment – Categories of development and assessment - Reconfiguring a lot;
- Part 6 Zones - Rural zone code;
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 - (ii) a crematorium; or
 - (iii) a detention facility; or
 - (iv) emergency services; or
 - (v) an environmental facility; or
 - (vi) major electricity infrastructure; or
 - (vii) a park; or
 - (viii) a renewable energy facility; or
 - (ix) a substation; or
 - (x) a telecommunications facility; or
 - (xi) a utility installation other than a transport service,
 - (xii) a wind farm.

Disclaimer: This fact sheet is intended to help the public gain a general understanding of planning scheme matters and is a guide only. The content of this fact sheet does not replace the provisions of the MSC Planning Scheme, nor should it be interpreted as Council policy

Public consultation period

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They will also be available for viewing and download on council's website: www.msc.qld.gov.au.

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Have your say - Submissions

Any person can make a written submission about any aspect of Major Amendment No.1 of 2023. A properly made submission must:

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For more information about the major amendment No. 1 of 2023:

T: 1300 308 461
E: info@msc.qld.gov.au
W: www.msc.qld.gov.au

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Attachment 4

Brian Millard

From: Lindie Boonzaaier
Sent: Wednesday, 30 August 2023 3:08 PM
To: Brian Millard; Carl Ewin; Dee Petersen
Cc: Rochelle Harding
Subject: FW: MSC Media Release - Subdivision in the Rural Zone
Attachments: MSC Media Release 30 August 2023 - Subdivision in the Rural zone.pdf

Good afternoon Brian,

- Please see attached media release that has been sent to our 'media release group' this afternoon.
- The website page has been created, and [Public Consultation of Major Amendment No.1 of 2023 - Mareeba Shire Council \(msc.qld.gov.au\)](http://www.msc.qld.gov.au/public-consultation/).
- The Facebook post has been published.



Please let me know if any additional communications is required.

Kind regards,

Lindie Boonzaaier
Corporate Communications Officer



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | Direct: 07 4086 4722 | Fax: 07 4092 3323
Email: lindieb@msc.qld.gov.au | Website: www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Communications
Sent: Wednesday, 30 August 2023 3:04 PM
To: Lindie Boonzaaier <LindieB@msc.qld.gov.au>
Subject: MSC Media Release - Subdivision in the Rural Zone

Good afternoon,

Please find attached media release.

Kind regards,

Lindie Boonzaaier
Corporate Communications Officer



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | Direct: 07 4086 4722 | Fax: 07 4092 3323
Email: lindieb@msc.qld.gov.au | Website: www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

MEDIA RELEASE



Wednesday, 30 August 2023

PLANNING SCHEME AMENDMENT TO PROTECT RURAL ZONE

30 August 2023

An amendment to Mareeba Shire Council's planning scheme is being made to protect the Rural zone from unintended fragmentation through subdivision to create lots less than 60 hectares in area.

Mareeba Shire Council Mayor, Angela Toppin, said, "The amendment to the planning scheme strengthens the provisions relating to subdivision in the Rural zone."

"Under the amendment, a subdivision to create a rural lot less than 60 hectares will require impact assessment except for where no additional lot is created (boundary realignment), or where one additional lot is created to accommodate a public reconfiguration purpose."

Mayor Toppin explains, "Council tabled the amendment at the June Council meeting after the unintended fragmentation concern was identified by the Deputy Premier through the making of *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone) (TLP1)*".

"In making the TLP1, the Deputy Premier found that certain provisions of the planning scheme, in their current form, were drafted in such a manner that it could result in Council approving the subdivision of lots within the Rural zone less than 60 hectares in area, and this would be incompatible with the intended character of the Rural zone and undermine the FNQ Regional Plan."

In general, a subdivision to create a new rural lot less than 60 hectares in area will not be supported under the amended planning scheme.

"I acknowledge the State's concerns with the existing planning scheme and recognised the importance of strengthening the planning scheme's protection of the Rural zone.

On 18 August 2023, the Deputy Premier gave permission for Council to proceed to the public consultation of the planning scheme amendment.

Public consultation of the amendment will occur from 30 August 2023 up to and including 27 September 2023. During this consultation period, any person may make a properly made submission to Council in relation to the proposed amendment.

Details of the proposed amendment are available on Council's [website](#) and can be viewed at the Mareeba Shire Council Chambers, 65 Rankin Street, Mareeba.

-Ends-

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Planning amendment to protect rural zone

AN amendment to Mareeba Shire Council's planning scheme is being made to protect the Rural zone from unintended fragmentation through subdivision to create lots less than 60 hectares in area.

Mareeba Shire Council Mayor Angela Toppin said the amendment to the planning scheme would strengthen the provisions relating to subdivision in the Rural zone.

"Under the amendment, a subdivision to create a rural lot less than 60 hectares will require impact assessment except for where no additional lot is created (boundary realignment), or where one additional lot is created to accommodate a public reconfiguration purpose," she explained.

"Council tabled the amendment at the June council meeting after the unintended

fragmentation concern was identified by the Deputy Premier through the making of Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone) (TLPI)".

"In making the TLPI, the Deputy Premier found that certain provisions of the planning scheme, in their current form, were drafted in such a manner that it could result in council approving the subdivision of lots within the Rural zone less than 60 hectares in area, and this would be incompatible with the intended character of the Rural zone and undermine the FNQ Regional Plan."

In general, a subdivision to create a new rural lot less than 60 hectares in area will not be supported under the amended planning scheme.

"I acknowledge the State's concerns with the existing planning scheme and recognised the importance of strengthening the planning scheme's protection of the Rural zone," Mayor Toppin said.

On 18 August, the Deputy Premier gave permission for council to proceed to the public consultation of the planning scheme amendment. Public consultation is open now until 27 September 2023.

During the consultation period, any person may make a properly made submission to council in relation to the proposed amendment.

Details of the proposed amendment are available on council's website and can be viewed at the Mareeba Shire Council Chambers, 65 Raskin Street, Mareeba.

Trans North BUS & COACH

Adrian, Tablelands to Stirling

Route 880	Monday to Friday	Saturday, Sunday and Public Holidays
Departs Adrian	8:00am, 8:15am, 1:05pm	8:00am, 1:30pm
Departs Mareeba	8:30am, 8:45am, 1:35pm	8:30am, 2:00pm
Departs Spornah	9:00am, 10:05am, 1:50pm	9:00am, 2:20pm
Departs Kairiata	7:15am, 10:25am, 2:15pm	8:30am, 2:40pm
Departs return	10:30am, 2:15pm	2:40pm
Arrives Cairns	9:50am, 11:15am, 3:30pm	10:00am, 3:30pm

Cairns to Adrian Tablelands

Route 880	Monday to Friday	Saturday, Sunday and Public Holidays
Departs Cairns	7:00am, 8:25am, 3:30pm	10:30am, 4:05pm
Departs Smithfield	7:30am, 8:45am, 3:55pm	10:50am, 4:20pm
Departs Kairiata	7:45am, 10:55am, 4:10pm	11:15am, 4:45pm
Departs Spornah	8:00am, 10:25am, 4:30pm	11:25am, 5:05pm
Departs Mareeba	8:20am, 10:45am, 4:50pm	11:45am, 5:20pm
Arrives Adrian	9:50am, 11:15am, 6:20pm	12:15pm, 6:50pm

*This service travels via Cairns, Trinity Bay High and TAFE, school days only.

For further information on any of these services please visit:
www.transnorthbus.com.au
Or phone 3036 2070 during office hours



St Stephens Catholic College students Xavier Mullane, Grace Joslin and Eli Smith attended the Legal Studies Conference at James Cook University in Cairns.

Legal eagles of the future

Classmates from St Stephens Catholic College were among just over 100 school students who attended the Legal Studies Conference at James Cook University in Cairns recently.

The students attended sessions ranging from criminal law to law reform and the proposed changes to the constitution to allow an Indigenous voice to Parliament.

Associate professor and head of law at JCU Jamie Fellows said the annual event attracted students who were interested in the law, whether as a career or as an important institution.

"Like most of us, school students are interested in how the law works, how it might affect them, and how the law can be changed over time," he said.

"Students are engaging with legal issues all the time. This year they had lots of interesting questions on current topics, including social media, vaping, and artificial intelligence."

Royal Rehab LifeWorks Cairns | EMPOWERING INDEPENDENCE

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Let's conquer challenges and embrace possibilities together!

51 Mulgrave Rd, Parramatta Park
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royalrehablifeworks.com.au/cairns

www.theexpressnewspaper.com.au

Attachment 5



Mareeba
SHIRE COUNCIL

28 August 2023

Cairns Regional Council
PO Box 359
CAIRNS QLD 4870
council@cairns.qld.gov.au

Dear Sir/Madam

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

TLPI 01/2021 applies to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

TLPI 01/2021 effectively prevents the creation of lots with an area less than 60 hectares within the Rural zone.

In making TLPI 01/2021, the Deputy Premier found that certain current provisions of the Planning Scheme, in their current form, were drafted in such a manner that it could result in Council approving the subdivision of lots with the Rural zone less than 60 hectares in area.

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On 21 June 2023, Council resolved in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules to make Major Amendment No.1 of 2023 to the planning scheme.

The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Major Amendment No.1 of 2023 and related documentation is downloadable below:

<https://msc.qld.gov.au/council/building-planning/planning/>

Major Amendment No.1 of 2023 - Subdivision in the rural zone

Major Amendment No.1 of 2023 will amend the Planning Scheme to reflect the provisions of TLPI 01/2021.

Specifically, Major Amendment No.1 of 2023 will amend the following parts of the Planning Scheme as they relate to the subdivision of land within the Rural zone:

- Part 3 Strategic Framework;
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 - (i) a cemetery; or
 - (ii) a crematorium; or
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 - (vi) major electricity infrastructure; or
 - (vii) a park; or
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 - (ix) a substation; or

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- (x) a telecommunications facility; or
- (xi) a utility installation other than a transport service,
- (xii) a wind farm.

With the exception of boundary realignments and subdivisions to accommodate a public reconfiguration purpose, subdivisions to create new lots less than 60 hectares within the Rural zone are not supported by the planning scheme amendment.

Public consultation period

The public consultation period for Major Amendment No.1 of 2023 commenced on Wednesday 30 August 2023 and will close on Wednesday 27 September 2023.

During the public consultation period, Major Amendment No.1 of 2023 and supporting material will be available for viewing and purchase at Mareeba Shire Council Chambers, 65 Rankin Street, Mareeba.

Major Amendment No.1 of 2023 will also be displayed at the Mareeba and Kuranda libraries.

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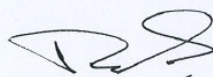
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Please call council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.

Yours faithfully



PETER FRANKS
CHIEF EXECUTIVE OFFICER

Mareeba Shire Council



Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880
P: 07 4086 4657
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W: www.msc.qld.gov.au
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Council Ref: URP-SCH
Our Ref: PF:BM

28 August 2023

Carpentaria Shire Council
PO Box 31
NORMANTON QLD 4890
council@carpentaria.qld.gov.au

Dear Sir/Madam

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

TLPI 01/2021 applies to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

TLPI 01/2021 effectively prevents the creation of lots with an area less than 60 hectares within the Rural zone.

In making TLPI 01/2021, the Deputy Premier found that certain current provisions of the Planning Scheme, in their current form, were drafted in such a manner that it could result in Council approving the subdivision of lots with the Rural zone less than 60 hectares in area.


The subdivision of lots with the Rural zone less than 60 hectares in area would be incompatible with the existing and intended character of the Rural zone and undermine the FNQ Regional Plan. The FNQ Regional Plan aims to protect Rural zoned land from further fragmentation or encroachment by inappropriate development, particularly urban or rural residential development.

Council is required to amend the planning scheme to address the concerns raised in the making of TLPI 01/2021.

On 21 June 2023, Council resolved in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules to make Major Amendment No.1 of 2023 to the planning scheme.

The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880



The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Major Amendment No.1 of 2023 and related documentation is downloadable below:

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Major Amendment No.1 of 2023 - Subdivision in the rural zone

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Specifically, Major Amendment No.1 of 2023 will amend the following parts of the Planning Scheme as they relate to the subdivision of land within the Rural zone:

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- Part 6 Zones - Rural zone code;
- Part 9 Development codes - Reconfiguring a lot code; and
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- (x) a telecommunications facility; or
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With the exception of boundary realignments and subdivisions to accommodate a public reconfiguration purpose, subdivisions to create new lots less than 60 hectares within the Rural zone are not supported by the planning scheme amendment.

Public consultation period

The public consultation period for Major Amendment No.1 of 2023 commenced on Wednesday 30 August 2023 and will close on Wednesday 27 September 2023.

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Major Amendment No.1 of 2023 will also be displayed at the Mareeba and Kuranda libraries.

Submissions

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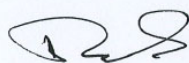
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Yours faithfully



PETER FRANKS
CHIEF EXECUTIVE OFFICER



Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4657
F: 07 4086 4733

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Council Ref: URP-SCH
Our Ref: PF:BM

28 August 2023

Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

mail@cook.qld.gov.au

Dear Sir/Madam

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

TLPI 01/2021 applies to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

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The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

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Major Amendment No.1 of 2023 - Subdivision in the rural zone

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Public consultation period

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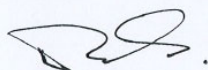
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Yours faithfully



PETER FRANKS
CHIEF EXECUTIVE OFFICER



Mareeba
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65 Rankin Street
PO Box 154 MAREEBA QLD 4880
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W: www.msc.qld.gov.au
E: info@msc.qld.gov.au
Council Ref: URP-SCH
Our Ref: PF:BM

28 August 2023

Croydon Shire Council
PO Box 17
CROYDON QLD 4871
admin@croydon.qld.gov.au

Dear Sir/Madam

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

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The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880



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Public Consultation of Major Amendment No.1 of 2023
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Yours faithfully



PETER FRANKS
CHIEF EXECUTIVE OFFICER

Mareeba Shire Council



Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4657
F: 07 4086 4733

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

Council Ref: URP-SCH
Our Ref: PF:BM

28 August 2023

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

enquiries@douglas.qld.gov.au

Dear Sir/Madam

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

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Public Consultation of Major Amendment No.1 of 2023
Mareeba Shire Council Planning Scheme 2016

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28 August 2023

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Public Consultation of Major Amendment No.1 of 2023
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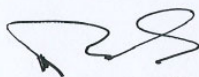
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Yours faithfully



PETER FRANKS
CHIEF EXECUTIVE OFFICER

Mareeba Shire Council



Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880
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E: info@msc.qld.gov.au
Council Ref: URP-SCH
Our Ref: PF:BM

28 August 2023

Etheridge Shire Council
PO Box 12
GEORGETOWN QLD 4871
info@etheridge.qld.gov.au

Dear Sir/Madam

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone) (TLPI 01/2021)*.

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The subdivision of lots with the Rural zone less than 60 hectares in area would be incompatible with the existing and intended character of the Rural zone and undermine the FNQ Regional Plan. The FNQ Regional Plan aims to protect Rural zoned land from further fragmentation or encroachment by inappropriate development, particularly urban or rural residential development.

Council is required to amend the planning scheme to address the concerns raised in the making of TLPI 01/2021.

On 21 June 2023, Council resolved in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules to make Major Amendment No.1 of 2023 to the planning scheme.

The full title of the amendment is Major Amendment No.1 of 2023 – Subdivision in the Rural zone.

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880



The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

Major Amendment No.1 of 2023 and related documentation is downloadable below:

<https://msc.qld.gov.au/council/building-planning/planning/>

Major Amendment No.1 of 2023 - Subdivision in the rural zone

Major Amendment No.1 of 2023 will amend the Planning Scheme to reflect the provisions of TLPI 01/2021.

Specifically, Major Amendment No.1 of 2023 will amend the following parts of the Planning Scheme as they relate to the subdivision of land within the Rural zone:

- Part 3 Strategic Framework;
- Part 5 Tables of Assessment – Categories of development and assessment - Reconfiguring a lot;
- Part 6 Zones - Rural zone code;
- Part 9 Development codes - Reconfiguring a lot code; and
- Schedule 1 Definitions – Administrative definitions.

The effect of Major Amendment No.1 of 2023 will be to generally make the subdivision of lots within the Rural zone less than 60 hectares in area impact assessable development and inconsistent with the intended character of the Rural zone.

Major Amendment No.1 of 2023 will provide for limited circumstances where the subdivision of lots within the Rural zone less than 60 hectares will be code assessable development. These limited circumstances are as follows:

- (i) The subdivision results in no additional lots (boundary realignment); or
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 - (i) a cemetery; or
 - (ii) a crematorium; or
 - (iii) a detention facility; or
 - (iv) emergency services; or
 - (v) an environmental facility; or
 - (vi) major electricity infrastructure; or
 - (vii) a park; or
 - (viii) a renewable energy facility; or
 - (ix) a substation; or

Public Consultation of Major Amendment No.1 of 2023
Mareeba Shire Council Planning Scheme 2016

Page 3
28 August 2023

- (x) a telecommunications facility; or
- (xi) a utility installation other than a transport service,
- (xii) a wind farm.

With the exception of boundary realignments and subdivisions to accommodate a public reconfiguration purpose, subdivisions to create new lots less than 60 hectares within the Rural zone are not supported by the planning scheme amendment.

Public consultation period

The public consultation period for Major Amendment No.1 of 2023 commenced on Wednesday 30 August 2023 and will close on Wednesday 27 September 2023.

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Submissions

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- be in writing;
- be signed by each person who has made the submission (unless the submission is made electronically);
- state the name and address of each person making the submission; and
- state the grounds of the submission and the facts and circumstances relied on to support the grounds of the submission; and
- be received no later than 5:00pm on Wednesday 27 September 2023.

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Submissions can also be made via email to info@msc.qld.gov.au.

Please call council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.

Yours faithfully



PETER FRANKS
CHIEF EXECUTIVE OFFICER



Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4657
F: 07 4086 4733

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

Council Ref: URP-SCH
Our Ref: PF:BM

28 August 2023

Tablelands Regional Council
45 Mabel Street
ATHERTON QLD 4883

info@trc.qld.gov.au

Dear Sir/Madam

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

TLPI 01/2021 applies to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

TLPI 01/2021 effectively prevents the creation of lots with an area less than 60 hectares within the Rural zone.

In making TLPI 01/2021, the Deputy Premier found that certain current provisions of the Planning Scheme, in their current form, were drafted in such a manner that it could result in Council approving the subdivision of lots with the Rural zone less than 60 hectares in area.

The subdivision of lots with the Rural zone less than 60 hectares in area would be incompatible with the existing and intended character of the Rural zone and undermine the FNQ Regional Plan. The FNQ Regional Plan aims to protect Rural zoned land from further fragmentation or encroachment by inappropriate development, particularly urban or rural residential development.

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The purpose and general effect of Major Amendment No.1 of 2023 is to protect the Rural zone from the subdivision of lots less than 60 hectares in area, thereby maintaining the intended character of the Rural zone and appropriately addressing the intent of the Far North Queensland Regional Plan.

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Major Amendment No.1 of 2023 - Subdivision in the rural zone

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The effect of Major Amendment No.1 of 2023 will be to generally make the subdivision of lots within the Rural zone less than 60 hectares in area impact assessable development and inconsistent with the intended character of the Rural zone.

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 - (iii) a detention facility; or
 - (iv) emergency services; or
 - (v) an environmental facility; or
 - (vi) major electricity infrastructure; or
 - (vii) a park; or
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Public Consultation of Major Amendment No.1 of 2023
Mareeba Shire Council Planning Scheme 2016

Page 3
28 August 2023

- (x) a telecommunications facility; or
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With the exception of boundary realignments and subdivisions to accommodate a public reconfiguration purpose, subdivisions to create new lots less than 60 hectares within the Rural zone are not supported by the planning scheme amendment.

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Yours faithfully



PETER FRANKS
CHIEF EXECUTIVE OFFICER

Mareeba Shire Council

Attachment 6

65 Rankin Street
PO Box 154 MAREEBA QLD 4880
P: 1300 308 461
F: 07 4092 3323
W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

28 August 2023

Council Ref: URP-SCH
Our Ref: PF:BM

PUBLIC CONSULTATION OF MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE - MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

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- be received no later than 5:00pm on Wednesday 27 September 2023.

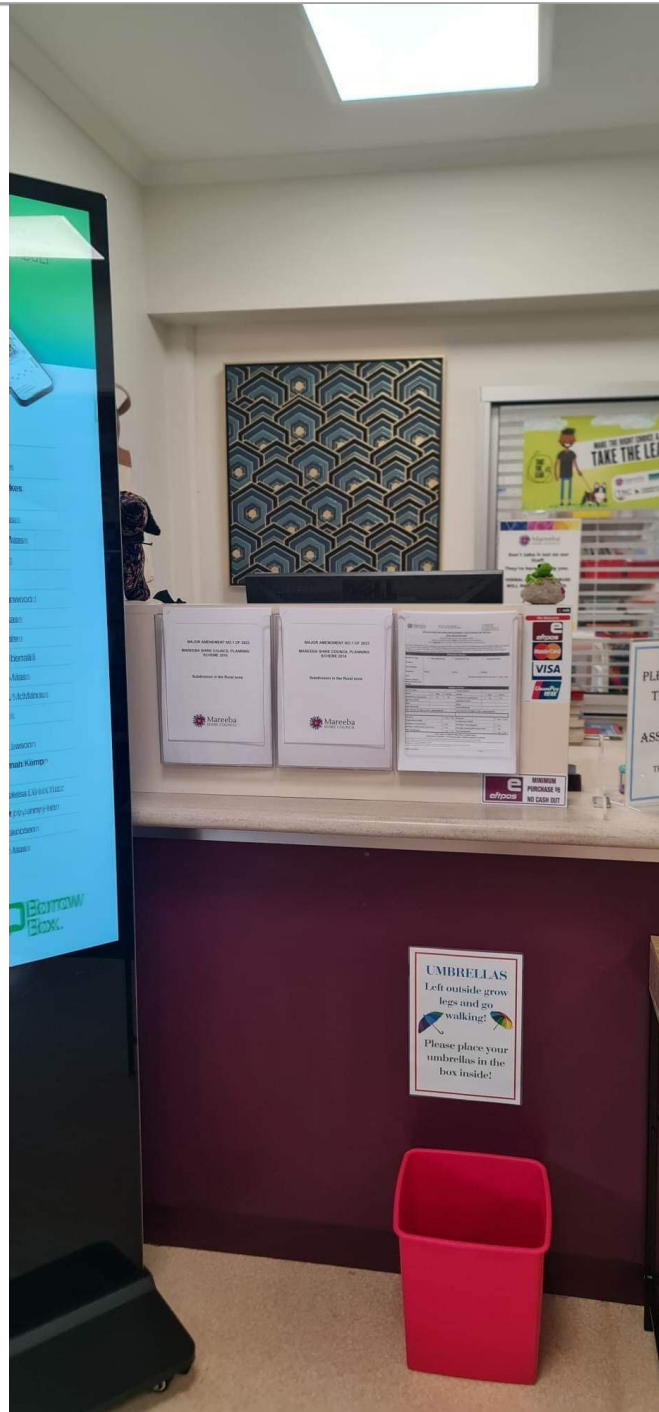
All submissions must be addressed to the Chief Executive Officer, Mareeba Shire Council, PO Box 154, Mareeba QLD 4880.

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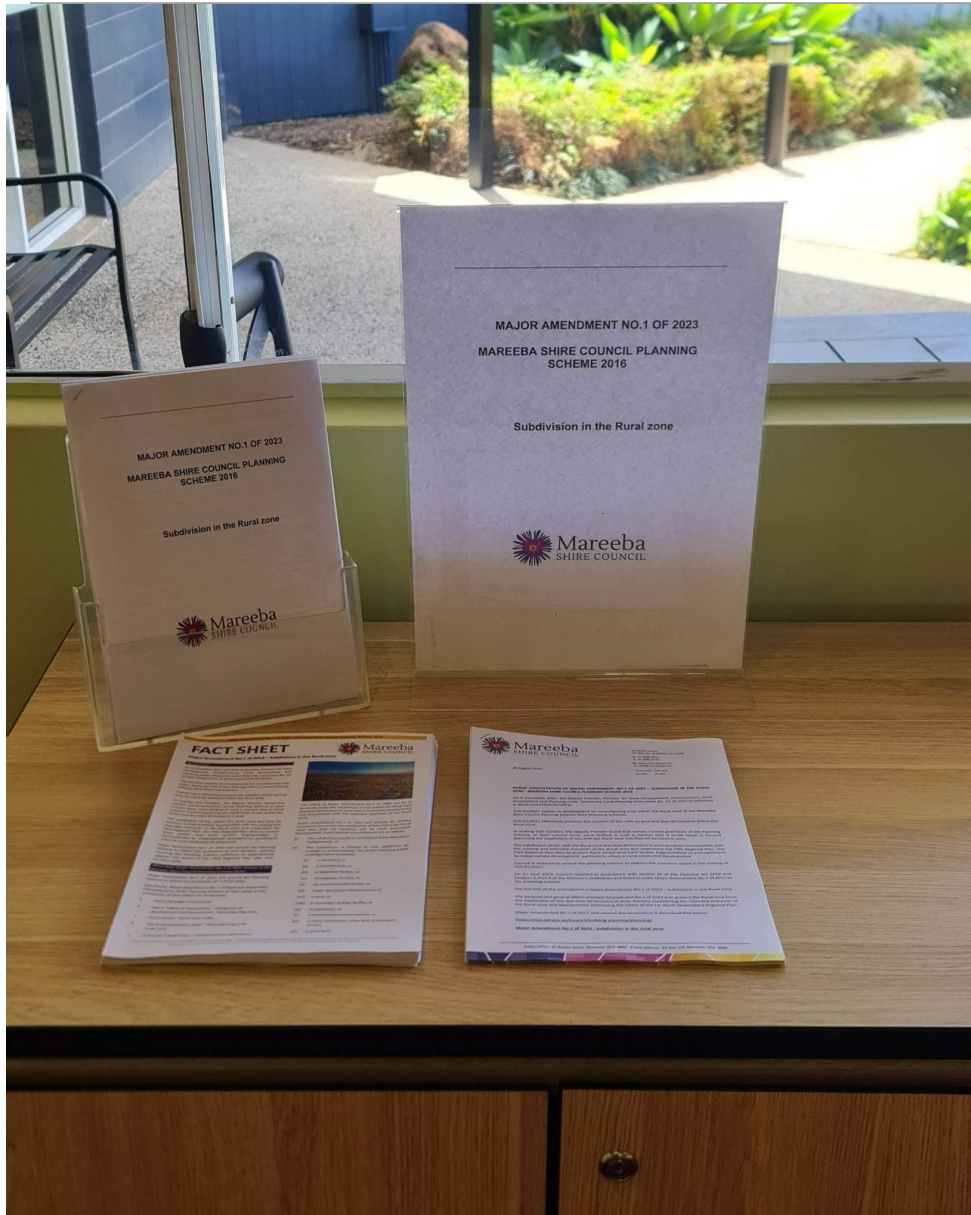
Please call council on 1300 308 461 or email planning@msc.qld.gov.au for information about the planning scheme amendment.



Kuranda Library – Photo 1



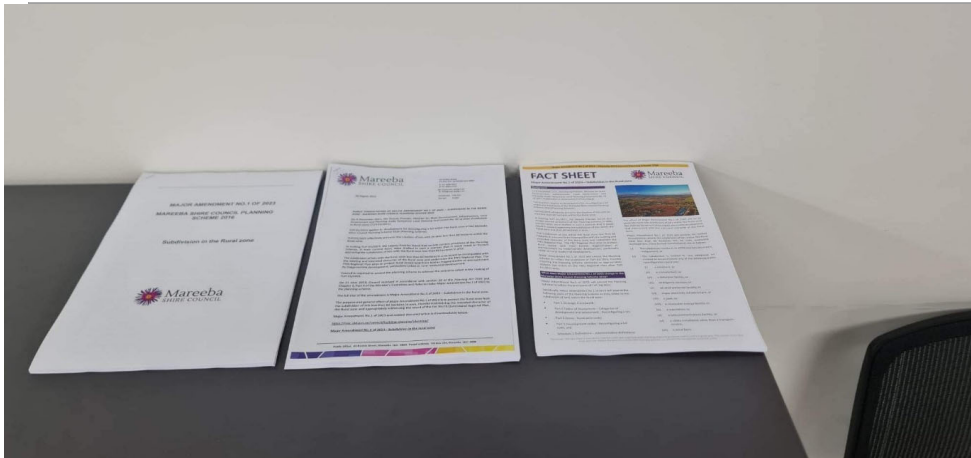
Kuranda Library – Photo 2



Mareeba Library – Photo 1

Mareeba Shire Council Planning Scheme 2016
Major Amendment No.1 of 2023 - Consultation Report

Page No.54



Mareeba Customer Service Centre – Photo 1



Mareeba Customer Service Centre – Photo 2

Attachment 7
Submission 1

To the Chief Executive Officer

08 September 2023

Submission to Major Amendment No.1 of 2023

All subdivisions for public reconfiguration purposes, that create a lot smaller than 60 hectares should be impact assessable, because there is a significant risk of negative impacts from the 12 listed public reconfiguration purposes. There can be no exemption from impact assessment for subdivision applications, if proposed lots are smaller than 60 hectares.

We ask Council to acknowledge that code assessment is simply a decision by the MSC CEO. This decision maker is not an elected representative of the ratepayers or the community, whose lives may be affected. MSC has accepted the community consultation principles of IAP2 and we would ask, that this be applied to this amendment. In a democracy, representation in decision making is an expected norm.

One person cannot possibly know how such developments may affect each community or individual. Projects may subsequently be scrutinised and approved with conditions which have considered experts, councillor's and community feedback.

It also has the advantage, to test community sentiment towards planned public reconfiguration purposes at the earliest stage of development, rather than finding out later, after a lot of funds and time were wasted to realize that there is strong community opposition.

Therefore *table 5.6.1 Reconfiguring a lot*, in appendix B would need to be changed from

Rural zone Impact assessment***If creating a lot less than 60hectares, including for public reconfiguration purposes unless***

- (a) The subdivision results in no additional lots (boundary realignment); or***
- (b) The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.***

to

Rural zone Impact assessment***If creating a lot less than 60hectares, including for public reconfiguration purposes, unless the subdivision results in no additional lot (boundary realignment)***

To ensure that any public reconfiguration purpose becomes impact assessable, delete

- (b) The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.***

Thus changing from this

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community zone	Impact assessment If not: (a) realigning the common boundaries of adjoining lots; or (b) creating an access easement.	The planning scheme
Rural residential zone	Impact assessment If: (a) not located in the 4,000m ² precinct, 1 hectare precinct or 2 hectare precinct, and (b) resulting in the creation of one or more additional lots.	The planning scheme
Rural zone	Impact assessment If creating a lot less than 60ha, unless: (a) The subdivision results in no additional lots (boundary realignment) or (b) The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.	The planning scheme
	Code assessment Where not impact assessable:	Reconfiguring a lot code: Rural zone code Landscaping code Parking and access code Works, services and infrastructure code
All zones other than the Emerging community zone or Rural residential zone	No change	Reconfiguring a lot code Relevant zone code Landscaping code Parking and access code Works, services and infrastructure code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the 'Categories of development and assessment' column		
<p><small>Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.</small></p> <p><small>Editor's note—Also see Table 5.4.2— for Prescribed levels of assessment: reconfiguring a lot.</small></p>		

to that

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community zone	Impact assessment	The planning scheme
	If not: (a) realigning the common boundaries of adjoining lots; or (b) creating an access easement	
Rural residential zone	Impact assessment	The planning scheme
	If: (a) not located in the 4,000m ² precinct, 1 hectare precinct or 2 hectare precinct, and (b) resulting in the creation of one or more additional lots	
Rural zone	Impact assessment	The planning scheme
	If creating a lot less than 60ha, unless: The subdivision results in no additional lots (boundary realignment).	
All zones other than the Emerging community zone or Rural residential zone	Code assessment	Reconfiguring a lot code Rural zone code Landscaping code Parking and access code Works, services and infrastructure code
	Where not impact assessable.	
No change		Reconfiguring a lot code Relevant zone code Landscaping code Parking and access code Works, services and infrastructure code
Code assessment		
Any other reconfiguring a lot not listed in this table.		
Any reconfiguring a lot listed in this table and not meeting the description listed in the "Categories of development and assessment" column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Also see Table 5.4.2— for Prescribed levels of assessment: reconfiguring a lot.

Nadine O'Brien
345 Fantin Road
Koah
nadine_obrien@yahoo.com.au

Submission 2

Please find my submission re changes to MSC Planning Scheme, Major Amendment No. 1 of 2023.

TO: info@msc.qld.gov.au; mayor@msc.qld.gov.au; KevinD@msc.qld.gov.au; LockyB@msc.qld.gov.au;
DannyB@msc.qld.gov.au; MaryG@msc.qld.gov.au; MarioM@msc.qld.gov.au; LenoreW@msc.qld.gov.au;

Submitted by:

Name: **Cheryl Tonkin**

Address: 76 High Chapparral Rd., Myola.

Signature: *Cheryl Tonkin*

Dated: 11/9/2023

The grounds for my submission are as follows:

THIS SUBMISSION REQUESTS THAT ALL SUBDIVISIONS IN THE RURAL ZONE INCLUDING THOSE FOR PUBLIC RECONFIGURATION PURPOSES, CREATING A LOT SMALLER THAN 60 HECTARES ARE IMPACT ASSESSABLE.

I ask that all development should be impact assessable or be inconsistent with the planning scheme if proposed lots are smaller than 60 hectares.

As there is a significant risk of negative impacts to rural communities from the 12 listed public reconfiguration purposes, I ask that there can be no exemption from impact assessment for subdivision applications, if proposed lots are smaller than 60 hectares in the rural zone.

I ask Council to consider that impact assessment be mandatory for development in the MSC rural zone because code assessment is simply a decision by the MSC CEO. This decision maker is not elected and is not representative of the ratepayers or the community whose lives may be affected. MSC has accepted the community consultation principles of IAP2 and I ask that this be applied to this amendment. In a democracy, representation in decision making is an expected norm.

One person cannot possibly know how such developments may affect each community or individual and the gathering of such information to assist in the decision making is not an unreasonable request. Developments may then be subsequently scrutinised and rejected and/or approved with conditions which have considered councillor's and community approval.

Submission 3

Brian Millard

From: Kuranda Conservation Community Nursery <kurandaconservation@hotmail.com>
Sent: Monday, 11 September 2023 1:26 PM
To: Cr Angela Toppin; Cr Kevin Davies; Cr Locky Bensted; Cr Danny Bird; Cr Mary Graham; Cr Mario Mlikota; Cr Lenore Wyatt; Info
Cc: info@dsdilgp.qld.gov.au
Subject: Re: Submission re changes to MSC Planning Scheme, Major Amendment No. 1 of 2023

Categories: Chantel, Added to ECM

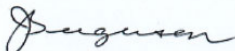
11 September 2023

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MSC has accepted the community consultation principles of IAP2 and we ask that this be applied to this amendment. In a democracy, representation in decision making is an expected norm. Impact accessibility allows for developments to be scrutinised and rejected and/or approved with conditions which have considered councillors and community feedback.



for an on behalf of Kuranda Conservation Community Nursery Inc.



KURANDA
conservation
COMMUNITY NURSERY Inc

- 1 Pademelon Lane, Kuranda Qld 4881
- Phone: (07) 4093 8834
- email: kurandaconservation@hotmail.com
- ABN: 87 584 487 289
- www.kurandaconservation.org

Donations \$2 and over to our Gift Fund are tax deductible and fund our program to preserve the Cassowary

1 Pademelon Lane, Kuranda, Queensland, Australia Q4881 +61 7 40938834

<http://www.kurandaconservation.org>

Donations \$2 and over to our Gift Fund are tax deductible and fund our program to preserve the Cassowary

Please advise if you wish to be removed from this list

Submission 4

Please find my submission re changes to MSC Planning Scheme, Major Amendment No. 1 of 2023.

TO: info@msc.qld.gov.au; mayor@msc.qld.gov.au; KevinD@msc.qld.gov.au; LockyB@msc.qld.gov.au;
DannyB@msc.qld.gov.au; MaryG@msc.qld.gov.au; MarioM@msc.qld.gov.au; LenoreW@msc.qld.gov.au;

Submitted by:

Name: **Luciano Ceciliot**

Address: 76 High Chapparral Rd., Myola.

Signature: *Luciano Ceciliot*

Dated: 12/9/2023

The grounds for my submission are as follows:

THIS SUBMISSION REQUESTS THAT **ALL** SUBDIVISIONS IN THE RURAL ZONE INCLUDING THOSE FOR PUBLIC RECONFIGURATION PURPOSES, CREATING A LOT SMALLER THAN 60 HECTARES ARE IMPACT ASSESSABLE.

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Submission 5

Please find my/our submission re changes to MSC Planning Scheme, Major Amendment No. 1 of 2023.

TO: info@msc.qld.gov.au; mayor@msc.qld.gov.au; KevinD@msc.qld.gov.au; LockyB@msc.qld.gov.au;
DannyB@msc.qld.gov.au; MaryG@msc.qld.gov.au; MarioM@msc.qld.gov.au; LenoreW@msc.qld.gov.au;

Submitted by:

(Name:) John & Kathryn Edwards

(Street Address:) 28 Monaro Close, Kuranda. Qld. 4881.

(Signature:) John Edwards and Kathryn Edwards

(Dated:) 12 September, 2023.

The grounds for our submission are as follows:

THIS SUBMISSION REQUESTS THAT ALL SUBDIVISIONS IN THE RURAL ZONE INCLUDING THOSE FOR PUBLIC RECONFIGURATION PURPOSES, CREATING A LOT SMALLER THAN 60 HECTARES ARE IMPACT ASSESSABLE.

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Submission 6

Attention
Chief Executive Officer, Mareeba Shire Council
PO Box 154
Mareeba
QLD 4880 Dated: Wednesday 20th September 2023

Subject: Public Consultation - Major Amendment No.1 of 2023 – Subdivision in Rural Zone

Dear Sir

My name is Gianni (John) Luigi Barbetti of 27 Clohesy River Road. I am the owner of the property described as LOT 37 on RP 48312 (15 Hectares) on the corner of Kennedy Highway and Clohesy River Road.

My submission is based on, the Mareeba Shire Council having the authority to able to approve the undertaking of subdivisions on areas less than 60 Hectares (Eg lot 37), to create additional rural residential lifestyle lots. The granting of such approval would be based on and subject to the following.

- The land is Not Good Quality Agriculture land; with the result that any future subdivision will not result in the loss or alienation of any good quality agriculture land.
- That any proposed subdivision, aligns with the identified residential / commercial growth potential of the area concerned.
- The Vegetation Management provision will also allow for the support of the area biodiversity assets – which I support.
- Lot 37 is surrounded by significant number of rural residential “Lifestyle” land use, that remain within the Rural Zone. The area located east / southeast of the Kennedy Highway from the Clohesy River bridge to Speewah is dominated by rural residential and or rural lifestyle land use. The zoning for this area should reflect the land use, ie. Rural Residential.

With respect I Gianni Luigi Barbetti make this submission to support the Mareeba Shire Council having the authority to make such decisions.

Thank You for the opportunity.
Yours Sincerely
G.L.Barbetti

Signed copy delivered to MSC office Mareeba.

Submission 7

Please find my submission re changes to MSC Planning Scheme, Major Amendment No. 1 of 2023.

TO: info@msc.qld.gov.au; mayor@msc.qld.gov.au; KevinD@msc.qld.gov.au; LockyB@msc.qld.gov.au;
DannyB@msc.qld.gov.au; MaryG@msc.qld.gov.au; MarioM@msc.qld.gov.au; LenoreW@msc.qld.gov.au;

Submitted by:

Ray Ganley

77 Monaro Close, Kuranda Q 4881 .

19th September, 2023.

The grounds for my submission are as follows:

THIS SUBMISSION REQUESTS THAT ALL SUBDIVISIONS IN THE RURAL ZONE INCLUDING THOSE FOR PUBLIC RECONFIGURATION PURPOSES, CREATING A LOT SMALLER THAN 60 HECTARES ARE IMPACT ASSESSABLE.

I ask that all development should be impact assessable or be inconsistent with the planning scheme if proposed lots are smaller than 60 hectares.

As there is a significant risk of negative impacts to rural communities from the 12 listed public reconfiguration purposes, I ask that there can be no exemption from impact assessment for subdivision applications, if proposed lots are smaller than 60 hectares in the rural zone.

I ask Council to consider that impact assessment be mandatory for development in the MSC rural zone because code assessment is simply a decision by the MSC CEO. This decision maker is not elected and is not representative of the ratepayers or the community whose lives may be affected. MSC has accepted the community consultation principles of IAP2 and I ask that this be applied to this amendment. In a democracy, representation in decision making is an expected norm.

One person cannot possibly know how such developments may affect each community or individual and the gathering of such information to assist in the decision making is not an unreasonable request. Developments may then be subsequently scrutinised and rejected and/or approved with conditions which have considered councillor's and community feedback.



Submission 8

Please find my/our submission re changes to MSC Planning Scheme, Major Amendment No. 1 of 2023.

TO: info@msc.qld.gov.au; mayor@msc.qld.gov.au; KevinD@msc.qld.gov.au; LockyB@msc.qld.gov.au;
DannyB@msc.qld.gov.au; MaryG@msc.qld.gov.au; MarioM@msc.qld.gov.au; LenoreW@msc.qld.gov.au;

Submitted by:

Johanna Martin
451 Oak Forest Road.
Kuranda QLD 4881



27 September, 2023.

The grounds for my submission are as follows:

THIS SUBMISSION REQUESTS THAT ALL SUBDIVISIONS IN THE RURAL ZONE INCLUDING THOSE FOR PUBLIC RECONFIGURATION PURPOSES, CREATING A LOT SMALLER THAN 60 HECTARES ARE IMPACT ASSESSABLE.

I ask that all development should be impact assessable or be inconsistent with the planning scheme if proposed lots are smaller than 60 hectares.

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One person cannot possibly know how such developments may affect each community or individual and the gathering of such information to assist in the decision making is not an unreasonable request. Developments may then be subsequently scrutinised and rejected and/or approved with conditions which have considered councillor's and community feedback.

Submission 9

Tammy Tiraboschi
PO Box 867
MAREEBA QLD 4880

27 September 2023

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: CEO – Peter Franks

Dear Mr Franks

RE: SUBMISSION in relation to MAJOR AMENDMENT NO.1 OF 2023 – SUBDIVISION IN THE RURAL ZONE – MAREEBA SHIRE PLANNING SCHEME 2016


Reference is made to the above-described major amendment that is currently on public notification until 27 September 2023.

In this regard, please find **attached** my Submission (Aspects for Discussion) dated 27 September 2023 in response to the above major amendment.

Please confirm that this letter and the attached Submission (Aspects for Discussion) are considered by Council as a "properly made submission".

I await Council's further correspondence.

Yours faithfully,



TAMMY TIRABOSCHI

**SUBMISSION in relation to MAJOR AMENDMENT NO.1 OF 2023
– SUBDIVISION IN THE RURAL ZONE – MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016
- Submitted 27 September 2023 -**

This major amendment has certainly provided a stronger basis in which to further future secure our Rural zones productivity and amenity, which is reflective of the Far North Queensland Regional Plan (FNQRP). I commend Mareeba Shire Council (MSC) on this major amendment becoming a part of the shire's Strategic Framework and Planning Scheme.

Reading through, I believe the major amendment to Subdivision of Lots achieves the goal to protect Rural zoned land from further fragmentation and encroachment by inappropriate development, particularly urban or rural residential development, by limiting the subdivision of lots within the Rural zone.

However, additional to implementing this Subdivision amendment to protect Rural zoned land, I strongly believe MSC should also look to amend zone codes, definitions and impact assessment tables around any large-scale manufacturing, or medium to high-density settlement style accommodation site developments (being defined as for a 'rural use') in Rural zones, as our Shire progresses. Such developments are definitely urban and or residential in their very nature, and therefore have the potential to encroach into the Rural zone without Subdivision. In my opinion, such extensive developments in Rural zones would certainly challenge the fragmentation and encroachment principles being adopted through this major amendment.

The particular aspect of the amendment that drew my attention to this further concern I have for our Rural zones was:

CLAUSE 6 Amendment of Part 3 – Strategic framework
(1) Part 3, 3.3 Settlement pattern and built environment, 3.3.1 Strategic outcomes

"...including but not limited to subdivision that results in a detrimental impact on rural productivity or fragments rural land."

"The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced."

I would like to see the MSC Strategic Framework / Planning Scheme further develop clear guidelines, definitions and zone codes around any built or settlement development eg. a residential / accommodation site, or large-scale manufacturing (being defined as for a 'rural use' in a Rural zone) also be considered as impacting / fragmenting / encroaching on Rural areas, as comparable in nature to 'Subdivisions' when the land use area of such developments is significant enough to change the valued, relaxed rural lifestyle, character and scenic qualities of the Rural area. The development may not warrant a Subdivision Application, but such developments would be, in effect, 'subdividing / fragmenting / encroaching' the Rural area with built structures (urban) and/or larger populations (residential), just without a subdivision line (additional Lots).

I strongly believe that development proposals such as those I have mentioned above (not requesting a Subdivision), will certainly fragment and encroach upon Rural areas and impact productive agricultural land, as well as the rural lifestyle, scenic quality and character of the Rural zone if Council does not aim to address this issue as well. I believe all current and future development application reviews, decision notices, conditional approvals etc should consider this aspect of impactable development in Rural zones with great importance and assess them as another form of fragmentation and encroachment into the Rural areas of which the Strategic Framework is aiming to "preserve and enhance".

Perhaps such development applications as mentioned above, defined as for a 'rural use' within a Rural area, could be rigorously considered and redirected by Council as more appropriately located to areas within Industrial zoning or Residential zoning as these zones can better service such developments, as they suit the character, lifestyle and scenic quality of those particular zones. However, if such development applications are rigorously considered by Council and are deemed to be appropriate development in the Rural zone, that they only be permitted in areas of less arable, less agriculturally viable land, as near to other established buildings / structures, infrastructure and amenities as possible and most definitely to a scale conducive to the minimal urban and residential amenity of Rural areas.


Finally, in certain circumstances I believe the smaller subdivisions that were approved in the past were possibly done to assist family farming with being able to build another residence on the farm and the next generation of farmers could live and continue to work on the same area of land.

With this major amendment changing the smaller Subdivision option, I wonder what options or considerations might exist or could be generated (be they amendments to definitions, zone codes, definitions etc) that may be made to the Strategic Framework / Planning Scheme by Council, in line with FNQRP, that would allow family farming to have such options as adding an additional residence to properties (in lieu of Subdividing), so that the "next generation farmers" have the option, should they so choose, to build their family home upon the same Lot / property, without actually Subdividing the property, and therefore alleviating, to some extent, the next generation farmers having to outlay additional capital (away from the family farming enterprise) to buy, build or rent somewhere away from the family farm or, perhaps they may even move away from the region to seek other employment because they cannot afford to stay and farm whilst their parents live out their days on the property.

Is it currently possible, or could it be possible in future planning schemes, for the number of residences permitted on rural properties to be reviewed to allow for a family residence to be added, without subdividing?

Once again, I commend Mareeba Shire Council on the progress made with this major amendment for Subdivision in the Rural Zone and I thank you for reviewing my submission.

Sincerely,



TAMMY TIRABOSCHI

MAJOR AMENDMENT NO.1 OF 2023
MAREEBA SHIRE COUNCIL PLANNING
SCHEME 2016

Subdivision in the Rural zone



Explanatory Statement

This Explanatory Statement is produced as supporting material to Major Amendment No.1 of 2023 to the Mareeba Shire Council Planning Scheme 2016.

The amendment is proposed in accordance with section 20 of the *Planning Act 2016* (the Act) and the Minister's Guidelines and Rules which sets out the minimum requirements for a local government when amending a planning scheme for section 20 of the Act.

The purpose of this document is to provide context and background to Major Amendment No.1 of 2023 and will assist readers in understanding the nature of the changes.

Major Amendment No.1 of 2023 specifically addresses:

- Subdivision in the Rural zone

Subdivision in the Rural zone

On 8 December 2021, the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning made *Temporary Local Planning Instrument No. 01 of 2021 (Subdivision in Rural zone)* (TLPI 01/2021).

TLPI 01/2021 applies to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

TLPI 01/2021 effectively prevents the creation of lots with an area less than 60 hectares within the Rural zone.

In making TLPI 01/2021, the Deputy Premier found that certain current provisions of the Planning Scheme, in their current form, were drafted in such a manner that it could result in Council approving the subdivision of lots with the Rural zone less than 60 hectares in area.

The subdivision of lots with the Rural zone less than 60 hectares in area would be incompatible with the existing and intended character of the Rural zone and undermine the FNQ Regional Plan. The FNQ Regional Plan aims to protect Rural zoned land from further fragmentation or encroachment by inappropriate development, particularly urban or rural residential development.

Major Amendment No.1 of 2023 will amend the Planning Scheme to reflect the provisions of TLPI 01/2021, thereby ensuring the Planning Scheme appropriately addresses the intent of the FNQ Regional Plan.

Major Amendment No.1 of 2023 expands on TLPI 01/2021 to include the additional subdivision provisions established by the FNQ Regional Plan. These additional provisions allow for boundary realignments to resolve encroachments, improve agricultural efficiency, protect the environment and to allow for subdivisions following an existing road division in limited circumstances.

In addition, Major Amendment No.1 of 2023 would re-establish Council's ability to approve a small rural lot where such lot was intended to accommodate any of the following public reconfiguration purposes:

- (i) a cemetery; or
 - (ii) a crematorium; or
 - (iii) a detention facility; or
 - (iv) emergency services; or
 - (v) an environmental facility; or
 - (vi) major electricity infrastructure; or
 - (vii) a park; or
 - (viii) a renewable energy facility; or
-

-
- (ix) a substation; or
 - (x) a telecommunications facility; or
 - (xi) a utility installation other than a transport service,
 - (xii) a wind farm.
-

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Part 1 Preliminary

- Clause 1 Short title
This amendment may be cited as Major Amendment No.1 of 2023 – Subdivision in the Rural zone.
- Clause 2 Adoption
Mareeba Shire Council adopted this planning scheme amendment on **to be determined**.
- Clause 3 Commencement
This amendment took effect on **to be determined**.

Part 2 Amendment of the Planning Scheme

- Clause 4 Amendment of the Planning Scheme
Mareeba Shire Council Planning Scheme 2016 is amended in the manner set out in this part.
- Clause 5 Amendment of Preliminaries - Contents
(1) Contents
omit, insert – amended Contents with revised page numbers as attached in Appendix A.
- Clause 6 Amendment of Part 3 - Strategic framework
(1) Part 3, 3.3 Settlement pattern and built environment, 3.3.1 Strategic outcomes
omit (5)
insert
(5) *Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity or fragments rural land. The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.*
-

-
- (9) *New subdivisions which propose lots less than the minimum lot size of 60ha are not supported within the Rural zone, except for where:*
- (a) *The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*
 - (b) *The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.*
- (2) Part 3, 3.3.4 Element-Village activity centre, 3.3.4.1 Specific outcomes
- omit (4)*
- insert*
- (4) *Growth is focused within the Kuranda village and rural residential areas. Further greenfield or rural residential development in the Myola corridor is not supported within the life of the planning scheme.*
- (3) Part 3, 3.3.6 Element-Rural villages, 3.3.6.1 Specific outcomes
- omit (1)*
- insert*
- (1) *Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah are rural villages, that have limited centre activities and other non-residential activities. Some rural villages include small clusters of activity in which limited, small-scale development may occur. Any growth within rural villages is limited and is proportionate to their current scale and zoning intent. Further expansion of these villages is to only occur on land designated as urban footprint or rural living area under the Regional Plan.*
- (4) Part 3, 3.3.11 Element-Rural areas, 3.3.11.1 Specific outcomes
- omit (1), (2), (5) and (6)*
- insert*
- (1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding rural land use, character and site conditions.*
- (2) *Land in rural areas is maintained in large lot sizes, to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 60ha in the Rural zone except for where:*
- (a) *The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*
-

-
- (b) *The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose*
- (5) *Tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.*
- (6) *Agricultural areas will be retained in large holdings (60ha or greater) and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.*
- (5) Part 3, 3.6 Transport and infrastructure, 3.6.1 Strategic outcomes
insert
- (12) *Subdivision of land in the Rural zone to create lots less than 60ha is not consistent with facilitating appropriately sequenced and coordinated development, except for where:*
- (a) *The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*
- (b) *The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.*
- Clause 7 Amendment of Part 5 - Tables of assessment
- (1) Part 5, 5.6 Categories of development and assessment -
Reconfiguring a lot
omit Table 5.6.1-Reconfiguring a lot
insert - amended Table 5.6.1- Reconfiguring a lot as attached in Appendix B.
- Clause 8 Amendment of Part 6 - Zones
- (1) Part 6, 6.2.9 Rural zone code, 6.2.9.2 Purpose (2)
omit (f)
insert
- (f) *provide for a range of non-urban uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;*
- (2) Part 6, 6.2.9 Rural zone code, 6.2.9.2 Purpose (3)
omit (a) and (f)
insert
- (a) *Areas for primary production and other rural activities are conserved and not fragmented below 60ha unless for a public reconfiguration purpose;*
-

- (f) *Residential and other uses are appropriate only where directly associated with the rural nature of the zone;*

- (3) Part 6, 6.2.9 Rural zone code, 6.2.9.3 Criteria for assessment

omit Table 6.2.9.3-Rural zone code - For accepted development subject to requirements and assessable development

insert - amended Table 6.2.9.3-Rural zone code - For accepted development subject to requirements and assessable development as attached in Appendix C.

Clause 9 Amendment of Part 9 - Development codes

- (1) Part 9, 9.4.4 Reconfiguring a lot code, 9.4.4.2 Purpose (2)

omit (i)

insert

- (i) *Subdivision within the Rural zone maintains lots equal to or larger than 60ha, except for where:*

(a) *The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*

(b) *The subdivision is limited to the creation of one additional allotment to accommodate a public reconfiguration purpose;*

- (2) Part 9, 9.4.4 Reconfiguring a lot code, 9.4.4.3 Criteria for assessment

omit Table 9.4.4.3A-Reconfiguring a lot code - For assessable development

insert - amended Table 9.4.4.3A-Reconfiguring a lot code - For assessable development as attached in Appendix D.

Clause 10 Amendment of Schedule 1 - Definitions

- (1) Schedule 1, SC1.2 Administrative definitions, Table SC1.2.1-Index of administrative definitions

insert, in alphabetical order:

- *Public reconfiguration purpose*
- *Rural lifestyle*
- *Rural residential purposes*

- (2) Schedule 1, SC1.2 Administrative definitions, Table SC1.2.2-Administrative definitions

insert the following new definitions in alphabetical order:

<p>Public reconfiguration purpose</p>	<p>Reconfiguring a lot where the purpose of the land is a cemetery, a crematorium; a detention facility; emergency services; an environmental facility; major electricity infrastructure; a park; a renewable energy facility; a substation; a telecommunications facility; a utility installation other than a transport service; or a wind farm.</p>
<p>Rural lifestyle</p>	<p>Land that is zoned rural in the planning scheme but has a lot size of 0.25 to 5 hectares and has the potential to be used as a lifestyle block.</p>
<p>Rural residential purposes</p>	<p>Residential purposes involving single dwellings on lots greater than 2500 square metres.</p>

Appendix A

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Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).



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Appendix B

Table 5.6.1-Reconfiguring a lot

Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).

TABLES OF ASSESSMENT

**5.6 Categories of development and assessment—
Reconfiguring a lot**

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community zone	Impact assessment	
	If not: (a) realigning the common boundaries of adjoining lots; or (b) creating an access easement.	The planning scheme
Rural residential zone	Impact assessment	
	If: (a) not located in the 4,000m ² precinct, 1 hectare precinct or 2 hectare precinct; and (b) resulting in the creation of one or more additional lots.	The planning scheme
<u>Rural zone</u>	Impact assessment	
	<u>If creating a lot less than 60ha, unless:</u> (a) <u>The subdivision results in no additional lots (boundary realignment); or</u> (b) <u>The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.</u>	<u>The planning scheme</u>
	Code assessment	
	<u>Where not impact assessable.</u>	<u>Reconfiguring a lot code</u> <u>Rural zone code</u> <u>Landscaping code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u>
All zones other than the Emerging community zone or Rural residential zone	No change	Reconfiguring a lot code Relevant zone code Landscaping code Parking and access code Works, services and infrastructure code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the "Categories of development and assessment" column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Also see Table 5.4.2— for Prescribed levels of assessment: reconfiguring a lot

Appendix C

Table 6.2.9.3-Rural zone code - For accepted development subject to requirements and assessable development

Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Height	
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (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. 	<p>AO1.1 Development, other than buildings used for rural activities, has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. <p>AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.</p>
Siting, where not involving a Dwelling house	
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.	
<p>PO2 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> (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) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	<p>AO2.1 Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. <p>AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.</p>



ZONES

Performance outcomes	Acceptable outcomes
	<p>AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;
Accommodation density	
<p>PO3 The density of Accommodation activities:</p> <ul style="list-style-type: none"> (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site. 	<p>AO3.1 Residential density does not exceed one dwelling house per lot.</p> <p>AO3.2 Residential density does not exceed two dwellings per lot and development is for:</p> <ul style="list-style-type: none"> (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or (c) Rural worker's accommodation.
For assessable development	
Site cover	
<p>PO4 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features. 	<p>AO4 No acceptable outcome is provided.</p>
<p>PO5 Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO5 No acceptable outcome is provided.</p>

PART 6

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO6 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO6 No acceptable outcome is provided.</p>
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO7 No acceptable outcome is provided.</p>
Rural uses	
<p>PO8 <u>Uses and other development include those that:</u></p> <ul style="list-style-type: none"> (a) <u>promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or</u> (b) <u>promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or</u> (c) <u>are compatible with rural activities.</u> 	<p>AO8 <u>No acceptable outcome is provided.</u></p>
<p>PO9 <u>Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.</u></p>	<p>AO9 <u>No acceptable outcome is provided.</u></p>



Appendix D

Table 9.4.4.3A-Reconfiguring a lot code - For assessable development

Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).

PART 9

9.4.4.3 Criteria for assessment

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development

Performance outcomes	Acceptable outcomes
Area and frontage of lots – except for Rural zone	
<p>PO1 Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	<p>AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>
Area and frontage of lots – Rural zone	
<p>PO1.1 <u>No lots are created with an area of less than 60ha, except for where:</u></p> <ul style="list-style-type: none"> (a) <u>The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or</u> (b) <u>The subdivision is limited to the creation of one additional allotment to accommodate a public reconfiguration purpose.</u> <p><small>Note: This also applies to applications for boundary realignment.</small></p>	<p>AO1.1 <u>No acceptable outcome is provided.</u></p>
<p>PO1.2 <u>Where for a boundary realignment, the realignment only occurs where it would:</u></p> <ul style="list-style-type: none"> (a) <u>Improve agricultural efficiency; or</u> (b) <u>Facilitate agricultural activity or conservation outcomes; or</u> (c) <u>Resolve boundary issues where a house, structure or works is built over the boundary line of the lots.</u> 	<p>AO1.2 <u>No acceptable outcome is provided.</u></p>



DEVELOPMENT CODES

Performance outcomes	Acceptable outcomes
<p>PO1.3 <u>Where for a boundary realignment, the proposed lots are:</u></p> <p>(a) <u>Able to accommodate all buildings, structures and works associated with the rural use;</u></p> <p>(b) <u>Suitable to allow the site to be provided with sufficient access;</u></p> <p>(c) <u>Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke and ash;</u></p> <p>(d) <u>Do not constrain existing industries from expanding or new agricultural enterprises from being established;</u></p> <p>(e) <u>Do not create new lots for rural lifestyle or rural residential purposes; and</u></p> <p>(f) <u>Are not for the purposes of creating a separate house lot.</u></p>	<p>AO1.3 <u>No acceptable outcome is provided.</u></p>
<p>PO1.4 <u>Where for the creation of one additional lot to accommodate a public reconfiguration purpose:</u></p> <p>(a) <u>The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and</u></p> <p>(b) <u>The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.</u></p>	<p>AO1.4 <u>No acceptable outcome is provided.</u></p>
<p>PO1.5 <u>Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where:</u></p> <p>(a) <u>The subdivision divides one lot into two; and</u></p> <p>(b) <u>The existing lot is severed by a road that was gazetted before 9 May 2008; and</u></p> <p>(c) <u>The resulting lot boundaries use the road as the boundary of division; and</u></p> <p>(d) <u>The development:</u> (i) <u>facilitates agricultural activity; or</u> (ii) <u>facilitates conservation outcomes; and</u></p> <p>(e) <u>The development ensures agricultural activity is not compromised.</u></p>	<p>AO1.5 <u>No acceptable outcome is provided.</u></p>
<p>PO1.6 <u>All lots include a frontage that allows the site to be provided with sufficient access.</u></p>	<p>AO1.6 <u>Lots provided a minimum frontage is accordance with Table 9.4.4.3B</u></p>
Existing buildings and easements	

PART 9

Performance outcomes	Acceptable outcomes
<p>PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>AO2.1 Each land use and associated infrastructure is contained within its individual lot.</p> <p>AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>
<p>PO3 Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p>AO3 No acceptable outcome is provided.</p>
Boundary realignment	
<p>PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p>AO4 No acceptable outcome is provided.</p>



DEVELOPMENT CODES

Performance outcomes	Acceptable outcomes
Access and road network	
<p>PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	<p>AO5 No acceptable outcome is provided.</p>
<p>PO6 Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
<p>PO7 Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>AO7 No acceptable outcome is provided.</p>
Rear lots	
<p>PO8 Rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained. 	<p>AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>
	<p>AO8.2 No more than two rear lots are created behind any lot with a road frontage.</p>
	<p>AO8.3 Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.
	<p>AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>

PART 9

Performance outcomes	Acceptable outcomes
	<p>AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots.</p> <p>AO8.6 Rear lots are not created in the Centre zone or the Industry zone.</p>
Crime prevention and community safety	
<p>PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	<p>AO9 No acceptable outcome is provided.</p>
Pedestrian and cycle movement network	
<p>PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO10 No acceptable outcome is provided.</p>
Public transport network	
<p>PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. 	<p>AO11 No acceptable outcome is provided.</p>
Residential subdivision	
<p>PO12 Residential lots are:</p> <ul style="list-style-type: none"> (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes. 	<p>AO12 No acceptable outcome is provided.</p>



DEVELOPMENT CODES

Performance outcomes	Acceptable outcomes
Rural residential zone	
<p>PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>AO13 No acceptable outcome is provided.</p>
Additional provisions for greenfield development only	
<p>PO14 The subdivision design provides the new community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.</p>	<p>AO14 No acceptable outcome provided.</p>
<p>PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15 No acceptable outcome provided.</p>
<p>PO16 The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16 No acceptable outcome provided.</p>
<p>PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>
<p>PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18 No acceptable outcome provided.</p>
<p>PO19 Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.</p>	<p>AO19.1 A minimum of 10% of the site area is dedicated as open space.</p>
	<p>AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>

PART 9

Performance outcomes	Acceptable outcomes
<p>PO20 A network of parks and community land is provided:</p> <ul style="list-style-type: none"> (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings; 	<p>AO20 No acceptable outcome is provided.</p>

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m ²	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	350m ²	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	600m ²	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m ²	5 metres
	All other lots	800m ²	16 metres
	Medium density residential	Rear lot	600m ²
All other lots		400m ²	10 metres
Industry	All lots	1,500m ²	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
All lots	4,000m ²	40 metres	



8.4 OPERATIONAL PLAN 2023/24 PROGRESS REPORT

Date Prepared: 9 October 2023

Author: Manager Development and Governance

Attachments: 1. [Operational Plan 2023/24 Progress Report July to Sept 2023](#) [↓](#)

EXECUTIVE SUMMARY

The attached report provides information regarding the progress of the 2023/24 Operational Plan projects.

RECOMMENDATION

That Council receives and notes the progress report on the implementation of the 2023/24 Operational Plan for the period July to Sept 2023.

BACKGROUND

The Local Government Regulation 2012 provides that a local government must prepare and adopt an annual operational plan for each year. The Operational Plan is a statement of specific works to be undertaken and services to be provided in order to progress the goals and objectives set out in a Council's Corporate Plan over a period of one (1) year.

Council adopted the Operational Plan for 2023/24 on 21 June 2023.

In accordance with section 174(3) of the Local Government Regulation 2012, the Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than three (3) months.

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

It is a statutory requirement for an assessment of progress in implementing the Operational Plan to be presented to Council at least on a quarterly basis.

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

Nil.

Financial Sustainability						
“A council that continuously operates in a cost-effective manner while managing council’s assets and reserves to ensure a sustainable future.”						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress: <ul style="list-style-type: none"> • Not Commenced • In Progress • Completed
Long-term Financial Plan	FIN 1 FIN 2	Long-Term Financial Plan that supports effective and sustainable financial management Effective and sustainable financial management	Finance Development & Governance	<ul style="list-style-type: none"> • Ensure Long Term Asset Management Plan and Financial Plan aligns with revised Sub-Asset Management Plans and Local Government Infrastructure Plan 	<ul style="list-style-type: none"> • Long term financial plan adopted as part of the 23/24 Budget on 19 July 2023 	Completed
Comprehensive Asset Revaluations: <ul style="list-style-type: none"> • Land • Buildings • Drainage 	FIN 1	Long-Term Financial Plan that supports effective and sustainable financial management	Finance	<ul style="list-style-type: none"> • Comprehensive revaluations 	<ul style="list-style-type: none"> • Work has commenced on gathering the information to pass onto valuers 	In Progress
Internal Access to Financial Information	FIN 3 FIN 4	Effective Business Management A Skilled and Sustainable Workforce	Finance	<ul style="list-style-type: none"> • More users able to operate financial systems and locate relevant documentation • Provide additional in-house training and support 	<ul style="list-style-type: none"> • Continuing improvement on reporting options and training available as requested 	In Progress

Financial Sustainability							
“A council that continuously operates in a cost-effective manner while managing council’s assets and reserves to ensure a sustainable future.”							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress:	
Technology One enhancements	FIN 3	Effective and sustainable financial management	Information Systems	<ul style="list-style-type: none"> Provide further enhancements Transition to CiAnywhere 	<ul style="list-style-type: none"> Rollout Project Lifecycle Management (PLM) completed Work commenced on transition to HRP (Human Resources and Payroll) to CiAnywhere 	In Progress	
Mareeba Industrial Estate	FIN 3	Effective business management	Development & Governance	<ul style="list-style-type: none"> Adopt Masterplan Implement Promotional Strategies 	<ul style="list-style-type: none"> Digital Marketing continuing with monthly social media and google advertising by MPO 14 Lots are for sale, enquiries were slow in July and August but have increased in September. No sale settlements recorded Masterplan for Eastern and Western precincts continues 	In Progress	
Mareeba Airport Precinct Tom Gilmore Mareeba Aviation Industrial Precinct	FIN 3	Effective business management	Tourism & Economic Development	<ul style="list-style-type: none"> Produce Promotional Strategy 	<ul style="list-style-type: none"> Commenced engagement with My Mareeba Airport Association (MMAA) to discuss potential promotional opportunities 	In Progress	

Financial Sustainability

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

Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress: <ul style="list-style-type: none"> • Not Commenced • In Progress • Completed
Customer Service Standards and Process	FIN 3	Effective business management	Customer & Community	<ul style="list-style-type: none"> • Customer request systems and processes reviewed to determine appropriate responses including resolution timeframes 	<ul style="list-style-type: none"> • Further enhancements made to hall hire application process. • Regulatory Services and Customer Service teams commenced reviewing dog registration renewals. 	In Progress
ICT Strategy implementation:	FIN2 FIN 3	Effective business management	Information Systems	<ul style="list-style-type: none"> • Transition to Teams Calling 	<ul style="list-style-type: none"> • Contact centre software provider selected. 	In Progress
Sustainable Workforce	FIN 4	A skilled and sustainable workforce	Human Resources	<ul style="list-style-type: none"> • Training and development of workforce where required to improve efficiencies and ensure workplace safety 	<ul style="list-style-type: none"> • Ongoing organisation wide training and development is underway. • Leadership training program has commenced 	In Progress
Workforce Efficiencies	FIN 1 FIN 2 FIN 3	Long-Term Financial Plan that supports effective and sustainable financial management Effective and sustainable financial management Effective business management	All	<ul style="list-style-type: none"> • Implement efficiencies & cost saving measures identified in 2022 review • Review Recruitment Process & Employer Branding initiatives • Implement efficiencies & cost saving measures identified in 2022 review 	<ul style="list-style-type: none"> • 90% of efficiency and cost savings measures have been implemented • Recruitment and branding review is yet to commence 	In Progress

Community							
“An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.”							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress:	
Arts Connection to Tourism	COM 1	An engaged community	Customer & Community	Implementation of public mural action plan	<ul style="list-style-type: none"> Request for quotations for Mutchilba and Chillagoe murals received. Report prepared for Councillor consideration in October 2023. 	<ul style="list-style-type: none"> Not commenced In Progress Completed 	In Progress
Enhanced Online Presence	COM 1	An engaged community	Information Systems	<ul style="list-style-type: none"> Improved capacity and information sharing Increased web-based forms 	<ul style="list-style-type: none"> Continued migration of pdf forms to ‘on-line’ forms 	In Progress	

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”						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress: Not commenced In Progress Completed
Review Asset Management Plans across asset classes	TCI 1	Sustainable Infrastructure for the future.	Assets & Projects	<ul style="list-style-type: none"> Undertake data verification 	<ul style="list-style-type: none"> Condition assessment and defect identification planning commenced. 	In progress.
	TCI 4	Public spaces and facilities	Technical Services	<ul style="list-style-type: none"> Undertake condition assessment and defect identification across individual asset classes. 	<ul style="list-style-type: none"> Response times for water and wastewater are documented and other asset class response times will be developed in conjunction with asset management sub plans. 	
	COM2	An active, safe and healthy community	Finance	<ul style="list-style-type: none"> Document and review prioritisation and response times for maintenance and operational activities Improvement of asset management processes to be reflected in Long Term Asset Management Plan and Long-term Financial Plan 	<ul style="list-style-type: none"> Capital Program Proposals for 2023-24 align with the LTAMP, LTFP, LGIP 	

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”

Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress: Not commenced In Progress Completed
Local Government Infrastructure Plans Review (LGIP)	TCI 1 FIN 2	Sustainable Infrastructure for the future Effective and sustainable financial management	Development & Governance Finance Technical Services Water and Waste	<ul style="list-style-type: none"> Conduct 5 year Review LGIP 	<ul style="list-style-type: none"> Still awaiting formal Queensland Government feedback on the proposed amendments 	In Progress
Parks and Open Spaces Strategy	TCI4	Public spaces and facilities	Asset & Projects	<ul style="list-style-type: none"> Complete planned construction for financial year 	<ul style="list-style-type: none"> Projects commenced and are being reported on to Council. 	<ul style="list-style-type: none"> In Progress
New Kuranda Cemetery	TCI 1	Sustainable Infrastructure for the future	Technical Services Asset & Projects	<ul style="list-style-type: none"> Complete required operational works to enable internments 	<ul style="list-style-type: none"> New Kuranda Cemetery construction commenced. 	<ul style="list-style-type: none"> In Progress

<p style="text-align: center;">Economy and Environment</p> <p style="text-align: center;">“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”</p>						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress: <ul style="list-style-type: none"> • Not commenced • In Progress • Completed
Waste Management Services Strategy	EAE 1 TCI 1	Environmentally responsible and efficient waste and wastewater management Sustainable Infrastructure for the future	Water & Waste Finance	<ul style="list-style-type: none"> • Commence review and update of Waste Strategy to align with Regional Waste Plan and Council’s future waste management needs 	<ul style="list-style-type: none"> • Far North Queensland Councils have collaborated to develop a Regional Resource Recovery Plan that presents a series of actions to deliver improved waste management and resource recovery outcomes. • The Palaszczuk Government provided \$300,000 to the Far North Queensland Regional Organisation of Councils (FNQROC) to develop the plan. • The plan will guide Far North Queensland councils’ investment decisions in infrastructure and non-infrastructure needs for the region, with Councils committed to cooperating to maximise benefits. 	In Progress

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”

Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress: <ul style="list-style-type: none"> • Not commenced • In Progress • Completed
Planning Scheme Review	EAE 2	A Sustainable Planning Scheme	Development & Governance	<ul style="list-style-type: none"> • Commence 10 Year review of MSC Planning Scheme and supporting documents • Prepare scope of works and community profile for 10 Year review Draft • review of MSC Planning Scheme and supporting documents 	<ul style="list-style-type: none"> • On hold pending completion of the FNQ Regional Plan 	Not Commenced
Temporary Local Planning Instrument (TLPI)	EAE 2	A Sustainable Planning Scheme	Development & Governance	<ul style="list-style-type: none"> • Amend the Planning Scheme to address the TLPI in accordance with Queensland Government advice 	<ul style="list-style-type: none"> • Report to Council 18 October 2023 recommending adoption of the amendment 	In Progress

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”

Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken July to September 2023	Progress: Not commenced In Progress Completed
Housing Strategy	EAE3	Support and encourage sustainable industrial and commercial growth and development	Development & Governance	<ul style="list-style-type: none"> Investigate options for addressing the housing crisis Investigate options for sustainable social housing for seniors 	<ul style="list-style-type: none"> Capital Agreement finalised for the construction of a social housing duplex for seniors with government funding Work commenced to produce a Local Housing Action Plan for the Shire as required by the Queensland Government 	In Progress
Cybersecurity Enhancements	GOV2	Strong focus on compliance and enterprise risk	Information Systems	<ul style="list-style-type: none"> Monitor security measures as defined by the ACSC Essential 8 Establish incident response partnership 	<ul style="list-style-type: none"> Continued implementation of ACSC Essential 8 migration strategies Cyber incident response partnership established 	In Progress
Compliance Review	GOV 2	Strong focus on compliance and enterprise risk	Human Resources	<ul style="list-style-type: none"> Comply with relevant legislative requirements Comply with requirements of the LGW Mutual Risk Obligation program 	<ul style="list-style-type: none"> Compliance checklist presented to Audit Committee in August 2023 demonstrating 100% compliance with legislative requirements Council is operating within LGW Mutual risk obligation program requirements 	In Progress

8.5 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT - JULY TO SEPTEMBER 2023

Date Prepared: 13 September 2023

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

This report presents the key activities of the Development and Governance Group for the July to September 2023 quarter.

RECOMMENDATION

That Council receives the quarterly report of the Development and Governance Group for the July to September 2023 quarter.

The Development and Governance Group is comprised of the following Council service areas:

- Governance, Compliance, and Records
- Building, Plumbing, and Trade Waste
- Regional Land Use Planning
- Local Laws and Environmental Health
- Community Housing Projects

In addition to routine matters of operation, the following activities have occurred during the July to September 2023 quarter and are presented below by service area.

GOVERNANCE, COMPLIANCE and RECORDS**Native Title**

There are currently five (5) Native Title claims within Mareeba Shire consisting of Djungan #5 (QUD811/2018), Wallara People (QUD224/2021), Djabugay Nation Native Title Claim (QUD692/2016), Muluridji #3 (QUD824/2018), and Eastern Kuku Yalanji People #2 (QUD356/2022).

On 18 August 2023, Council received notification that the Federal Court of Australia made a determination that Native Title is held, and has always been held, by the Wakaman People #3 (QUD746/2015), and Wakaman People #4 (QUD728/2017), and Wakaman People #5 (QUD178/2018), in the Chillagoe area.

On 18 September 2023, Council confirmed agreement with Djabugay Nation Native Title Claim (QUD692/2016), relevant to section 23 of the *Aboriginal Cultural Heritage Act 2003* (Qld), to implement Cultural Heritage Monitors for the new Kuranda Cemetery earthworks project as sited within the Djabugay Nation Native Title Claim (QUD692/2016) claim area.

Indigenous Land Use Agreements (ILUA)

Council has five (5) Indigenous Land Use Agreements (ILUAs) that establish the context in which Council operates with specific groups on matters of Native Title and Cultural Heritage.

As a condition of the Indigenous Land Use Agreements, Council has held meetings with the Indigenous Registered Native Title Body Corporate (RNTBC) for the above groups to the cyclic annual Consultative Committee and Capital Works Forum to outline the upcoming Financial Year's capital works program, outline any proposed community programs and initiatives and provide an opportunity for Indigenous representatives to raise any concerns or queries about these works programs and any other issues. Five (5) of five (5) ILUA meetings were held during the period with MbaBarrum, Western Yalanji and Muluridji unrepresented.

Land Tenure Instruments

Council negotiated four (4) new tenure instruments during the period:

- One (1) User Agreement with Kuranda Historical Society for the use of Kuranda Community Precinct – Block C, Area 1.
- One (1) renewal of User Agreement relevant to TRACQS for the use of the *Shed on Park Avenue, Dimbulah*, located on Lot 213 on HG550.
- Two (2) Western Camp agreements with Consolidated Pastoral Company for ongoing utility of road camps located at Wrotham Park Station and Gamboola Station.

Mareeba Aviation Industrial Precinct

Council recorded nil (0) new leasing interests at the Mareeba Aviation Industrial Precinct during the quarter.

Mareeba Industrial Park

Council recorded nil (0) new land sale settlements during the period. Currently there are 14 developed lots available for sale.

Other Land Sales/Purchases

Council recorded one (1) land sale on other freehold land interests during the quarter – Lot 401 on SP334809 located at Kingsborough.

Lot 13 CP861033 (Mareeba Leagues Club Site) has been converted from leasehold to freehold land with Mareeba Shire Council as the Registered Owner.

Notifiable Breaches - internal

Council recorded one (1) notifiable policy related breach during the period.

Right to Information and Information Privacy

Council recorded receipt of two (2) new Right to Information and Information Privacy Access Applications and one (1) internal review assessable under the *Right to Information Act 2009* (Qld).

Unreasonable Complainant Conduct

Council recorded nil (0) new cautionary notice actions undertaken during the period under Council's *Unreasonable Complainant Conduct Policy*.

Administrative Action Complaints

Details of complaints received/processed during the period ending 30 September 2023 are displayed in the following table as aligned with the same period in 2022:

	Jul – Sep 2022	Jul – Sep 2023
Complaints carried over from previous period	7	2
Complaints carried over from previous period finalised during this reporting period	7	2
Complaints lodged during reporting period	13	16
Complaints finalised during reporting period	11	11
Complaints still in process (not finalised) during reporting period	2	5

BUILDING, PLUMBING and TRADEWASTE

Building Applications

In 2018, Council resolved to no longer provide building certification in the major population areas of Mareeba Shire. In 2020, Council resolved not to provide building certification across the entire jurisdiction, however Council is still responsible for the applications it had received up until this point. Generally, approved building applications are granted two (2) years to complete the approved building works. Council's Policy is to provide one (1) extension for all applications upon valid request where works have begun. Therefore, some applications may continue for a maximum of two (2) further years.

The below table provides information on issued building approvals that remain the responsibility of the Council:

Current applications as at 1 July 2023	7
Completed	1
Cancelled	0
Current applications as of 30 September 2023	6

Plumbing Applications

The below table provides information on plumbing approvals that are the responsibility of the Council:

Current applications as at 1 July 2023	311
New Applications	38
Completed	30
Cancelled	0
Current applications as of 30 September 2023	319

Trade Waste

The 2023 Trade Waste inspection program for Mareeba is occurring in conjunction with Plumbing Inspections.

Regulatory

Building, Plumbing, and Trade Waste Services had 105 customer requests this quarter of which 95 were resolved. In comparison to the same quarter in 2022, Council received 115 customer requests.

Compliance

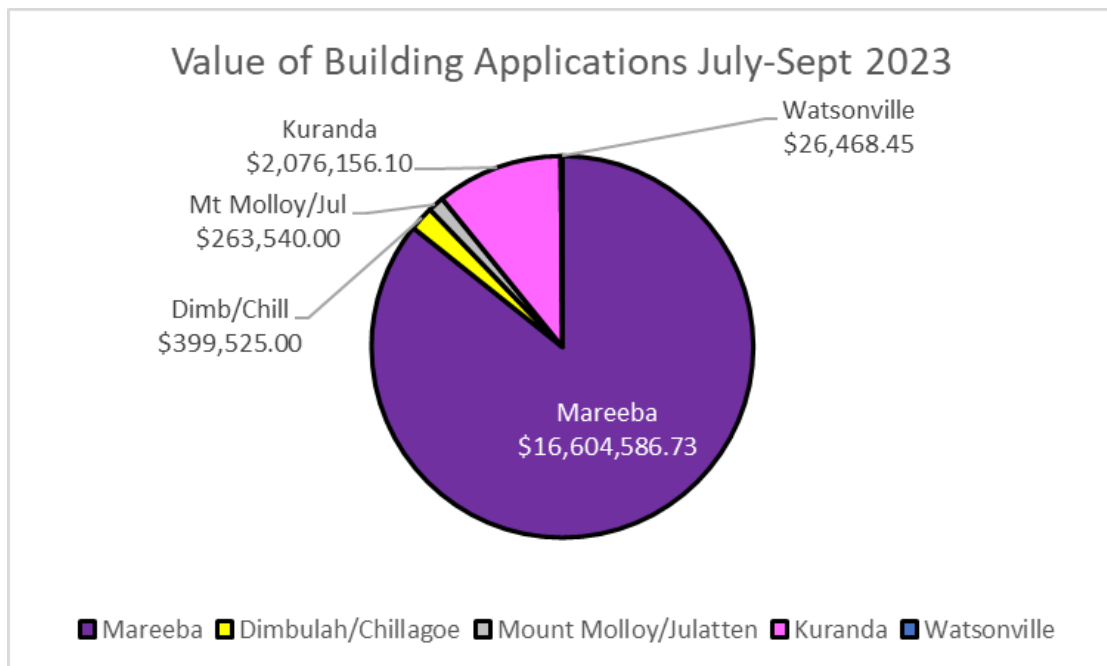
Council continues to progress 44 escalated building and plumbing compliance enforcement actions for unapproved structures relevant to 27 properties across the jurisdiction.

A strategic risk management approach to responding to non-compliance complaints was adopted in September 2022. Council’s approach is still to manage each complaint as low, medium and high risk compliance matters.

Building

The total value of Council's dwelling and commercial approvals have increased compared to the same quarter last year although the total number of applications is lower this quarter. The trend for building development in the Shire over the past 12 months is closer to the typical average development over the past five (5) years.

Quarter	July - September 2023		July - September 2022	
	\$	A	\$	A
Total	\$19,370,276.28	89	\$15,737,705.71	96



REGIONAL LAND USE PLANNING

New Development Applications

16 development applications were lodged in the September quarter 2023 compared to 11 lodged in the September quarter 2022.

Development applications received/approved during the September quarter 2023 as compared to the September quarter 2022 are as follows:

	Jul - Sept 2023	Jul – Sept 2022
New Development Applications lodged	16	11
Decision Notices issued under delegated authority	7	8
Negotiated Decision Notices issued under delegated authority	0	0
Decision Notices issued (from Council Minutes)	7	3
Negotiated Decision Notices issued (from Council Minutes)	1	0
Extensions to relevant period issued	0	0
Extensions to relevant period issued (from Council Minutes)	1	0
Change to existing Development Approval issued	2	0
Referral Agency Response approvals issued under delegated authority	3	8
Survey Plans endorsed	5	8
Notices issued under Planning Act	0	7
Planning Appeals and other Court proceedings	0	0

LOCAL LAWS AND ENVIRONMENTAL HEALTH

Local Laws

Local Laws Officers dealt with the below complaints and enquiries during the quarter relating to the following matters:

Animals

	July - Sept 2023	July - Sept 2022	July - Sept 2021
Animal Attack	25	29	32
Barking Complaints	50*	92	62
Council traps	40	40	43
Cruelty	1	0	2
Enquiries, Unregistered, Hygiene, unleashed	4	42	37
Missing/Lost/Found	202	156	232
Restrained for Collection	10	7	17
Straying Animals	54	34	44
Too many animals	111	144	107
Total	8	6	20

**There has been a decrease in barking complaints in the last quarter. This could be the result of Council’s barking dog process whereby animal owners and complainants are informed throughout the process and advice is provided to animal owners on how to effectively address barking dog complaints when they are not home or away.*

Dog Registration

As at the 30 September 2023, Council has a registered population of 4,014 dogs in the shire with 113 dog renewals outstanding. Mareeba Shire has the highest dog registration per capita compared to neighbouring Local Government Areas.

In this Quarter, a total of 208 animal infringements were issued to dog owners for failing to renew their dog registrations for the upcoming financial year or failing to advise Council of a change of circumstances (dog deceased, left the area). The infringements were issued on 22 August 2023.

	July - Sept 2023	July - Sept 2022	July - Sept 2021
Deceased	148	161	107
Left the area	86	116	80
New registrations	190	221	284

Other Areas

	July - Sept 2023	July - Sept 2022	July - Sept 2021
Abandoned Vehicles	25	16	43
Commercial Use of Roads	9	17	19
Illegal Camping	21	12	25
Illegal Signs	4	0	10
Obstruction of Footpath	0	1	6
Overgrown	21	14	19
Parking, illegal parking	23	23	23
Other	7	4	2
Total	110	87	147

Environmental Health

The Environmental Health section responded to a total of 105 enquiries, complaints and service requests for the quarter relating to the following matters:

	July - Sept 2023	July - Sept 2022	July - Sept 2021
Flying Foxes	-	-	-
Food Complaints	2	2	-
Food Enquiry	20	31	43
Food General	12	10	4
General Service Enquiry	17	32	26
Health Enquiry	6	6	21
Illegal Dumping	21	6	10
Other	7	6	5
Pollution	14	24	22
Public Health Complaint/enquiry	6	6	3
Total	105	129	134

Notices Issued, Inspections Carried Out, Applications Processed

	July - Sept 2023	July - Sept 2022	July - Sept 2021
Animal Management infringements issued	232	149	226
Animals Impounded	133	129	131
Compliance Notices Issued	19	23	26
Food Inspections Undertaken	10	11	54
Local Laws infringements issued	21	25	21
Regulated Parking infringements issued	30	61	91
Warning letters issued	63	103	181

There is also a general decrease in food inspections undertaken this last quarter, due to Council's contractor working away from Jun 2023 to October 2023. The contractor is scheduled to arrive back at Council in November 2023.

In the last quarter (1 July 2023 to 30 September 2023) the following impounds were recorded for dogs:

- Animal returned to owner 1st occasion for free (dog was wandering but was registered): 5 dogs.
- Animal caught wandering (not registered or registered and previously returned to owner): 128 dogs were impounded.

All licence renewals (Food, Accommodation, Commercial Use for Roads, Excess Animals, Public Health) have been renewed for the follow financial year.

COMMUNITY HOUSING PROJECTS**New Duplex for Social Housing for Seniors**

Officers have been finalising the execution of a Capital Funding Agreement between Council, the Department of Communities, Housing and Digital Economy (DCHDE) and the Mareeba Community Housing Company (MCHC) for the construction of a new two (2) x two (2) bedroom duplex in Mareeba with government funding.

Due to the specific definitions, terms and conditions of the departmental Capital Funding Agreement, MCHC is designated the 'Provider' which assigns not only responsibility for project delivery but for the long-term responsibility for tenancy and property management of the new duplex with the duplex added to the MCHC social housing stock. As Trustee of the reserve land, Council will survey the duplex site and prepare a long-term lease with MCHC. Council's ongoing role is to manage the lease for the site with MCHC.

The proposed Agreement stipulates that MCHC must use the duplex only for social housing for seniors in accordance with departmental social housing guidelines and policies which are those

applied to the existing units for seniors. In essence, the new duplex is to be managed that same way that MCHC manages the existing seniors' units.

Local Housing Action Plan (LHAP)

Officers have commenced work to prepare a draft Local Housing Action Plan for the Mareeba Shire by 8 December 2023 for review by State agencies and final Ministerial adoption in March 2024.

This is a State initiative in response to the significant housing challenges across Queensland and is an opportunity for Council to encourage a whole of community response tailored to help address the housing crisis in the Mareeba Shire.

Under the Queensland Government's *Queensland Housing and Homelessness Action Plan 2021-2025*, each Queensland council is required to prepare a Plan that will provide council "with a dedicated pathway for implementing specific, localised housing outcomes with the support of dedicated project resources in the State government. It is ... tailored to meet the needs of council and the community and there is no requirement for the LHAP to address all cohorts, areas, or towns in a local government area."

Quantitative demographic and housing data along with qualitative local data about supply and demand issues and community needs will be analysed to identify key focus areas and priority actions for the Plan.

To gather the qualitative local data within the very tight timeframes, preparation has commenced on a survey of key stakeholders in October 2023. More comprehensive community engagement will be conducted in April/May 2024.

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.

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

KEY COMMUNICATION MESSAGES – INTERNAL USE ONLY

8.6 FINANCIAL STATEMENTS PERIOD ENDING 30 SEPTEMBER 2023

Date Prepared: 28 September 2023

Author: Manager Finance

Attachments: 1. [Budgeted Income Statement by Fund 2023/24 Budget](#) 

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2023 to 30 September 2023.

RECOMMENDATION

That Council;

1. receives the Financial Report for the period ending 30 September 2023;
2. endorses the emergency order

BACKGROUND

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

For the month ending 30 September 2023, the actual results are in line with the year-to-date budget. There are no issues or concerns to discuss or highlight at this stage, any variances at this stage are due to budget allocation timing issues.

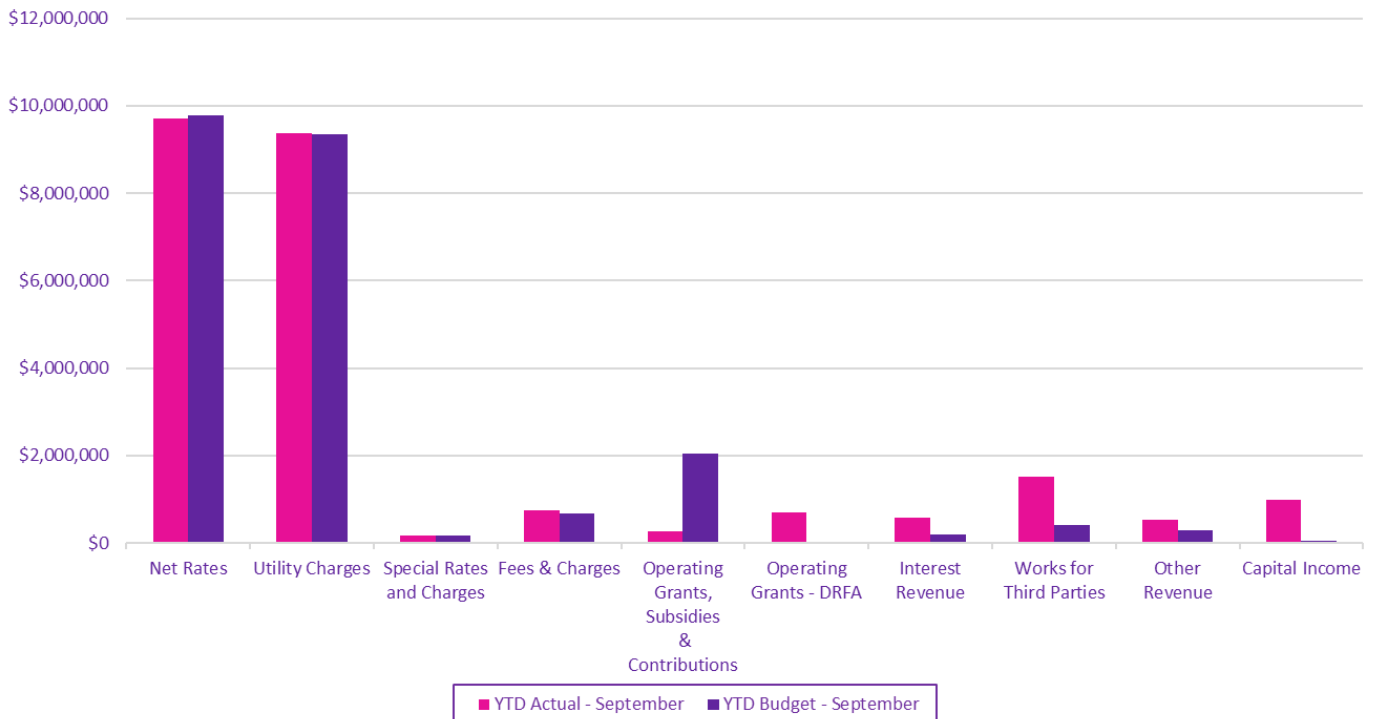
The budgeted figures reflect the 2023/24 Budget as adopted by Council at the 19 July 2023 meeting.

<i>September 2023 - Snapshot</i>	Actuals YTD	Budget YTD
Total Operating Income	\$ 23,588,951	22,887,205
Total Operating Expenditure	\$ 14,214,096	13,746,151
Operating Surplus/(Deficit)	\$ 9,374,855	9,141,054
Total Capital Income (grants, developer contributions)	\$ 990,569	45,000
Net Result - Surplus/(Deficit)	\$ 10,365,424	9,186,054

Total income (inclusive of capital income of \$990,569) for the period ending 30 September 2023 is \$24,579,520 compared to the YTD budget of \$22,932,205.

The graph below shows actual income against budget for the period ending 30 September 2023.

Actual Income V Budget Income



	Actual YTD	Budget YTD	Note
Net Rates	9,699,855	9,783,705	1
Utility Charges	9,369,098	9,345,831	1
Special Rates and Charges	167,276	166,559	1
Fees & Charges	757,432	664,798	2
Operating Grants, Subsidies & Contributions	261,942	2,045,500	3
Operating Grants, Subsidies - DRFA	702,777	-	4
Interest Received	568,029	196,750	5
Works for Third Parties	1,522,154	401,706	6
Other Revenue	540,388	282,356	7
Capital Income	990,569	45,000	8

Notes:

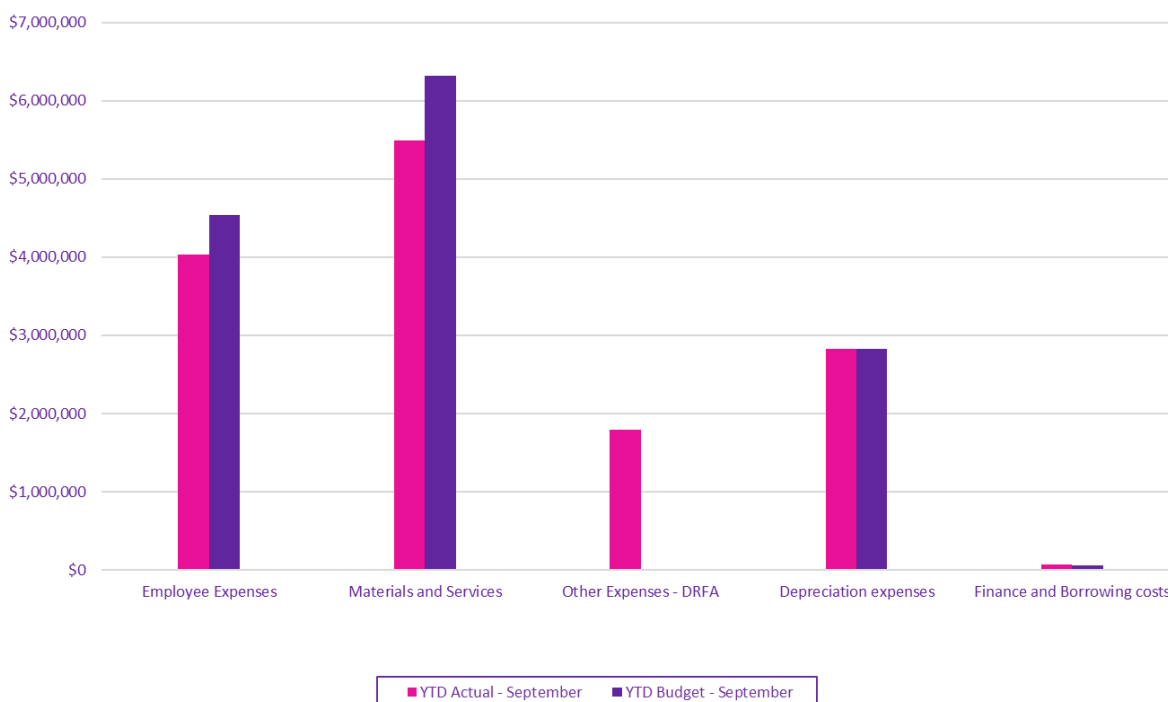
1. Rates for the half year ending 31 December 2023 were levied in August.

2. Revenue from fines, permits and licences for Local Laws tracking higher than YTD budget.
3. The entire Financial Assistance Grant for 23/24 was received in June, however the budget is allocated quarterly over the 2023/24 financial year.
4. Funding for Disaster Recovery Funding Arrangements (DRFA) restoration works which is not budgeted for. This revenue is offset against the expenditure incurred.
5. Favourable variance above budget due to interest rates rising. This interest will be allocated between constrained reserves (developer contributions), waste, water and wastewater funds.
6. Favourable due to third party works not budgeted for and RMPC income received. RMPC income budget is allocated equally over 12-month period, however actuals do not reflect the same trend. This will be the same with expenditure.
7. Annual invoices have been raised for some rent and leases, however the budget has been apportioned equally over 12 months. Also, the sale of scrap and surplus plant year to date have proven favourable above projected budget.
8. Funding received for the Black Summer Bushfire Recovery Grant and from DTMR for TIDS claims Rankin Street and Walsh Street upgrade of intersection and Euluma Creek road widen and seal.

Expenditure Analysis

Total expenses for the period ending 30 September 2023 are \$14,214,096 compared to the YTD budget of \$13,746,151. The graph below shows actual expenditure against budget for the period ending 30 September 2023.

Actual Expenditure V Budget Expenditure



	Actual YTD	Budget YTD	Note

Employee expenses	4,029,507	4,532,202	1
Materials & Services	5,493,778	6,314,085	2
Other Expenses - DRFA	1,790,379	8,750	3
Depreciation expenses	2,828,864	2,828,864	
Finance & Borrowing costs	71,568	62,250	

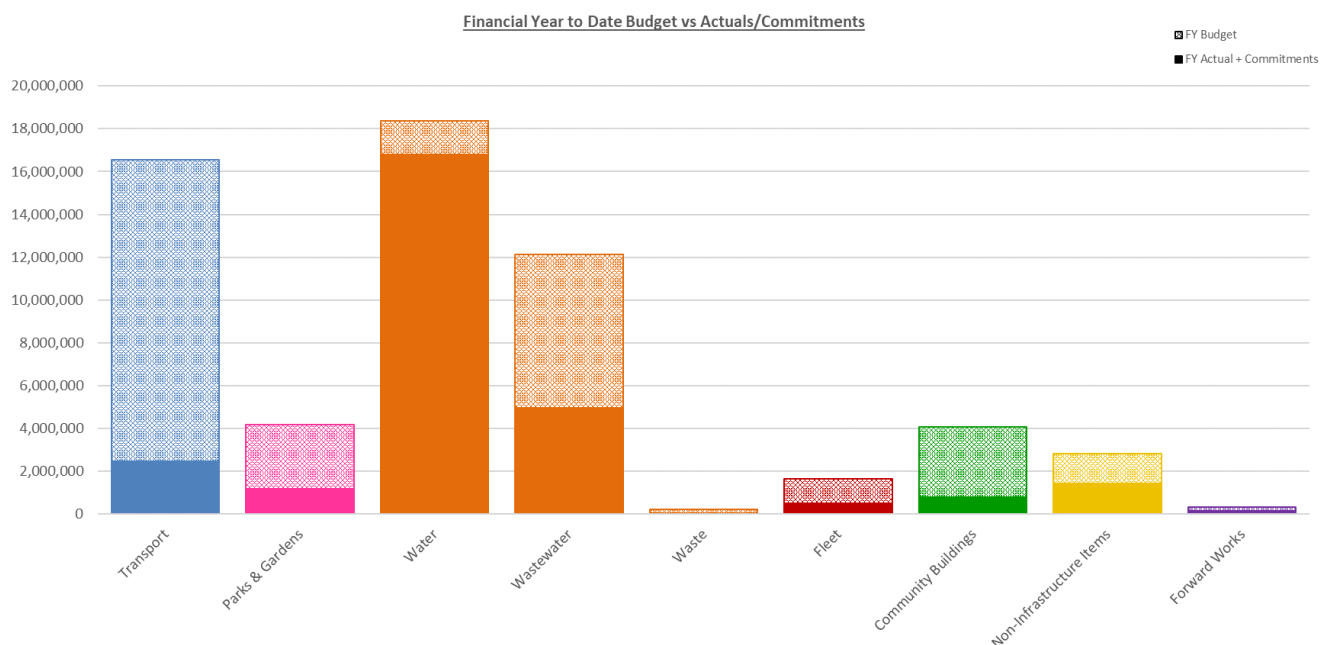
Notes:

1. There are no significant issues to report. The reason for the variance is a timing issue for the annual increment, staff absences, vacancies and staff working on capital.
2. No issues or significant issues to report. Mainly budget allocation timings.
3. The variance relates to the expenditure incurred for the Disaster Recovery Funding Arrangements (DRFA) restoration works which is not budgeted for. This expenditure is offset against the income to be received.

Capital Expenditure

Total capital expenditure of \$28,333,785 (including commitments) has been spent for the period ending 30 September 2023 against the 2023/24 adjusted annual capital budget of \$60,349,539.

This budget has increased from last month as Council was successful in securing a grant for the Kuranda SES external facility improvements. (Grant \$48,656 and Council contribution of \$16,219).



Loan Borrowings

Council's loan balance is \$6,765,217.

Rates and Charges

The total rates and charges payable as of 30 September 2023 are \$3,358,607 which is broken down as follows:

Status	30 September 2023		30 September 2022	
	No. of properties	Amount	No. of properties	Amount
Valueless land	3	82,490	4	64,295
Payment Arrangement	155	227,586	179	245,519
Collection House	158	1,080,612	143	907,926
Exhausted – awaiting sale of land	7	58,876	50	687,336
Sale of Land	-	-	-	-
Other <i>(includes current rate notices)</i>	1,073	1,909,043	796	956,153
TOTAL	1,396	3,358,607	1,172	2,861,229

The Rate Notices for the period ending 31 December 2023 were issued on 21 August 2023 with a discount due date of 22 September 2023.

The total gross rates and charges levied for the six (6) month period amounted to \$21,453,547.

Collection House collected \$43,237 for the month of September 2023.

Sundry Debtors

The total outstanding for Sundry Debtors as of 30 September 2023 is \$462,205 which is made up of the following:

Current	30 days	60 days	90 + days
\$426,920	\$11,620	\$16,622	\$7,043
92.40%	2.50%	3.60%	1.50%

Procurement

There was one emergency purchase orders for the month.

Order Number	PAD21673	Quotation Process	EMERGENC	Order Date	04/09/23
Supplier Name	Granite Engineering & Manufacturing Co Pty Ltd				
Order Amount	\$7,720.39				
Reason	A mesh cover to replace the corroded cover for the chemicals (acid and chlorine) for the pool was required, if not attended to, it would have become a workplace health and safety issue with chemicals spilling. This required immediate attention.				

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

I

Budgeted Income Statement by Fund 2023/24 Budget

Consolidated			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	20,344,590	20,338,535	40,677,068
Less Discounts and Pensioner Remissions	(1,108,361)	(1,042,440)	(2,084,880)
Net Rates and Utility Charges	19,236,229	19,296,095	38,592,188
Fees and Charges	757,432	664,798	2,128,351
Operating Grants and Subsidies	149,957	2,032,500	8,233,196
Operating Grants and Subsidies - DRFA	702,777	-	-
Operating Contributions	111,985	13,000	52,000
Interest Revenue	568,029	196,750	787,000
Works for Third Parties	1,522,154	401,706	1,606,826
Other Revenue	540,388	282,356	1,199,625
Total Operating Revenue	23,588,951	22,887,205	52,599,186
Expenditure			
Employee Expenses	4,029,507	4,532,202	18,500,677
Materials and Services	5,493,778	6,314,085	17,460,588
Other Expenses - DRFA	1,790,379	8,750	35,000
Depreciation expense	2,828,864	2,828,864	11,315,475
Finance and Borrowing costs	71,568	62,250	249,000
Total Operating Expenses	14,214,096	13,746,151	47,560,740
Operating Surplus/(Deficit)	9,374,855	9,141,054	5,038,446
Capital Income			
Capital Contributions	278,688	-	-
Capital Grants and Subsidies	682,414	-	6,575,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	29,467	45,000	180,000
Total Capital Income	990,569	45,000	6,755,000
Net Result	10,365,424	9,186,054	11,793,446

Budgeted Income Statement by Fund 2023/24 Budget

General			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	10,911,198	10,929,111	21,858,221
Less Discounts and Pensioner Remissions	(1,108,361)	(1,042,440)	(2,084,880)
Net Rates and Utility Charges	9,802,837	9,886,671	19,773,341
Fees and Charges	585,958	496,891	1,283,965
Operating Grants and Subsidies	149,957	2,032,500	8,233,196
Operating Grants and Subsidies - DRFA	702,777	-	-
Operating Contributions	-	-	-
Interest Revenue	328,767	117,000	468,000
Works for Third Parties	1,514,238	401,706	1,606,826
Other Revenue	436,628	228,856	985,625
Total Operating Revenue	13,521,162	13,163,624	32,350,953
Expenditure			
Employee Expenses	3,588,353	4,037,590	16,484,913
Materials and Services	3,451,199	3,454,551	7,214,824
Other Expenses - DRFA	1,790,379	8,750	35,000
Depreciation expense	2,000,896	2,000,896	8,003,597
Finance and Borrowing costs	44,407	35,713	142,852
Total Operating Expenses	10,875,234	9,537,500	31,881,186
Operating Surplus/(Deficit)	2,645,928	3,626,124	469,767
Capital Income			
Capital Contributions	278,688	-	-
Capital Grants and Subsidies	16,220	-	4,314,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	29,467	45,000	180,000
Total Capital Income	324,375	45,000	4,494,000
Net Result	2,970,303	3,671,124	4,963,767

Budgeted Income Statement by Fund 2023/24 Budget

Waste			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	2,291,740	2,280,165	4,560,330
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	2,291,740	2,280,165	4,560,330
Fees and Charges	131,647	139,157	729,386
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	13,000	52,000
Interest Revenue	36,292	10,500	42,000
Works for Third Parties	4,909	-	-
Other Revenue	79,692	47,250	189,000
Total Operating Revenue	2,544,280	2,490,072	5,572,716
Expenditure			
Employee Expenses	56,968	55,523	222,091
Materials and Services	929,004	1,283,490	5,116,750
Depreciation expense	45,036	45,036	180,144
Finance and Borrowing costs	-	-	-
Total Operating Expenses	1,031,008	1,384,049	5,518,985
Operating Surplus/(Deficit)	1,513,272	1,106,023	53,731
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	1,513,272	1,106,023	53,731

Budgeted Income Statement by Fund 2023/24 Budget

Wastewater			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	3,055,178	3,035,238	6,070,475
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,055,178	3,035,238	6,070,475
Fees and Charges	16,197	15,000	60,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	98,512	51,250	205,000
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	3,169,887	3,101,488	6,335,475
Expenditure			
Employee Expenses	153,542	164,669	669,805
Materials and Services	417,515	651,839	1,773,161
Depreciation expense	412,288	412,288	1,649,153
Finance and Borrowing costs	27,161	26,537	106,148
Total Operating Expenses	1,010,506	1,255,333	4,198,267
Operating Surplus/(Deficit)	2,159,381	1,846,155	2,137,208
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	2,261,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	2,261,000
Net Result	2,159,381	1,846,155	4,398,208

Budgeted Income Statement by Fund 2023/24 Budget

Water			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	4,023,705	4,031,929	8,063,857
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,023,705	4,031,929	8,063,857
Fees and Charges	23,630	13,750	55,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	104,458	18,000	72,000
Works for Third Parties	3,007	-	-
Other Revenue	24,068	6,250	25,000
Total Operating Revenue	4,178,868	4,069,929	8,215,857
Expenditure			
Employee Expenses	230,644	274,420	1,123,868
Materials and Services	645,351	882,256	3,308,279
Depreciation expense	356,158	356,158	1,424,631
Finance and Borrowing costs	-	-	-
Total Operating Expenses	1,232,153	1,512,834	5,856,778
Operating Surplus/(Deficit)	2,946,715	2,557,095	2,359,079
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	666,194	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	666,194	-	-
Net Result	3,612,909	2,557,095	2,359,079

Budgeted Income Statement by Fund 2023/24 Budget

Benefited Area			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	62,769	62,093	124,185
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	62,769	62,093	124,185
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	111,985	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	174,754	62,093	124,185
Expenditure			
Employee Expenses	-	-	-
Materials and Services	50,709	41,949	47,574
Depreciation expense	14,487	14,487	57,950
Finance and Borrowing costs	-	-	-
Total Operating Expenses	65,196	56,436	105,524
Operating Surplus/(Deficit)	109,558	5,657	18,661
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	109,558	5,657	18,661

8.7 VALUELESS LAND TO ACQUIRE

Date Prepared: 13 September 2023

Author: Manager Finance

Attachments: 1. Valueless Land Properties [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that there are three (3) properties currently on Council's rating system that are now considered valueless land due to the total amount of the overdue rates or charges being more than the value of the land.

RECOMMENDATION

That Council:

1. acquires the lands in the Schedule below in accordance with Section 149(1) of the *Local Government Regulation 2012* as it considers that the value of the lands if they were sold would in each case be less than the total amount of the overdue rates [and charges];
2. delegates authority to the Chief Executive Officer to sign a notice of intention to acquire the lands to be given to all interested parties and to take all further steps necessary to complete the acquisition process in accordance with Sections 150 and 151 of the *Local Government Regulation 2012*.

BACKGROUND

As identified in the Financial Statements period ending 30 September 2023 Council report, there are three (3) properties that are listed under Valueless Land. Three (3) of those properties have now reached the thresholds as outlined in section 148 of the *Local Government Regulation 2012* and are contained within this report.

The three (3) properties where the rates in arrears are currently higher than the valuation, the land is considered to be valueless or of so little value that, if it were sold, the proceeds of the sale would be less than the amount of the overdue rates and charges.

All these properties have been recognised under GenCatN - Unused Land and have continued to be rated every six (6) months. The current registered owners of these properties abandoned them over a century ago and are presumed deceased.

The process involved in this acquisition is directed by legislation and will be subject to professional legal advice as required.

Section 148 of the *Local Government Regulation 2012* identifies thresholds that need to be satisfied for acquisition to commence.

Once these properties have been acquired by Council, further discussions will be held to determine future plans for these parcels of land.

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

The properties mentioned in the schedule need to be considered under Section 149(1) of the *Local Government Regulation 2012* as the value of the lands if they were sold would in each case be less than the total amount of the overdue rates [and charges].

In accordance with Sections 150 and 151 of the *Local Government Regulation 2012*, the Council can hereby direct the Chief Executive Officer to sign a notice of intention to acquire the lands to be given to all interested parties and to take all further steps necessary to complete the acquisition process.

POLICY IMPLICATIONS

Debt Recovery Policy 2023/24

Revenue Policy 2023/24

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Update Council Asset register should Council proceed to acquire the land and consider expenditure in future capital budgets for legal costs and fees incurred with the acquisitions.

Operating

Council will need to consider expenditure in future operational budgets for the payment of both the Waste Management levies and Emergency Management levies on all these properties should Council proceed with the acquisitions.

Is the expenditure noted above included in the current budget?

No

If not, you must recommend how the budget can be amended to accommodate the expenditure.

The overall budget impact of Council acquiring this land is minimal with the majority of the expenditure being absorbed internally within Council than outsourcing the process. The current predicted costs will be the submissions of forms to the Queensland Land Registry, Department of Natural Resources and also any advertising costs with newspapers. It is assumed that the budget impact will be over two (2) financial years 2023/2024 and 2024/2025 with any material financial impact assessments forwarded to the Manager Finance.

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.

IMPLEMENTATION/COMMUNICATION

Nil

Schedule of properties to be acquired

Property ID	Registered Owners	Location	Description of Land	Land Area	Valuation	Period which rates unpaid	Rate at which interest is accruing	Overdue Rates and Charges as at 11 September 2023	Interest Owning due to Overdue Rates and Charges	Total Overdue Rates & Charges as at 11 September 2023	Address
10674	John Ralph Leinster	Watsonville	Lot 402 W 2631	1,012 sq m	\$ 15,000.00	10/08/2020 to present	8.53% pa from 01/07/2020 - 30/06/2021 8.03% pa from 01/07/2021 - 30/06/2022 8.17% pa from 01/07/2022 - 30/06/2023 11.64% pa from 01/07/2023 - 30/06/2024	\$ 55,148.55	\$ 5,964.70	\$ 61,113.25	Kate Street WATSONVILLE QLD 4887
16048	William Atherton	Mungana	Lot 104 M 4872	1,012 sq m	\$ 5,500.00	25/10/2019 to present	9.83% pa from 1/07/2019 - 30/06/2020 8.53% pa from 01/07/2020 - 30/06/2021 8.03% pa from 01/07/2021 - 30/06/2022 8.17% pa from 01/07/2022 - 30/06/2023 11.64% pa from 01/07/2023 - 30/06/2024	\$ 5,882.55	\$ 890.12	\$ 6,772.67	Atherton Street MUNGANA QLD 4871
61033	James Thomas Cummings	Thornborough	Lot 9 T 2131	779 sq m	\$ 7,700.00	12/02/2019 to present	11.00% pa from 01/07/2018 - 30/06/2019 9.83% pa from 1/07/2019 - 30/06/2020 8.53% pa from 01/07/2020 - 30/06/2021 8.03% pa from 01/07/2021 - 30/06/2022 8.17% pa from 01/07/2022 - 30/06/2023 11.64% pa from 01/07/2023 - 30/06/2024	\$ 11,582.00	\$ 3,021.50	\$ 14,603.50	Mulligan Street THORNBOROUGH QLD 4872
					\$ 28,200.00					\$ 82,489.42	

8.8 AUDITOR-GENERAL'S 2023 FINAL REPORT

Date Prepared: 4 October 2023
Author: Manager Finance
Attachments: 1. 2023 Closing Report [↓](#)

EXECUTIVE SUMMARY

Section 213 of the *Local Government Regulation 2012* requires that the auditor-general's observation report be tabled following receipt of the report.

RECOMMENDATION

That Council receive and note the attached report.

BACKGROUND

Each financial year Council's financial statements must be audited and for the 2022/23 financial year Council's auditors are Grant Thornton as the contract auditors on behalf of Queensland Audit Office.

Auditors were onsite from 14 August to 25 August 2023. During this period, Council received positive feedback from the auditors and no major issues or concerns were reported.

An auditor-general's observation report is a report about the audit prepared under section 54 of the *Auditor-General Act 2009* that includes observations and suggestions made by the auditor-general about anything arising out of the audit.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

RISK IMPLICATIONS

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.

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

Nil



Mareeba Shire Council

4 October 2023



4 October 2023

Mrs Angela Toppin
Mayor
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Dear Mrs Toppin

Final management report for Mareeba Shire Council

We have completed our 2023 financial audit for Mareeba Shire Council. The Auditor-General has issued an unmodified audit opinion on your financial statements.

The purpose of this letter is to update you on any matters that have arisen since we presented our closing report to the audit committee on 3 October 2023.

Reporting on issues identified after the closing report

I can confirm that we have not identified significant issues since the presentation of our closing report. The issues and other matters we have formally reported to management and an update on management's actions taken to resolve these issues is included as Appendix A.

Please note that under section 213 of the Local Government Regulation 2012, you must present a copy of this report at your council's next ordinary meeting.

Report to parliament

Each year we report the results of all financial audits and significant issues to parliament.

We intend to include the results of our audit of Mareeba Shire Council in our report to parliament. We will comment on the results of our audit of your financial report, any significant internal control issues we identified, and the overall results of the sector, including major transactions and events. We will discuss the proposed content of our report with your Chief Executive Officer and continue to consult as we draft our report. Formally, you will have an opportunity to comment on our report, and for these comments to be included in the final version tabled in parliament.

Audit fee

The final audit fee for this year is \$125,000 exclusive of GST (2021: \$119,800). This fee is in line with the estimate in our external audit plan.

We would like to thank you and your staff for their engagement in the audit this year and look forward to working with your team again next year.

If you have any questions about this letter or would like to discuss any matters regarding our services and engagement, please do not hesitate to contact Kelly Graham or me on 07 4046 8888.

Yours sincerely

A handwritten signature in black ink, appearing to read "Shona Cram", written in a cursive style.

Shona Cram
Engagement Partner

2022 Final management letter

Appendix A1 – Status of issues

This section provides an update on the control deficiencies we have identified. It includes a response from management.

Our risk ratings are as follows. For more information and detail on our rating definitions, please see the webpage here: www.qao.qld.gov.au/information-internal-controls or scan the QR code.



Internal control issues			Financial reporting issues		
Significant deficiency	Deficiency	Other matter	High	Medium	Low

Deficiency

3IC-1 Stocktake attendance observations

Observation

During our attendance at Council's stocktake count, we identified a number of issues, such as:

- the absence of written procedures;
- only one member of staff performing the count;
- the stocktake was held over a two-week period;
- stocktake counting performed over the weekend was done so with little supervision;
- quantity of items listed on the count sheets;
- lack of signatures on the completed count sheets;
- no marking of counted stock;
- stock held in incorrect locations;
- uncertainty regarding whether to hold onto physical count sheet records; and
- write-offs not being completed due to lack of time and personnel.

Implication

The above observations could result in inaccurate inventory levels being counted, recorded and ultimately presented in the financial statements.

QAO recommendation

We recommend that management implements procedures and processes to address these observations, such as:

- documenting procedures for the stocktake count, including required number of personnel to complete the stocktake count in a timely manner, minimum requirements for supervision on weekdays and weekends; and the process for completing write-offs to ensure they are completed in a timely manner. The stocktake procedures should also detail how records are to be kept (e.g. physical copies, electronic copies etc.)
- ensuring stock count sheets are provided to counters without quantities included, and the completed stock count sheets are signed by the counter to ensure accountability amongst counters;

SENSITIVE

2022 Final management letter

Management response

Noted. Council will document the long-standing process that has been in place since pre-de-amalgamation in 2014.

Council's Stores Coordinator retired this year after 49 years, with the Senior Stores Officer stepping up to the position. One of the changes the new Stores Coordinator is undertaking is moving the old paper-based system to electronic stocktakes using tablets. Unfortunately, due to staff resources/availability this was not achieved by 30 June 2023.

In the main stores areas stock takes are always conducted by two people, it is only at the smaller depots that a single person undertakes the stock take. This year, due to the limited staff availability this was not possible.

Responsible officer: Manager Finance

Status: Work in progress

Action date: 30 June 2024

SENSITIVE

2



2022 Final management letter

Appendix A2 – Matters previously reported

The following table summarises all control deficiencies, financial reporting issues and other matters that have previously been raised but are not yet resolved. The listing includes issues from our reports this year and those issues raised in prior years.

Internal control issues			Financial reporting issues		
					
Significant deficiency	Deficiency	Other matter	High	Medium	Low

Internal control issues

Ref.	Rating	Issue	Status
22FR-1		<p>Indexation considerations for land valuations</p> <p>In the 2022 year, we identified that management used CPI as a measure for assessing land revaluations and the amount of the uplift to land required. We determined that using the latest sales data where available is a more relevant measure for assessing land values for Council.</p> <p>By using a measure for assessing valuations that is not the most relevant to the class of asset being revalued it may distort the true fair value of that class of asset and may result in a misstatement. We recommend management consider what is an appropriate basis of measurement for assessing land valuations outside of the comprehensive valuations.</p>	<p>Status: Resolved</p> <p><i>2023 final update</i></p> <p>Land has been indexed in the 2023 year using the market movement approach.</p>
22FR-2		<p>Accuracy of revaluation uploads into TechOne</p> <p>In the 2022 year, we identified an error in the revaluation adjustments processed in the general ledger totalling \$1,771,467 within the other infrastructure class indexation uplift. It was identified that a manual input error had occurred between transferring the revaluation adjustments from the workings spreadsheet to the TechOne upload spreadsheet resulting in some of the adjustments not being recorded. As this amount was not material no uncorrected adjustment has been recognised.</p> <p>Where data input for revaluation adjustments are not reviewed it can cause errors in the revaluation amounts reported within the general ledger that could lead to a material misstatement.</p> <p>We recommend management implement an additional review between the workings spreadsheet and TechOne upload and ultimately the asset register to ensure that determined adjustments are appropriately recorded in the general ledger and financial statements.</p>	<p>Status: Work-in-progress</p> <p><i>2023 final update</i></p> <p>Management has calculated the revaluation adjustments in a workings spreadsheet. We understand the asset registers in TechOne will be updated in due course following the audit to reflect the workings in the spreadsheet.</p> <p>We noted no issues with the workings spreadsheet used to calculate the revaluation adjustments and have reconciled the workings spreadsheet to the general ledger and property, plant and equipment reconciliation.</p> <p>We will mark the matter as work-in-progress. Resolved status pending upload of the revaluation adjustments into the TechOne asset registers.</p>

SENSITIVE



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 53 Albert Street, Brisbane Qld 4000
 PO Box 15396, City East Qld 4002



8.9 NAMING OF NEW KURANDA CEMETERY

Date Prepared: 21 September 2023

Author: Senior Community Engagement Officer

Attachments: 1. [Proposal to Name Unnamed Cemetery Public Notice](#) [↓](#)

EXECUTIVE SUMMARY

The report seeks to inform Council of the notifications received regarding the proposal to name the unnamed new Kuranda cemetery.

RECOMMENDATION

That the new Kuranda cemetery located on Kuranda Heights Road be named Kuranda Heights Cemetery.

BACKGROUND

Council has embarked on a project to construct a new cemetery at Kuranda due to the diminishing capacity of the current Kuranda Cemetery.

The new cemetery is located on Kuranda Heights Road.

Council was required to provide the community 30 days' notice of its intention to name the new Kuranda cemetery "Kuranda Heights Cemetery".

The name Kuranda and New Kuranda Cemetery could not be used as they are already in use.

The notice was published in the Kuranda Paper and the Express in August 2023.

The 30-day notice period ended on 13 September 2023.

Council received two submissions regarding the proposed naming of the cemetery.

One resident suggested the new cemetery be named Kuranda Rainforest Cemetery and an organisation suggested the new cemetery have a local indigenous name.

RISK IMPLICATIONS**Environmental**

Nil.

Infrastructure and Assets

Nil.

Political and Reputational

Nil.

Legal and Compliance

The Registry of Births, Deaths and Marriages will be notified of the new cemetery.

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

N/A



PROPOSAL TO NAME UNNAMED CEMETERY

Council is proposing to name the new cemetery being established in Kuranda as the Kuranda Heights Cemetery.

The new cemetery is located on Kuranda Heights Road.

The name Kuranda and New Kuranda Cemetery cannot be used as they are already in use.

Council is required to provide thirty (30) business days notice to residents if they choose to respond with a submission in support or opposition of this proposal before a recommendation is put before Council.

You can email correspondence to info@msc.qld.gov.au or via post using the address listed below.

Peter Franks
CHIEF EXECUTIVE OFFICER
PO Box 154
MAREEBA QLD 4880

9 INFRASTRUCTURE SERVICES

9.1 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 19 SEPTEMBER 2023

Date Prepared: 5 October 2023

Author: Director Infrastructure Services

Attachments: 1. Traffic Advisory Committee - Minutes of Meeting held 19 September 2023 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday 19 September 2023.

RECOMMENDATION

That Council

1. receives the minutes of the Traffic Advisory Committee Meeting held Tuesday, 19 September 2023; and
2. the Traffic Advisory Committee's to support the Department of Transport and Main Roads' (TMR's) proposal to reduce the speed limit on the Mulligan Highway through Bibohra to 80km/h.

BACKGROUND

The Traffic Advisory Committee (TAC) is an advisory committee to Council under Section 265 of the *Local Government Regulation 2012*. The TAC provides information and advice to Council regarding traffic, road and transport matters.

RISK IMPLICATIONS

Financial

There are ongoing costs associated with investigation of traffic matters to ensure a safe road environment for our community. In most cases, any safety improvements on Council roads determined from these investigations will be funded from operational budgets or referred for consideration in future capital budget deliberations.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Internal resources for investigation and follow up actions.

LINK TO CORPORATE PLAN

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.

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



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MINUTES

TRAFFIC ADVISORY COMMITTEE

Tuesday 19 September 2023
Commenced at 9:30am

Members Present:

John Ridgway	Queensland Police (QPS) – Sergeant
Michael Ringer	Transport & Main Roads (TMR) – Principal Engineer
Kevin Davies (Chair)	Mareeba Shire Council (MSC) – Chair
Lenore Wyatt	Mareeba Shire Council (MSC) – Councillor
Sam Wakeford	Mareeba Shire Council (MSC) – Manager Technical Services
Glenda Kirk	Mareeba Shire Council (MSC) – Director Infrastructure Services
Wendy Melville	Mareeba Shire Council (MSC) – Secretariat

Non-Members Present:

Angela Toppin	Mareeba Shire Council (MSC) – Mayor
Mario Mlikota	Mareeba Shire Council (MSC) – Councillor

1. WELCOME

The Chair opened the meeting at 9:30am welcoming all and thanking everyone for their participation. Apologies were noted as follows:

Apologies

Mary Graham	Mareeba Shire Council (MSC) – Councillor
Marita Stecko	DTMR (Safety & Regulation Division)
Derek Garner	Queensland Police (QPS) – Senior Sergeant
Kim Yap	DTMR (Principal Engineer – Program Delivery & Operations)

Bereavement / Condolences

A minute's silence was observed as a mark of respect for Sid Amarille, TMR representative, who passed away in July.

2. MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held 20 June 2023 were noted as being true and correct.

Moved by Cr Lenore Wyatt

Seconded by John Ridgway

3. BUSINESS ARISING FROM PREVIOUS MINUTES

3.1 Parking issues at St Thomas's Catholic School

- Council have sought funding consideration through TMR (STIP) for improvements to the intersection of Constance and Hastie Streets including pedestrian crossing works. STIP Ideas Application lodged; SafeST investigation concluded and progressed to the nomination form; design solutions being investigated for future cost consideration as a possible 2023/24 project.
- Further improvement works to Hastie Street for the improvement to parking and safety would be investigated and considered for funding under future capital programs.

-
- MSC confirmed two projects identified; Stage 1: Pedestrian crossing & intersection improvement works (through TMR STIP application; and Stage 2: Parking and traffic movements
 - STIP Nomination form being completed for Stage 1 with MSC working in conjunction with CathEd; currently being designed to align with grant funding
 - Stage 1: Preliminary design on schedule to be completed by 30 June 2023. STIP Funding application for Stage 1 lodged with TMR
 - TMR advised applications will be finalised in October 2023 and asked if the School has formed a SafeST Committee
 - Stage 2: Council continues with preliminary design, resident consultation to be undertaken. Further updates to be provided at future TAC Meetings
 - MSC advise intersection design 95% complete, STIP funding application approved for crossing improvements.

3.2 Walsh Street Temporary Traffic Measures

- Temporary works are in place and continue to be monitored
- QPS advises non-compliance by motorists is occurring in this area which they are acting upon.
- MSC has engaged a consultant (Bitzios) to undertake a traffic study (completed) and prepare concept and detailed designs for upgrade of this section of road on 2023/24
- MSC advise based on preliminary feedback from consultant, there will be a significant change to the parking arrangements and confirms that information from QPS is considered in traffic study
- Phase 2 of the design process underway; consultants on track with completion of the preliminary design anticipated mid 2023; detailed design to follow; water main replacement to be undertaken as part of the project before any traffic works, construction proposed post wet season 2024. MSC to ensure emergency services notified of works when construction is undertaken
- Consultants are on track with completing preliminary design, detailed design will commence as soon as possible
- Walsh Street water main replacement to commence in July 2023
- Walsh Street AC water main replacement works complete; detailed design to commence prior to end of 2023.

3.3 TMR Mareeba Southern Approach

- Items 3.5; 3.6; 3.7; 3.9; 3.11; 3.12 to be combined and titled 'TMR Mareeba Southern approach'; the items being combined are:
 - 32A/32B Kennedy Hwy / Byrnes St T-Intersection
 - Mareeba Connection Rd / Byrnes St merge lane signage
 - Mareeba Heritage Centre - Requests for Improvements - entry / exit to VIC carpark
 - Mareeba Bypass
 - B-Double Route – access to Reynolds Street Industrial Area / Kennedy Hwy via Costin St
 - HV parking between Martin Ave & Kennedy Hwy
 - TMR followed up after the meeting and advised:
 - **Mareeba Bypass** – TMR is progressing with the Preliminary Evaluation (Options development) phase. MSC will continue to be involved in planning discussions. More information can be found at [Mareeba - Dimbulah Road, Mareeba Bypass | Department of Transport and Main Roads \(tmr.qld.gov.au\)](https://www.tmr.qld.gov.au/mareeba-dimbulah-road-mareeba-bypass)
 - **Mareeba Jackeroo Hotel** – TMR is meeting with Motel Proprietor on 31 March 2023 to agree on actions to better manage dust and HV parking in the vicinity of his hotel and the Mareeba Heritage Centre.
 - Following this TAC Meeting, TMR and MSC to inspect the Mareeba Centenary Park entrance with a view to preparing a plan for the work to be undertaken through RMPC
 - Outcome of on-site inspection by TMR & MSC on 20/06:
-

- Shoulder edge wear at the northern entrance to Centenary Park; works have been completed by Council through RMPC; bollards to be installed;
 - Drain between Centenary Park driveways requires regrading to ensure drain is functional as picking machine display installed in overland drainage path; and
 - Future options to be considered regarding parking on the south-west of Jackaroo Motel
 - Parking in front of Jackaroo between exit driveway & Costin Street – proposed yellow line and No Parking sign
- TMR advised 32A/32B intersection is being designed for signalised Intersection; delivery will be carried out when funding is available.

3.4 Byrnes / Rankin Street Drainage (Glenda Kirk)

- MSC raised with TMR the issue of stormwater drainage at the corner of Byrnes / Rankin Street intersection which has resulted in inundation of footpaths, particularly on the western side of Byrnes Street north of the intersection and east of the intersection (near McDonald's and in the Coles car park)
- MSC advised there has been notable change since the traffic lights were installed in 2019/20 seeking a joint approach between TMR and Council to determine what can be done to alleviate some of the issues in the short term and requesting some priority be given around this issue
- MSC information and sketches were provided to TMR on 14 February 2023
- TMR to inspect the area with MSC officers following this meeting of 21 March 2023
- MSC is proposing to undertake a design project to address long-standing issues with stormwater drainage and pedestrian access in the CBD in the 2023/24 capital works program to gain a clear understanding of the funding required for the improvements
- MSC advised it seeks rectification of the drainage issue created since the installation of the traffic lights prior to the coming wet season. TMR advised detailed analysis to be undertaken with MSC providing data and assistance; TMR to liaise with MSC
- Discussions have commenced with TMR regarding review of Byrnes/Rankin drainage rectification. Investigation is currently being carried out by TMR. TMR has engaged consultant and report is being prepared.
- Council has undertaken condition assessment of most stormwater assets in CBD and identified extents for CBD drainage assessment ready for engagement of consultant.

3.5 Byrnes Street, Mareeba – Through Traffic Keep Right (Cr Mlikota)

- Community seeks a bigger "Through Traffic Keep Right" sign on the north side of Byrnes Street
- Suggesting the sign is similar in size to the current Mareeba Traffic Area P2 sign located in the centre median near the raised pedestrian crossing near Llyod Street
- MSC reiterated with TMR bigger signage is required, TMR to liaise with MSC on sizing and location with signage being potentially installed under RMPC
- Signs have arrived, installation scheduled by Council for late September under RMPC.

3.6 Tablelands Heavy Vehicle Management Strategy

- TMR advised plans are with strategic planners for these works, TMR will follow up regarding website approval and will send link if approved for updates available
- TMR links to FND projects with webpages provided to members with June 2022 Minutes
- Heavy vehicle stopping facility constructed at the top of the Rex Range near Nile Mile Road (Mossman-Mt Molloy Road). MSC seeking an update on other locations on the northern and southern approaches to Mareeba and Springs Road
- TMR followed up after the meeting and advised Tablelands Heavy Vehicle Management Strategy is current and it is being updated at this stage. The implementation (construction) of changes / additional HV rest areas is currently unfunded
- Item to remain on Agenda pending TMR Planning team providing MSC with an update following the meeting

- The Tablelands Heavy Vehicle Management Strategy is complete and is being used to inform heavy vehicle improvements on the Tablelands. TMR is continuing to apply for funding to progress the outcomes of the strategy.
- Item to be moved to end of Agenda as note for future funding opportunities.

3.7 32A Kennedy Highway (Cairns - Mareeba) - TMR Night Audit

- TMR advised night audit completed; close out meeting to be held but no priority issues identified
- Some solar lighting not in operation due to lithium batteries being stolen; TMR installing an underground battery box (referred to as wom-bat) to eliminate future thefts
- TMR followed up after the meeting and advised the Department has engaged an electrical designer to look at the following intersections; Gilmore Road; Windy Hollow Road Ch 18.08; Top Rock Quarry Access Ch 18.55 and Emerald Creek Service Station Ch 42.58
- TMR sign audit complete and signs ordered; TMR advised it is anticipated cleaning and installation of signage will be complete by RoadTek by end of July 2023
- TMR advise signs in Speewah replaced. Cleaning of some signs east of Kuranda required.
- Noted the Welcome to Mareeba sign is obscured by TMR's new ITS signs. TMR will arrange relocation.
- Concerns raised regarding lane width of Kuranda Range for long trucks. TMR has advised funding committed for further safety upgrades of Kuranda Range.

3.8 32A Kennedy Highway / Kay Road Intersection - Improvements for Heavy Vehicles

- Further works programmed by TMR as part of High Risk Roads Targeted Road Safety Program; upgrade works to be carried out at priority intersections including Kay Road.
- TMR advised works will be considered in Tranche 3 of the High Risk Roads Upgrade Programme.
- TMR followed up after the meeting and advised the current intersection geometry includes a widened sealed pavement for the left turn and a right turn lane of sufficient length and width for the right turn into Kay Road. The intersection is lit. Any upgrade to this intersection is unfunded and is a lower priority against other state priorities.
- Item to remain on Agenda pending TMR Planning team providing MSC with an update following the meeting
- Further correspondence received from school bus driver raising concerns of no turning lane, stating there are more heavy vehicles utilizing Kay Road than light vehicles. Council to provide traffic count data for Kay Road to TMR.

3.9 Kennedy Highway – Gilmore Road Intersection (*Josh Musumeci*)

- There is no road lighting at the intersection of Gilmore Road and the Kennedy Highway
- Lighting requested to delineate the intersection due to high heavy vehicle traffic volumes
- Item to remain on Agenda pending TMR Planning team providing MSC with an update following the meeting
- TMR has listed this intersection as a project (lighting) for future Safer Roads Sooner submission, however it is noted that the intersection has a low Qld Risk Assessment Model ranking.
- There being no further action required by this committee, it was recommended the item be removed from the agenda.

3.10 32A Kennedy Highway (Cairns - Mareeba) - Barron River Bridge, Kuranda - Weight Restrictions

- Testing and maintenance works by TMR continue; Contract to investigate long-term solutions for the bridge awarded to Arup
- Ongoing testing and monitoring program continues to ensure the bridge remains safe; TMR progressing a planning study to investigate long-term solutions. Inspections will be carried out every 3 months with rehabilitation works being carried out where necessary
- Testing and maintenance works on the bridge continue. Planning study to investigate long-term solutions is progressing with the planning project confirming the preferred

alignment and scope of a replacement bridge over the Barron River, including a viable delivery strategy that also considers the ongoing management and rehabilitation of the existing bridge

- Planning, including Business Case, has commenced with geotechnical investigations in progress.

3.11 32B Kennedy Highway (Mareeba-Atherton) – Request for overtaking lanes

- QPS enquired why there are no south bound overtaking lanes between Mareeba and Atherton advising the line marking completed under the recent upgrade works limited overtaking opportunities for motorists
- MSC raised concerns of the right turn into Yuruga Nursery from the passing lane heading south.
- TMR followed up after the meeting and advised Kennedy Highway (Mareeba–Ravenshoe) / Mareeba Shire – An overtaking lane project is funded in QTRIP \$3m starting in 2024/25. Location has not been finalised yet
- “Turning Traffic” warning sign to be installed by TMR, anticipated delivery of sign is end of June 2023
- Item to remain on Agenda pending TMR Planning team providing MSC with an update on future plans for overtaking lanes following the meeting
- TMR’s OTL Prioritisation Planning Study identified the need for a number of new OTL’s on the Kennedy Highway between Mareeba and Atherton. One new overtaking lane has been identified in the short term, and two more in the longer term. The design of a new northbound overtaking lane, south of Vicary Road, is currently being finalised. TMR is planning to commence construction in 2024.
- Turning traffic sign has been installed for the Yuruga Nursery.

3.12 Mulligan Highway - Informative road train signage near Granite Creek Bridge

- TMR advise a white sign will be designed and installed on Vaughan Street (between Moody Street and the railway line); one was installed but needs to be moved and another installed to provide adequate warning for vehicles prior to intersection
- Currently with TMR Design Team; TMR to follow up and advise
- TMR to follow up on advanced warning signage for HV’s to be located on Vaughan Street
- TMR advised road train signage to be ordered and installed end of July 2023
- TMR signage installed by Council under RMPC in August.
- There being no further action required by this committee, it was recommended the item be removed from the agenda.

3.13 Burke Developmental Road - Stop Sign at Almaden Railway Crossing

- Matter previously raised by QPS in October 2021
- TMR to review signage and bring up to standard
- MSC advise that no instruction received through RMPC to action. TMR to follow up and MSC will also raise through next RMPC meeting
- Photos of existing crossing signage forwarded to TMR
- TMR followed up after the meeting providing design plan for replacement railway crossing signage approving MSC to install under RMPC
- New signage has arrived, installation programmed for July 2023
- QPS advise only one sign has been installed. Council to follow up under RMPC. Update: 20/9/23 - confirmation that both signs have now been rectified to TMR’s satisfaction.

3.14 BDR – Request for flood camera at Trimble’s Crossing

- Due to the remoteness of Trimble's Crossing on the Burke Developmental Road, it would be an advantage for TMR to deploy flood monitoring camera at this location. Cameras would provide an opportunity for TMR / MSC to monitor flood levels and the condition of the crossing surface once flood waters subsided with up-to-date travel information passed onto the public

-
- TMR advised as funding becomes available cameras will be rolled out at other locations; TMR have completed and prioritized a list of locations for future camera locations
 - TMR followed up after the meeting and advised they plan to install a camera at Trimble's Crossing later in 2023, before the next wet season
 - TMR confirmed flood cameras will be installed at Trimble's Crossing by end of November 2023 prior to the coming wet season
 - TMR advised this is currently in procurement; it is planned to deliver the camera by December 2023, prior to the next wet season.

3.15 Herberton-Petford Road, Irvinebank - Request to upgrade to a single coat seal

- Complaints received from residents regarding the condition of the Herberton - Irvinebank Road with MSC asking if it was possible for TMR to provide an upgrade to a single coat dust seal. TMR advised MSC to list as a defect through RMPC. MSC and TMR to develop a programme including crossings for minor staged improvements
- Due to numerous engineering constraints TMR does not support dust sealing of gravel resheeted roads, general issues involve non-compliant material specifications, geometric design constraints etc
- Residents have expressed with MSC their frustrations regarding works and the limited funding for this road network
- Item to remain on Agenda pending TMR Planning team providing MSC with an update following the meeting
- TMR raised with their Planning team for future inclusion.

3.16 Mulligan Highway - Bilwon Road Intersection, Biboohra – Slip land and reduction of speed limit

- TMR advised the upgrade works on the Mulligan Hwy / Bilwon Rd intersection at Biboohra will not progressing as initially planned as additional funding is required to carry out the project. TMR applying for further funding and advised the outcome of this application may take some time. MSC expressed disappointment advising MSC has been advocating for this upgrade since December 2018 and requested a speed limit review in the interim. QPS supportive of the request.
- TAC resolved to recommend Council write to TMR requesting they undertake a speed limit review with a view to reducing the current 100 kph speed on the Mulligan Hwy between River Rd and the Bilwon Rd intersection to 80kph and investigate installing Town Entry Treatments for Biboohra similar to that installed at Emerald Creek
- Letter to TMR 22 August 2023; TMR responded advising a speed limit review for the section referred to is underway with completion early September 2023. Results of the review will be sent by TMR under separate cover. TMR propose speed reduction to 80km/h including vehicle activated signage, to be implemented in October.
- TAC pass motion in support. Moved by Cr Wyatt Seconded John Ridgway

Cr Mlikota departed meeting at 10:28am

3.17 32B Kennedy Highway (Mareeba-Atherton) – Pedestrian facilities near Mclver Road / Martin Avenue / Connection Road

- TMR to undertake detailed analysis for the provision of pedestrian facilities on Kennedy Highway near Mclver Road / Martin Avenue / Mareeba Connection Road. MSC developed with TMR their Walking Network Plans adopting the Priority Works Program in March 2023. MSC / TMR to work together to plan for pedestrian connectivity in this location
- TMR advises pedestrian count undertaken and utilization was low.

3.18 32B Kennedy Highway (Mareeba-Atherton) – Mclver Road Intersection Upgrade

- MSC advise of future rehabilitation and widening project of Mclver Road from Kennedy Highway to western end of Owens Street
 - MSC seeking TMR's interest in working with council to upgrade the Kennedy Highway intersection
-

-
- Council will forward details of proposed to TMR. Potential opportunity to revisit pedestrian connectivity in relation to Item 3.17 above.

3.19 Myola Road – Concerns raised by residents regarding speeding traffic

- QPS received a petition from Myola Road residents expressing their concerns regarding increased number of vehicles speeding, visibility at hidden driveways from Warril Creek. Residents request council consider traffic reduction measures and a regular police presence in the area
- QPS advised regular patrols are carried out and will continue to monitor
- Council has received a copy of the petition via QPS and will investigate the matters raised
- Council will undertake traffic counts and investigate potential options for speed reduction measures and report findings back to Committee in early 2024.
- QPS will continue to monitor.

4. NEW REQUESTS / CORRESPONDENCE

Nil

5. ROAD, TRAFFIC & TRANSPORT MATTERS BY AGENCY

a) **QPS**

Nil

b) **TMR Update**

Nil

c) **Traffic Changes**

Nil

d) **Minor temporary traffic changes**

Nil

6. GENERAL BUSINESS

6.1 Mulligan Highway – Rifle Creek Bridge

- TMR advised feedback received from North Queensland Miner’s Association regarding drivers not abiding by the *give way* signage at Rifle Creek Bridge on the Mulligan Highway
- TMR requested the information be passed onto QPS seeking their feedback and consideration for monitoring for enforcement.

7. NEXT MEETING

9:30am Tuesday 12 December 2023

8. CLOSURE

There being no further business to discuss, the chair thanked everyone for their attendance and contribution and closed the meeting at 10:50am.

9.2 PARKS AND OPEN SPACES QUARTERLY REPORT JULY 2023 - SEPTEMBER 2023

Date Prepared: 4 October 2023

Author: Manager Assets and Projects

Attachments: 1. **Parks and Open Spaces Action Plan Update July 2023 - September 2023**
[↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on projects being delivered under the Parks and Open Spaces Three-Year Action Plan during the months of July 2023 – September 2023.

RECOMMENDATION

That Council receives the Parks and Open Spaces Action Plan Progress Report for the months of July 2023 – September 2023.

BACKGROUND

Council adopted its Parks and Open Spaces Strategy and Three-Year Action Plan in February 2022.

The Parks and Open Spaces Strategy 2022-2031 has been developed to achieve Council's vision to enhance the Shire's liveability and visual appeal, and to encourage active communities and economic development. The Strategy was developed using a structured community engagement and internal consultation process.

Alongside the Strategy, a Three-Year Action Plan was developed for implementation of initial priority projects, with monthly updates provided to Council on the progress of the action plan, with each project presented to Council in detail prior to construction.

The format of the information on project status has been updated and information is provided in the legend within the attached progress report.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

The Three-Year Action Plan is fully funded at no additional cost to ratepayers.

Is the expenditure noted above included in the current budget?

Yes

Operating

The Three-Year Action Plan has been developed with an objective of no increase to the operational budget.

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.

IMPLEMENTATION/COMMUNICATION

Updates will be provided to Council monthly, with targeted engagement to be undertaken on specific projects.

KEY COMMUNICATION MESSAGES – INTERNAL USE ONLY

Parks and Open Spaces 3 Year Action Plan - Project Update: July 2023 – September 2023

Legend

	Project scheduled
	Project scheduled but not yet started
	Project in planning stage
	Project started
	Project complete
Project Updated in this Report	
Project Not Updated in this Report	

Project	2022	2023	2024	Monthly Update to Council
RAIL TRAIL				
Mareeba Rail Trail Stage 1 (Mareeba to Airport)				Works Complete
BETTER PLAYGROUNDS				
Geraghty Park (Julatten)				Not commenced. Design to commence in 2023/24. Grant funding application for funding under Community Gambling Benefit Fund for partial funding not successful.
Pat Kinnear Memorial Park (Chillagoe Town Hall)				Picnic table installation contract awarded. In planning for procurement of play elements.
Dimbulah Parks Revitalisation				Pump track construction commenced. Old playground in Dimbulah Memorial Hall Park and old steel skate ramp to be removed.
Kuranda Community Precinct				Not commenced. Design to commence in mid-2023/24. Potential grant application to leverage Council's funds.
General Playground and Fitness Equipment Renewals - Various Locations				Exercise equipment for Roscommon Park, Speewah has been ordered.
IMPROVE BICENTENNIAL LAKES				
Bicentennial Lakes (Southern) Upgrade				Design for Bicentennial Lakes Southern and Northern Upgrades is complete. Grant funding has been received under Local Government Grants and Subsidies Program for the project design. Construction has commenced on the toilet facility at Mason St and contracts have been awarded for the pump track and play elements.
Bicentennial Lakes (Northern) Upgrade				Community engagement complete for Bicentennial Lakes Northern precinct. Grant funding will be required for construction. https://msc.qld.gov.au/current-community-consultation/
IMPROVE PARKS AND OPEN SPACES				
Amaroo Park				Playground and carpark construction complete. A Master Plan for the broader reserve area is being developed with the community input.
Mareeba Town Walking Trails Upgrades				The Walking Network Plan has been adopted by Council and a Priority Works Program has been developed. Planning has commenced for construction of priority projects. This project was funded by the Department of Transport and Main Roads.

Parks and Open Spaces 3 Year Action Plan - Project Update: July 2023 – September 2023

Gregory Terrace (Kuranda) Park Upgrade				Not commenced. Design to commence in 2023.
Kuranda Town Walking Trails Upgrades				Council was granted funding under the Walking Local Government Grants program and a Walking Network Plan and a Priority Works Program have been adopted by Council.
Kuranda Tourism Parks and Open Space Upgrades*				Centenary Park Kuranda – Playground construction is complete. Further works to refresh the surrounding stone retaining walls and footpaths are in the planning stages. Community consultation complete for Coondoo Street lighting upgrades, pathway refresh and improvements for Anzac Park Kuranda. https://msc.qld.gov.au/current-community-consultation/
Bill Newburn Park (Irvinebank) Upgrade				Picnic table installation contract awarded. Preparations have begun for procurement of a swing set with remaining budget.
Anzac Park (Mareeba) Revitalisation				Construction commenced.
Toilet Facilities Improvements - Various Locations				Centenary Park Mareeba toilet refurbishment has been completed. Mareeba Aerodrome, Mareeba Cemetery, Mt Molloy Vains Park project planning has commenced.
Footpaths Improvements - Various Locations				Footpaths renewed along Rankin St and Basalt Gully (Stewart St), Mareeba. Pedestrian bridge improvements for Basalt Gully (Stewart St) and Granite Creek (Eales Park to Ward St) under design. Walking Network Priority Works Programs have been developed and adopted for Kuranda and Mareeba.
Park Entrance Signage Improvements - Various Locations				10 park entrance signs have been replaced in February 2022. Funding for this project has been fully expended.
WATER PARK				
New Mareeba Water Splash Park				Splash Park officially opened 24 June 2023. The project was funded by the Department of State Development, Infrastructure, Local Government and Planning to provide the Splash Park and upgrades to existing infrastructure at the Mareeba Aquatic Centre to the value of \$1.5M. The remaining construction funding was contributed by Council, who will also be responsible for the ongoing maintenance and operating costs.

*Tourism projects in Kuranda to be funded by the Kuranda Infrastructure Levy

9.3 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - SEPTEMBER 2023

Date Prepared: 5 October 2023

Author: Manager Assets and Projects

Attachments:

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

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of September 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 2023/24 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

Infrastructure Services Capital Works Report Project Highlights – September 2023



Project Name: Anzac Park Mareeba

Program: Parks and Open Spaces

Background

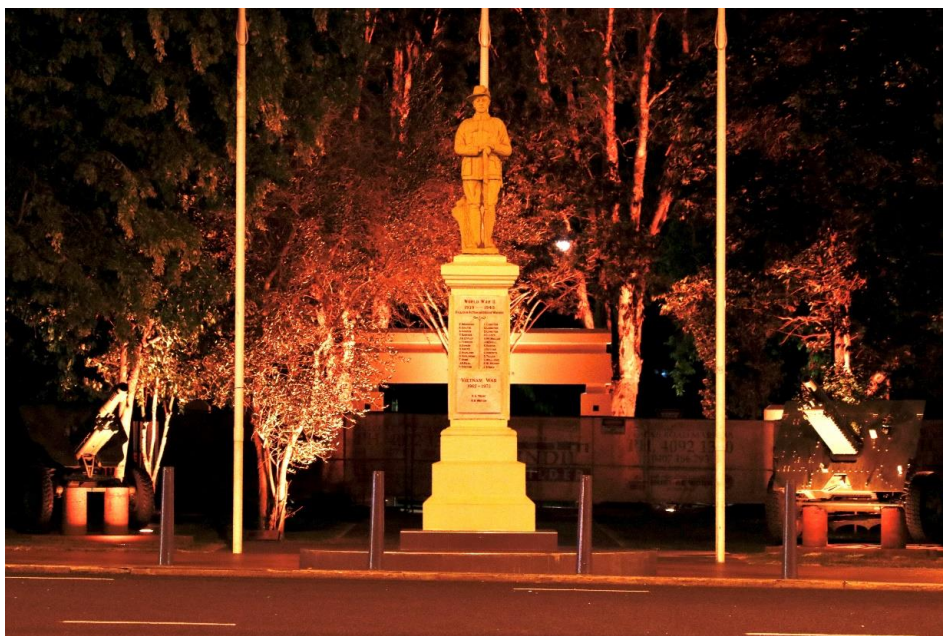
Mareeba Shire has multiple war memorial sites, displays and historical places of interest which honour those in our community who served Australia. As part of the Parks and Open Spaces Strategy, Council recognised the need to revitalise Anzac Park as the focal point for veterans, serving members of the Australian Defence Force and community. Businesses in Mareeba's CBD have been asking for changes to improve safety and reduce anti-social behaviour in the main street, and the revitalisation of Anzac Park should contribute to these aims.

Scope of Work

The parkland will incorporate up-lighting to highlight some of the features including the cannons and the trees, removal of the fountain, footpath renewal and planting of additional trees. The project will also see the addition of a named archway at the rear of the park.

Progress Update

Practical completion has been reached with “Anzac Park” signage for walkway arch on order. A new olive tree has been ordered to mirror the existing olive tree in the park and is proposed to be planted as part of the 2023 Remembrance Day ceremony in November.



Anzac Park Mareeba – Byrnes Street Entrance Night

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



Anzac Park Footpath Replacement –new tiled footpath construction



Anzac Park Mareeba Construction Works Practical Completion – Park Open to Public

Infrastructure Services Capital Works Report Project Highlights – September 2023



Project Name: Bicentennial Lakes Revitalisation Project

Program: Parks and Open Spaces

Background

This project will activate the Lakes, breathing life back into the area and surrounds for the enjoyment of our community and visitors.

Scope of Work

The Bicentennial Lakes Project will completely revitalise the Lakes, starting in the southern section between Rankin Street and Keeble Street. In the southern section, the weirs will be removed, and the lakes will be filled to allow for more parkland. A watercourse will remain, although it will be narrower to encourage seasonal rains to flow through into the northern section. Water will no longer stagnate in a series of weirs. The increased parkland will allow for the addition of a playground and outdoor facilities.

Key Features:

- Earthworks to increase parkland in the southern section
- Drainage channel modifications to improve the movement of water
- Construction of a playground and pump track
- New toilet facility
- Footpath improvements
- Construction of outdoor facilities

Progress Update

Waterway improvements and earthworks

The weirs have been removed in the Southern Lakes precinct; the silt is being removed from the drained lakes and rock lining is being installed to reshape into a gully.

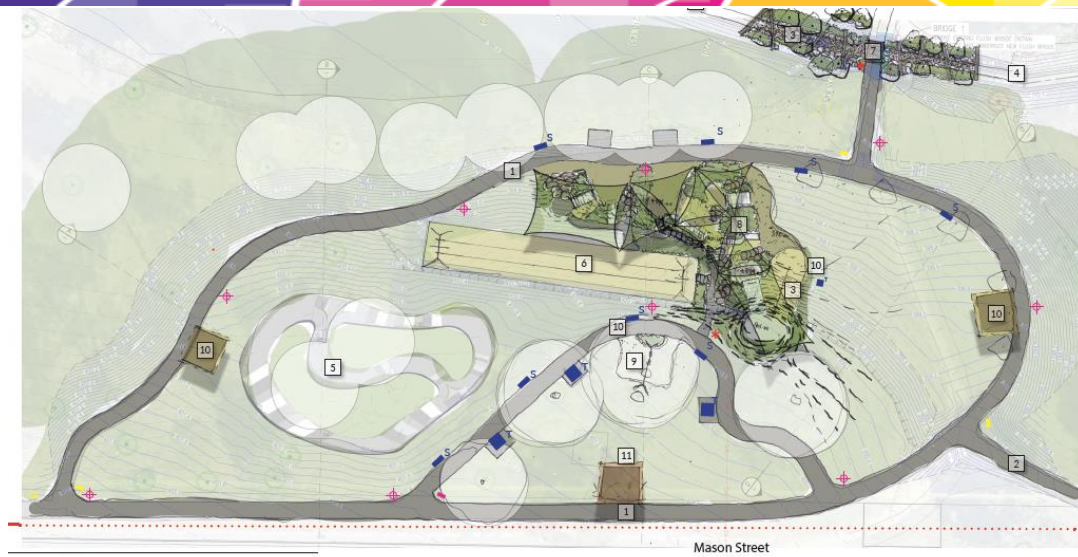
Mason Street Playground

A contract has been let for the pump track construction and construction works are scheduled to commence in late October 2023 and are scheduled for completion in December 2023.

Toilet construction works have commenced.

Playground equipment including a flying fox, hill slides, rope climb net and swing has been ordered for manufacturing.

Infrastructure Services Capital Works Report Project Highlights – September 2023



Bicentennial Lakes Southern Precinct Concept Plan



Bicentennial Lakes Southern Section Weir Removal

Infrastructure Services Capital Works Report Project Highlights – September 2023



Bicentennial Lakes Southern Section Reconfiguration Silt Removal



Bicentennial Lakes Southern Section Reconfiguration Rock Lining Installation

Infrastructure Services Capital Works Report Project Highlights – September 2023



Project Name: New Kuranda Cemetery

Program: Cemeteries

Background

The existing Kuranda Cemetery has been approaching capacity for several years necessitating the requirement for Council to acquire a suitable location for the establishment of a new community burial facility. The property located on Kuranda Heights Road became available and was purchased for the purpose of becoming the preferred location for the new facility. The scope of works for Stage 1 will provide burial capacity for the next 10 – 15 years.

Scope of Work

The tendered scope of works includes:

- Earthworks
- Roadworks
- Stormwater Drainage
- Water Supply/ Connection
- Carparking
- Landscaping
- Toilet Block
- Concrete works including: kerbs, pathways, beams

Progress Update

Bulk earthworks to shape the project into the existing surface profile commenced on 18 September 2023 and are almost complete. Favourable weather conditions have enabled significant progress by the Contractor.



Bulk Earthworks to shape surface profile

Infrastructure Services Capital Works Report Project Highlights – September 2023



Project Name: Bilwon Road Bibohra – Road Rehabilitation and Culvert Upgrade

Program: Rural Roads

Background

In 2021, Council received a request through the Traffic Advisory Committee from the Queensland Police Service to undertake a safety review on a section of Bilwon Road between Querin Road and Rosing Road in response to a number of non-fatal traffic accidents. As a result of the review, a project was adopted and Roads to Recovery funding was allocated to the project in the 2022/2023 Capital Works Program.

Scope of Works

The scope of works includes the rehabilitation of the existing section of road, replacement of the 1800 diameter reinforced concrete pipes, generally improve the vertical alignment, upgrade the intersections at Querin Road and Rosing Road, and provide new driveway crossovers to several residences to match the new levels.

Progress Update

The project was bitumen sealed on 7 September with concrete batter protection works completed on 12 September. The guardrail will be installed on 4 October with the line marking to follow later in the month.



Bitumen seal – first coat (16mm)



Concrete batter protection reinforcing



Completed two coat seal



Completed concrete batter protection

Infrastructure Services Capital Works Report Project Highlights – September 2023



Project Name: Springmount Road – Curve and Culvert Widening Ch 13.18 - Ch 18.10

Program: Rural Roads

Background

Euluma Creek Road is classed as a Local Road of Regional Significance (LRRS) under the Roads and Transport Alliance and a critical transport route, servicing the regional sugar mill and landfill facilities as well as quarrying and agricultural properties.

In 2020, Council received a request through the Traffic Advisory Committee from a representative from the heavy transport industry to widen several curves on Springmount Road to provide adequate lane widths to cater for heavy vehicles.

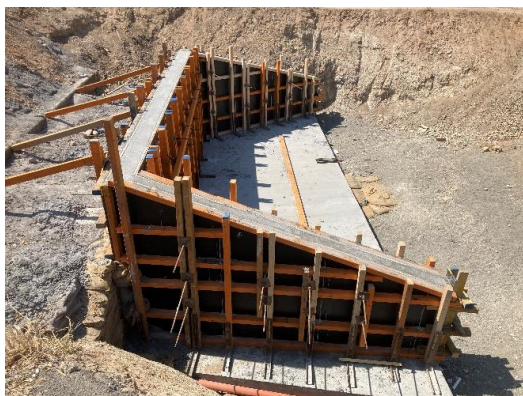
Council received Federal Government funding from the Heavy Vehicle Safety and Productivity Program (HVSPP) to undertake curve and culvert widenings on Springmount Road. The grant will cover 80% of the design and construction costs with the Queensland Government’s Transport Infrastructure Development Scheme (TIDS) contributing 10% and Mareeba Shire Council the remaining 10%.

Scope of Works

The scope of works includes the widening and bitumen sealing of curves and associated culverts between chainage 13.18km and chainage 18.10km on Springmount Road. Extensive culvert inlet and outlet works were required to de-water some of the existing culverts that have silted up after many years.

Progress Update

Culvert extensions and headwall installations continued throughout September and pavement widening activities commenced. The first section of bitumen sealing is programmed for 24 October with the final seal expected to be undertaken in mid-November.



Culvert headwall and apron prior to stripping



Completed culvert and apron

Infrastructure Services Capital Works Report Project Highlights – September 2023



Milling out existing shoulder



Replacing milled shoulder with road base

Infrastructure Services Capital Works Report Project Highlights – September 2023



Project Name: 2023/24 Gravel Re-Sheet Program

Program: Gravel Re-Sheets

Background

Council has an extensive road network and is responsible for 1,639km of unsealed roads. Unsealed roads lose gravel over time which requires the placement of additional gravel. This process is called 're-sheeting' and involves reshaping of the roads and drainage as needed, prior to placing, shaping and compacting new gravel road material. An annual allocation has been provided to undertake re-sheeting of gravel roads throughout the Shire.

Progress Update

During September, a 900m section of Pickford Road was re-sheeted with 150mm of Type 4.3 road base. A 200mm layer of select fill material was used prior to importing the road base to raise the level of the existing unsealed road by 350mm. As part of the re-sheeting, four (4) additional culverts were installed to assist drainage in this very flat area.



One of four additional culverts



Detour in place



Compacted select fill



Finished surface

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



Project Name: Bicentennial Lakes Gravity Sewer Main Upgrade

Program: Wastewater

Background

The gravity sewer main installation is located adjacent Bicentennial Lakes and connects the previously upgraded section upstream from Rankin Street and discharges upstream of the pump station at Byrnes Street. The project includes all works associated with the construction of a new sewer gravity main, inclusive of a water main relocation to enable the works.

The project is grant funded through the Queensland Reconstruction Authority (QRA) via the Qld Resilience & Risk Reduction Funding Program (QRRRF) and is expected to be completed in late 2023.

Scope of Works

Installation of new 450mm gravity trunk sewer main, sewer manholes and connections and relocation and upgrading of water mains located at Keeble Street and Jacobsen Street and connections and valving. Works are generally limited to the road reserve between the edge of road and property boundary.

Progress Update

Works commenced mid-May and have progressed well. Some delays were experienced as a result of changes to the alignment as a result of Queensland Rail requirements, with additional footpath reinstatement and tree removal was required to meet their conditions.

The contractor achieved the following project milestones during September:

- Concrete path reinstatement through Rotary Park
- Construction of 3 sewer manholes in Rotary Park



Reinstatement of concrete footpath through Rotary Park

Project Name: Mareeba Water Plant Booster Pump Station Project

Program: Water

Background

As part of the Mareeba Shire Water Strategy, Council has committed to undertaking upgrades to the Mareeba Water Treatment Plant to cater for future growth and ensure that safe and reliable drinking water continues to be supplied to residents and businesses.

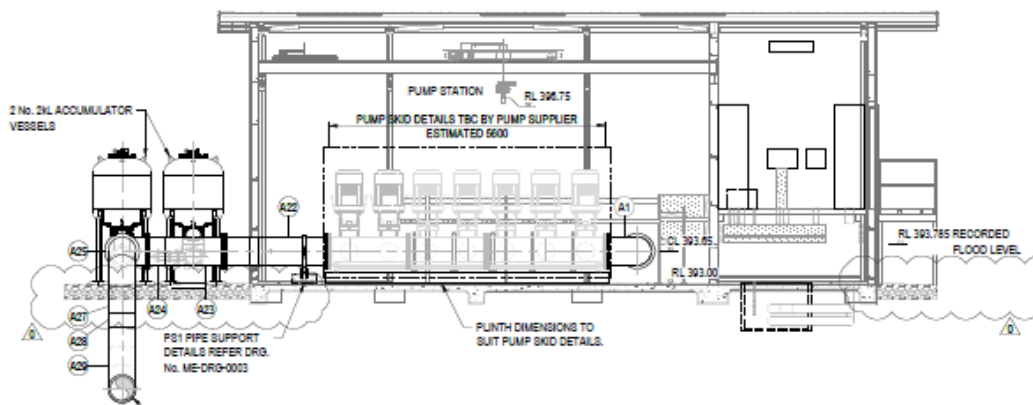
The upgrading of the existing Mareeba Water Plant Booster Pump Station will achieve two (2) critical elements; to lift the firefighting capacity in the Mareeba Township area as there are significant and ongoing pressure issues on the western side of the township, and to ensure Council meets the minimum required water pressure standards to its residents due to increased residential developments particularly on the eastern side and to the southern side of Mareeba.

Mareeba Water Plant Booster Pump Station Upgrade is funded by the Federal Government through the Black Summer Bushfire Recovery Grants Program (BSBRGP) and Mareeba Shire Council.

Scope of Works

The project will upgrade the clear water pump station at the Mareeba township Kowa Street water treatment plant (WTP). The works to be completed are:

- Structural design and certification of new Mareeba BPS building and associated building services works (HVAC, Fire Protection and Building Hydraulics)
- Procurement of pumps, generators and VSD's;
- Construction of the Booster Pump Station including the provision of pumps, switchboards, generator and surge vessels;
- Connection of the new pump station to existing trunk water infrastructure;
- Site civil, pavements, conduits and drainage, and site reinstatement works;
- Construction of concrete slab mounted surge vessel on inlet to Centenary Park BPS and associated pipeworks; and
- Commissioning of the Booster Pump Station for Council operation.



Schematic of new booster pump station

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



Progress Update

Site works have commenced and are progressing well with the contractor undertaking civil earthworks during September.



Civil earthworks for booster station

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



Project Name: Mareeba Water Plant Filtration System Upgrade

Program: Water

Background

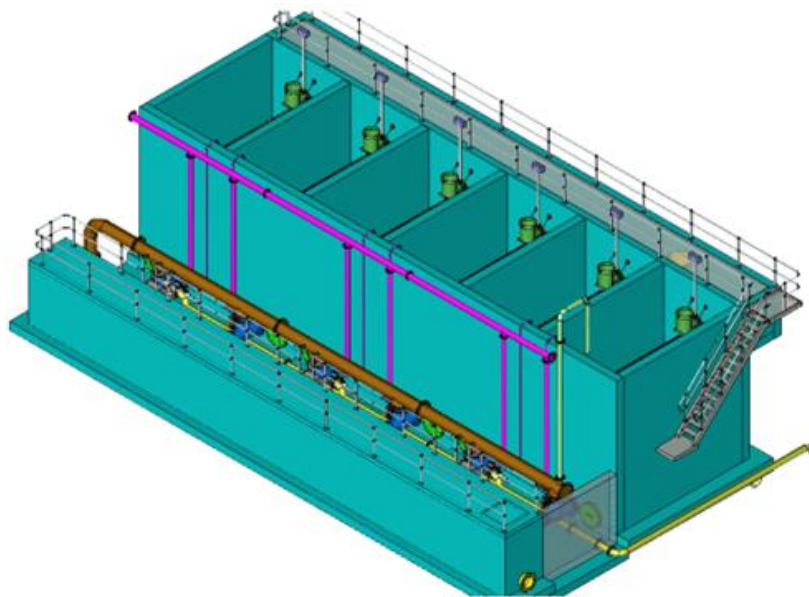
As part of the Mareeba Shire Water Strategy, Council has committed to undertaking upgrades to the Mareeba Water Treatment Plant to cater for future growth and ensure that safe and reliable drinking water continues to be supplied to residents and businesses. One of these upgrades is replacement of the ageing filtration system through construction of a new 6-cell filter block .

In addition to its own funds, Council has received grant funding towards upgrade of the Mareeba Water Plant Filtration System through the Queensland Government’s Building Our Regions program.

Scope of Works

The scope of works includes:

- Construction of a new filtration system consisting of 6 dual media filters with inlet valve/penstock and magnetic flowmeter
- Construction of small new building to house backwashing system
- Construction of a new backwashing system consisting of backwash pumps, air scour blowers, float switches, backwash control valves, filter to waste capability, connection to existing wastewater handling system and associated pipework and valves.
- All necessary valve actuators, motors, drives and instrumentation for automated control of the filters and connection to existing electrical and SCADA control systems
- Modification of existing pipework to connect to new filters
- Earthworks and building approvals
- Commissioning and Testing
- Removal of redundant equipment



Schematic of new filtration system

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



Progress Update

Site works have commenced and are progressing well with the contractor undertaking civil earthworks during September.



Civil earthworks for new filtration system

Infrastructure Services Capital Works Summary Report - September 2023



Project Description	Project Stage	Project Comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)		
23/24 Reseal & Asphalt Program	Construction	At prestart meeting fgf indicated MSC reseals MAY be undertaken in December. No final works program received as yet.
BETTERMENT Co-Contribution	Procurement	Gully Betterment tender approved by Council and subject to QRA approval.
Program: 02 Gravel Resheet		
23/24 Gravel Resheet Program	Procurement	Pickford Road re-sheet completed 03/10/23. Meeting HQPlantations 06/10/23 to discuss supply of 5,000t of re-sheet material to Black Mountain Road, Kuranda. HQPlantations to lay the material at their cost.
Program: 03 Urban Streets		
Recovery Way (WTS) Rehab Ch 0.176-0.272	Not Commenced	Waiting on advice regarding R2R funding.
Myola Rd Ch 0.2-3.06	Not Commenced	Waiting on advice regarding R2R funding.
Hastie/Constance Upgrade (School)	Design	Detailed design for crossing improvements completed and awaiting lighting design.
TIDS 23-27 Herberton/Constance Inter	Design	Consultant engaged for design. Preliminary design reviewed and returned to Consultant with comments.
TIDS Rankin/Walsh St Roundabout	Design	Preliminary design report received and returned to consultant with comments.
Design Only Mclver Rd Ch. 0.00-7.20	Design	Design phase.
Program: 04 Rural Roads		
TIDS 23/24 Springmount Rd Ch 11.35-12.7	Procurement	Final plans expected by end of October.
TIDS 23-25 Springmount Rd Ch 6.7-7.55	Procurement	Procurement underway.
TIDS Ootann Rd Section 1&2 Widen & Seal	On Hold	On hold pending Federal Government funding review.
TIDS Springmount Rd Widen & Seal	Construction	One culvert headwall remaining to be done. Will be poured week of 9 October. Widening works well underway with first seal of 4,500m2 programmed for 24/10/2023.
R2R Bilwon Rd Rehab & Culverts	Construction	Project sealed 7 September. Guardrail & line marking to be installed late October.
Program: 05 Bridges		
Granite Ck Mba Replace Footbridge Deck	Not Commenced	Not commenced.
Palm Cl Mba Replace Footbridge Boards	Procurement	Timber decking ordered. Work will carry over into 2023/24 financial year.
Bicentennial Lakes F/bridge Safety Upgr	Procurement	Work will be done in conjunction with Bi Lakes southern upgrade.
Bullaburrah Ck Rd C'way Relieving Slab	Not Commenced	Not commenced.
Clohesy River Barron St Inspect & Design	Design	GHD to undertake review of previous design and advise as to whether it remains suitable as replacement project.
Bolton Rd Inspect/Design/Repl Girders	On Hold	Draft Report received, review underway.
Barron Riv. Bridge Oakforest Rd Insp/Des	Design	GHD fee proposal to be received Friday 6 October 2023.
Barron River Cwy Henry H Dr Repl Slabs	Not Commenced	Not commenced.
Program: 06 Drainage		
23/24 Minor Culvert & C/ways Program	Procurement	Four culvert road crossings to be installed on Pickford Road in September.
MBA Amaroo Drainage Upgrades	Design	Design phase.
MBA Hastings Dr Replace Concrete Pipe	Construction	Repair options under review.
Tilse Street Upgrade Drainage	Construction	Works on Manhole Pit underway, anticipate completion by end of October 2023.
Program: 07 Traffic Facilities		
Mareeba Aerodrome Safety & Repairs	Construction	Electrical Engineer reviewing capacity, end of October expect advice. Hydraulic consultant has provided the specifications for remediation works. Quotations being sought for new pumps.
Anzac Ave LATM Upgrades	Design	Initial concept prepared.

Design Only Byrnes St Accessibility	Procurement	Quotations invited for stormwater assessment.
Program: 08 Parking		
Borzi Park Mba Carparking Masterplan	Design	Concepts prepared and under review.
MBA Heritage Centre Carpark Extension	Design	Layout Plan and Quantities provided for pricing. Options provided to Council.
Program: 09 Footpaths		
23/24 Footpath Renewal Program	Planning	Design to provide basic drawings of sites required so quotations can be called.
23/24 Footpath Upgrade Program	Planning	Locations to be identified.
Program: 10 Parks and Gardens		
Mary Andrews Park Repaint Play Equip	Procurement	Replacement parts ordered. Yet to be received.
Kda Com Precinct Parks Upgrade	Planning	Planning commenced for grant funding application.
Mba-Dim Rd/Mulligan Hwy Intersection	Not Commenced	To be undertaken after March 2024.
Byrnes St Median Hedges (Lloyd-Granite)	Not Commenced	To be programmed for after March 2024.
LRCIP2 Mba Byrnes Street Medians	Construction	Meeting 11/10/2023 to plan bin rollout.
Chillagoe Hall Playground Improvement	Planning	Public consultation outcome. 1/2 size basketball court at 10 acre park. Playground equipment refresh at Chillagoe hall. Project scope commenced.
DIM Parks Refresh	Construction	Site mobilization commenced 22 September 2023.
KDA Centenary Park Playground Upgrade	Construction	Defects rectified by contractor.
MBA Bicentennial Lakes (Southern) D&C	Construction	Mason Street toilet block works commenced. Waterway works commenced mid September.
MBA Byrnes St Medians	Not Commenced	Project to be programmed for after March 2024.
MBA Anzac Memorial Pk L'scaping & Safety	Construction	Park open to public.
MBA Byrnes St Traffic Islands (BP)	Not Commenced	Commence project after March 2024.
MBA Connection Rd/Byrnes St Intersection	Not Commenced	Commence project after March 2024.
KDA Anzac Park Landscaping	Design	Design under review following public consultation.
KDA Coondoo Street Refurb	Design	On hold pending grant application outcome.
KDA CBD Planter Boxes & Gardens	Not Commenced	On hold pending grant application outcome.
IRV Bill Newburn Park Refresh	Procurement	Contract awarded for picnic shelter installation. Procurement underway for basic play equipment.
Roscommon Park -Renew Exercise Equipment	Procurement	Equipment ordered.
Program: 11 Water		
Chillagoe WTP Construct Storage Shed	Construction	Builder was on site during August and is to commence works during October and hopefully completed by end of December.
Chillagoe WTP Construct Roof over Plant	Construction	Builder was on site during August and is to commence works during October and hopefully completed by end of December.
Ibis Dam Replace Inlet Feed Pipeline	Planning	Supervisor reticulation liaising with Stores for the procurement of materials required to undertake the works.
23/24 WTP Minor Infra Replace Program	Construction	Various minor projects under way which include the Dimbulah WTP chlorination works and Mareeba WTP sludge lagoon concreting.
23/24 AC Water Main Replace Program	Construction	Tender now awarded and contractor will mobilize to site once materials have arrived.
23/24 Water Telemetry/SCADA Upgrades	Planning	W&W along with IT participating in presentations by iControl on Ignition Historian and with Parasyn on Canary as the current Historian eDNA is at the end of its useful life. Following the presentations a decision will be made on which new Historian platform for W&W will be acquired.
23/24 Retic Valve/Hyd Replace Program	Construction	Currently waiting on more materials to arrive, once received works can recommence and should be completed by end of November.
23/24 Retic Smart Meter Replace Program	Construction	Works on installation of new meters underway and this work will progress for some time.

Mba WTP Study for Upgrade of WW System	Construction	This one won't be completed for some months yet and most likely early to mid 2024.
BOR6 MWTP Filtration Upgrade	Construction	Contractor on site with civil excavation works underway. There are some long lead times on equipment arrivals though at this stage not expected to hold project up but will advise as things progress.
MBA Clear Water Booster Pump Station	Construction	Contractor has mobilised to site with civil works underway, again there are some very long lead times on critical equipment items for this project and will advise as things progress but at this stage the project is on schedule.
MBA WTP Raw Water Pumps & Electrics	Construction	project work is underway with manufacturing of new electrical switchboard, once made the switchboard and electrical cabling will be installed with internal pump station works to follow.
BOR6 22/23 Water Forward Design Program	Completed	Although works are completed and project could be closed out Council are waiting on advice to whether residual funds can be attributed to the Raw Water Pump Station project design .
MBA Additional Pressure Reduction Valves	Construction	This work is being done in conjunction with the booster pump station project.
MBA Decommission Basalt St Elevated Tank	Construction	This work will be done in conjunction with the commissioning of the booster pump station.
MBA Decommission Granite Ck Pump Station	Planning	Project cannot commence until the new water booster station project has been commissioned.
WTP Minor Infrastructure Replacements	Construction	Works will be completed late November to mid December.
MBA WTP Clarifier Infra Process Improv.	Design	Design report completed and received. Project funds could be used for grant seed funding on next BOR grant program.
Program: 12 Wastewater		
Mba WWTP Install Gantry (Blower Room)	Planning	An engineered gantry is required, Council officers to liaise with OSE in Cairns for design.
Mba WWTP Inlet Works Replacements	Construction	New screens ordered and being manufactured, once they're made they'll be shipped to site and installed.
Kda WWTP Intet Works Replacements	Construction	New screen being manufactured and once made will be shipped to site and installed.
Atherton St Pump Station Refurb	Not Commenced	Project subject to grant funding.
Robins St SPS Rising Main Upgrade	Not Commenced	Project subject to grant funding.
23/24 WW Retic Pump Renewal Program	Planning	An assessment will be made during the routine pump servicing in November on which pump/pumps require replacing.
23/24 WW Telemetry/SCADA Upgrades	Planning	W&W along with IT participating in presentations by iControl on Ignition Historian and with Parasyn on Canary as the current Historian eDNA is at the end of its useful life. Following the presentations a decision will be made on which new Historian platform for W&W will be acquired.
23/24 WW CCTV & Relining Program	Construction	Contracts have just been signed off on and works will commence on the regional program with MSC's section to be scheduled in due course.
SPS New Standby Generators	Construction	New generators have arrived and will be installed as soon as practical and have requested assistance form fleet to transport and place the new generators on site.
23/24 WW Manhole Rehab/Replace Prog	Construction	Project tender now awarded and contractor to complete works by end of financial year.
Kennedy Hwy PS Control Board Upgrade	Construction	Project under way with the manufacturing of the new switchboard. Once built it can be shipped to site and installed.
Mba WWTP Sewer Pump Replacement	Procurement	Supervisor Treatment Operations placing an order for the new pump, once it arrives it will be installed.
23/24 WWTP Minor Infa Renewal Program	Construction	Works currently underway and should be completed this financial year.
23/24 WWPS Refurbishment Program	Construction	Working with suitable consultants and suppliers to understand the works required at some key SPS's before commencing works and councils fabricator almost completed the upgrading of shelters to the pump stations in Kuranda.

Infrastructure Services Capital Works Summary Report - September 2023



MBA Bi-Lakes Sewer Main Capacity	Construction	QRail have now denied the Wayleave Application which required a revised alignment along the sections of Keeble St, Railway Ave and behind the Lyons Park. This work has commenced and project is on schedule despite delays caused by QRail.
22/23 MBA Sewer CCTV & Relining	Construction	The last lines to be relined are the large diameter lines and this work necessitates night works and W&W retic staff are involved by isolating the minor pump stations that feed into these lines. The works should be completed in the next month or two.
Minor WW Pump Station Refurbishments	On Hold	Subject to grant funding.

Program: 13 Waste

23/24 Mba L/Fill Leachate Pump Replace	Planning	An assessment will be done in the November service round on which pumps to replace.
23/24 Mba L/Fill PS Pump Replace	Planning	An assessment will be done in the November service round on which pumps to replace.
MBA/KDA Transfer Station Security Improv	Construction	Had ongoing issues securing a CCTV technician and installer, W&W Technical Officer now liaising with another service provider to achieve a positive outcome.

Program: 15 Fleet

Fleet Replace #14 Grader Caterpillar	Procurement	Report to Council 18/10/2023.
Fleet Replace #401 Mini Excavator	Planning	Currently in planning stage.
Fleet Replace #619 Job Truck Tipper	Procurement	In procurement, tender closes 18 October 2023.
Fleet Replace #1206 Mitsu Pool Vehicle	Procurement	In procurement, tender closes 18 October 2023.
Fleet Replace #1210 Mitsu Pool Vehicle	Planning	Currently in planning stage.
Fleet Replace #1231 Toyota WW	Procurement	In procurement stage, tender closes 17 October 2023.
Fleet Replace #1313 Nissan Dual Cab	Procurement	In procurement stage, tender closes 17 October 2023.
Fleet Replace #1402 Mazda Oncall Veh	Procurement	In procurement stage, tender closes 17 October 2023.
Fleet Replace #2055 Mitsu P&G	Procurement	In procurement stage, tender closes 17 October 2023.
Fleet Replace #4050 Kubota Zero Turn	Procurement	In procurement stage, tender closes 17 October 2023.
Fleet Replace #4051 Kubota Out Front	Procurement	In procurement stage, tender closes 17 October 2023.
Fleet Replace Jet Rodder Trailer	Procurement	Waiting delivery, expected mid November 2023.
Fleet New Caterpillar Mini Excavator	Procurement	Waiting delivery. Possible delivery Oct-Nov 2023.
GPS Vehicle Management System	In Progress (for the non-infrastructure projects)	As new equipment comes on line, Procurement will commence. Expected Dec 2023
Fleet Replace #675 Crew Cab Tipper	Procurement	Truck received and with the body fabricator. Waiting delivery date from supplier.
Fleet Replace #623 Crew Cab Tipper	Procurement	Truck received and with the body fabricator. Waiting on delivery date from supplier.

Program: 16 Depots and Council Offices

Mba Depot Admin Building Refurb	Planning	Scope and plan commenced.
Mba Depot Stores Mez Floor Safety Upgr	Planning	Anticipate project completion by early November 2023.
Kowa St MSC Depot Emergency Generator	Planning	Options under review.

Program: 17 Community Buildings

Cedric Davies Hub Disaster Resilience Up	Procurement	Contract for re-roof works awarded to BSP Plumbing. Works to commence late October 2023.
Chillagoe Hall Septic Modifications	Planning	Soil test and design report ordered. Due 6 October 2023.
Mba Aquatic Fac Pump Shed Upgrades	Planning	Working on Scope of Works, quotations.
Mba/Dim Aquatic Condition Assessment	Planning	Condition Assessment scope of works in development. Expect Quotations to be sought end of October 2023.
Dimbulah Hall Replace Roller Doors/Gates	Procurement	Roller door ordered. Due for install 1 November 2023.
Dimbulah Hall Replace Roof	Completed	Major works completed.
23/24 Amenities Refurbishment Program	Planning	Working on scope of works.
Davies Park Lighting Upgrade	Design	Electrical engineer engaged.

Infrastructure Services Capital Works Summary Report - September 2023



Aquatic Facilities Equipment	Procurement	Pool Blankets project near completion, anticipate full completion by end of October 2023.
SES SUPPORT Kda SES External Facility	Planning	Scope and plan works commenced.
Aquatic Facility Upgrades & Splash Park	Completed	Splash Park and pool heaters are operational. Minor emergent and critical electrical upgrades have been prioritised for immediate commencement. Procurement processes will commence for further upgrade works over the coming months.
MBA Women's Restroom Refurb	On Hold	Building Inspection to be undertaken October 2023 to define works required to meet compliance (at time of construction).
22/23 Shire Toilet Facility Repl Program	Construction	Mareeba Cemetery, Vains Park complete. Aerodrome Toilet confirmation of completion underway.
MBA Community Hub Signage & Seating	Construction	Shelter construction finalized. Awaiting seating installation.
KDA Community Prec. Toilet Refurb	Completed	Painting works completed.
KDA Aquatic Cnt 25m Pool Aquaris Upgrade	Procurement	Equipment assessment completed, quotations underway.
22/23 MBA Roof Replacement Program	Completed	Works now completed.
23/24 Park/Sporting LED Lights Arnold Pk	Design	Electrical Engineer undertaking design. Expect receipt early November.
22/23 DIM Town Hall A/C/Solar/Lighting	Planning	Electrical engineer engaged for assessment report and design for solar and aircon.
Program: 18 Non-Infrastructure Items		
Mba Cemetery New Mausoleum Wall	Procurement	Contract awarded to Mindil Pty Ltd. Works to commence 2 October 2023.
WAT Cemetery Lawn Plaque on Beam	Not Commenced	To be programmed.
Tech New Drone & Software	Procurement	Drone received, minor parts yet to be received.
Mba Cemetery New Lawn Beam (x2)	Not Commenced	Will be completed this calendar year.
Mba Cemetery Expansion Planning	Not Commenced	Not commenced.
Kuranda New Cemetery	Construction	Construction commenced 18 September 2023.
MBA MIP Expansion	Planning	Draft Masterplan to be received by October 2023.

9.4 CAPITAL PROJECT PRIORITISATION AND DECISION MAKING 2024/25

Date Prepared: 4 October 2023

Author: Manager Assets and Projects

Attachments: 1. **Proposed Project Prioritisation Criteria 2024/25** [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the proposed project prioritisation criteria and risk assessment methodology for prioritising infrastructure projects as part of the 2024/25 Capital Works Program development.

RECOMMENDATION

That Council adopts the Project Prioritisation Criteria to develop the 2024/25 Proposed Capital Works Program.

BACKGROUND

Council generates approximately \$38.5M in net rates and utility charges and owns approximately \$825M (current replacement cost) of assets that are managed to deliver services to the community. Council also receives other funding including grants which brings the total operating revenue to approximately \$52.5 million.

Like most local government authorities, Council has limited funds available for Capital Works projects. To address this issue, the International Infrastructure Management Manual provides several methods for prioritising projects, of which Council regularly uses two (2). The first method is a multi-criteria analysis which is part of Council's project prioritisation process (Attachment 1 Project Prioritisation Criteria), and the second method is a risk assessment using Council's Enterprise Risk Management Framework. The Project Prioritisation methodology relies on criteria and weighting for each asset class.

Asset Management Principles for Capital Investment Decision Making*Why does Council invest in assets?*

Local governments invest in assets to provide services to their communities. Asset investment can be used to sustain services (capital renewal including rehabilitation and replacement) or to improve services (capital upgrade or expansion).

Capital renewal projects may reduce future operating and maintenance expenditure and do not add depreciation expense. Decisions to invest in capital upgrades or expansion to improve service levels permanently adds depreciation, operating and maintenance costs because it increases the asset base.

Project Prioritisation - MSC Methodology for Prioritising Capital Projects*Multi-criteria Analysis*

Each criterion is prepared with a rating system that is weighted at Council's discretion to develop a priority or appraisal score which is used to rank the projects within the program.

The percentage weightings can be varied to reflect the relative importance between each criterion. Regardless of the significance one or more criteria may have against another, the total percentages must equal 100%. For example, Council may decide safety is of utmost importance and give it 30% weighting with the balance being allocated (in proportionate amounts) across the remaining criteria.

Each year, Council officers review the criteria used to evaluate projects and where appropriate recommend improvements for Council's consideration. This year the focus continues to be on objective criteria where possible.

Risk Rating Development

In addition to the PPT appraisal score, a basic risk rating of the current situation to the Council and the community is also provided for each project. Officers ask the question, "What would happen if the project does not proceed?" The risk rating is calculated using Council's Enterprise Risk Management process, with the inherent risk score provided in the Capital Works Planning sheets for Councillor's review. This provides Council with a clear indicator of the risks that are mitigated by funding projects and the risks that are accepted.

2024/25 Proposed Criteria Changes

Bridges Proposed Criteria Changes

In the Functionality Criterion, traffic control for heavy vehicles has been removed from consideration as there are no local road bridges under traffic control.

No other changes are proposed for 2024/25 as compared with the 2024/25 criteria.

Asset Management Sub Plans in place of PPT Scores

As asset management sub plans continue to be developed, the approved projects in the asset management sub-plans will be included for funding consideration without a PPT score. The asset management strategic planning process considers the entire portfolio of assets, the PPT score and the broader Council strategic direction to provide an optimised capital investment program. New projects that have not been considered within the most recent asset management sub plan will be scored using the PPT criteria for Council's consideration and will also be considered in the next update of the relevant asset management sub plan.

Capital Works Project Proposal Appraisal Summary Sheets

Projects are ranked according to the appraisal score and presented to Council with both an appraisal score and a risk rating. Projects are identified as discretionary or non-discretionary and grouped accordingly. Non-discretionary projects are typically those which are required to sustain services or external funding is already approved. Detailed information is provided for projects that are proposed for funding.

Project Management Lifecycle (PLM) Module

Whilst the proposed method for prioritising projects is largely unchanged, a major change is occurring in the processes that officers use to initiate, manage, and close out capital works projects through implementation of the TechnologyOne Project Management Lifecycle (PLM) module.

PLM aligns with Council's ICT Strategy and Action Plan 2021 – 2024, where one of the Strategic Principles is to adopt integrated enterprise platforms and maximise productivity by eliminating manual processes. Council has recognised the TechnologyOne suite of products as its major enterprise system and PLM will integrate with other TechnologyOne modules (eg. finance and

assets). PLM will streamline existing manual processes/spreadsheets and will address several findings from the Project Management Practices internal audit undertaken in 2021.

The Project Prioritisation criteria will be migrated into PLM once adopted. A full roll out of PLM will occur for all projects that are funded in the 2024/25 Capital Works program.

References

- The International Infrastructure Management Manual
- Institute of Public Works Engineers Australia National Asset Management System (NAMS Plus3)
- AS NZS ISO 31000:2009 Risk Management Standard
- Local Government Asset Investment Guidelines 2006, Local Government Victoria
- Lower Order Road Design Guidelines, Institute of Public Works Engineering QLD 2016
- FNQROC Regional Development Manual

RISK IMPLICATIONS

FINANCIAL

The adopted prioritisation multi criteria analysis will inform Capital Works proposals for 2024/25.

Environmental

Environmental risk implications associated with capital projects are considered within the risk management component of project prioritisation.

Infrastructure and Assets

The PPT sets the criteria for assessing and prioritising replacement and upgrading infrastructure and assets. In addition to the appraisal criteria, infrastructure and asset risk implications associated with capital projects are also considered within the risk management component of project prioritisation.

Political and Reputational

Political and reputational risk implications associated with capital projects are considered within the risk management component of project prioritisation.

Legal and Compliance

Legal and compliance risk implications associated with capital projects are considered within the risk management component of project prioritisation.

Health and Safety

Health and safety risk implications associated with capital projects are considered within the risk management component of project prioritisation.

Service Delivery and IT

Service delivery and IT risk implications associated with capital projects are considered within the risk management component of project prioritisation.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Legal compliance and policy risk implications associated with capital projects are considered within the risk management component of project prioritisation.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital******Is the expenditure noted above included in the current budget?***

The PPT Criteria will provide the framework for Council officers to assess and prioritise projects for Council review.

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.

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

The criteria will be used when prioritising Capital Works Program Proposals for 2024/2025.

Roads Criteria

Criteria	Rating/Interpretation	Weighting
Condition	Condition	20%
	1 Approximately 0 - 20% of useful life consumed.	
	2 Approximately 20 - 40% of useful life consumed.	
	3 Approximately 40 - 60% of useful life consumed.	
	4 Approximately 60 - 80% of useful life consumed. 5 -10yrs	
5 80 - 100% of useful life consumed. 0 - 5 years.		
Safety and functionality	Safety and ability to perform its primary function.	15%
	1 No casualty crashes in the last 5 years AND no congestion AND road design is appropriate for traffic volume and heavy vehicles (no edge wear, intersection swept paths are appropriate).	
	3 1 casualty crash in the last 5 years OR moderate congestion OR heavy vehicle swept paths are slightly less than minimum required, OR straight section of road where the width is too narrow for traffic volume and heavy vehicles (visible edge wear, and gravel resheets of road edge required).	
5 2 casualty crashes in the last 5 years OR significant congestion OR heavy vehicle swept paths are significantly less than minimum required OR curved/poor visibility section of road where the width is too narrow for traffic volume and heavy vehicles (visible edge wear, and gravel resheets of road edge required).		
Traffic (Annual Average Daily Traffic)	1 < 10	15%
	2 10 to 50	
	3 51 to 150	
	4 151 to 300	
	5 > 300	
Heavy Vehicle %	1 0-5%	15%
	2 5%-15%	
	3 15%-25%	
	4 25%-35%	
	5 >35%	
Whole of Life Cost Impact	Renew our existing assets before improving service levels to reduce Whole of Life Cost impact on annual budget.	20%
	1 Expansion of road network (new road and/or upgrading from gravel to bitumen).	
	2 Upgrade or widening to improve service level to road users and/or adjacent properties.	
	3 Rehabilitation and proactive upgrade to protect existing road pavement where deterioration is commencing (e.g. bitumen edge drop-off).	
	4 Rehabilitation and upgrade to protect existing road pavement where significant deterioration has occurred and is impacting on safety (e.g. eroding and narrowing of pavement).	
5 100% renewal of existing road (rehabilitation).		
Criticality	Road hierarchy to demonstrate how critical the road is to the community (using the Lower Order Road Design Guidelines to further define Rural Secondary Access criticality). Add one to the score if it is a LRRS road. Add one to the score if it is a road with school frontage or essential service .	15%
	1 Rural Secondary Access (Local Access)	
	2 Rural Secondary Access (Minor Road) or Urban Access	
	3 Primary Access or Industrial Access	
	4 Collector	
5 Arterial		
		100%

Bridges, Causeways and Major Culverts Criteria

Criteria	Rating/Interpretation	Weighting	
Condition	Condition	30%	
	1 Very Good. Approximately 0 - 20% of useful life consumed.		
	2 Good. Approximately 20 - 40% of useful life consumed.		
	3 Fair. Approximately 40 - 60% of useful life consumed.		
	4 Poor Approximately 60 - 80% of useful life consumed.		
	5 Very Poor 80 - 100% of useful life consumed.		
Functionality	Ability to perform its primary function	20%	
	1 Very Good - No wet weather road closures		
	2 Good - Short road closures (<1 day) during Q5 events		
	3 Fair - Short road closures (<1 day) for annual rain events. Medium road closures (1 day - 1 week) for 5-yearly rain events		
	4 Poor - Medium road closures (1 day - 1 week) for annual rain events. Long road closures (1 - 2 weeks) for 5-yearly rain events		
	5 Very Poor - Long road closures (1 - 2 weeks) annual events. Very long road closures (> 2 weeks) for 5-yearly events		
Heavy Vehicle Usage	1 0-5%	15%	
	2 5%-15%		
	3 15%-25%		
	4 25%-35%		
	5 >35%		
	Average Annual Daily Traffic Count (AADT)		Number of vehicles per day
1 < 10			
2 10 to 50			
3 51 to 150			
4 151 to 300			
5 > 300			
Detour Distance	Urban	Rural	20%
	1 Very Low Detour >0km & <1km	1 Detour >0km & 5km	
	2 Low Detour >1km & <5km	2 Detour >5km & <15km	
	3 Medium Detour >5km & <10km	3 Detour >15km & <30km	
	4 High Detour >10km	4 Detour >30km & <50km	
	5 Very High No alternate access	5 Detour over 50km or no alternative	

Drainage Criteria

Criteria	Rating/Interpretation		Weighting
Properties Affected	Score	Properties affected	25%
	1	Very Low 0 - 2	
	2	Low 3 - 5	
	3	Medium 6 - 10	
	4	High 11 - 15	
5	Very High > 15		
Risk to Council or other public assets	What would happen to other public assets the drain is protecting if the project doesn't proceed? Risk assessed with Likelihood and Consequence rating using ISO 31000:2009 Risk		25%
	1	Low Risk. Manage by routine procedures	
	2	Medium Risk. Planned action required (ie. Make safe and include in forward programs)	
	3	High Risk. Prioritised action required (ie. Make safe and program in current/next program).	
	4	Very High Risk. Immediate Corrective Action required.	
Condition	1	Very Good All components free of defects and structure well maintained. Only planned maintenance required. Approximately 0 - 20% of useful life consumed.	25%
	2	Good Minor maintenance required plus planned maintenance. Free of defects affecting performance, integrity and durability. Approximately 20 - 40% of useful life consumed.	
	3	Fair Defects affecting durability which require monitoring and/or maintenance. Significant maintenance required to return to accepted level of service. Approximately 40 - 60% of useful life consumed.	
	4	Poor Defects affecting performance and structural integrity. Renewal or upgrade required. Approximately 60 - 80% of useful life consumed.	
	5	Very Poor/Unsafe Unserviceable. Requires urgent attention, life and property at risk. 80 - 100% of useful life consumed.	
Functionality	1	Very Good No soil erosion and/or water draining freely.	25%
	2	Good Minor soil erosion and/or mild water ponding, water drains in a reasonable timeframe.	
	3	Fair Moderate erosion and/or some periods of water detention.	
	4	Poor Significant soil erosion and/or long periods of water detention. Structural damage on other assets expected in the medium term.	
	5	Very Poor Significant soil erosion with imminent structural damage impact on other assets and/or very long periods of water detention.	
			100%

Traffic Facilities Criteria

Criteria	Rating/Interpretation	Weighting
Safety	Risk level from Road Safety Review, Number and severity of reported incidents, road geometry issues.	30%
	1 Very Low	
	2 Low	
	3 Medium	
	4 High	
	5 Very High	
Traffic (Annual Average Daily Traffic)	1 < 10	25%
	2 10 to 50	
	3 51 to 150	
	4 151 to 300	
	5 > 300	
	Community Concern	
1 Very Low 1 resident or customer request.		
2 Low >1 to <3 residents writing or customer requests		
3 Medium >3 to <10		
4 High >10 to <20		
5 Very High >20 residents or petition.		
Cost Effectiveness	Takes account of population served and the benefits by proceeding with the project.	15%
	1 Very Low	
	2 Low	
	3 Medium	
	4 High	
	5 Very High	
Strategic Significance	<u>Strategic Significance to Council.</u>	15%
	1 Supplementary Does not provide a public focus for Council, and is not a key area for Council activities.	
	2 Secondary Does not provide a public focus for the Council.	
	3 Standard Provides a regular focus for the Council.	
	4 Intermediate Provides an important public focus for the Council.	
	5 Premium Provides a key public focus for the Council, and is a defining icon of Council service.	
		100%

Parking Criteria

Criteria	Rating/Interpretation		Weighting	
Access Improvement	Will improve accessibility to Council facilities, schools, tourism attractions, business centres and public amenities.		40%	
	1	Very Low		Alternative parking available with no impact on adjacent properties.
	2	Low		
	3	Medium		Alternative parking available with some impact on adjacent properties.
	4	High		
5	Very High	No alternative parking available with high impact on surrounding properties.		
Safety Improvement	Safety improvement for pedestrians.		30%	
	1	No improvement.		
	2			
	3	Moderate improvement. Protected on street car parking.		
	4			
5	Major improvement to safety. Off street carpark separated from traffic flows.			
Strategic Significance	Strategic Significance to Council.		30%	
	1	Supplementary		Does not provide a public focus for Council, and is not a key area for Council activities.
	2	Secondary		Does not provide a public focus for the Council.
	3	Standard		Provides a regular focus for the Council.
	4	Intermediate		Provides an important public focus for the Council.
5	Premium	Provides a key public focus for the Council, and is a defining icon of Council service.		
			100%	

Footpaths, Pedestrian and Cycleway Network Criteria

Criteria	Rating/Interpretation		Weighting		
Functionality and/or Condition	Ability to perform its primary function		20%		
	1	Very Good		1	Approximately 0 - 20% of useful life consumed.
	2	Good		2	Approximately 20 - 40% of useful life consumed.
	3	Fair		3	Approximately 40 - 60% of useful life consumed.
	4	Poor		4	Approximately 60 - 80% of useful life consumed. 5 -10yrs
	5	Very Poor/Unsafe		5	80 - 100% of useful life consumed. 0 - 5 years.
Whole of Life Cost (financial sustainability)	1	Extension/Expansion of the Footpaths Pedestrian and Cycle Network.		20%	
	3	Infill improvement of the Footpaths Pedestrian and Cycle Network, filling missing connections.			
	5	Replacement or upgrade of existing footpath that reduces operational cost.			
Connectivity, Utilisation and POS Hierarchy	1	No connectivity or utilisation benefit to the community.		20%	
	3	Improvement for a 'Secondary' pedestrian/cycleway route.			
	5	Improvement for a 'Primary' pedestrian/cycleway route.			
Environment and Wellbeing	1	Negative impact or no improvement on any of the following: aesthetic appeal, connection to nature, climate change resilience or environmental health outcome.		20%	
	2	Improves aesthetic appeal.			
	3	Improves environmental health outcome (e.g. encouraging alternative transport).			
	4	Improves connection to nature (e.g. improving connectivity between parks, improving accessibility to the environment).			
	5	Builds climate change resilience (e.g. creating shade for footpaths, reducing heat reflection and absorption). Improves resilience to natural disaster events.			
Safety	1	Potentially introduces a new safety hazard.		20%	
	3	No safety benefit.			
	5	The project removes a safety hazard or improves safety.			
			100%		

Parks and Open Spaces Criteria

Criteria	Rating/Interpretation		Weighting
Functionality and Condition	Ability to perform its primary function	Condition	20%
	1 Very Good	1 Approximately 0 - 20% of useful life consumed.	
	2 Good	2 Approximately 20 - 40% of useful life consumed.	
	3 Fair	3 Approximately 40 - 60% of useful life consumed.	
	4 Poor	4 Approximately 60 - 80% of useful life consumed. 5 -10yrs	
	5 Very Poor/Unsafe	5 80 - 100% of useful life consumed. 0 - 5 years.	
Whole of Life Cost (financial sustainability)	1	Expansion of the Parks and Open Spaces portfolio. E.g. Additional park, playground, toilet, or high maintenance garden. Extension of the footpath network (not infill) requiring additional labour.	20%
	2	Additional feature that requires significant additional labour for the life of the asset. E.g. New hedges, gardens with irrigation required, fence, bollards, rotunda, BBQs, lighting, and bins.	
	3	Additional feature that requires minimal additional labour for the life of the asset. E.g. New picnic facilities, basic playground feature (e.g. Swings or basic static equipment), onsite car park, bollards, drinking water tap, sign, drought tolerant tree, footpath network infill.	
	4	Replacement or upgrade of existing feature that does not increase operational cost, or operational cost reductions are made in other areas so that this project is WOLC neutral.	
	5	Replacement or upgrade that reduces operational cost.	
Connectivity, Utilisation and OS Hierarchy	1	No connectivity or utilisation benefit to the community.	20%
	2	Improvement for an open space with an asset hierarchy of 'Other' where there are no existing features. Streetscape improvement on an "Access" street.	
	3	Improvement for an open space with an asset hierarchy of "Other" where there are existing park features.	
	4	Improvement for a 'Minor' park or 'Minor' pedestrian/cycleway route. Streetscape improvement on a "Collector" road.	
	5	Improvement for a 'Park' or 'Major' pedestrian/cycleway route. A CBD/town entrance streetscape.	
Environment and Wellbeing	1	Negative impact or no improvement on any of the following: aesthetic appeal, connection to nature, climate change resilience or environmental health outcome.	20%
	2	Improves aesthetic appeal.	
	3	Improves environmental health outcome (e.g. bins, encouraging alternative transport, commemorative gardens and cultural spaces).	
	4	Improves connection to nature (e.g. Creating green or habitat corridors, improving connectivity between parks, improving accessibility to the environment).	
	5	Builds climate change resilience (e.g. solar panels, water conservation, creating shade, reducing heat reflection and absorption). Improves resilience to natural disaster events.	
Safety	1	Potentially introduces a new safety hazard.	20%
	3	No safety benefit.	
	5	The project removes a safety hazard or improves safety.	
			100%

Facilities Criteria

Criteria	Rating/Interpretation	Weighting	
Environmental and/or Public Health Impact	Projects will contribute to the natural and built environment and improve public health outcomes.	10%	
	1 Very Low Contribution/Improvement		
	2 Low Impact Contribution/Improvement		
	3 Medium Impact Contribution/Improvement		
	4 High Impact Contribution/Improvement		
5 Very High Impact Contribution/Improvement			
Utilisation	Assessing the use of the facility. (Average number of people per year with consideration to the community size)	15%	
	1 Very Low		
	2 Low		
	3 Medium		
	4 High		
5 Very High			
Whole of Life Cost	Renew our existing assets before improving service levels to reduce Whole of Life Cost (WOLC) impact on our annual budget.	30%	
	1 Expansion of Facilities portfolio - new facility		
	2 Upgrade or expansion of a facility to improve service level to the community.		
	3 Renewal and proactive upgrade to protect existing facility where deterioration is commencing.		
	4 Renewal and upgrade to protect existing facility where significant deterioration has occurred and is impacting on safety.		
5 100% renewal of existing facility			
Functionality and Condition (use the critical score)	Ability to perform its primary function	Condition	30%
	1 Very Good	1 Approximately 0 - 20% of useful life consumed.	
	2 Good	2 Approximately 20 - 40% of useful life consumed.	
	3 Fair	3 Approximately 40 - 60% of useful life consumed.	
	4 Poor	4 Approximately 60 - 80% of useful life consumed.	
5 Very Poor/Unsafe	5 80 - 100% of useful life consumed.		
Strategic Significance	Strategic Significance of building to the Council.		15%
	1 Supplementary	Does not provide a public focus for Council, and is not a key area for Council activities.	
	2 Secondary	Does not provide a public focus for the Council.	
	3 Standard	Provides a regular focus for the Council.	
	4 Intermediate	Provides an important public focus for the Council.	
5 Premium	Provides a key public focus for the Council, and is a defining icon of Council service.		
		100%	

Community Housing Criteria

Criteria	Rating/Interpretation		Weighting		
Environmental Impact	Projects will contribute to the natural and built environment, consider sustainable principle and energy efficiencies taking into consideration greenhouse gas emissions, water management, waste management and biodiversity.		10%		
	1	High Negative			
	2	Low Negative Impact			
	3	Neutral Impact			
	4	Low Positive Impact			
5	High Positive Impact				
Health, Wellbeing and Safety	Projects will benefit the health, wellbeing and safety of community housing residents.		20%		
	1	No Benefit			
	2	Slight Benefit			
	3	Minor Benefit			
	4	Moderate Benefit			
5	Major Benefit				
Maintenance	Annual maintenance cost reduction by proceeding with the project.		20%		
	1	No Reduction			
	2	Slight Reduction			
	3	Minor Reduction			
	4	Moderate Reduction			
5	Major Reduction				
Functionality and Condition	Ability to perform its primary function		30%		
	1	Very Good (S5)		1	Condition Approximately 0 - 20% of useful life consumed.
	2	Good (S4)		2	Approximately 20 - 40% of useful life consumed.
	3	Fair (S3)		3	Approximately 40 - 60% of useful life consumed.
	4	Poor (S2)		4	Approximately 60 - 80% of useful life consumed.
5	Very Poor/Unsafe (S1)	5	80 - 100% of useful life consumed.		
Strategic Significance	Strategic Significance of building to the Council. Add 1 point if project/building is		20%		
	1	Supplementary		Does not provide a public focus for Council, and is not a key area for Council activities.	
	2	Secondary		Does not provide a public focus for the Council.	
	3	Standard		Provides a regular focus for the Council.	
	4	Intermediate		Provides an important public focus for the Council.	
5	Premium	Provides a key public focus for the Council, and is a defining icon of Council service.			
			100%		

Aerodromes Criteria

Criteria	Rating/Interpretation		Weighting
Risk	What would happen if Council did nothing? Risk assessed with Likelihood and Consequence rating using ISO 31000:2009 Risk Management Standard.		40%
	1	Low Manage by routine procedures	
	2	Moderate Planned action required (i.e.. Make safe and include in forward programs)	
	3	Significant Prioritised action required (i.e.. Make safe and program in current/next program)	
	4	Extreme Immediate Corrective Action required.	
Condition	Condition of the current asset		30%
	1	Very Good Excellent physical condition, Observable deterioration is insignificant. No adverse service reports.	
	2	Good Observation or testing indicates that asset is meeting all service requirements. Minor deterioration observed.	
	3	Fair Moderate deterioration evident. Minor components or isolated sections need replacement or repair now but not affecting short term structural integrity.	
	4	Poor Serious deterioration and significant defects affecting structural integrity. Asset is now moving into zone of failure.	
Functionality	Ability to perform its primary function		30%
	1	Very Good	
	2	Good	
	3	Fair	
	4	Poor	
	5	Very Poor/Unsafe	

Water Criteria

Criteria	Rating/Interpretation	Weighting		
Risk	What would happen if Council did nothing? Risk assessed with Likelihood and Consequence rating using ISO 31000:2009 Risk Management Standard.	25%		
	1 Low Manage by routine procedures			
	2 Moderate Planned action required (ie. Make safe and include in forward programs)			
	3 Significant Prioritised action required (ie. Make safe and program in current/next program)			
	4 Extreme Immediate Corrective Action required.			
Condition/ Capacity of surrounding assets to service the need	Condition of the current asset	Capacity to service the need.	25%	
	1 Very Good Excellent physical condition, Observable deterioration is insignificant. No adverse service reports.	1 Very good ability to service the need.		
	2 Good Observation or testing indicates that asset is meeting all service requirements. Minor deterioration observed.	2 Good ability to service the need.		
	3 Fair Moderate deterioration evident. Minor components or isolated sections need replacement or repair now but not affecting short term structural integrity.	3 Fair ability to service the need.		
	4 Poor Serious deterioration and significant defects affecting structural integrity. Asset is now moving into zone of failure.	4 Poor ability to service the need.		
	5 Very Poor/ Unsafe Failed or failure imminent. Immediate need to replace most or all of asset.	5 Very poor ability to service the need.		
	This gives priority to renew water mains, pumps and reservoirs that would have the greatest impact on the community if they fail.			50%
	1 Insignificant Impact <=100mm supply main or booster pump primarily for irrigation supply such as a park or garden. No part of a treatment plant is considered insignificant.			
	2 Minor Impact 150mm supply main or booster pump for small area (5 or less domestic connections) where supply could be re-routed and service delivery not affected. For a treatment plant, it would be a minor impact if there is a spare or a temporary work-around available.			
	3 Moderate Impact 150mm supply main or booster pump for small area (5 or less domestic connections) where supply cannot be re-routed. For a treatment plant, it would be a moderate impact if it is not a critical control point but there is no spare available. It may cause water restrictions.			
4 High Impact Entire reservoir catchment impacted or substantial proportion of CBD impacted. Reservoir, Trunk Main or Major Pump Station. For treatment plants this would include any critical control point asset that would reduce the clear water storage and initiate water restrictions.				
5 Very High Impact Entire water scheme impacted or entire CBD impacted. Treatment Plant or CBD Trunk Main or Major Pump Station for CBD. Dialysis Patient or essential service such as but not limited to hospitals, schools, aged care facilities. For treatment plants this would include any critical control point asset that would stop the treatment process. Any area that is impacted with no water for an extended period of time and that could result in legal action.	100%			

Wastewater Criteria

Criteria	Rating/Interpretation	Weight		
Risk	What would happen if Council did nothing? Risk assessed with Likelihood and Consequence rating using ISO 31000:2009 Risk Management Standard.	25%		
	1 Low Risk Manage by routine procedures			
	2 Moderate Risk Planned action required (ie. Make safe and include in forward programs)			
	3 Significant Risk Prioritised action required (ie. Make safe and program in current/next program)			
	4 Extreme Risk Immediate Corrective Action required.			
Condition/ Capacity of surrounding assets to service the need	Condition of the current asset	Capacity to service the need.	25%	
	1 Very Good Excellent physical condition, Observable deterioration is insignificant. No adverse service reports.	1 Very good ability to service the need.		
	2 Good Observation or testing indicates that asset is meeting all service requirements. Minor deterioration observed.	2 Good ability to service the need.		
	3 Fair Moderate deterioration evident. Minor components or isolated sections need replacement or repair now but not affecting short term structural integrity.	3 Fair ability to service the need.		
	4 Poor Serious deterioration and significant defects affecting structural integrity. Asset is now moving into zone of failure.	4 Poor ability to service the need.		
	5 Very Poor/ Unsafe Failed or failure imminent. Immediate need to replace most or all of asset.	5 Very poor ability to service the need.		
	This gives priority to renew sewer mains and pumps that would have the greatest impact on the community if they fail.			50%
	1 Insignificant Impact No part of the wastewater reticulation network or treatment plant is considered insignificant.			
	2 Minor Impact 100mm connection for small area (5 or less domestic connections) where wastewater could temporarily (1 day) be removed by truck. For a treatment plant, it would be a minor impact if there is a spare or a temporary work-around available.			
	3 Moderate Impact 100mm connection for small area (more than 5 domestic connections) where wastewater could not temporarily be removed by one truck or more than 1 day. For a treatment plant, it would be a moderate impact if it is not a critical control point and there is no spare available.			
4 High Impact Entire pump station catchment impacted or substantial proportion of CBD impacted. Trunk Main or Major Pump Station. For treatment plants this would include any critical control point asset that would impact treatment but not initiate a bypass.				
5 Very High Impact Entire wastewater scheme impacted or entire CBD impacted. Treatment Plant or CBD Trunk Main or Major Pump Station for CBD. Essential service such as but not limited to hospitals, schools, aged care facilities. For treatment plants this would include any critical control point that results in a bypass.				
		100%		

Waste Criteria

Criteria	Rating/Interpretation	Weighting	
Risk	What would happen if Council did nothing? Risk assessed with Likelihood and Consequence rating using ISO 31000:2009 Risk Management Standard.	20%	
	1 Low Risk Manage by routine procedures		
	2 Moderate Risk Planned action required (ie. Make safe and include in forward programs)		
	3 Significant Risk Prioritised action required (ie. Make safe and program in current/next program)		
	4 Extreme Risk Immediate Corrective Action required.		
Utilisation	Assessing the use of the facility. Cubic metres of waste per year.	20%	
	1 Very low <2000t		
	2 Low >2000t but <5000t per year		
	3 Medium >5000t but <20000t per year		
	4 High >20000t but <50000t		
	5 Very high >50000t		
Condition/ Capacity of surrounding assets to service the need	Condition of the current asset	Capacity to service the need.	20%
	1 Very Good Excellent physical condition, Observable deterioration is insignificant. No adverse service reports.	1 Very good ability to service the need.	
	2 Good Observation or testing indicates that asset is meeting all service requirements. Minor deterioration observed.	2 Good ability to service the need.	
	3 Fair Moderate deterioration evident. Minor components or isolated sections need replacement or repair now but not affecting short term structural integrity.	3 Fair ability to service the need.	
	4 Poor Serious deterioration and significant defects affecting structural integrity. Asset is now moving into zone of failure.	4 Poor ability to service the need.	
5 Very Poor/ Unsafe Failed or failure imminent. Immediate need to replace most or all of asset.	5 Very poor ability to service the need.		
Criticality	This gives priority to transfer station and landfill assets that would have the greatest impact on the community if they fail, are inaccessible or service is interrupted.		40%
	1 Insignificant Impact No interruption or delays to service.		
	2 Minor Impact Failure of critical asset components that interrupts or delays Council providing the service at the site for up to 1 day.		
	3 Moderate Impact Failure of critical asset components that interrupts or delays Council providing the service at the site for less than 1 week.		
	4 High Impact Failure of critical asset components that interrupts or delays Council providing the service at the site for greater than 1 week.		
	5 Very High Impact Very high number of ratepayers using transfer station or trench. Failure of critical asset components that stops Council providing the service at the site.		
		100%	

9.5 FLEET REPLACEMENT - VP376930 GRADER

Date Prepared: 9 October 2023
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of the assessments of tenders submitted under Local Buy Vendor Panel VP376930 for the Supply and Delivery of one (1) only articulated motor grader and provide recommendation on award of the tender.

RECOMMENDATION

That Council accepts the tender from Hastings Deering for supply and delivery of one (1) Caterpillar 140 articulated motor grader, at a value of \$543,500 (excl GST).

BACKGROUND

In-service since 2009, the current Caterpillar 140M (Asset 14) is utilised by the Works teams, primarily for the delivery of road construction projects. With an optimum replacement period for graders being in the order of eight (8) years/8,000 hours and with the existing asset having now exceeded 10,500 Hrs of operation, replacement with a 3D level control ready, modern grader, is now appropriate.

In 2020, Council previously purchased a Caterpillar 140 grader capable of providing 3D level control to assist in achieving both the quality standards and productivity required to effectively deliver road construction and rehabilitation projects. This machine is generally performing well and has resulted in efficiencies and improvements in the quality of work on construction projects.

Council sought tenders under Local Buy Vendor Panel VP376930 for the Supply and Delivery of one (1) only articulated motor grader and four (4) submissions were received from three (3) suppliers.

A summary of the quoted prices, as provided at submission, is shown below in *Table 1: Submission Values*.

Table 1: Submission Values

Supplier	Vehicle	Price Excl GST	Price Inc GST	Ranking
John Deere	John Deere 770GP	\$ 591,000.00	\$ 650,100.00	3
Hastings Deering	Caterpillar 140	\$ 543,500.00	\$ 597,850.00	1
Komatsu	Komatsu 655-7	\$ 521,419.00	\$ 573,560.19	2
Komatsu	Komatsu 655-5	\$ 433,979.44	\$ 477,377.38	4

Note: The Komatsu 655-5 was not evaluated as the machine did not meet the requirements of the tender and was not assessed further; only the price has been listed.

Post Tender Clarification:

Council officers have undertaken a review of the tenders and sought clarifications as required to fully evaluate the offers, which included;

- Reference Checks

- Plant Inspections
- Equipment Clarification

Based on the evaluation process completed, Council officers have recommended the Hastings Deering Caterpillar 140 grader.

RISK IMPLICATIONS

Financial

The replacement project has been included within the 2023-24 Capital Works program.

Infrastructure and Assets

Successful completion of the project will result in the renewal of existing assets.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Tenders were sought in accordance with Council's Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

\$543,500 (excl GST) contract value. Additional costs associated with the commissioning of plant are provided within the project budget.

Is the expenditure noted above included in the current budget?

Yes, Council has approved the project within the 2023-24 capital works program, although the project does exceed the original budgeted amount.

If not, you must recommend how the budget can be amended to accommodate the expenditure

Savings will be sought within the Fleet Replacement program to account for the anticipated exceedance of 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.

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.

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

Tenderers will be notified of the outcome of this report in writing.

9.6 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - SEPTEMBER 2023

Date Prepared: 5 October 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, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of September 2023.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for September 2023.

BACKGROUND

Technical Services

Design, quality, and investigations:

Investigation activities undertaken in September included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	81	13
Drainage Investigations	23	1
NHVR Permit Applications	0	30
Traffic Count Surveys	0	0
Parks Investigations	3	2
Miscellaneous <i>e.g.</i> Planning; Local Laws	29	13
Before You Dig Requests	0	61

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. Approximately 200 tests were undertaken during the month, with just over half of that being for External Clients.

Asset Inspections:

Facility asset condition and defect inspections continue, and a review of internal facility processes/practices is underway to seek efficiency improvements. Inspections are currently targeted towards assisting in the development of Asset Management sub plans.

Ongoing improvements to GIS data associated with water, sewerage, roads, underground stormwater, and kerbs asset data sets continues, as information is received from other areas of Council. An internal data improvement project for stormwater assets has resulted in improved asset and condition data within the Mareeba Township, with Kuranda Township soon to be completed.

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
Kuranda	Jum Rum Rainforest Estate Stage 1, Fallon Road	Under construction
Mareeba	Amaroo Stage 13	Under construction
Mareeba	Prestige Gardens Stage 1-6	Under construction
Mareeba	Emerald End Road and Country Road	Under construction
Mareeba	Amaroo Stage 12	On-maintenance
Mareeba	7 Haren Street	Off-maintenance
Koah	123 Fantin Road (Two Chain Road)	Off-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)

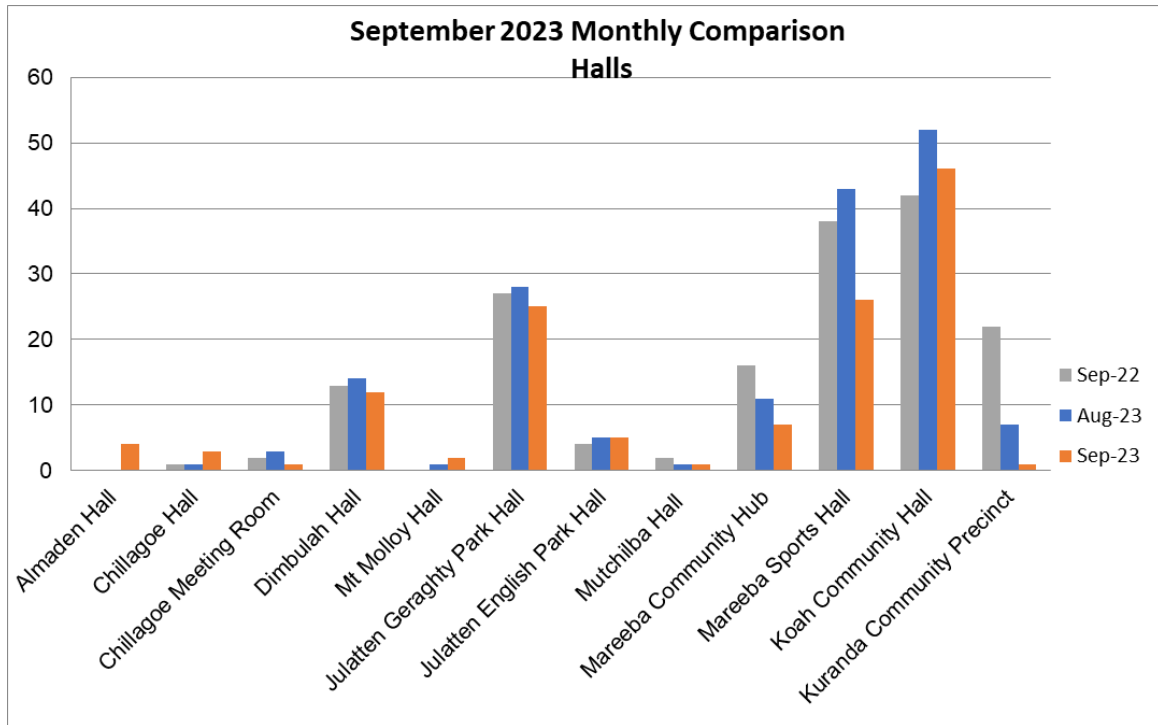
The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared disaster events currently being managed are provided below:

Program	Status
2022 DRFA	Mareeba Shire activated DRFA assistance measures linked to Far North Queensland Low Pressure Trough, that occurred 1 – 7 February 2022. Contracts awarded for restoration works are progressing well, with the Western contract having reached practical completion and the others nearing completion.
2022 Betterment	Market rates currently with QRA for approval and confirmation that the successful Tenderer selected by Council is accepted.
Fallon Road	Works have been completed.
2023 DRFA	Activation for DRFA assistance occurred for the Northern and Central Queensland Monsoon and Flooding Event, 20 December 2022 – 30 April 2023. Emergent response activities were completed in July with the focus now on completing the damage assessments of the network for QRA submissions.

Facilities

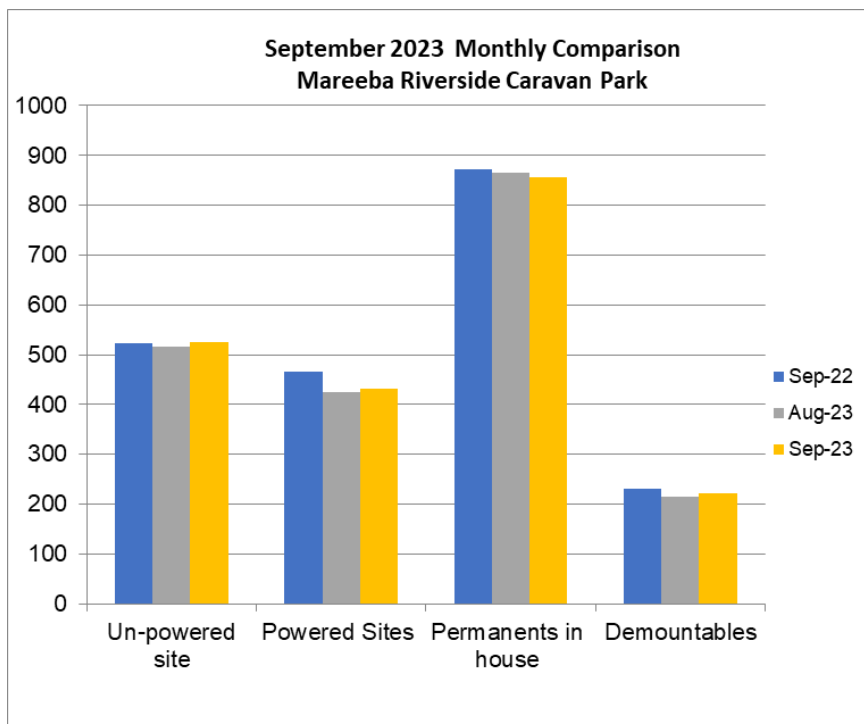
Community Halls:

Maintaining safe and efficient access to Council’s Community Halls is recognised as an important aspect for the community's ongoing wellbeing. Attendance numbers comparative to previous months generally declined slightly. School holidays may have contributed to the varied utilisation rates.

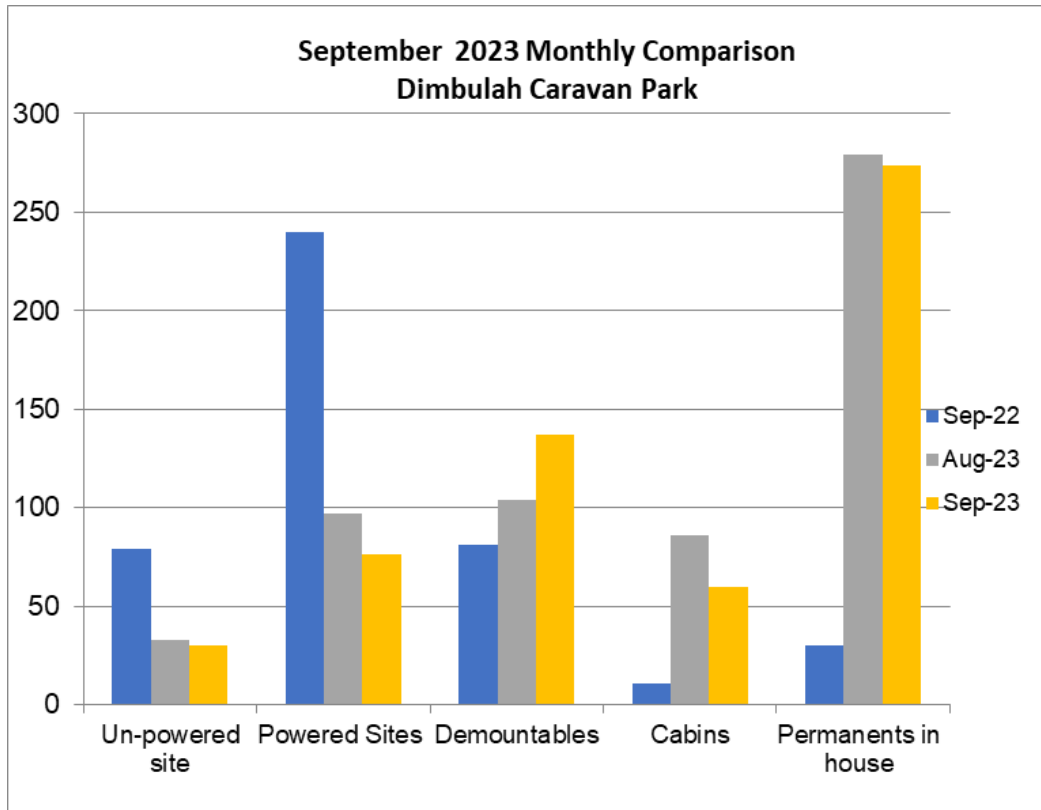


Caravan Parks:

Mareeba Riverside Caravan Park tenant numbers have remained steady across all sectors.

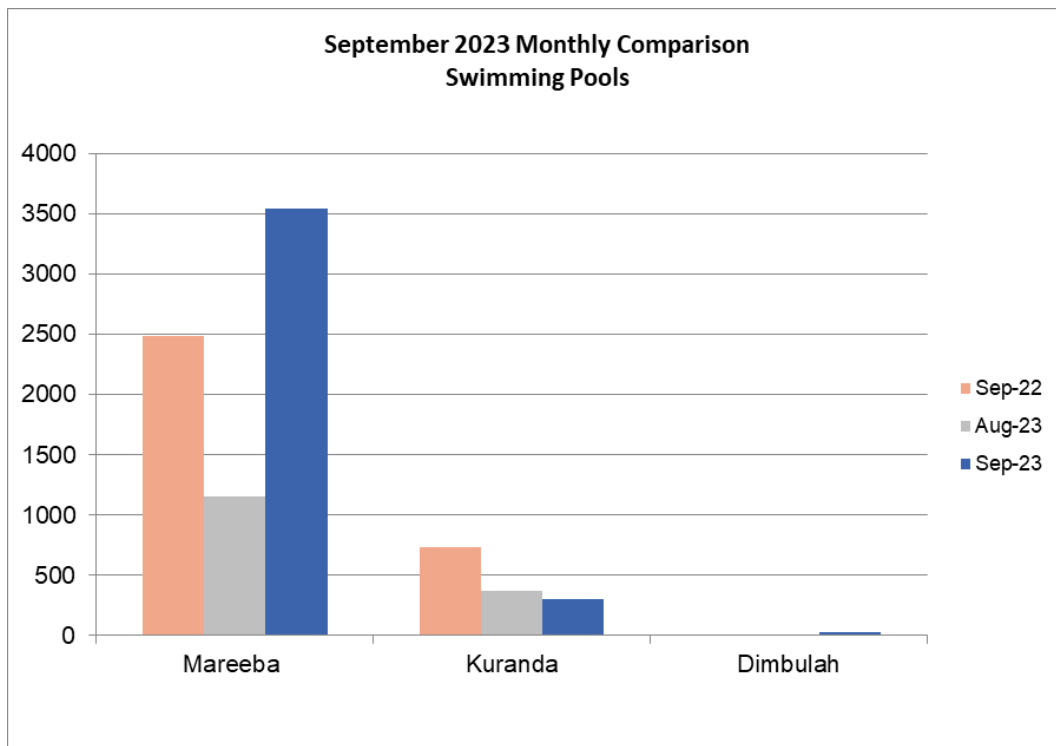


Dimbulah Caravan Park visitor numbers are generally reduced.



Aquatic Centres

Attendance numbers for Mareeba have strengthened in September, which may be attributable to the onset of Summer, School Holidays and the availability of the Splash Park. Dimbulah Pool is open to the public.



Vandalism & Graffiti:

During September, two (2) reports of vandalism were recorded for Council facilities, with annual costs provided below;

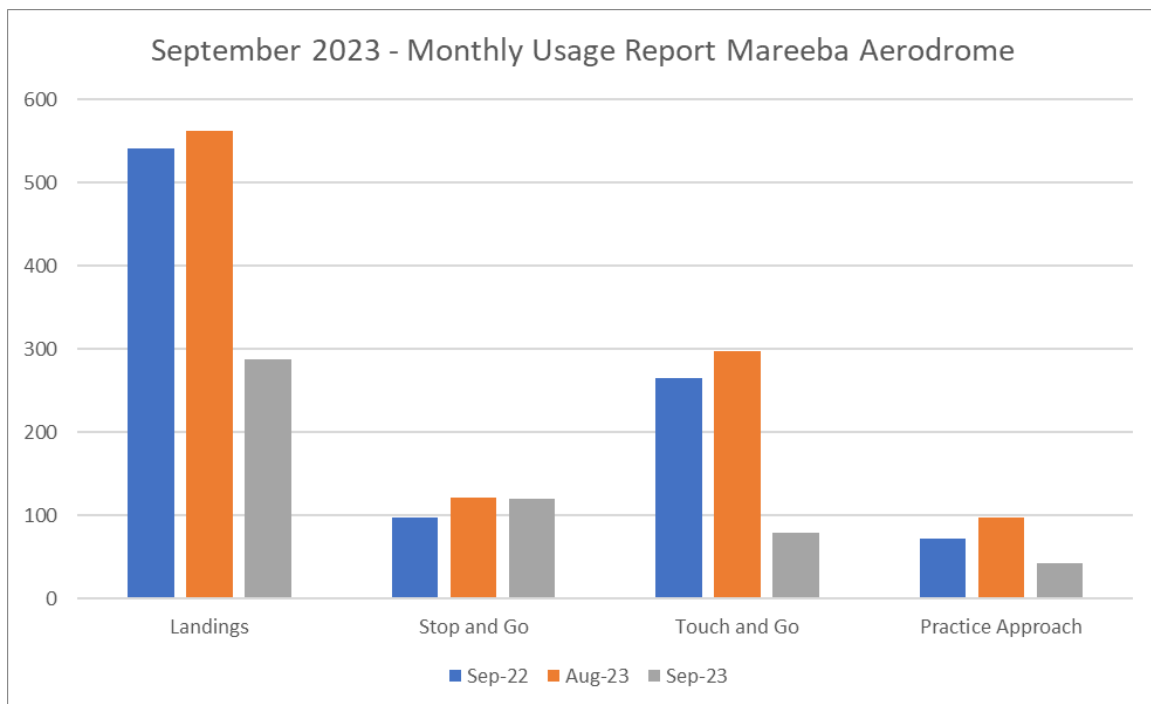
Financial Year	Actuals	Comments – September 2023
2015/16	\$ 2,134.00	<ul style="list-style-type: none"> • Mareeba Heritage Centre Toilets - Vandalism x1 • Mareeba Cedric Davies Community Hub/Library – Vandalism x1
2016/17	\$ 16,546.00	
2017/18	\$ 23,948.00	
2018/19	\$ 14,851.00	
2019/20	\$ 14,211.18	
2020/21	\$ 62,199.62	
2021/22	\$ 48,301.12	
2022/23	\$33,030.18	
2023/24	\$1,152.46	

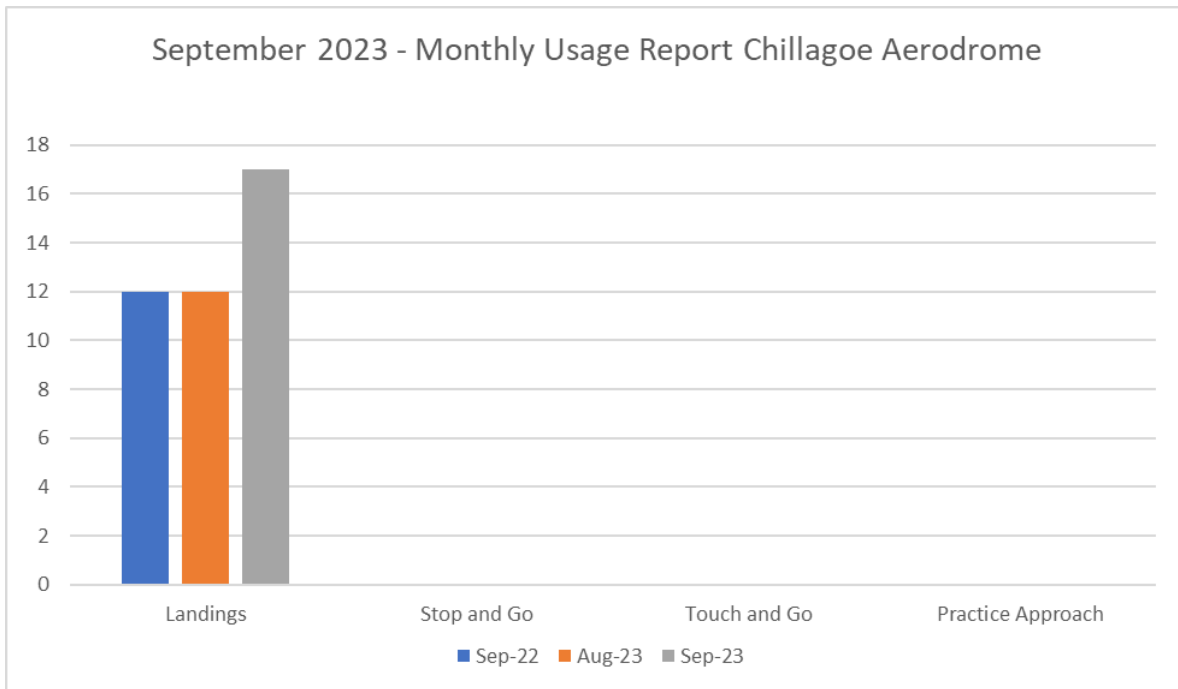
Note - actuals for vandalism/graffiti do not reflect costs to repairs during that period. Incoming expenses for repairs carry over until works are completed.

Aerodromes:

The data recorded below is current for the month of September, 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.

Landings for both facilities are comparable with previous years.





FINANCIAL AND RESOURCE IMPLICATIONS

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 - SEPTEMBER 2023

Date Prepared: 4 October 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 September 2023.

RECOMMENDATION

That Council:

1. receives the Infrastructure Services, Water and Waste Operations Report for September 2023; and
2. accepts the proposal received from Container Exchange (QLD) Limited (COEX) and Cairns Recycling for expansion of Eligible Container recycling solutions in Mareeba Shire to be undertaken in conjunction with Council:
 - a. Kuranda Bag Drop – Arara Street, Kuranda;
 - b. Eligible Container Bins – Public bin trial, Kuranda CBD; and
 - c. Transfer Station Collection and Management – Mareeba Shire Waste Transfer Stations.

BACKGROUND

Water and Wastewater Treatment:

All treatment plants are generally performing satisfactorily. Water demand was varied across all schemes. Rainfall in most catchments has resulted in decreased consumption per connection compared with previous years.

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.

Data for Mt Molloy is unavailable for the month of September due to a faulty bulk flow meter. Parts are being sourced for replacement. Connections have been updated with information provided by the Rates Section to correspond with annual KPI reporting.

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant average daily production (kL)	10,042	846	354	477	N/A
Number of Connections	4,141	1053	127	246	111

Average daily water consumption per connection (L)	2,425	804	2,783	1,939	N/A
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** Mt Molloy is an untreated, non-potable water supply*

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	2,087	199
Number of Connections	3,519	356
Average daily inflow per connection (L)	593	558

Mareeba Water Treatment Plant Upgrades:

Three (3) critical infrastructure projects at the Mareeba Water Treatment Plant (MWTP) have commenced as part of Council’s 10-year Water Strategy:

- MWTP Filtration System Upgrade
- MWTP Raw Water Pump Upgrade
- MWTP Booster Pump Station Upgrade

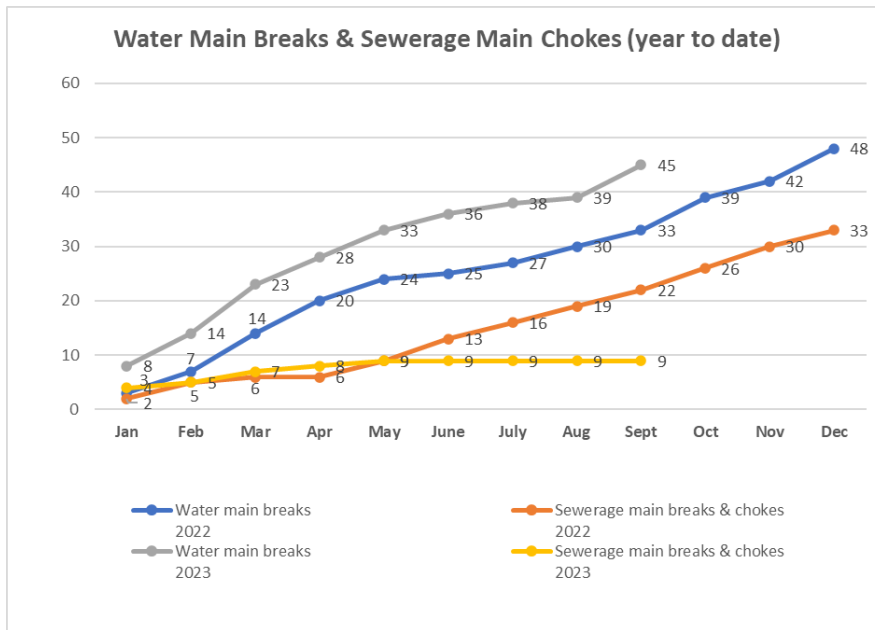
These projects will increase capacity of the plant and ensure that Council is able to supply safe water to residents and businesses in Mareeba now and into the future. Completion of the upgrades is programmed for mid-2024.

While these works occur at the Mareeba Water Treatment Plant there may be disruptions from time-to-time. As a result, the community will be asked to conserve water and reduce consumption during the upgrades. It may be necessary to introduce water restrictions to enable certainty of water supply to residents.

Water and Wastewater Reticulation:

Council's water reticulation crew attended to six (6) water main break, and zero (0) sewer main breaks/chokes this month, and average response times were within targets set out in Council's customer service standard for water services.

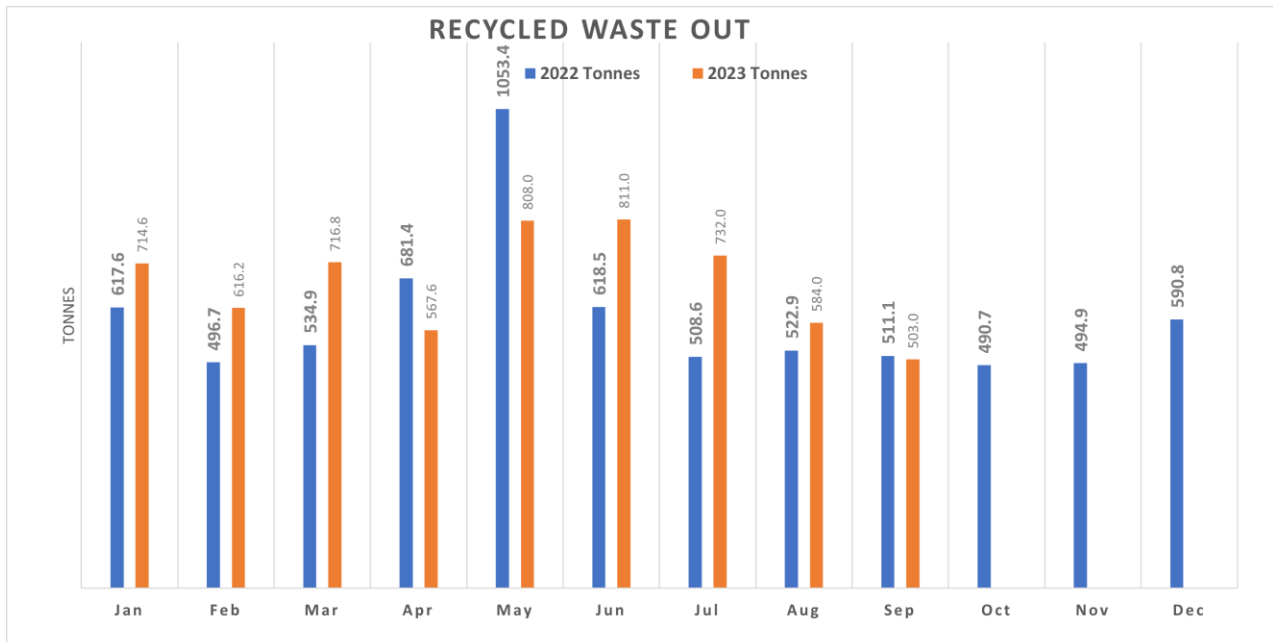
Monthly statistics are shown on the water reticulation main breaks and sewerage main breaks and chokes:

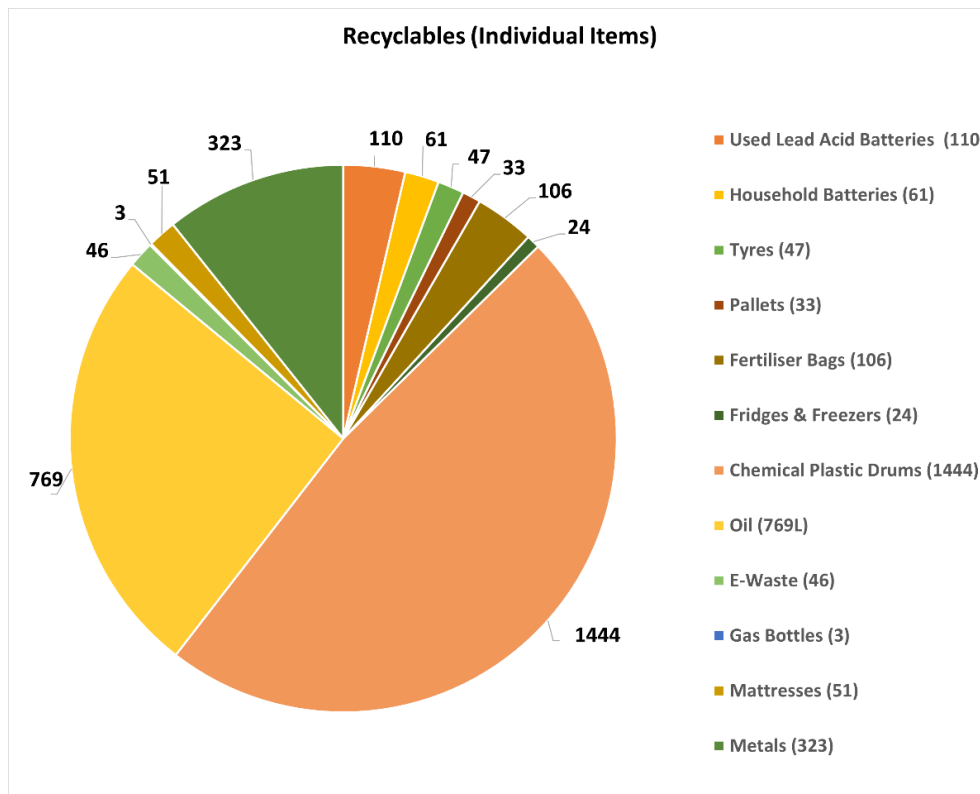


Waste Operations:

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. During September, 461 tonnes of waste was processed through the ARRF, and 17.8 tonnes of domestic items were recycled at the MRF. The quantity of individual recycled items received at transfer stations throughout the Mareeba Shire remained consistent during September. This highlights the interest the community has in recycling facilities provided by Council.





Containers for Change: Eligible Container Solutions Trial and Partners For Change Program

Container Exchange (QLD) Limited (COEX) and Cairns Recycling have approached Council and proposed expansion of Eligible Container recycling solutions in Mareeba Shire to be undertaken in conjunction with Council.

COEX is the not-for-profit organisation engaged by the Queensland Government to establish and run the Containers for Change Scheme in Queensland and Cairns Recycling is their appointed sole provider (Operator) of the Container Collection Service throughout this region.

These initiatives will have a positive impact on the environment, community, and socioeconomics of the Region. Recyclable materials are diverted from landfill and renewed into resources and the community benefits through increased cost benefits, community engagement, education, and awareness of recycling. Additionally, this proposal requires minimal administration on Council’s part with data and reporting to be provided to Council as part of the Partners for Change Program.

The COEX proposal comprises of three (3) key solutions:

1. Kuranda Bag Drop – Arara Street, Kuranda
2. Eligible Container Bins – Public bin trial, Kuranda CBD
3. Transfer Station Collection and Management – Mareeba Shire Waste Transfer Stations

Solution 1: Kuranda Bag Drop – Arara Street, Kuranda

Cairns Recycling has made an application to Council for placement of a shipping container style Bag Drop to be installed at Arara Street, Kuranda to be operated by Cairns Recycling. This site is already home to several yellow-lid bins for the community to recycle their domestic waste and a home-made cage for Eligible Container donations to the Men’s Shed.

Presently, any materials, including Eligible Containers placed in the yellow-lid bins are taken away by Council’s Waste Transfer Station operator, aggregated and transported to the Cairns Materials Recycling Facility (MRF), where they are sorted. Council pays for the pick-up, transport to Cairns and

the MRF gate fee. Council is returned a portion of the revenue for Eligible Containers that are processed by the MRF, however this does not cover the costs associated with the activity. The Men’s Shed currently handles the Eligible Containers placed in the caged bin (under an arrangement with Cairns Recycling) and receives the revenue.

Cairns Recycling has proposed to replace the existing Men’s Shed cage with an attractively branded self-contained shipping container-style Bag Drop for the community to either donate to the Men’s Shed, charity of their preference or cash in their eligible containers.

This style bin will improve the aesthetics of the site, provide higher security for donations, reduce waste to landfill (and reduce costs associated costs for transport and handling), and give the community a nearby solution for Eligible Container recycling.



Existing recycling area at Arara Street, Kuranda



Example of proposed container to replace caged bin facility

In acknowledgement of the mutual benefits this facility would provide, Cairns Recycling has requested Council to waive the application fee and the annual fee for the commercial use of the Council-controlled area associated with the request:

- Application fee of \$308; and
- Annual Renewal fee of \$184.

Solution 2: Eligible Container Bins – Public bins trial, Kuranda CBD

A trial of six (6) Eligible Container street bins is proposed in Kuranda town centre. This will provide recycling opportunities for the local community and thousands of travellers moving throughout Kuranda to divert Eligible Containers from landfill and promote Kuranda as an environmentally friendly destination.

Cairns Recycling would provide Council with Containers for Change (white top) 240L wheelie bins with drink container holes in the lids at no cost to Council. These will be placed in prominent locations in Kuranda CBD and collected by Cairns Recycling.



240L Eligible Container bin example

The proposal is expected to result in a cost saving to Council, however the value is not known at this time. Presently, all public litter collected in Kuranda, including Eligible Containers, is taken to the Advanced Resource Recovery (ARRF) Facility, where Council pays for the transport, ARRF gate fee, and disposal of residual waste. Eligible Containers, which presently end up in the residual waste stream, could be disposed of in the new bins, and would then be recycled through the Containers for Change program.

The purpose of the trial will be to determine whether there is adequate take-up of the service, quantify contamination and theft, and determine whether the system could be further rolled out in Kuranda or other locations throughout Mareeba Shire.

Solution 3: Waste Transfer Station Collection and Management

Cairns Recycling has offered a Waste Transfer Station (WTS) collection and management system for Council to assist customers with separating Eligible Containers at the WTS. Bulk bins would be provided at the WTS to provide customers with the option to separate eligible containers, which will be collected by Cairns Recycling for processing.

The proposal is expected to result in a cost saving to Council, however the value is not known at this time. Presently, Council provides yellow top bins at WTSs for customers to place their recyclable items, including Eligible Containers. Like the yellow top bins at Arara Street, all recyclable materials, including Eligible Containers are aggregated and transported to the Cairns Materials Recycling Facility (MRF) where they are sorted. Council pays for the handling, transport to Cairns and the MRF gate fee. Council is returned a portion of the revenue for Eligible Containers that are processed by the MRF, however this does not cover the costs associated with the activity. Separating Eligible Containers at the WTS will result in cost savings as there will be no cost to Council for collection and recycling of Eligible Containers disposed on in the new bins.

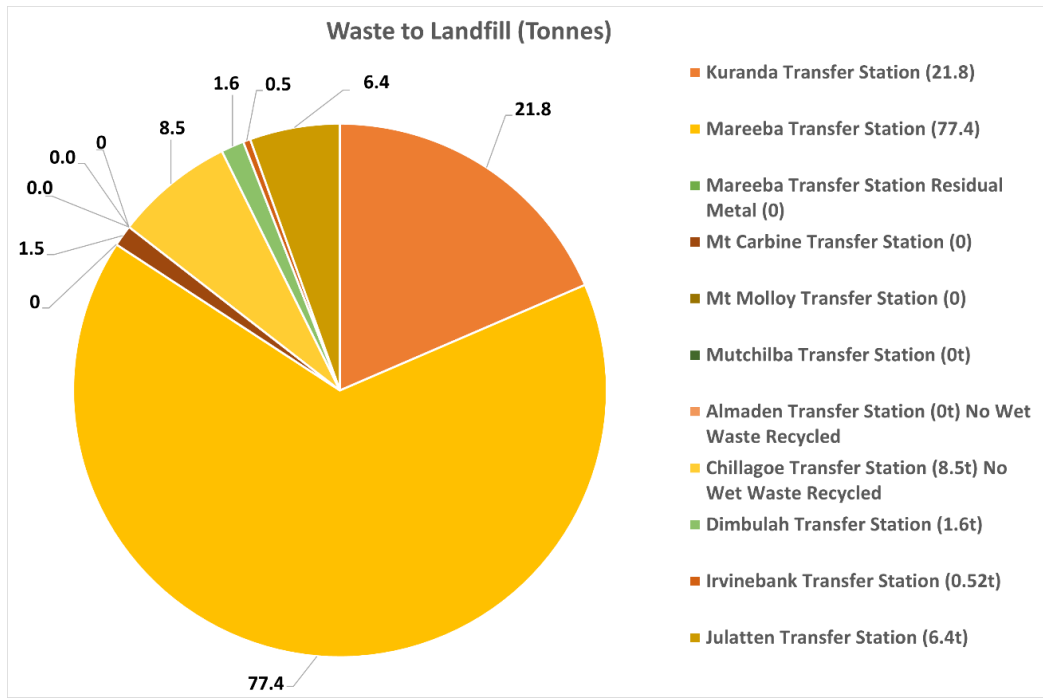
The initial rollout has been suggested for Mareeba and Kuranda, followed by Julatten and potentially other WTSs in Mareeba Shire.



WTS Bulk bin example

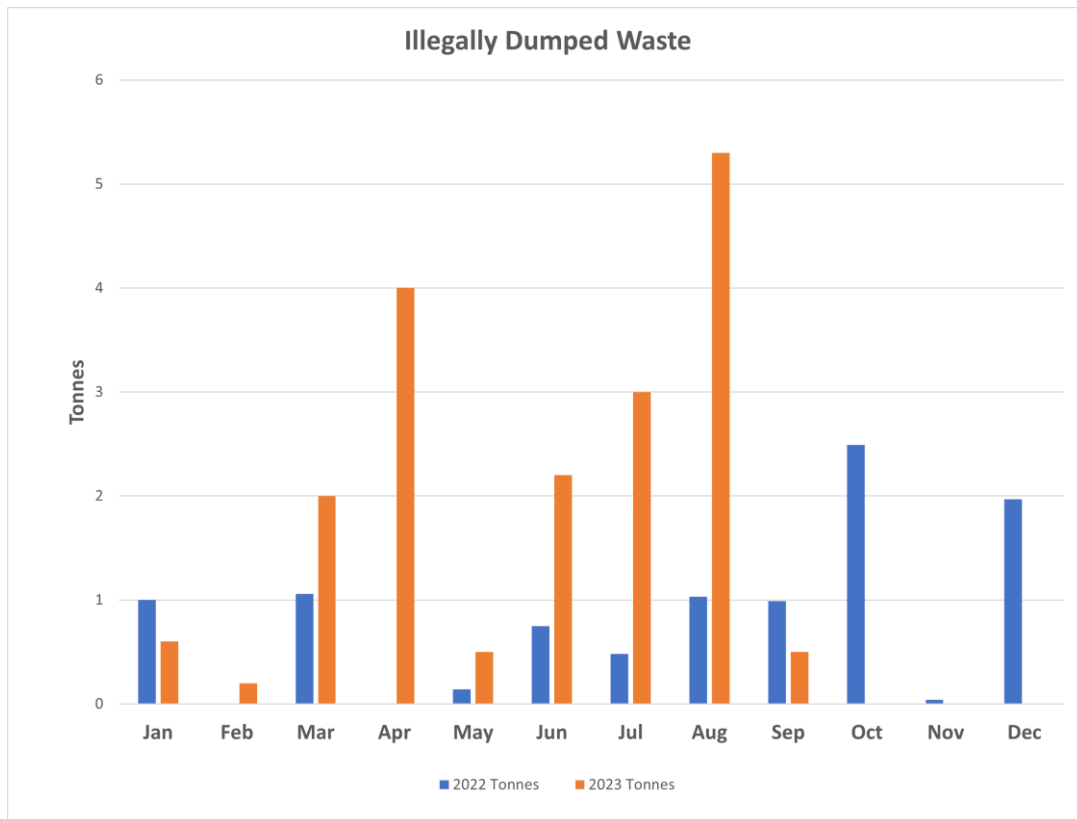
Waste to Transfer Stations

Transfer Station dry waste is transported off site to the Springmount Waste Facility. During September a total of 118 tonnes of waste was sent to landfill. Mareeba Transfer Station produced majority of the waste to landfill during the month at 77.4 tonnes.



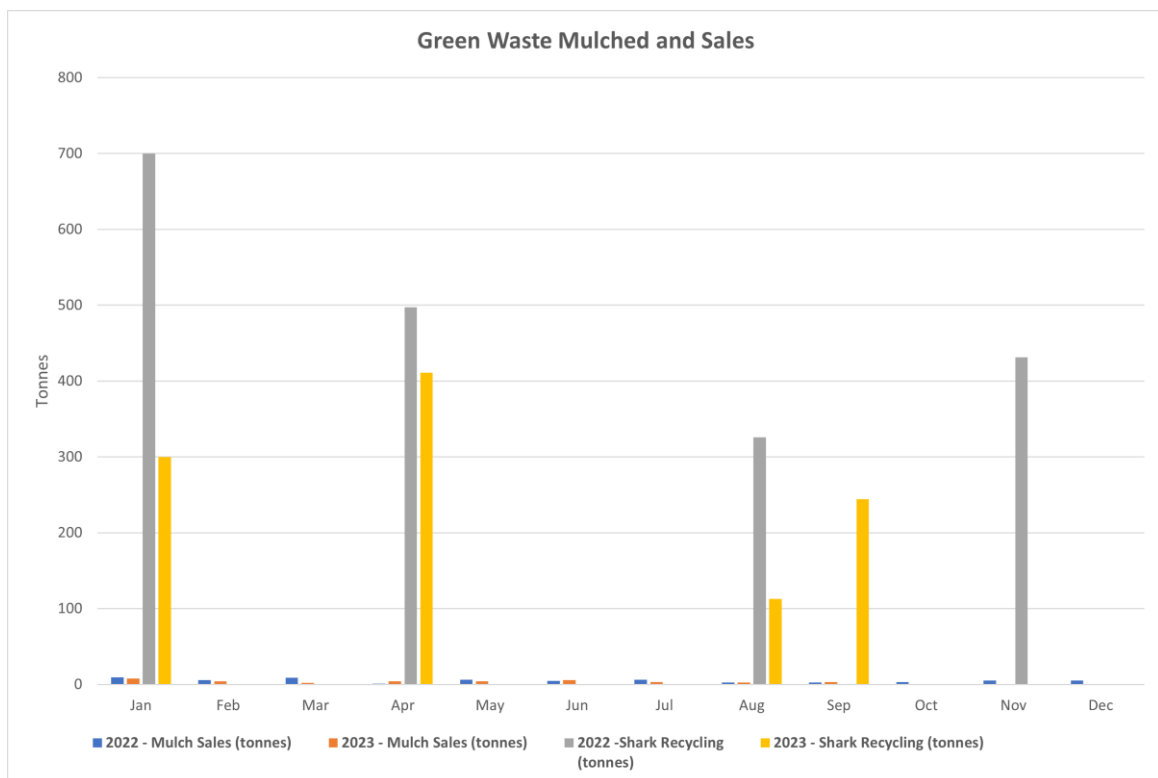
Illegally Dumped Waste

Illegally dumped waste was collected around the township of Mareeba during September. A total of 0.5 tonnes was recorded; a low quantity compared to recent months. This does not include the illegal dumping of TMR roads.



Green Waste

During September, Council received a total of 150.6 tonnes of green waste. Kuranda recorded 1.7 tonnes of green waste from locations registered as being potentially contaminated with Electric Ants. A total of 3.3 tonnes of mulched green waste was sold throughout September. Shark Recycling removed 244.4 tonnes of mulched green waste from Mareeba Transfer Station.



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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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 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - SEPTEMBER 2023**Date Prepared:** 5 October 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 September 2023.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of September 2023.

BACKGROUND

A summary of works completed in September 2023 is provided below.

Transport InfrastructureUnsealed Road Maintenance Grading

Road	Locality
Ray Road	Mareeba
Slape Road	Mareeba
Martin Road	Chewko
Roos Road	Chewko
Cane Road	Chewko
Plozza Road	Chewko

Road	Locality
Stankovich Road	Mutchilba
Chisari Road	Mutchilba
Tabacum Road	Mutchilba
McBean Road	Glen Russell
Paglietta Road	Chewko
Karma Waters Road	Hurricane

General Maintenance

Activity	Area
Road Drainage Works	Mt Lewis Road, Springmount Road, Kanervo Road, Moody Street, Springs Road
Roadside Vegetation Removal	Strathleven Road
Unsealed Road Repairs	Oak Forest Road, Railway Street, Bolton Road, Hillview Road
Tree Removal	Black Mountain Road-Kuranda & Julatten, Salamone Drive, Pinnacle Road, Nine Mile Road, Euluma Creek Road, Daniel Place, Lloyd Street
Sealed Pavement Repairs	Myola Road, Euluma Creek Road, Jarawee Road, Kimalo Road, Oak Forest Road, Chettle Road
Footpath Repairs	Coondoo Street, Kennedy Street
Signage Repairs & Replacement	Mareeba, Kuranda, Mutchilba, Glen Russell areas

Activity	Area
Slashing/Brush Cutting	Oak Forest Road, Thongon Street
Roadside Drainage Works	Julatten, Mareeba, Koah areas
Removal OF Illegal Dumping	Henry Hannam Drive, Wolfram Road, Kuranda Crescent, Leedingham Creek Road

Customer Requests

During the month of September, the Works Group received 64 Customer Requests (CRs) with 137 resolved (resolved requests include those received prior to August 2023). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
September	45	13	6

At the time of reporting, the Works Group had 117 open requests.

TMR Routine Maintenance Performance Contract (RMPC)

During September, maintenance grading continued on the Burke Developmental Road (BDR). It is anticipated that the maintenance grade of the BDR from Almaden to the Carpentaria Shire boundary will be completed by mid to late October.

Pipe inspections were completed on the Burke Developmental Road and culvert cleaning continued on the Mulligan Highway.

Larger Through Traffic Keep Right signage was installed at the northern end of Byrnes Street to encourage motorists to keep to the inside lane when travelling through Mareeba CBD.

Parks and Open Spaces

Issues with one of the pumps at the Mareeba Racecourse dam, has meant a watering roster has been temporarily introduced to allow all parties that currently use the untreated water supply to continue to irrigate.

Recurring until advice that pump is operational again				
Monday	High School	Pony	Soccer	
Tuesday	Cricket	Firth Park		Davies Park
Wednesday	Davies Park		Soccer	High School
Thursday	High School	Cricket		Davies Park
Friday	Davies Park	Firth Park	Soccer	High School
Saturday	High School	Pony		Tennis
Sunday	Tennis	Cricket	Pony	High School

Other activities undertaken in September include;

- Completion of turf laying at Anzac Park, Mareeba
- Irrigation repairs - Arnold Park, Bartley Park and 10 Acre Park
- Tree trimming - Basalt Gully, Main Street, Barron River Esplanade and Bartley Park
- Vandalism repairs – Centenary Park, Kuranda and Mareeba Cenotaph
- Mow and maintain – Mareeba Cemetery, Pioneer Cemetery, Dimbulah Cemetery and Chillagoe Cemetery

Land Protection

Parthenium Weed: Inspections carried out on 13 sites. All landholders are complying with their biosecurity obligation. Council continues to monitor one (1) site every two (2) weeks with the other 12 sites inspected every three (3) weeks.

Emu Creek and Upper Walsh River Catchment - Multi Weeds: Work has continued on Emu Creek on the Walsh River catchment targeting Bellyache Bush, Physic Nut and Rubber Vine. Officers noted a major reduction in the target species numbers.

Amazon Frogbit: Work continued on Frogbit treatment on Chinaman Creek using hand removal and herbicide techniques. A privately owned dam at Biboohra infested with Frogbit was treated with herbicide.

Wild dogs: A coordinated baiting program involving 11 properties on the Walsh, Lynd and Mitchell River catchments was carried out on a total area of 1,096,800 hectares.

Wild Pigs: During September, 28 pigs were trapped in the Dimbulah, Mutchilba and Mt Molloy areas.

Staaten River Asset Protection: Council Land Protection Officers joined Queensland Biosecurity staff and affected landowners for the annual survey and removal of Bellyache Bush and Parkinsonia on the Mitchell and Lynd River flats that border the Staaten River catchment and the Staaten River National Park. Officers report that no Bellyache Bush or Parkinsonia were found in the containment zone.



Staaten River Asset Protection Team

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

All operational works are funded by the section specific 2023/24 maintenance budgets.

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.

IMPLEMENTATION/COMMUNICATION

Nil

10 OFFICE OF THE CEO

10.1 ANNUAL REPORT 2022/23

Date Prepared: 6 October 2023

Author: Manager Customer and Community Services

Attachments: 1. Annual Report 2022/23 (under separate cover)

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* requires that each local government prepare an annual report for each financial year and adopt the annual report within one (1) month after the day the Auditor-General gives the Auditor-General's audit report about the local government's financial statements for the financial year to the local government.

RECOMMENDATION

That Council adopts the Annual Report for the 2022/23 Financial Year.

BACKGROUND

Council is required by section 182 of the *Local Government Regulation 2012* to prepare and adopt an annual report. Adoption of the annual report is required within one (1) month after the day the auditor-general gives the auditor-general's audit report about the local government's financial statements for the financial year to the local government. This year, the audit report was received by the Auditor-General on 5 October 2023.

The 2022/23 Annual Report (inclusive of the Financial Statements) is provided for Council's consideration and adoption.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Preparation of an annual report is a requirement of *the Local Government Act 2009* and the *Local Government Regulation 2012*.

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

In accordance with section 182 of the *Local Government Regulation*, the local government must publish its annual report on its website within two (2) weeks of adopting the annual report. The annual report will be made available to the community through the website.

10.2 PROPOSED CHRISTMAS SHUTDOWN AND CHANGE IN JANUARY 2024 COUNCIL MEETING DATE

Date Prepared: 8 October 2023
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

This report is presented to Council to recommend closing Council service centres for the annual Christmas/New Year shutdown period for 2023/24.

Further, it is also recommended that the date for the January Council Meeting be changed.

RECOMMENDATION

That Council approves:

1. The 2022/23 Christmas/New Year closure from midday on Friday 22 December 2023 and reopen Tuesday 2 January 2024; and
2. The change in date for the January Council Meeting to Wednesday 24 January 2024.

BACKGROUND

Council service centres are open to the public throughout the whole of the year, excluding public holidays. The two (2) service centres are Mareeba (65 Rankin Street) and Kuranda (18-22 Arara Street).

For the 2023/24 Christmas/New Year period, gazetted public holidays fall on Monday 25 December 2023, Tuesday 26 December 2023 and Monday 1 January 2024.

It is recommended that closure of the administration centres be effective from midday on Friday 22 December 2023 and reopen Tuesday 2 January 2024. In accordance with the Enterprise Bargaining Agreement, staff are to utilise leave entitlements for any absences during this period. As in previous years, appropriate arrangements will be put in place to have skeleton staff available to work through the closure period or be on stand-by in the event of any emergencies.

The reason for the proposed change in date for the January 2024 Council meeting is to accommodate the fact that Council will be closed from midday 22 December 2023 until 2 January 2024 and as such, business activity with Council would be minimal in the first week of January. This would then result in limited Agenda items being presented to Council if the meeting schedule remains unchanged. It is more appropriate to vary the schedule in this instance ensuring meaningful reports can be presented to Council.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

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

Communications will be provided both internally and externally advising of the closure period for Christmas/New Year.

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

14 FOR INFORMATION

14.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF SEPTEMBER 2023

Date Prepared: 3 October 2023

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for September 2023

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/23/0018	15/09/2023	J and T Miles C/- Emergent Building Approvals 12-14 Kinnear Street Chillagoe	Lot 13 on SP276116	MCU - Caretaker's accommodation	Application Stage
MCU/23/0019	27/09/2023	N and D Gannon C/- Emergent Building Approvals 32 Copine Road Mareeba	Lot 2 on RP708066	MCU - Secondary Dwelling	Application Stage
MCU/23/0020	27/09/2023	Savannah Way Homes C/- Baker Building Approvals 28 Emerald End Road Mareeba	Lot 1 on SP315714	MCU - Secondary Dwelling	Application Stage
RAL/23/0012	4/09/2023	Sarah-Jane Hart C/- RPS AAP Consulting 7 and 9 Barang Street Kuranda	Lot 504 on NR7409 and Lot 503 on NR7409	ROL - Boundary Realignment	Decision Stage
OPW/23/0003	21/09/2023	Jan-Yves and Claire Eldred C/- Scope Town Planning 397 Speewah Road Speewah	Lot 2 on RP718600	Agricultural Dam	Application Stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/23/0018	19/09/2023	J and T Miles C/- Emergent Building Approvals	12-14 Kinnear Street Chillagoe	Lot 13 on SP276116	MCU - Caretaker's accommodation
RAL/23/0007	26/06/2023	Ewa M Knapik C/- RPS AAP Consulting	5A-5B Kullaroo Close Kuranda	Lot 3 on RP728595	ROL (1 Lot into 2 Lots)
RAL/23/0012	7/09/2023	Sarah-Jane Hart C/- RPS AAP Consulting	7 and 9 Barang Street Kuranda	Lot 504 on NR7409 and Lot 503 on NR7409	ROL - Boundary Realignment

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

September 2023 (Regional Land Use Planning)

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/23/0012	4/09/2023	R Rush C/- GMA Certification Group	134 Nine Mile Road Julatten	Lot 3 on SP188619	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2018 (Agricultural Land Overlay Code, Environmental Significance Overlay Code and Hill and Slope Overlay Code)

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
MCU/20/0003	20/09/2023	Reever and Ocean Pty Ltd C/-wildPLAN Pty Ltd	112 Bamwell Road Kuranda	Lot 17 on SP296830 And Lot 22 on SP304952	Material Change of Use - Nature-based tourism (natural environment, culture and heritage appreciation)

Survey Plans Endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/21/0024	13/09/2023	Sibi Girgenti Holdings Pty Ltd	Paula Court Mareeba	Plan of Lots 9, 18, 20 & 100 on SP342228 & Easement D in Lot 9 Easement F in Lot 18, Easement H in Lot 20 and Easements E, G & I in Lot 100 (Cancelling Lot 100 on SP336282)	4
RAL/22/0017	7/09/2023	Vaughan Edwards	7 McKenzie Street Mareeba	Plan of Lots 1 and 2 on SP334797 (Cancelling Lot 2 on SP262355)	2

September 2023 (Regional Land Use Planning)

14.2 TOURISM & ECONOMIC DEVELOPMENT QUARTERLY REPORT JULY TO SEPTEMBER 2023

Date Prepared: 3 October 2023

Author: Development Officer

- Attachments:**
1. **Small Business Friendly Council Annual Report 2022-23** [↓](#)
 2. **Bang Media Campaign Report Summary 2021-2023** [↓](#)

TOURISM & ECONOMIC DEVELOPMENT

This report provides information relating to Council tourism and economic development activity for the Mareeba Shire region during the final quarter of the financial year, July 2023 – September 2023.

1. Small Business Friendly Council

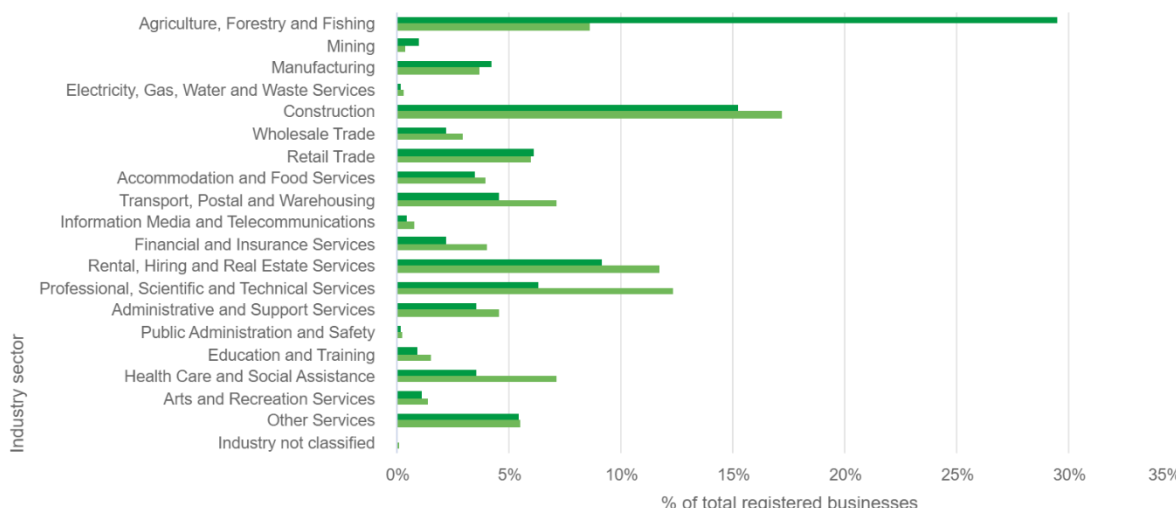
Mareeba Shire Council continues to be committed to being a Small Business Friendly Council. Small businesses create local jobs and provide essential goods and services, both to the community and to larger organisations. They drive regional economic development and make up the backbone of the supply chains of major projects.

There are 2,127 businesses in the Mareeba Shire, which is an increase of 107 new businesses between 2021 and 2022. The Agriculture, Forestry and Fishing industry had the largest number of total registered businesses in Mareeba Shire, comprising 29.6% of all total registered businesses, compared to 8.6% in Queensland.

Registered businesses by industry 2022

Total registered businesses

■ Mareeba Shire ■ Queensland



Source: Australian Bureau of Statistics, Counts of Australian Businesses, including Entries and Exits, 2016 to 2021



Council provided an update on the range of Small Business Friendly initiatives and resources available to Mareeba Shire businesses at the Mareeba Chamber of Commerce luncheon in August. A copy of the Small Business Friendly Council annual report, submitted to the Office of the Queensland Small Business Commissioner (QSBC), for 2023 is attached. The QSBC provides a range of services for small businesses focussed on enhancing the operating environment for small

businesses in Queensland and reducing the time and costs associated with resolving disputes involving small businesses. More information can be found at <https://qsbc.qld.gov.au/>.

2. Mareeba Shire Local Tourism Organisation (LTO)

One of the strategic priorities for Mareeba Shire Tourism is to partner with events to leverage audiences and encourage visitation in the Mareeba Shire.

Consequently, Mareeba Shire Tourism commenced a social media campaign in September around the Savannah in the Round 2023 event.

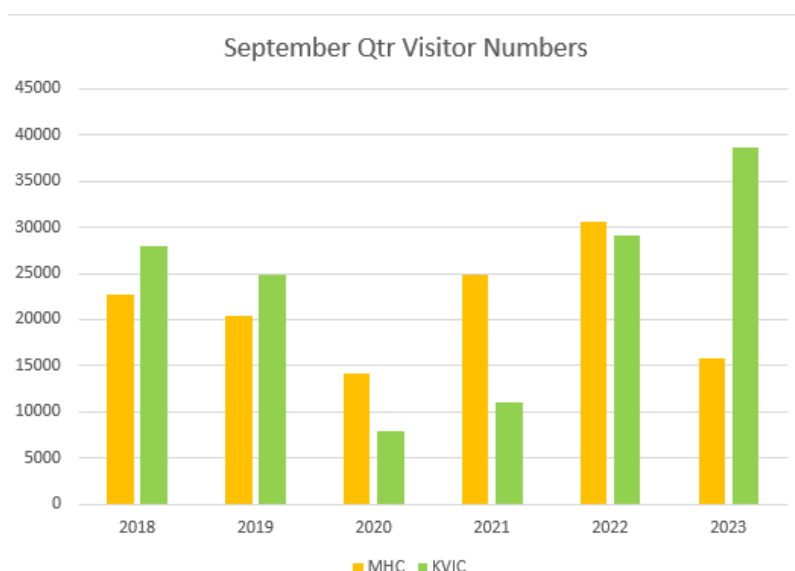
Industries were invited to get involved – in the following ways:

- Engage with the [Visit Mareeba Shire Facebook](#) and [Instagram](#) pages by liking and sharing posts
- Share their tourism experiences and products on your social channels and tag @savannahintheround and @visitmareebashire so they can be shared and amplified
- Use the hashtags #mareebashirerocks #lovemareebashire #savannahintheround #sitr #thisisqueensland #exploretnq #seeaustralia on your social media posts for increased visibility
- Wow guests while they are in the region for Savannah in the Round & encourage them to post a review!
- Consider a 'deal' to encourage #savannahintheround ticket holders to visit their venue or business ie 10% discount if you show your Savannah wristband or perhaps a coffee and cake deal?

Mareeba Shire Tourism has commenced building Industry Partnerships with Bendigo Bank - Community Bank Mareeba and Dimbulah, generously coming on board to sponsor the Industry networking events for the 2023-24 year.

3. Visitor Information Centre (VIC) Update

The data is collected by the Kuranda Visitor Information Centre (KVIC) and the Visitor Information Centre at the Mareeba Heritage Centre (MHC). Visitor data is all visitors to the Mareeba Centre which includes the Visitor Information Centre as well as patrons of the Centre's café, museum, and retail shop.



Visitor numbers through the Kuranda Visitor centre for the months of July (13,717) and August (13,349) are record highs for the centre. These numbers are supported by Kuranda Scenic Railway experiencing their highest number of visitors in June since 2007 (35,000) and the Butterfly sanctuary experienced their busiest July on record (over 20,000 visitors).

Some great reviews received during the quarter for both visitor centres.



Lovely way to learn more about Australia's past - and great cafe

Aug. 2023 • Family

We loved our visit to this quirky, friendly and interesting museum. At \$10 for four of us (under 16s are free) it was great value and full of historic items from the past life of this town. Much of the museum is outdoors and allows you to wander in and around historic buildings/structures. The cafe is situated in the middle of the exhibits, and had a lovely atmosphere and a surprisingly long and delicious menu. I was really pleased we called in.



Bella Iorlano

3 reviews · 1 photo

★★★★★ 2 months ago

Was searching around town for somewhere to fill up our water bottles, came in and asked the lovely ladies behind the counter where a public drinking tap was and they kindly filled them up for us - including the 5L tank from our car! We all felt very welcomed in this info centre. Would definitely return.



More volunteers for both Visitor Information Centres are needed. Volunteers contribute enormously to the success of the visitor centres and without their time, dedication and passion, the centres could not function.

4. Shire Destination Marketing – Bang Media Digital Campaign 2021 - 2023

The Bang Media digital destination marketing campaign has now finished. The full campaign summary report is attached.

The campaign objectives were:


- Increase the visibility of the Mareeba Shire as a travel destination to those planning travel to the region.
- Increase the visibility of the Mareeba Shire as a travel destination to travellers already in market.
- Increase the visibility of the Mareeba Shire’s varied destinations, activities, etc.
- Target the NQ self-drive market to improve the Mareeba Shire’s share of the market (from other NQ drive destinations).
- Keep the market visible to those able to travel during the various COVID lockdowns and border closures, and to aid recovery post COVID.

Campaign Performance 2021- 2023:

Despite the challenges posed by the pandemic, the campaign managed to exceed expectations and benchmarks across the board. The results were delivered by combining both a behavioural driven google search campaign and developing engaging content for social media.

Traffic has increased to both Mareeba and Kuranda website assets on tropicalnorthqueensland.org.au and Mareeba and Kuranda travel related search volumes have increased. According to Localis mobility data information, the Mareeba Shire is now a more popular destination for visitors, with Mareeba and Kuranda both in the top three most visited areas outside Cairns.

2021 - 2023 HIGHLIGHTS



373,646
Google Searchers
Reached



3,006,482
Facebook Profiles
Reached



Over 100,000
Unique Organic
Search Visitors



Over 1 Terabyte
of Content Created



Over 13,000
Operator Link Clicks



Mareeba #1 & Kuranda #2
Visited Area Outside of Cairns
(Up from 4th in 2021 - Source: localis.co)

TOP 5 BEST PERFORMING SEARCH TERMS

1 Self-Drive
Holiday
24% CTR

2 Drive Holiday
18% CTR

3 Cairns Day
Tours
16% CTR

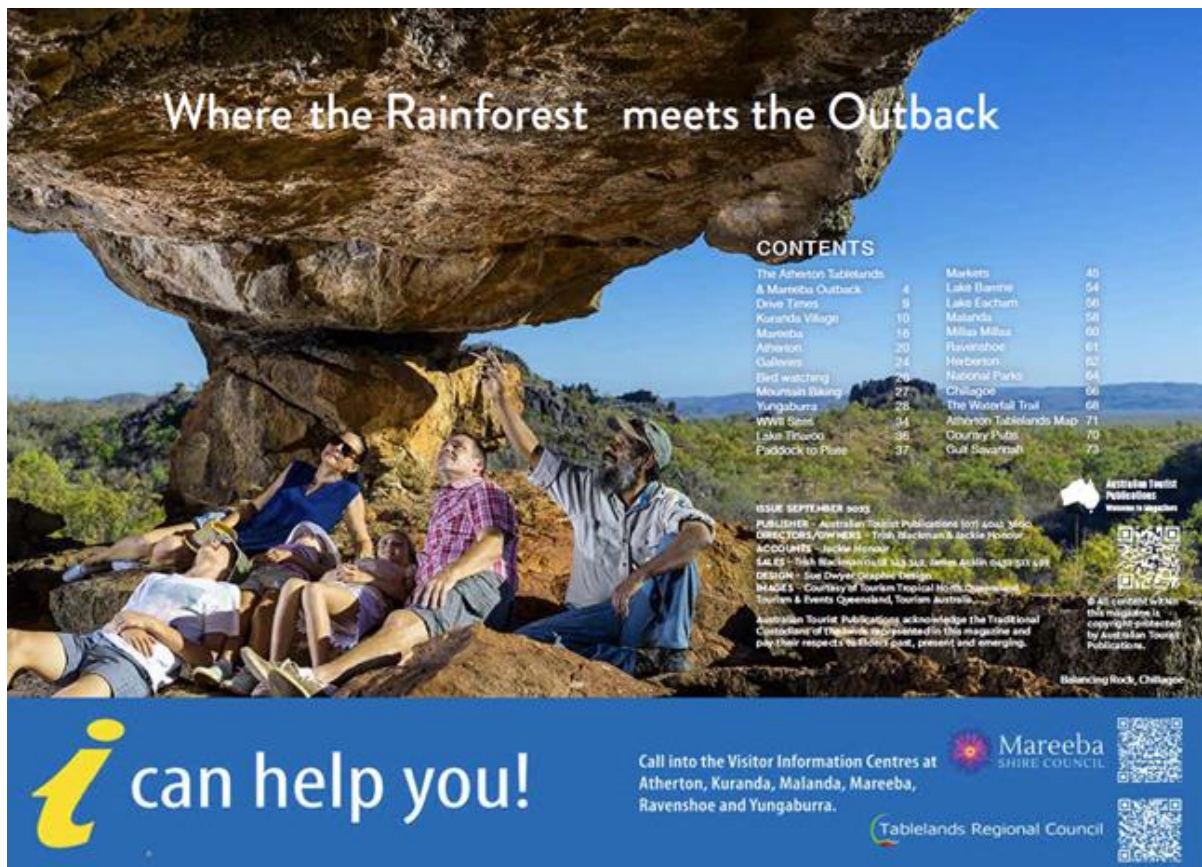
4 Tablelands
Tourist
Attractions
12.54% CTR

5 Things to do
in Cairns
14.47% CTR

5. Shire Destination Marketing - Print

Print promotional material was produced for the following publications:

- Double contents page advertorial in the 2023 edition of the Welcome to Atherton Tablelands, Mareeba Outback and Gulf Savannah magazine.



LINK TO CORPORATE PLAN

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

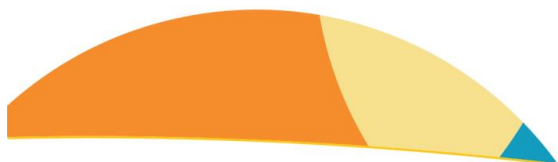
Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

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

KEY COMMUNICATION MESSAGES – INTERNAL USE ONLY



Insert your logo here



MAREEBA SHIRE COUNCIL

Annual Report 2022-23

Member information

Details	
Organisation name:	Mareeba Shire Council
Main address:	65 Rankin Street, Mareeba
Main email:	info@msc.qld.gov.au
Main phone:	1300 308 461
Main website URL:	www.msc.qld.gov.au
ABN:	39 114 383 874
Charter signing date:	04/11/2021

Authorised representatives

Authorised representative details	
Full name:	Jessica Fealy
Position:	Tourism & Economic Development Officer
Email:	jessicaf@msc.qld.gov.au
Phone:	07 4086 4762

Proxy details	
Full name:	
Position:	
Email:	
Phone:	

Report information

Details	
Report date:	29/09/2023
Prepared by:	Jessica Fealy, Tourism & Economic Development Officer
Stakeholders consulted:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Report published:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Report URL (if online):	



Charter performance

Actively communicate and engage with small businesses

Commitments	Performance self-assessment			
	Not yet	In progress	Achieved	Very well achieved
a) Actively engage and be mindful of small businesses, their issues and priorities when making decisions. (e.g., create a business advisory group).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Communicate clearly in a timely manner both formally and informally. (e.g., working at all levels to exceed your customers' expectations).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Engage with statewide partners where appropriate on matters affecting small businesses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Publish clear service standards stating what small businesses can expect from us. (e.g., in service charter, economic strategy, annual plan, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- Council collaborated with the Mareeba Chamber of Commerce to create a new Local Tourism Organisation (LTO) for the Mareeba Shire. This was done at the request of the tourism operators who wanted better access to networking, education and promotion opportunities in the Shire
- Currently working on a Small Business Pop Up Hub with DYESBT
- Council regularly attends Mareeba Chamber of Commerce luncheons
- Chamber of Commerce invited to present to Council their vision for the main street

Raise the profile and capability of small business

Commitments	Performance self-assessment			
	Not yet	In progress	Achieved	Very well achieved
a) Publicly recognise and value the importance of small businesses to our community and local economy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Encourage campaigns to promote small business and local spending (e.g., buy local).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Help small businesses develop networks, access education, and increase their capabilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Assist small businesses to access government, business and industry programs and resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- Commenced Mareeba Shire tourism industry quarterly networking events via LTO



- Quarterly Business and Tourism e-newsletter
- Currently working with Mareeba Chamber of Commerce to implement 'Why Leave Town' Gift card program with the aim to encourage local spending.

Promote and showcase small businesses

Commitments	Performance self-assessment			
	Not yet	In progress	Achieved	Very well achieved
a) Encourage and promote small business engagement via marketing and communication channels (e.g., engaging with local small businesses, collaborating with local chambers of commerce, industry groups etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create awareness by promoting the Small Business Friendly Councils (SBFC) program (e.g., using the SBFC identifier online, in marketing collateral and in communication materials).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Sharing successes, ideas and learnings with other Small Business Friendly Councils and other stakeholders.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Allow the Queensland Small Business Commissioner to promote our Small Business Friendly Council activities and achievements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- QLD Small Business Commissioner visit to Mareeba Shire, Julatten Community Café/Garden visit (highlighting importance of placemaking), Mareeba main street walk with photo opportunity at Claude Katters, media article in the local Express newspaper and Council Facebook page to raise awareness of Small Business Commissioner Office and Small Business Friendly Council initiative.



Mareeba Shire Council

March 31 · 🌐



Earlier this week, QLD Small Business Commissioner, Dominique Lamb, spent a few hours in the Mareeba Shire as part of her FNQ tour. During her visit, she met with Council and small business operators to discuss small businesses challenges and opportunities they are currently facing.

If you would like to learn more about the services, resources, initiatives, and projects available to assist small businesses in Queensland, visit the new QLD Small Business Commissioner webs... See more



- Proud to be local video campaign developed by Council to promote pride in the community and showcase small businesses
https://www.youtube.com/watch?v=ICnps_FpbaM



Develop and promote place-based programs for small business

Commitments	Performance self-assessment			
	● Not yet	● In progress	● Achieved	● Very well achieved
a) Identify, develop, promote and deliver at least two existing or new place-based programs to support businesses to start, grow and become more resilient.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- Collaboration with DYJESBT to run two QLD Small Business Month workshops in the Mareeba Shire. The workshops were well attended with over 30 small business owners gaining skills to improve their digital marketing





Simplify administration and regulation for small business (red tape reduction)

Commitments	Performance self-assessment			
	Not yet	In progress	Achieved	Very well achieved
a) Limit unnecessary administration and take steps to ensure continuous business improvement.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Make it easier for small businesses to comply with administrative and/or regulatory requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Administer requirements in a consistent manner in collaboration with key stakeholders.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Regularly review and streamline administrative and/or regulatory arrangements to reduce red tape. (e.g., digitisation projects, process improvement).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintain a simple, timely and cost-effective internal review and complaints management system. (e.g., actioning feedback, reviewing practices).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- Increased the car parking spaces in the main street of Mareeba to give better customer access.
- Kuranda Tourism, Parks and Open Spaces Upgrades. This project will see improvements to the footpaths and lighting in Coondoo Street, as well as a refresh of Anzac Park creating additional on-street carparking and opening up of the space for visitors and locals to access the Kuranda businesses.





- Community Safety Enhancement Program. The aim of the program is to enhance public safety in Mareeba by supporting businesses in identified priority locations to augment existing CCTV systems, to install new on-premise private CCTV to extend the surveillance of public areas, or to install additional security lighting in public areas.

LIFTING THE WEIGHT OF BYRNES STREET

HIIT 40 Mareeba installs a new security camera and lighting system in Byrnes Street, Mareeba.

The system will expand the surveillance of public spaces and includes live monitoring of these spaces by the Mareeba Police Station.

Gym owner and trainer, Cameron Lewis installed the system to increase community safety around the gym with financial assistance from Mareeba Shire Council.

"The new system aims to reduce incidents such as break and enter, vandalism and graffiti around the gym."

"By installing the CCTV, I can keep on focussing on what I enjoy most, to keep the Mareeba community healthy," Cameron Lewis said.

Mayor Angela Toppin explained, "The donation to HIIT 40 was made possible under the Mareeba Community Safety Enhancement Program."

"Working closely with the Mareeba Police Service and Mareeba Chamber of Commerce, priority locations were identified under the program."

"Council has been engaging with business operators in the identified locations since the commencement of the program in 2018 and a number of businesses have received Council support for expanding existing CCTV or lighting, or installing of new systems."

"Council supports the operation of CCTV video monitoring systems within the Mareeba CBD as a method for deterring crime and capturing evidence to support police investigations."

At the Ordinary Council Meeting on Wednesday, 15 June 2022, Council endorsed a motion for consideration at the Local Government Association of Queensland's (LGAQ) Annual Conference, that the LGAQ calls on the State Government to provide funding to the Queensland Police Service to enable them to install, maintain and operate CCTV systems in communities.

Ensure fair procurement and prompt payment terms for small businesses

Commitments	Performance self-assessment			
	Not yet	In progress	Achieved	Very well achieved
a) Implement a procurement policy that gives small businesses a 'fair go' to supply goods and services.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Help small businesses find local procurement opportunities and make tendering quick and easy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Pay all valid invoices from small business suppliers within a stated reasonable period (e.g., 20 calendar days from receipt of invoice).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- Campaign to encourage businesses to register their businesses with VendorPanel Marketplace to make it easier for Council to do business with local small businesses.



Mareeba Shire Council moves to VendorPanel

September 8, 2022

Whenever possible, Council proudly supports local businesses to supply our required goods and services. In keeping with our commitment to give local business every chance to quote or tender for our contracts, Council has moved to VendorPanel, an e-procurement site, making the process easier for us as well as our suppliers.

VendorPanel Marketplace uses geolocation to help us easily identify local suppliers and invite them to quote on work, both goods and services. The system also makes it easier for suppliers to download our requests and upload responses.

Please register your business with VendorPanel Marketplace as soon as possible because, as from 1 October 2022, all calls for quotes/tenders from Council will only be processed through this mechanism and ideally Council would like to continue working with your business.

Registration is free, takes only a few moments to complete and, as a bonus, your business profile will also be visible to external companies.

To register for VendorPanel Marketplace:

- Go to [**Work with Mareeba Shire Council \(vendorpanel.com\)**](http://Work with Mareeba Shire Council (vendorpanel.com))
- Search and select the most appropriate category for your business
- Click on the link, complete your profile and be visible to buyers!

Once registered, your business will receive email notifications as projects arise, inviting you to submit an offer.

Should you require assistance to register, please direct your enquiry to Council's Tenders and Contracts Officer via email tenders@msc.qld.gov.au or via telephone on 1300 308 461.

Support small business resilience and recovery

Commitments	Performance self-assessment			
	Not yet	In progress	Achieved	Very well achieved
a) With support from statewide partners, deliver short, medium, and long-term activities to support small business recovery and resilience following significant business disruption and disasters.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Implement policies and practices for managing business disruption (e.g., supporting and working with small businesses to minimise disruption during capital works projects, transformational change etc).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- Regular sharing of small business resilience and recovery information in Council e-newsletters, website and social media.



Measure and report on our performance

Commitments	Performance self-assessment			
	Not yet	In progress	Achieved	Very well achieved
a) Seek regular feedback from small businesses to help drive continuous business improvement (e.g., surveys, engagements, councillor walks etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Monitor our performance against this charter and ensure we are meeting our commitments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Publish a report about our performance in relation to this charter once every financial year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Complete the SBF Accelerator Pack within 6 months of signing the charter. (for new members after 28 April 2023).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Summary of key activities and achievements in relation to this element:

- Regular review by Tourism & Economic Development Officer of Small Business Friendly Council Charter and Commitments.

Member requirements

Requirements	Performance self-assessment			
1. Authorised representative and proxy nominated and current.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
2. For new members - Submitted Accelerator Action Plan to the QSBC within 6 months of joining the program.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
3. Actively participated in at least four Roundtable meetings in the previous F.Y	0 <input type="checkbox"/>	1-2 <input checked="" type="checkbox"/>	3-4 <input type="checkbox"/>	>4 <input type="checkbox"/>
4. Actively participated in at least two online Community of Practice meetings in the previous FY.	0 <input checked="" type="checkbox"/>	1-2 <input type="checkbox"/>	3-4 <input type="checkbox"/>	>4 <input type="checkbox"/>
5. Provided at least one Showcase submission to the QSBC in the previous FY.	0 <input checked="" type="checkbox"/>	1-2 <input type="checkbox"/>	3-4 <input type="checkbox"/>	>4 <input type="checkbox"/>
6. Attended the Annual Conference in the previous FY.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
7. Submitted Annual Report to the QSBC by 30 September for the previous FY.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

Additional information

- N/A



2021 – 2023 HIGHLIGHTS



373,646
Google Searchers
Reached



3,006,482
Facebook Profiles
Reached



Over 100,000
Unique Organic
Search Visitors



Over 1 Terabyte
of Content Created



Over 13,000
Operator Link Clicks



Mareeba #1 & Kuranda #2
Visited Area Outside of Cairns
(Up from 4th in 2021 - Source: localis.co)

CAMPAIGN OVERVIEW

Objective:

- **Increase the visibility** of the Mareeba Shire as a travel destination to those planning travel to the region.
- **Increase the visibility** of the Mareeba Shire as a travel destination to travellers already in market.
- **Increase the visibility** of the Mareeba Shire's varied destinations, activities, etc.
- **Target the NQ self-drive market** to improve the Mareeba Shire's share of the market (from other NQ drive destinations like Atherton).
- **Keep the market visible** to those able to travel during the various COVID lockdowns and boarder closures, and to aid recovery post COVID.

GOOGLE ADS STRATEGY:



Targeting of high-volume search behaviour, relevant to travel into the region, to increase the visibility of the Mareeba Shire to potential travellers.

For example; targeting searches for 'Cairns Holiday' or 'Great Barrier Reef tour', searches that indicate planning of a holiday into the region, and serving ads for the Mareeba Shire on those search result pages. Piggy backing on high volume and relevance terms, increases the Shire's reach to potential travellers to the region.



Geofenced targeting around the Cairns Airport to increase Mareeba Shire's visibility to travellers into the region.

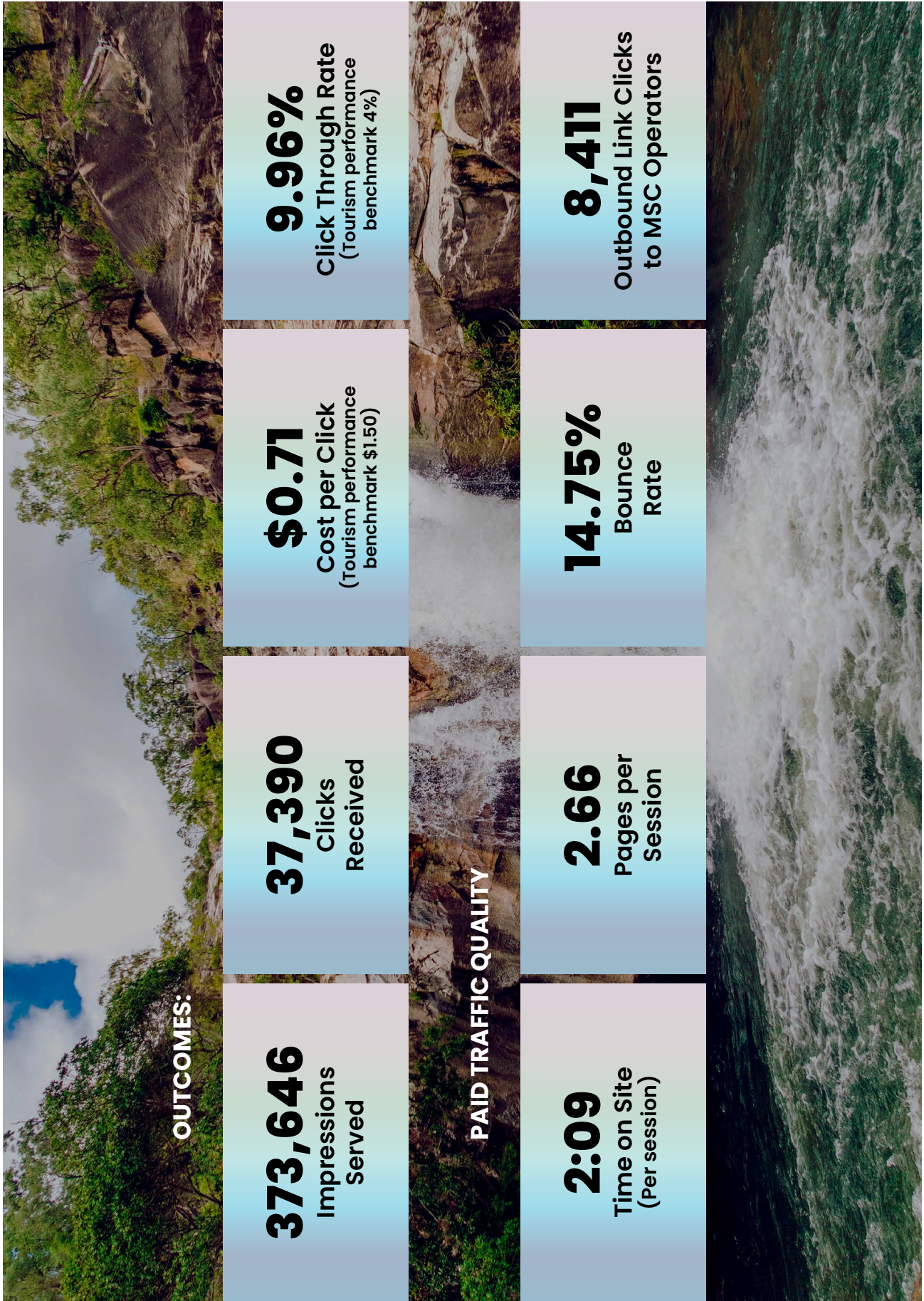
Leveraging Google Ad's geolocation abilities to target those newly into the Cairns region.



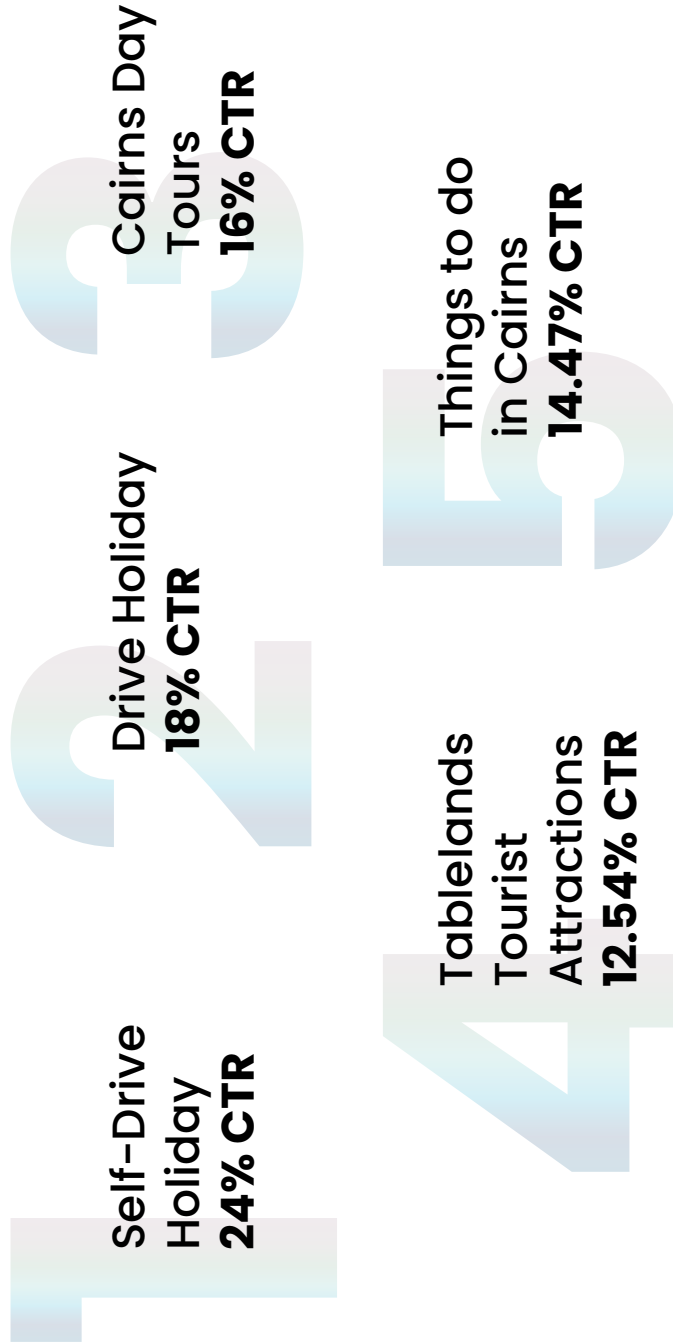
The campaign was split in 2: A broader Mareeba Shire campaign showcasing the various attractions, linking to a Mareeba Shire hub page on tropicalnorthqueensland.com.au, and a smaller Kuranda specific campaign, eventually linking to kuranda.org.



Responding to border closures/openings during the peaks of the COVID period, to make sure that the searchers reached are the most likely to be able to travel.



TOP 5 BEST PERFORMING SEARCH TERMS



PERFORMANCE OVERVIEW

By targeting affinity search behaviour indicating travel to the region, and geofenced behaviour for travellers in the region, the Mareeba Shire Google Ads campaign was a great success. Across all the key metrics, the campaign delivered significant visibility to the region, both during and after the various lockdown/border closures during the COVID period.

User engagement, measured by the click through rate, was double the broad industry benchmark, indicating the ads appeared in the right search results with a message engaging enough to get users to click at double normal rate. When that traffic landed on the Mareeba Shire landing page, they spent over two minutes looking at related content, looked at just under 3 pages per visit, and frequently clicked on the links of operators.

While COVID complicated delivery, being able to pivot and continual optimisation result in a benchmark breaking performance.

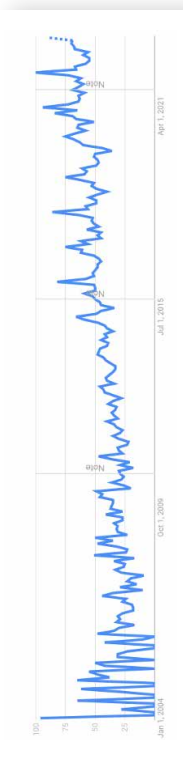
GOOGLE SEO STRATEGY

- **Work with the Tourism Tropical North Queensland team** to increase the visibility of Mareeba and Kuranda to travellers in and looking to travel to the region.
- **Implement 'best-practice' Google search engine optimisation,** including but not limited to:
 - Targeted title tag and content structure, reflective of search behaviour.
 - Improving load times.
 - Increase internal and external links to Kuranda and Mareeba related content.

OUTCOMES:

Users: 40,828, 400% increase in organic search visits to Mareeba and Kuranda related content over the campaign period.
Search Interest: Search volumes around 'travel' to Mareeba and surrounds is up 25% post covid lockdowns, the first increase in the trend since 2015.

MAREEBA & SURROUNDS:



ORGANIC TRAFFIC QUALITY

Time on site: 2:59 (up 120% prior to campaign period)
Pages per Session: 2.26 (up 60% prior to campaign period)
Bounce rate: 13% (down 58% prior to campaign period)
Outbound Link Clicks to MSC Operators: 6,425

PERFORMANCE OVERVIEW

Specific search volumes for Mareeba Shire's travel destinations (except for Kuranda) was low and unchanged when the campaign started. By targeting specific search behaviour around travellers looking for 'activities' to do in the region, not only did the organic traffic to Mareeba and Kuranda content increase, but we saw a gradual increase in specific searches for the region as it's organic and paid visibility grew.

CONTENT CREATION AND SOCIAL STRATEGY

- **Create engaging content that showcases the different destinations and experiences** that the Mareeba Shire has to offer, for use on visual advertising mediums like social ads across Facebook and Instagram, and to create a library for future use.
- **Use that content to target a relevant audience;** self-drive, mountain bikers, grey nomads, family travel during school holidays, etc.

OUTCOMES:

CONTENT CREATION:

- **4 Full Filming Days** (Themes: Mareeba Drive, Grey Nomads, Davies Creek, Family).
- **Just Over 1 Terabyte** of content created.
- **2 Ad Campaigns** for Caravanning Australia.

SOCIAL CAMPAIGNS:

- **Campaigns Served:** 10
- **Ads Served:** 3,341,307
- **Unique Profiles Reached:** 1,358,800
- **Video Views:** 2,089,974
- **CPM:** \$2.75



PERFORMANCE OVERVIEW

Since April 2021, Bang Media created and curated content of 4 specific themes; Mareeba Drive, Grey Nomads travel, Davies Creek Mountain Bike Park, and Mareeba Shire family travel. These pieces of content, along with some previously created Kuranda content, formed the backbone of the social campaigns that successfully reached over a million different, targeted profiles, and used engaging media to generate over 2 million video views.

CAMPAIGN SUMMARY

Despite the challenges posed by COVID, the 27-month long campaign managed to exceed expectations and benchmarks across the board. The results were delivered by combining both a behavioural driven search campaign, with engaging content on social and best practice SEO.

In that period, we've seen traffic to the Mareeba and Kuranda assets on tropicalnorthqueensland.org.au increase by over 400%, as well as provided traffic to the relaunched kuranda.org website. On top of this, we've seen Mareeba travel related search volumes increase, but according to mobility information, Mareeba is now a more popular destination than it was at the start of the campaign, and more popular than its regional tourism competitor, Atherton.



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GRAPHIC DESIGN



WEBSITE DESIGN



PHOTOGRAPHY



VIDEOGRAPHY



DIGITAL MARKETING

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