



AGENDA

Wednesday, 15 May 2024

Ordinary Council Meeting

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

Date: Wednesday, 15 May 2024

Time: 9:00am

Location: Council Chambers

**Peter Franks
Chief Executive Officer**

Order Of Business

1	Members in Attendance	5
2	Apologies/Leave of Absence/Absence on Council Business	5
3	Bereavements/Condolences	5
4	Declaration of Conflicts of Interest	5
5	Confirmation of Minutes	5
6	Business Arising out of Minutes of Previous Meeting	5
7	Deputations and Delegations.....	5
8	Corporate and Community Services	7
8.1	Caldante Holdings Pty Ltd - Material Change of Use - Function Facility - Lot 45 on N157358 - 121 Douglas Track, Speewah - MCU/23/0014.....	7
8.2	Sublease of Lease AW - Tom Gilmore Mareeba Aviation Industrial Precinct	273
8.3	Delegations Update May 2024	275
8.4	Council Policy Review	281
8.5	Conduct Standing Committee	311
8.6	Operational Plan 2023/24 Progress Report	317
8.7	Operational Plan 2024/25	329
8.8	Financial Statements Period Ending 30 April 2024	343
9	Infrastructure Services.....	357
9.1	Infrastructure Services, Capital Works Monthly Report - April 2024.....	357
9.2	Adjustment in Staff Complement.....	375
9.3	Infrastructure Services, Technical Services Operations Report - April 2024.....	377
9.4	Tender Award - T-MSC2024-02 Mowing and Lawn Maintenance Water and Waste.....	383
9.5	Infrastructure Services, Water and Waste Operations Report - April 2024	385
9.6	Infrastructure Services, Works Section Activity Report - April 2024.....	391
10	Office of the CEO	397
10.1	Councillor Attendance at Conferences.....	397
11	Confidential Reports.....	399
	Nil	
12	Business without Notice	399
13	Next Meeting of Council	399
14	For Information	401
14.1	Summary of New Planning Applications & Delegated Decisions For The Month of April 2024	401
14.2	Tourism & Economic Development Quarterly Report	405

- 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 - 16 April 2024
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 CALDANTE HOLDINGS PTY LTD - MATERIAL CHANGE OF USE - FUNCTION FACILITY - LOT 45 ON N157358 - 121 DOUGLAS TRACK, SPEEWAH - MCU/23/0014

Date Prepared: 3 May 2024

Author: Senior Planner

Attachments:

1. Proposal Plan [↓](#)
2. Noise Impact Assessment - Dedicated Acoustics dated 6 October 2023 [↓](#)
3. Third Party Review of Noise Impact Assessment - A.P. Bleeksma dated 12 March 2024 [↓](#)
4. Traffic Impact Assessment - Civil Walker dated 4 October 2023 [↓](#)
5. Third Party Review of Traffic Impact Assessment - NJM Engineering Consulting dated 7 December 2023 [↓](#)
6. Ecological Assessment - J Pitcher dated 2023 [↓](#)
7. Submissions [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Caldante Holdings Pty Ltd	ADDRESS	121 Douglas Track, Speewah
DATE LODGED	28 June 2023	RPD	Lot 45 on N157358
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Function Facility		
FILE NO	MCU/23/0014	AREA	
LODGED BY	RPS AAP Consulting Pty Ltd	OWNER	Caldante Holdings Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	30 Submissions Received		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. During the mandatory public notification period, 30 submissions were received, all of which objected to the proposed development.

Speewah Gardens or Rosebud Farm, which are the colloquial names for the farming and garden operation on the subject site, comprises over 660 species of established palms, cycads, exotic plants, and tropical fruit trees. The intent of the proposed development is to facilitate use of the site for weddings and similar functions in addition to the continued use of the site for horticultural cropping and garden tours. The farm would be used for the hosting of weddings, civil ceremonies, and other

similar functions at any of the six designated indoor and outdoor function locations which are set amongst the site's unique gardens. Functions would vary in scale from less than 20 persons to a maximum of 150 persons.

Although the subject property is within the Rural zone, it is located adjacent two (2) separate clusters of Rural Residential zoned lots. The majority of submitters reside within these two (2) clusters and the predominant concern raised by submitters was the impact the development may have on the established amenity of the area due to increases in traffic from function guests as well as noise nuisance, particularly from functions involving amplified noise (speakers, DJ's, bands etc.).

Although it is acknowledged that large functions 100 – 150 persons will likely generate a noticeable increase in traffic on Douglas Track, these sized functions will be limited to a frequency of no more than 2 per month. Traffic generated by smaller sized functions will be less of an impact. In addition to limiting the frequency of functions, road safety improvements and upgrades have been conditioned to ensure traffic impacts remain acceptable.

The Mareeba Shire Council Planning Scheme 2016 or Council's Local Law does not currently contain specific noise emission criteria. In the absence of Shire specific noise criteria, the criteria contained within the Environmental Protection Act (section 440) as well as the Environmental Protection (Noise) Policy 2019 Acoustic Quality Objectives should be adopted. A Noise Impact Assessment (NIA) and subsequent third-party review of the NIA were carried out to assist in the preparation of a stringent set of noise conditions to ensure that an unacceptable loss of amenity would not be experienced by residents surrounding the site as a result of noise. In addition to stringent noise level restrictions, only one (1) function per month will be permitted to operate up to midnight, with two (2) other functions permitted to operate till 10pm only. The eight (8) other functions permitted per month must occur during daylight hours only.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and it is considered that the development can be appropriately conditioned to avoid conflict with any relevant aspect of the Planning Scheme.

It is recommended that the application be approved subject to conditions.

OFFICER'S RECOMMENDATION

(A) That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Caldante Holdings Pty Ltd	ADDRESS	121 Douglas Track, Speewah
DATE LODGED	28 June 2023	RPD	Lot 45 on N157358
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Function Facility		

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

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

And

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

(B) APPROVED DEVELOPMENT: Development Permit for Material Change of Use – Function Facility

(C) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
AU009935-1C	Proposed Material Change of Use – Function Facility	RPS AAP Consulting Pty Ltd	17/07/2023

(D) 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 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 have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 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.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Waste Management

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

3.4.2 Where bulk bins are used and are to be serviced on site, Council's delegated officer must be satisfied 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 only.

3.5 Function Type/Size and Frequency

Note: For the purposes of this approval, functions proposed to be held on-site are categorised into 3 sizes as follows (not including function organisers or catering/bar/audio staff):

- Small function – Up to 20 guests.
- Medium function – Between 21 and 99 guests.
- Large function – Between 100 and 150 guests.

Note: For the purposes of this approval, the following time periods are applicable:

- Daytime hours – 7am-6pm.
- Evening hours – 6pm-10pm
- Nighttime hours – 10pm-Midnight

3.5.1 No functions accommodating more than 150 guests are permitted on-site at any time.

3.5.2 Only one (1) function is permitted on-site on any given day.

3.5.3 In order to minimise impacts on Cassowaries and threatened frog species, only one (1) function per month that involves amplified music/loudspeakers is to be held at either Location 5 or 6.

3.5.4 Large Functions

A maximum of two (2) large functions can be held in any calendar month, regardless of whether they include amplified music/loudspeakers. Any large function held over daytime hours only may be held Monday to Saturday, excluding Sundays and Public Holidays. Any large function running over evening or nighttime hours must be held on either a Friday or Saturday only.

3.5.5 Small, Medium and/or Large Functions

- (i) A combined total of three (3) small, medium or large functions are permitted on-site in any calendar month **where amplified music/loudspeakers are proposed and/or when running outside daytime hours**. To achieve compliance with Condition 3.5.4 only a maximum of two (2) of these functions may be large sized functions.

Only one (1) of these three (3) monthly functions is permitted to run up until **midnight** with the two (2) other functions permitted to operate up until **10pm only**. These three (3) specific functions which include amplified music/loudspeakers must be held on either a Friday or Saturday only.

- (ii) A further eight (8) functions (maximum of six (6) small and two (2) medium sized functions) are permitted in any calendar month where operating over **daytime hours only and where not involving amplified music/loudspeakers of any kind**. These functions can be held Monday to Saturday only, excluding Sundays and Public Holidays.

- (iii) In accordance with (i) and (ii) above, no more than 11 functions are to be held on-site in any calendar month.

3.5.6 If a monthly allocation of functions is not held over any given month, these functions cannot be “banked” and used in any other calendar month.

A register of all functions held and scheduled on site must be kept and made available to Council for review upon request.

3.5.7 It is the responsibility of the applicant/developer or function organiser to ensure all guests and function staff have vacated the property before the mandated function end time. All noise generating devices, including portable cold rooms/cooling equipment and audio equipment must be turned off before the function end time.

Staff are permitted to remain on site to pack up/clean up after daytime functions (remaining on-site till no later than 9pm), however for functions with 10pm and midnight end times, this must occur next day during daytime hours only.

3.6 Function Restrictions (by location)

Note: *For the purposes of this approval, function Locations are those locations identified on “Figure 6.2: Function areas for assessment” of the Noise Impact Assessment prepared by Dedicated Acoustics dated 6 October 2023.*

Note: *For the purposes of this approval, “regulated devices” is any device that emits sound such as speakers, loudspeakers etc. and “aircon/cooling equipment” is any mechanical plant responsible for air-conditioning or cooling including cold-rooms and generators.*

No live music/bands are permitted on-site at any time.

No Fireworks are permitted on-site at any time.

Location 1

- (i) Small outdoor functions are permitted only (no more than 20 guests);
- (ii) Functions must cease no later than 10pm;
- (iii) No alcoholic beverages are to be served past 9pm;
- (iii) The maximum aggregate sound levels, defined by peak levels on a meter which may be set to a slow sample rate must not exceed:
 - 82 dB(A) for regulated devices at source; or
 - 71 dB(A) for regulated devices at 1 metre from source (for convenience);
 - 90 dB(A) for aircon/cooling equipment at source; or
 - 79 dB(A) for aircon/cooling equipment at 1 metre from source.

Location 2

- (i) Small outdoor functions are permitted only (no more than 20 guests);
- (ii) Functions must cease no later than 12pm;
- (iii) No alcoholic beverages are to be served past 11pm;
- (iii) The maximum aggregate sound levels, defined by peak levels on a meter which may be set to a slow sample rate must not exceed:
 - 87 dB(A) for regulated devices at source; or
 - 76 dB(A) for regulated devices at 1 metre from source (for convenience);
 - 92 dB(A) for aircon/cooling equipment at source; or
 - 81 dB(A) for aircon/cooling equipment at 1 metre from source.

Location 3

- (i) Small, medium and large outdoor functions are permitted (no more than 150 guests);
- (ii) Functions must cease no later than 10pm;
- (iii) No alcoholic beverages are to be served past 9pm;
- (iii) The maximum aggregate sound levels, defined by peak levels on a meter which may be set to a slow sample rate must not exceed:
 - 90 dB(A) for regulated devices at source; or
 - 79 dB(A) for regulated devices at 1 metre from source (for convenience);
 - 95 dB(A) for aircon/cooling equipment at source; or
 - 84 dB(A) for aircon/cooling equipment at 1 metre from source.

Location 4

- (i) Small, medium and large outdoor functions are permitted (no more than 150 guests);
- (ii) Functions must cease no later than 12pm;
- (iii) No alcoholic beverages are to be served past 11pm;

- (iii) The maximum aggregate sound levels, defined by peak levels on a meter which may be set to a slow sample rate must not exceed:
 - 84 dB(A) for regulated devices at source; or
 - 73 dB(A) for regulated devices at 1 metre from source (for convenience);
 - 89 dB(A) for aircon/cooling equipment at source; or
 - 78 dB(A) for aircon/cooling equipment at one (1) metre from source.

Location 5

- (i) Small indoor only functions are permitted within the structure at location 5 (no more than 20 guests);
- (ii) Functions must cease no later than 10pm;
- (iii) No alcoholic beverages are to be served past 9pm;
- (iii) The maximum aggregate sound levels, defined by peak levels on a meter which may be set to a slow sample rate must not exceed:
 - 87 dB(A) for regulated devices at source; or
 - 76 dB(A) for regulated devices at 1 metre from source (for convenience);
 - 92 dB(A) for aircon/cooling equipment at source; or
 - 81 dB(A) for aircon/cooling equipment at 1 metre from source.

Location 6

- (i) Small, medium and large indoor only functions are permitted within the structure at location 6 (no more than 150 guests);
- (ii) Functions must cease no later than 10pm;
- (iii) No alcoholic beverages are to be served past 9pm;
- (iii) The maximum aggregate sound levels, defined by peak levels on a meter which may be set to a slow sample rate must not exceed:
 - 87 dB(A) for regulated devices at source; or
 - 76 dB(A) for regulated devices at 1 metre from source (for convenience);
 - 92 dB(A) for aircon/cooling equipment at source; or
 - 81 dB(A) for aircon/cooling equipment at 1 metre from source.

3.7 Noise Management Plan

A Noise Management Plan (NMP) must be prepared which demonstrates how the use will comply with Conditions 3.5 and 3.6 of this approval, as well as *Part 7 – Mitigation* and *Part 8 - Recommendations* included in the Review of Assessment prepared by A.P. Bleeksma dated 12 March 2024. The NMP must include, but not be limited to:

- (i) The applicant/developer/function organiser must maintain a website (not a social media page) which includes a calendar of functions including but not limited to any large function, functions operating after 6pm or any function that includes amplified music/noise. The calendar is required to provide notification to interested residents. The calendar must include

contact details for the function organiser/function manager for the purposes of submitting and logging noise complaints.

- (ii) Maintain a complaints register which details the nature of each complaint, the time it was made, and the action taken to rectify the complaint. Following each event, the applicant must notify Council of all complaints and remedy actions. The complaints register must be made available to Council upon request.
- (iii) Noise monitoring at source point and/or 1 metre from source every hour to ensure ongoing compliance with noise limits listed in Condition 3.6
- (iv) No subwoofers are to be used at any time.
- (v) Guests must remain in the designated function area and must not wander throughout the property.
- (vi) Demonstrate how loitering in the designated car parking area/s, which may cause noise nuisance for residents, will be avoided and enforced.
- (vii) Provide further details as to how the applicant/developer/function organiser will ensure the conditions of this approval are complied with, in particular how the applicant/developer/Function organiser is going to ensure that all guests and staff have vacated the property by the mandated function end time.

The NMP must be endorsed by Council's delegated officer prior to the commencement of the use.

The NMP must be implemented for every function with the requirements made known to all function organisers.

3.8 Acoustic Compliance Report

An acoustic compliance report is to be submitted to Council within six (6) months of the commencement of the use, or after a combined six (6) medium or large functions are held that include amplified music. The Acoustic compliance report must demonstrate that the functions held in that period complied with the following:

- (i) Conditions 3.5 and 3.6 (where applicable);
- (ii) The endorsed Noise Management Plan;
- (iii) Inclusion of any other relevant conditions including in this Development Permit.

3.9 Noise Complaints

Should Council or the applicant/developer/function organiser receive ongoing complaints from any particular sensitive receptor/s, and Council officer determine that these complaints are substantiated, the applicant/developer/function organiser must purchase and set up a Type 1 sound

logging device capable of recording and logging continuous noise at the property boundary of the complaint/s origin (the closest boundary to the subject site).

Source sound levels emitted from either regulated devices or aircon/cooling equipment from functions should be adjusted to ensure noise levels at the sensitive receptor/s comply with the maximum allowable limits outlined in the Review of Assessment prepared by A.P. Bleeksma dated 12 March 2024 (as derived from the Environmental Protection Act s440 and the Environmental Protection (Noise) Policy 2019 Acoustic Quality Objectives).

If regulated device or aircon/cooling equipment is required to be adjusted to achieve compliance, these adjusted noise levels (in dB(A)) must be applied to future functions held on-site and the Noise Management Plan must be amended to ensure ongoing compliance utilising adjusted noise levels.

Any amended Noise Management Plan with the revised noise levels must be endorsed by Council's delegated officer prior to being implemented.

4. Infrastructure Services and Standards

4.1 Access Crossover

A commercial access crossover must be upgraded/constructed (from the edge of Douglas Track to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

4.2 External Works – Douglas Track

4.2.1 Douglas Track (from where the existing bitumen seal ends, to a point 10 metres past the site access) must be upgraded to a minimum 4.5m wide bitumen sealed carriageway with 1.2m wide gravel shoulders in accordance with Table D1.4 (<100 vehicle movements per day) of the FNQROC development Manual.

The upgrade of this section of the road should include a bitumen/asphalt or concrete seal upgrade (in accordance with FNQROC Standards) to the development access as well as any access crossover servicing Lot 90 on RP732904 and Lot 7 on RP748802.

The abovementioned works must be approved by Council as part of a subsequent application for operational works, and the works completed **prior to the commencement of the use.**

4.2.2 A Road Safety Assessment must be undertaken by a suitably qualified RPEQ that identifies safety risks for vehicles using Douglas Track (between the eastern side of the Douglas Track/Speewah Road intersection and the subject site). The safety assessment should consider (but not be limited to) the following:

- (i) Road geometry (horizontal & vertical).
- (ii) Carriageway width (pavement, seal and shoulders) – ability for opposing traffic to safely pass each other.

- (iii) Vehicle sightlines.
- (iv) Intersection treatments.
- (v) Causeway crossing including the sharp bends/approaches either side.
- (vi) Other roadside hazards.

The report should provide recommendations on practical treatments to reduce the risk of any hazards to acceptable levels (e.g. localised pavement widening, signage, line marking, road edge delineation etc.). The report should be submitted to Council for review and agreed works should be undertaken by the applicant/developer at no cost to Council.

The abovementioned works must be approved by Council as part of a subsequent application for operational works.

The development application required for the operational works associated with 4.2.2 must be “properly made” to Council within 12 months of the commencement of the use. Once approved, the operational works must be completed within 6 months of the Decision Notice being issued for the operational works, or a further period agreed to by Council’s delegated officer (for reasons relating to weather related construction delays or unforeseen engineering related delays only).

4.3 Stormwater Drainage/Water Quality

4.3.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.3.2 All stormwater drainage must be discharged to an approved legal point of discharge.

4.4 Car Parking/Internal Driveways

4.4.1 The applicant/developer must ensure that the development is provided with an informal space on site capable of accommodating up to 60 vehicles and three (3) buses with the added provision for spillover parking if required. No parking of guest or staff vehicles or buses is permitted to occur outside the property boundary or within road reserve.

4.4.2 All car parking spaces, and trafficable areas must be surface treated with gravel or maintained with an intact grass cover so as to minimise dust and erosion and must be appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.4.3 Should Council receive a substantiated dust nuisance complaint, the applicant/developer must install an appropriate surface treatment to the car parking area and other trafficable areas on-site to alleviate the nuisance, to the satisfaction of Council’s delegated officer.

4.4.4 All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

A sign must be erected in proximity to the access driveway indicating the availability of on-site parking.

4.5 Non-Reticulated Water Supply

The development must be provided with a potable water supply, which may be provided by catering staff, at each function location that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

4.6 On-Site Wastewater Management

Should permanent ablutions facilities be constructed onsite, all on site wastewater disposal associated with these facilities must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

Portable toilets are authorised for use on-site for functions, however no black or grey water is to be disposed of on-site, unless through an approved on-site wastewater disposal system.

The applicant/developer/function organiser must ensure that adequate ablutions facilities are provided based on the size of each individual function.

4.7 Lighting

Lighting associated with evening and nighttime functions must be set up to minimise light spillage and not cause nuisance to any neighbouring property. Where permanent outdoor lighting is proposed, the developer shall locate, design and install lighting in order to prevent 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 eight (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.

5. Additional Payment Condition (section 130 of the Planning Act 2016)

5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.

5.2 The developer must pay \$11,318.50 as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the

development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

5.3 The trunk infrastructure for which the payment is required is:

- The trunk transport network servicing the land (\$11,318.50)

5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.

5.5 If the developer elects to provide part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to the commencement of the use.

5.6 The value, as agreed by Council's delegated officer, of the external works required under Condition 4.2.1 will be credited towards the additional payment required under Condition 5.2. Any credit will not exceed \$11,318.50.

(E) ASSESSMENT MANAGER'S ADVICE

- (a) 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.
- (b) The change in the use of building/s on-site may also require a change in the classification of the building/s under the Building Act. You are advised to contact a Building Certifier to establish if a change in the classification of the building is required.
- (c) 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.

- (d) 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.

(e) Environmental Protection and Biodiversity Conservation Act 1999

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

(f) Cultural Heritage

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

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at Electric ants in Queensland | Business Queensland or contact Biosecurity Queensland 13 25 23.

(F) RELEVANT PERIOD

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

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

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

- Development Permit for Operational Works

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

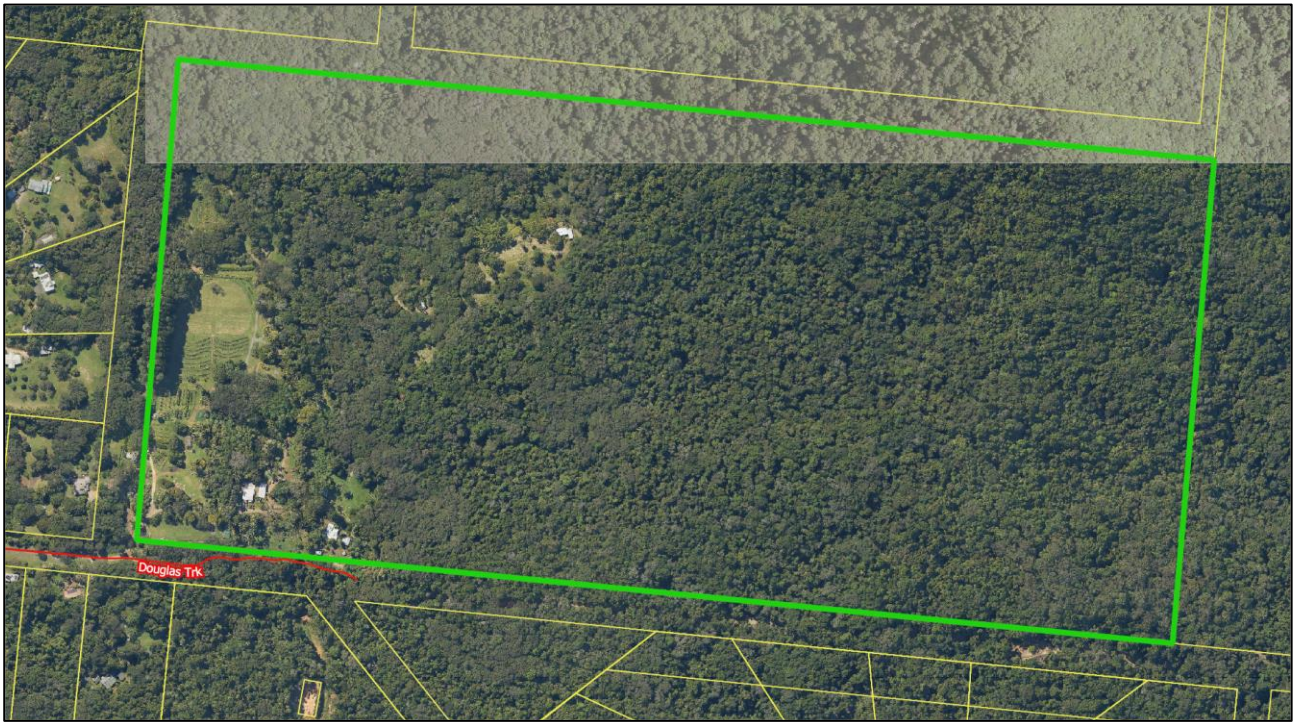
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

THE SITE

The subject site is situated at 121 Douglas Track, Speewah and is described as Lot 45 on N157358. The site is regular in shape with an area of 64.75 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains 1.2 kilometres of frontage to the Douglas Track road reserve, however the road formation only extends approximately 250 metres along this frontage before turning into basically a public walking track and private driveway. The majority of Douglas Track is bitumen sealed, however reverts back to a formed gravel standard approximately 80 metres before the site access.

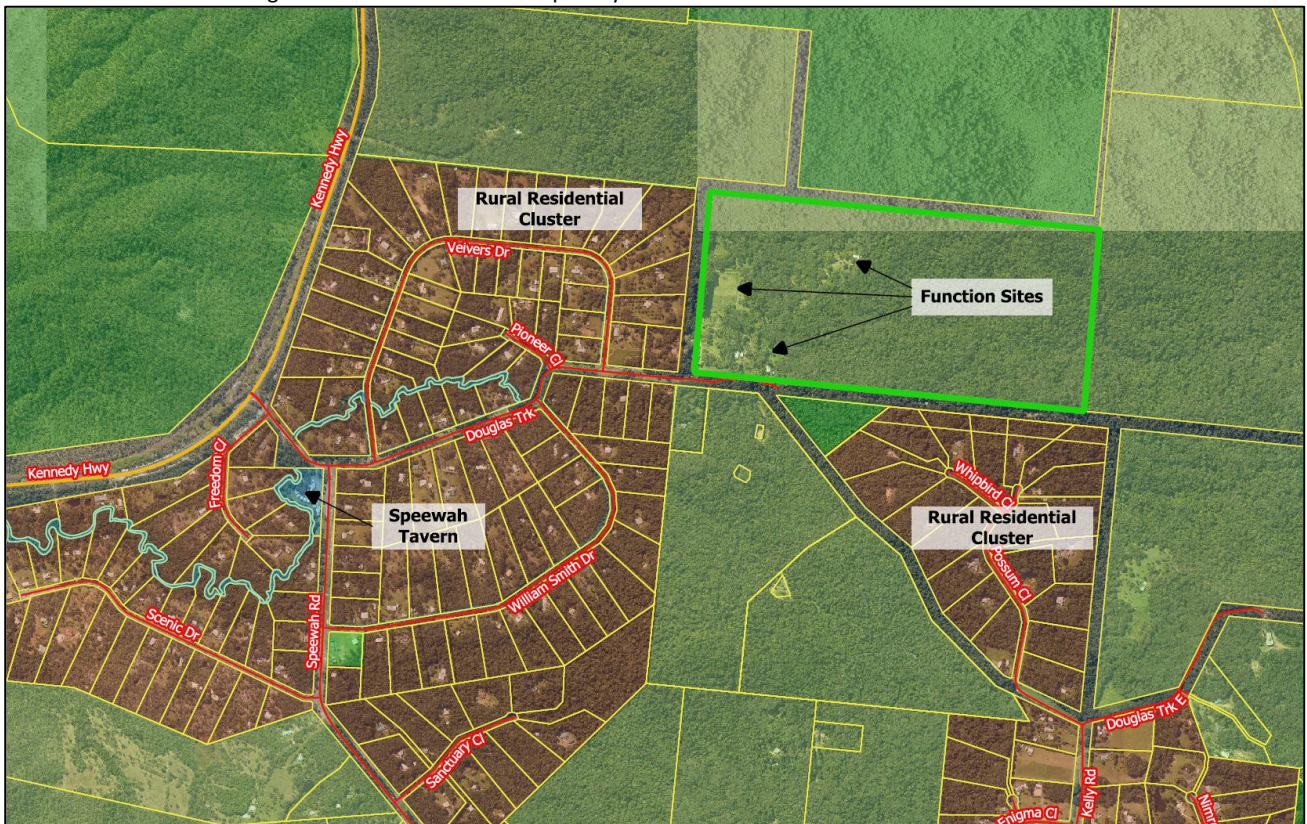
The eastern portion of the site is largely undeveloped and is covered with established rainforest vegetation. The south-west corner of the site was subject to historically clearing and contains a number of structures, which are accessed by existing vehicle tracks. The site is improved by a number of existing buildings that combined create a Dwelling House, comprising a single laundry building, a number of studio cabins, main building with bedroom and kitchen and various outbuildings (sheds). An extensive tropical fruit (rare fruit) farm, heliconia's plantations and rare plant botanical gardens are planted throughout this south-west corner. This farm is operational and is referred to as 'Speewah Gardens' or 'Rosebud Farm'.

A Forest Reserve sits adjacent the site to the north, which is zoned Conservation and is likely to become National Park in future. Land to the west and north-west is zoned Rural. Land to the south and east of the site is predominately zoned Rural residential and comprises two clusters of 2ha rural residential allotments. A zone map is included below.



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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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.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Function Facility in accordance with the plans shown in **Attachment 1**.

The application includes the following details about the proposed development:

“The application seeks development approval for a Material Change of Use in order to establish a function facility on land located at 121 Douglas Track Road, Speewah described as Lot 45 on N157358.

Rosebud Farm is an established botanical garden, comprising over 660 species of established palms, cycads, exotics and tropical fruit trees. The intent of the proposed development is to facilitate use of the site for weddings and similar functions, in addition to the continued use of the site for horticultural cropping purposes and garden tours. The proposal would be limited to the hosting of wedding, civil ceremonies and other similar functions set amongst the tropical gardens and within existing buildings on the site. Car parking would be provided informally within a cleared area of the site. Outdoor receptions would potentially be held on-site within designated locations with provision for marquees if required. Proposed events would be managed by a specialist event company who would organise catering and toilets and amenity facilities. No food preparation would be conducted on-site. Given that there are a number of proposed wedding or event locations on-site, The applicant proposes the use of temporary toilets and other facilities, which would be transported to the site to accommodate demand.

The subject site provides well established vegetation buffer along the site boundaries and the road frontage, creating an attractive open-air setting for formal and informal wedding ceremonies and similar events. The vegetation also assists in providing an acoustic and visual buffer from adjoining residential development.

It is intended that the proposed development would address an increasing demand for outdoor function facilities in the Mareeba Shire, specifically in and around the Kuranda/Speewah area. The subject site is ideally suited to open air ceremonies and the applicant is seeking to address demand and enquiries from the general public for such outdoor informal garden venues.

The managing event company would monitor audio levels and ensure that external noise levels do not exceed acceptable levels or cause environmental nuisance for residential development. The proposed functions would be held at one of several potential on-site locations nominated on the proposal plan, provided for reference as Appendix B. The proposed functions would be held outdoors or within existing buildings, as depicted on the proposal plan. The proposed function sites would cater for less than 20 people and up to a maximum of 150 people, dependent upon the function site locality and function requirements. No additional permanent structures or buildings are proposed as part of this application.

Guests would be encouraged to access the site via an organised bus service, however, the subject site does provide sufficient area for the proposed establishment of a car parking area within the southwest portion of the site. Vehicle movements throughout the site would be limited and guests would be transported to the function sites from the car park.

A proposal plan identifying the location of the proposed events, car parking area, existing buildings and existing internal tracks is included at Appendix B.”

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- ‘Areas of Ecological Significance’ also identifies the site as containing:

- *Strategic Rehabilitation Area*
- *Local Conservation Corridors*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> • <i>Rural Area (Rural Other)</i> Natural Environmental Elements <ul style="list-style-type: none"> • <i>Biodiversity Areas</i> • <i>Habitat Linkage</i>
Zone:	Rural Zone
Overlays:	Bushfire Hazard Overlay Environmental Significance Overlay Hill and Slope Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Function facility	<i>Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.</i>	<i>Conference centre, reception centre</i>	<i>Community use, hotel</i>

RELEVANT PLANNING INSTRUMENTS

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

(A) Far North Queensland Regional Plan 2009-2031

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

(B) State Planning Policy

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

(C) Mareeba Shire Council Planning Scheme 2016**Strategic Framework***3.3 Settlement pattern and built environment**3.3.6 Element – Rural Villages**3.3.6.1 Specific outcomes*

- (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.*

Comment

Rosebud Farm, or Speewah Gardens, which are colloquial names for the subject site, comprises over 660 species of established palms, cycads, exotic plants, and tropical fruit trees. The intent of the proposed development is to facilitate use of the site for weddings and similar functions in addition to the continued use of the site for horticultural cropping and garden tours. The farm would be used for the hosting of weddings, civil ceremonies, and other similar functions to be held at 6 designated locations across the site. No new buildings or structures are proposed on-site as part of the development.

In terms of scale, the development does not represent an over development of the site.

The proposed development is consistent with the intent of Specific outcome 1.

*3.3.10 Element – Rural residential areas**3.3.10.1 Specific outcomes*

- (6) *Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in rural residential areas.*

Comment

Although situated within the rural zone, the site sits adjacent a large cluster of rural residential zoned allotments. Conditions of approval have been recommended to ensure the development does not cause any unacceptable loss of amenity, particularly in relation to noise and traffic generation.

The development has been conditioned to comply with Specific outcome 6.

*3.3.11 Element – Rural areas**3.3.11.1 Specific outcomes*

- (5) *Rural lifestyle, 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.*

Comment

Rosebud Farm, or Speewah Gardens, which are colloquial names for the subject site, comprises over 660 species of established palms, cycads, exotic plants, and tropical fruit trees. The intent of the proposed development is to facilitate use of the site for weddings and similar functions in addition to the continued use of the site for horticultural cropping and garden tours. The farm would be used for the hosting of weddings, civil ceremonies, and other similar functions to be held at 6 designated locations across the site. No new buildings or structures are proposed on-site as part of the development.

Although situated within the rural zone, the site sits adjacent two clusters of rural residential zoned allotments. Conditions of approval have been recommended to ensure the development does not cause any unacceptable loss of amenity, particularly in relation to noise and traffic generation.

The proposed development remains consistent with the Strategic Framework and is therefore compliant with Specific outcome 5.

3.4 Natural resources and environment

3.4.1 Strategic outcomes

- (1) Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within *conservation areas* and *biodiversity areas*, are conserved, enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of *biodiversity areas*, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.
- (2) Natural corridors through the landscape, including *ecological corridors*, and natural areas which provide linkages between areas of significant biodiversity and habitat value are protected and enhanced. Opportunities are realised to connect habitat fragments across the regional landscape through strategic rehabilitation and protection of potential habitat connection corridors, such as *habitat linkages*. The resilience of natural systems and wildlife to respond to climate change is strengthened by providing maximum connectivity across a range of habitats, allowing species to migrate and retreat.
- (3) The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including but not limited to *major waterbodies* and *major watercourses*, is protected, monitored and improved. The impacts of Mareeba Shire's water quality, wetland and riparian health on the Great Barrier Reef and the Gulf of Carpentaria are recognised through integrating sustainable catchment management practices into land use planning. Riparian areas and areas surrounding ecologically significant wetlands will be enhanced as part of new development.

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

Comment

The proposed development will be established over the western third of the site outside any areas mapped as Wildlife Habitat or Regulated Vegetation. This area of the site was extensively cleared in the early 1950's and has been substantially rehabilitated since this time.

Functions will occur over existing clearing areas of the site amongst the site's extensive gardens or within existing buildings. No new clearing or new building work is proposed as part of the development.

Appropriate conditions have been included to minimise environmental impact and impacts on the existing acoustic environment.

The proposed development will comply with Strategic Outcomes 1, 2, 3 and 5.

3.4.2 Element – Conservation areas

3.4.2.1 Specific outcomes

- (1) New development adjacent to *conservation areas* will:
- (a) be compatible with natural values; and
 - (b) sensitively located and setback from *conservation areas*; and
 - (c) ensure no irreparable disturbances to the areas of ecological significance; and
 - (d) mitigate the cumulative impacts of development; and
 - (e) ensures contaminants do not impact *conservation areas*.

Comment

Refer to the Ecological Assessment submitted with the application and included as **Attachment 6**.

Functions will occur over existing clearing areas of the site amongst the site's extensive gardens or within existing buildings. No clearing or building work is proposed as part of the development.

Appropriate conditions have been included to minimise environmental impact and impacts on the existing acoustic environment.

The development has been conditioned to comply with Specific outcome 1.

3.4.4 Element – Biodiversity areas

3.4.4.1 Specific outcomes

- (1) *Development avoids adverse impacts on the ecological values of biodiversity areas and where avoidance is not possible the adverse impacts are minimised and, for an area of high ecological significance, no net loss in biodiversity values is achieved.*
- (2) *Development on lots containing biodiversity areas ensures their ongoing protection and retention through application of conservation covenants or dedication for public use.*
- (6) *Endangered and of-concern ecosystems and threatened species habitat including upland refugia ecosystems, wet sclerophyll, and the habitat of endemic species are protected across all land tenures.*

Comment

Refer to the Ecological Assessment submitted with the application and included as **Attachment 6**.

Functions will occur over existing clearing areas of the site amongst the site's extensive gardens or within existing buildings. No clearing or building work is proposed as part of the development.

Appropriate conditions have been included to minimise environmental impact.

The development has been conditioned to comply with Specific outcome 1, 2 and 6.

3.4.5 Element – Strategic rehabilitation and ecological corridors

3.4.5.1 Specific outcomes

- (1) *Ecological corridors* are major existing habitat corridors that link key *biodiversity areas* within Mareeba Shire and greater Far North Queensland region. Development does not compromise the habitat connectivity of *ecological corridors*.
- (2) *Habitat linkages* are strategically located future habitat corridors linking *biodiversity areas* within the shire. Development does not compromise the ability to realise these opportunities for ecological connectivity through progressive revegetation of *habitat linkages* with native vegetation.

Comment

Refer to the Ecological Assessment submitted with the application and included as **Attachment 6**.

Functions will occur over existing clearing areas of the site amongst the site's extensive gardens or within existing buildings. No clearing or building work is proposed as part of the development.

Appropriate conditions have been included to minimise environmental impact.

The development has been conditioned to comply with Specific outcome 1 and 2.

3.4.8 Element – Air and noise quality

3.4.8 Specific outcomes

- (1) *The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.*
- (3) *Land uses which emit high level of noise, including for example motor sports, gun clubs and the like will be appropriately located and managed to mitigate acoustic impacts.*

Comment

Refer to Planning Discussion section of the report for commentary on Noise.

The proposed development has been conditioned to comply with Specific outcomes 1 and 3.

3.6 Transport and infrastructure

3.6.2 Element – Road network

3.6.2.1 Specific outcomes

- (1) *The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.*
- (4) *Development provides off-street parking, loading and manoeuvring areas where possible and practicable.*
- (5) *Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.*

Comment

Refer to Planning Discussion section of the report for commentary on traffic impacts.

The proposed development has been conditioned to comply with Specific outcomes 1, 4 and 5.

3.6.7 Element – Water supply and wastewater services

3.6.7.1 Specific outcomes

- (1) *Development is provided with adequate water and wastewater infrastructure in accordance with Council's Desired Standards of Service.*
- (4) *In areas not serviced by reticulated sewerage, on-site effluent disposal systems ensure the environment or amenity is not adversely impacted.*

Comment

The proposed development has been conditioned to comply with Specific outcomes 1 and 4.

Relevant Developments Codes

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

6.2.9 Rural zone code

8.2.3 Bushfire hazard overlay code

8.2.4 Environmental significance overlay code

8.2.8 Hill and slope overlay code

9.3.2 Commercial activities code

9.4.2 Landscaping code

9.4.3 Parking and access code

9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided, or where an acceptable outcome cannot be met) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code document for full commentary.</p> <p>Further discussion is warranted regarding the following performance outcomes:</p> <ul style="list-style-type: none"> • Performance Outcome PO6 – Amenity <p>Refer to planning discussion section of report for commentary.</p>
Bushfire hazard overlay code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code documents for full commentary.</p>
Environmental significance overlay code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code documents for full commentary.</p>

Hill and slope overlay code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code documents for full commentary.</p>
Commercial activities code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code documents for full commentary.</p>
Landscaping code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code documents for full commentary.</p>
Parking and access code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code documents for full commentary.</p>
Works, services and infrastructure code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>Where an acceptable outcome cannot be met, it is considered that the proposed development can satisfy the relevant higher order performance outcome. Refer to code documents for full commentary.</p>

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be included in any approval require all development works be designed and constructed in accordance with the procedures and standards set out in the FNQROC Development Manual.

(E) Additional Trunk Infrastructure Condition – Road Infrastructure

The subject land is located outside the identified Priority Infrastructure Area (PIA). Section 130 of the Planning Act 2016 (the PA) allows Council to condition additional trunk infrastructure outside the PIA.

Some sections of Douglas Track are currently not constructed to the required standard and the proposed development will place additional demand on this infrastructure. Based on assumptions included in the submitted Traffic Impact Assessment (TIA), the third party review of the TIA, the frequency of functions permitted under Condition 3.5, and the added assumption by Council Officers that for small functions (up to 20 persons) it is likely that the majority of small function guests will self drive, the proposed development is likely to generate an estimated 7,948 vehicle movements per year, if all functions are held.

Considering a standard 2023/24 roads contribution of \$5,192.00 is equivalent to the traffic generated by a standard allotment or 10 vehicle movements per day (3,650 movements per year), the contribution applicable to this development should be 2.18 x the standard contribution as follows:

- $\$5,192.00 \times 2.18 = \underline{\$11,318.50}$

The trunk infrastructure for which the payment is required is:

- The trunk transport infrastructure servicing the land (\$11,318.50)

The developer may elect to provide part of the trunk infrastructure instead of making the payment.

If the developer elects to provide part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to the commencement of the use.

The development is not likely to place additional demand on any other trunk infrastructure network (water, sewer, parks or stormwater/drainage).

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Development Engineering (traffic impacts) and Environmental Health (acoustic noise quality objectives and outcomes)

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 30 October 2023 to 20 November 2023. The applicant submitted the notice of compliance on 21 November 2023 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

30 properly made submissions were received all of which objected to the proposed development. The submissions are included as **Attachment 7**.

The grounds for objection/support are summarised and commented on below:

Grounds for objection /support	Comment
Traffic Impacts – The proposed development will increase the amount of cars/buses using Douglas Track which has some areas of reduced seal width as well as a causeway crossing with sharp bends on the approaches.	Refer to Planning Discussion section of report regarding traffic impacts and required rad safety upgrades.
The proposed development will increase the number of drink drivers in the area.	This is an assumption and sits outside the bounds of the town planning assessment.
The proposed development will increase the amount of wildlife killed on the roads in the area due to an increase in traffic. This wildlife includes endangered species such as Cassowaries.	The majority of functions authorised to be held on-site under the approval (6 small & 2 medium functions) must be held over daytime hours (7am – 6pm). Of the other 3 events authorised to occur in any given month, 2 must end by 10pm and 1 must end by 12am (midnight). In both instances, guest will be required to leave before these end times. It is the case with most functions that guest will arrive within a short, concentrated period prior to the function during daytime hours, however, leave in a more spread out “trickled” manor. These controls on frequency of functions as well as end times will help minimise wildlife loss on surrounding roads. The applicants will also need to further investigate whether the application needs to undergo an EPBC Act referral to the Commonwealth, particularly given the presence of Cassowaries on and around the site.
Proposed night time functions will cause unacceptable noise impacts and nuisance to those living in the Speewah area.	Refer to recommended conditions of approval as well as the Planning Discussion section of report for commentary on noise conditions and noise mitigation strategies.
Residents adjoining the site have had to endure ongoing emissions from the site since its purchase by the applicant including machinery noise, smoke and construction noise.	Council has investigated the complaints received regarding emissions from the site and all have been found to be associated with the lawful undertaking of farming and

	cropping activities, as well as approved building and plumbing works.
When the vegetation is removed from the road reserves adjacent the property when these roads are upgraded, the property including the function locations will become visible to neighbours and road users. The site access will also be in an unsuitable location when these road reserves are developed.	Given the rural zoning of the site and surrounding land, it is highly unlikely that the current undeveloped sections of road reserve to the north, east and south of the site will be cleared for the construction of new roads.
The Speewah Gardens/Rosebud Farms website is advertising short term accommodation on-site, as well as the operation of a wholesale nursery.	These land uses are not associated with the proposed function facility use and should not be considered in this assessment of this application.
"All event areas look to be already developed before seeking approval from Council and one has to wonder whether this function facility development application is an afterthought."	It is Council's understanding that no commercial functions have been held on-site to date. Most of the function sites are within existing cleared areas amongst the sites extensive gardens or within long established buildings.
The Speewah Tavern is already operating which attracts little patronage, even when live music is advertised. Speewah does not need an additional function facility.	The presence of the Speewah Tavern, or its popularity is not a relevant consideration in the assessment of this application. Council is required to assess this application on its individual merits.
The function facility will impact on the tranquillity of existing walking tracks/horse riding tracks along Douglas Track.	A maximum of 3 functions per month will include amplified music and/or loudspeakers and will likely occur during evening and nighttime hours when the surrounding walking tracks are not in use. The noise management plan will need to include provisions to ensure that function guests remain within the designated function areas and do not wander the property.
The assumptions made regarding traffic generation in the TIA cannot be considered as a reasonable assumption. Furthermore, the TIA failed to consider rain events flooding the causeway crossing and cutting access off for function guests and staff who will be stranded on-site till the water subsides.	Refer to Planning Discussion section of report as well as Attachment 4 and 5 for commentary on traffic impacts and required road safety improvements.
The development will impact on nearby World Heritage Areas	Refer to Code Assessment Document for commentary on environmental impacts. Functions will occur over existing clearing areas of the site amongst the sites extensive gardens or within existing buildings. No clearing or building work is proposed as part of the development. Appropriate conditions have been included to minimise environmental impact. It is also likely that the application will require referral to the Commonwealth under the EPBC Act for issues relating to endangered and threatened species such as Cassowaries and frogs that may be present on and around the site.
The proposed development will decrease property valuations in the area.	This is not a relevant town planning consideration.
The proposed development will place additional burden on our emergency services, similar to events held at the Kuranda Amphitheatre.	This is an assumption. The majority of proposed functions will likely be private events and will not be open to the public like events held at the Amphitheatre which will drastically decrease the chances of emergency services such as police and ambulance needing to attend the property.
The application should require referral to the Federal Department of Climate Change, Energy, the Environment and Water under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act).	It is likely that this referral will be required. It is the applicants responsibility to contact the Commonwealth and initiate the referral process.

The proposal was poorly advertised during the public notification period, including the location of the public notice signage on the land.	Council officers are satisfied the public notification of the application was carried out in accordance with the requirements of the Act and Development Assessment Rules.
Guests will be parking along the Douglas Track road reserve and not within the property.	A condition of approval will ensure all guests and staff park within the property. Any evidence of this not occurring will be investigated by Council officers.
The residents of Speewah are accustomed to walking safely along Douglas Track with their children/dogs/horses. The proposed development will place these people and pets at risk.	Refer to Planning Discussion section of report as well as Attachment 4 and 5 for commentary on traffic impacts and required road safety improvements. Other relevant factors to consider are as follows: <ul style="list-style-type: none"> - Large functions will be capped at 2 per month. - Residents will be made aware of when large functions are being held or functions that occur over evening and nighttime hours through the function calendar. - Guests are likely to arrive in a short, concentrated periods of time generally outside peak traffic hours and will all be travelling in the one direction. - traffic leaving functions is likely to be spread out over a larger length of time and will occur in a more “trickled” manner. This traffic will also be travelling in the one direction. - Douglas Track includes ample space on either side of the road for pedestrians to walk safely away from the road edge.
The proposed development will have adverse impacts on the local environment, including potential damage to ecosystems, wildlife habitat and increased pollution.	Functions will occur over existing clearing areas of the site amongst the sites extensive gardens or within existing buildings. No clearing or building work is proposed as part of the development. Appropriate conditions have been included to minimise environmental impact. Refer to Planning Discussion section of report for commentary on environmental impacts. It is also likely that the application will require referral to the Commonwealth under the EPBC Act for issues relating to endangered and threatened species such as Cassowaries.
The development will alter the character of the community, affecting the peaceful rural atmosphere.	Appropriate conditions have been recommended to ensure amenity impacts are minimised.
Council should facilitate a meeting with residents to address specific concern and gather community input on the matter.	This is not standard practice for Council to partake in. Council officers consider that submitter concerns have been appropriately addressed in this report and through the recommended conditions of approval.
<p>“We are concerned to note that MSC requested of Julian Pitcher, consultant, a report supporting the project. Surely such a request should come from the Developer and be presented to Council along with other required reports supporting his Application. This action begs the question of a conflict of interest by MSC. By asking for material from a consultant to support the proposal demonstrates that Council is already of a mind to support the DA before it is even assessed.</p> <p>We would like to assume that Council remains neutral and unbiased in all DAs it receives and that decisions are made after all material is received and considered by it, including submissions made by residents. The DSDILGP will be very interested if such a lack of</p>	Council requested the applicant provide an ecological assessment, prepared by a suitably qualified professional. Council consider Julian Pitcher to be a suitably qualified professional and believe the ecological assessment submitted with the application satisfies the relevant assessment benchmarks contained within the Planning Scheme in relation to the natural environment.

governance has occurred. Is this an example of “delegated authority’ being put into the hands of those with an improper bias?”	
Douglas Track needs to be widened with kerb and channel and speed humps need to be installed. Traffic lights also need to be installed at the intersection of Speewah Road and the Kennedy Highway.	Refer to Planning Discussion section of report as well as Attachment 4 and 5 for commentary on traffic impacts and required road safety improvements.
The margin between acceptable and unacceptable noise levels is quite narrow and may easily be breached.	Refer to Planning Discussion section of report for commentary on noise impacts. Also refer to Conditions 3.5 – 3.9.
All noise investigations were based off modelling which has not been validated using real world measured data from the area or from function noise.	Noise modelling is an accepted means of determining a development likely impacts. The noise levels conditioned as part of the Officer Recommendation are less than that originally recommended by the applicants acoustic consultant.
Even in the unlikely event that noise levels are not breached, noise levels will still be exceeded beyond current background noise levels which will impact on peoples sleep. EPA guidelines are considered acceptable levels, however, are not the optimal levels which are currently experienced by residents.	Refer to Planning Discussion section of report for commentary on noise impacts. Also refer to Conditions 3.5 – 3.9. This submitters concerns are correct, however development is allowed to exceed background noise levels (by a certain amount) under the relevant legislation and noise quality objectives.
Function guests will loiter in the carparking area which will cause noise nuisance for residents that live immediately nearby.	The Noise Management Plan will need to include measures to ensure that this does not occur, and also ensure all guests and staff have left the site prior to the designated function end times.
Those that reside adjacent the unsealed section of Douglas Track already experience dust nuisance. The increased traffic as a result of the development will further increase this nuisance, as will the car parking area which is not proposed to be sealed.	The applicant/developer is required to upgrade this section of Douglas Track prior to the commencement of the use which will alleviate dust nuisance.
“The owners are also purchasing a nearby property, which leads me to believe the approval of this submission is only the first step.”	This is not a relevant consideration for this application.
Function guests will wander off the property along local roads.	The Noise Management Plan will need to include provisions to help ensure guests remain within the site itself and the designated function areas.
Submitters believe that there are already sufficient venues in the Kuranda/Speewah area to service afternoon and evening gatherings such as weddings and events with music (Kuranda Amphitheatre, Billabong, Kuranda Recreation Centre, Speewah Tavern, Kur-Cow and Kanjini Camping). Some of these facilities are much more rural and removed from other properties thereby not creating a large nuisance to the surrounding landholders. Where these facilities are close to residential or rural residential, they are restricted in the number of events that can be held with strict regulation on event closure times.	This is not a relevant consideration for the assessment of this application. Notwithstanding this, if this is the case, then the uptake of functions held at the subject site is likely to be affected, therefore further benefitting the surrounding residents.
Additional on-site wastewater disposal systems should be installed on-site. Relying on temporary ablutions facilities will only increase the likelihood of permanent on-site disposal systems being overloaded and failing.	Temporary mobile ablutions facilities are considered the best option for such a development, particularly considered the 6 different function locations spread across the property. This approach is somewhat become standard practice for rural function facilities.
The ecological assessment fails to address State Significant and Locally Significant biodiversity assessed by the Wet Tropics Biodiversity Planning Assessment.	Council’s Planning Officers are satisfied that the Environmental Assessment submitted with the application adequately addresses the assessment benchmarks within

The report fails to address particular flora and fauna within the impact area.	the Planning Scheme in relation to the natural environment. The Ecological Assessment acknowledged the presence of endangered and threatened species such as the Cassowary and frogs. The proposed development will likely trigger referral to the Commonwealth for assessment under the EPBC Act who are considered the most appropriate agency to deal with these at risk species.
--	---

Submitters

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PLANNING DISCUSSION

Rural Zone Code - Amenity

Amenity**PO6**

Development must not detract from the amenity of the local area, having regard to:

- (a) noise;*
- (b) hours of operation;*
- (c) traffic;*
- (d) advertising devices;*
- (e) visual amenity;*
- (f) privacy;*
- (g) lighting;*
- (h) odour; and*
- (i) emissions.*

AO6

No acceptable outcome is provided.

Comment**Noise**

Performance Outcome PO6 of the Rural zone code ensures that new development is appropriately managed to minimise impacts on the amenity experienced in the vicinity of the development site. In terms of sensitive land uses, the subject site lies adjacent a large cluster of two (2) ha Rural residential zoned allotments to the west and south-east of the site. The proposed development is most at risk of impacting on residential amenity through noise impacts associated with functions that include amplified music and/or loudspeakers.

This application differs from other function facility proposals in that it proposes the use of six (6) designated function locations (instead of a single location), spread across the western third of the site. The two (2) farthest function sites (locations 5 & 6) are indoor function sites, with existing buildings located at both locations proposed to be retrofitted for use as function halls. The other four (4) locations are outdoor sites set amongst the property's extensive gardens.

In response to an information request made by Council, the applicants engaged an acoustic consultant to prepare and submit a Noise Impact Assessment (NIA) which is included as **Attachment 2**. Given the noise sensitive nature of the site location, Council then engaged a third-party noise expert to peer review the NIA and provide comment/further recommendations. This third-party peer review is included as **Attachment 3**.

The Mareeba Shire Council Planning Scheme 2016 or Council's Local Law does not currently contain specific noise emission criteria. In the absence of Shire specific noise criteria, the criteria contained within the Environmental Protection Act (section 440) as well as the Environmental Protection (Noise) Policy 2019 Acoustic Quality Objectives should be adopted. The NIA and third-party review were requested to ensure the proposed development either complied or could be reasonably conditioned to comply with this noise criteria to ensure that an unacceptable loss of amenity would not be experienced by residents surrounding the site. It is important to note that this noise emission criteria does not seek to maintain existing background noise levels experienced at neighbouring properties but instead seeks to ensure that background noise levels are not elevated beyond a point that is considered unreasonable or unacceptable.

In conjunction with both the TIA and the third-party review of the TIA, the assessing officer has included Conditions 3.5 – 3.9 in the officer recommendation to specifically manage noise. These conditions place restrictions on event size and frequency, maximum noise levels that must be adhered to at each function location, as well as maximum allowable time slots for each location to ensure the relevant noise emissions criteria is not breached. Also included in the Conditions is the requirement to prepare a Noise Management Plan (NMP). The NMP will help ensure that noise restrictions are adhered to, will provide a mechanism to notify surrounding landowners of upcoming functions as well as a means to log and manage any noise complaints.

It is considered that the suite of conditions included in the Officer Recommendation will help ensure noise impacts associated with the proposed development do not result in an unacceptable loss of amenity for nearby residents.

Hours of operation

Condition 3.5 of the Officer Recommendation places controls on the frequency and hours of operation for functions at the site. Of note is the following:

- Only two (2) large functions (between 100-150 guests) can be held on site in any calendar month (regardless of whether they are proposed over daytime or evening/nighttime hours).
- Only three (3) functions that include amplified music/loudspeakers are permitted on-site in any calendar month. Of these three (3) functions, only one (1) is permitted to operate till midnight, with the other two (2) permitted to operate till 10pm only. They must be held on either a Friday or Saturday night only.
- A further six (6) small functions (up to 20 guests) and two (2) medium sized functions (20 – 100 guests) are permitted on-site per month but must operate over daytime hours only (7am – 6pm) and cannot be held on Sundays or Public Holidays.
- Functions cannot be “banked” if not used in any given month for use at another time.

It is considered that adequate controls have been placed on the frequency and operating hours of functions to ensure minimal impact on amenity. In this officer’s opinion, one function with amplified music operating till midnight, and two (2) other functions with amplified music operating till 10pm only will not result in an unacceptable loss of amenity for surrounding residents, particularly when the noise limits discussed above are enforced.

Traffic

A Traffic Impact Assessment (TIA), prepared by a Registered Professional Engineer of Queensland (RPEQ), was submitted to Council outlined the developments impacts on the surrounding road network (**Attachment 4**). This traffic impact assessment was then peer reviewed by a third-party consulting RPEQ engaged by Council (**Attachment 5**).

The third-party review recommended the following:

“Upgrade of unsealed section between 118 Douglas Track and Development Access

Design and construct a minimum 4.5m sealed carriageway with 1.2m gravel shoulders in accordance with FNQROC Development Manual Table D1.4 standard for a rural road with < 100 vehicles.

Comments:

If the unsealed section was left in its current form the rate of deterioration would increase with the additional traffic volumes. This would impact the level of maintenance required by Council.

The existing daily traffic volume for this section of Douglas Track has been estimated in the TIA to be in the order of 39 vehicles. On the day of a function with 150 guests, the traffic on this section of road would increase to 155 vehicles.

It is acknowledged that FNQROC Development Manual Table D1.4 requires a higher standard for this volume of traffic however it is not considered reasonable given:

- The traffic generation analysis has been based on maximum guest numbers of 150. It would not be envisaged that every function held would have this number of guests.*
- The likelihood of vehicles being faced with opposing traffic would be minimum as the traffic generated by the function will be travelling primarily in the same direction at the start and again at the end of the function.*

Safety Improvement Works - Speewah Road intersection to Development Access

A Road Safety Assessment should be undertaken by a suitably qualified RPEQ that identifies safety risks for vehicles using Douglas Track. The safety assessment should consider (but not be limited to) the following:

- Road Geometry (Horizontal & Vertical)*
- Carriageway width (pavement, seal, and shoulder) - ability for opposing traffic to safely pass each other.*
- Vehicle sightlines*
- Intersection treatments*
- Causeway Crossing including the sharp bends either side.*
- Other roadside hazards*

The report should provide recommendations on practical treatments to reduce the risk of any hazards to acceptable levels (e.g. localised pavement widening, signage, line marking, road edge delineation etc.). The report should be submitted to Council for review and agreed works should be undertaken by the developer under an Operational Works Permit at no cost to Council.

Comments:

Based on the increased safety risk associated with additional traffic on Douglas Track, it is considered reasonable to require the developer to undertake safety improvements along the road, at their own cost.

The TIA outlines potential treatments that could be implemented to improve safety of the causeway crossing, however, does not consider any other safety hazards along the road.

Further to this, the TIA states that the developer could undertake the work, however, propose that this cost be offset against their ultimate development headwork contributions.

It should be noted that Douglas Track is not classified as a Trunk Road in LGIP. Headwork contributions can generally only be credited when a developer is required to undertake Trunk Infrastructure upgrades that are identified in the LGIP Schedule of Works.

In consultation with Council's Technical Services Department, the abovementioned works recommended by the third-party RPEQ are deemed reasonable and relevant and have been conditioned accordingly.

Given the presence of dwellings adjacent the unsealed section of Douglas Track approaching the site, it was considered reasonable to require this work to be carried out prior to the commencement of the use. However, given the substantial cost associated with carrying out a road safety audit and subsequently implementing the required safety upgrades, Council's assessing officer considers it reasonable to provide a 12-month period, after the commencement of the use to have this audit done and an operational works permit submitted to Council. The applicant/developer will then have 6-months to complete the required road upgrades. These timeframes will allow the development to commence and allow revenue to be collected to help fund the road safety upgrades.

Although it is acknowledged that the proposed development will increase safety risk on Douglas Track, deferring the traffic safety audit and subsequent road safety upgrades for a period of 18 months after the commencement of the use was made in consideration of the following:

- Initially, the number of functions held on site is likely to be minimal with the uptake within this period likely to be gradual.
- Residents in the area will know when functions are proposed to be held via the event calendar required to be maintained by the applicant/developer/function organiser.

A roads contribution of \$11,318.50 is payable under Condition 5. It is considered reasonable to credit this roads contribution against the cost of the Douglas Track tail widening works required under Condition 4.2.1 which will likely exceed this credit amount regardless.

Advertising devices

No advertising devices are proposed as part of the development.

Visual amenity

The proposed development will be effectively screened from view of surrounding residences because of both extensive plantings within the property itself as well as the vegetated road reserves surrounding the site.

Privacy

The proposed development is not likely to impact on the privacy of surrounding residents. The Noise Management Plan required by condition of approval will also need to include provisions to ensure guests remain in designated function areas and do not wander the property.

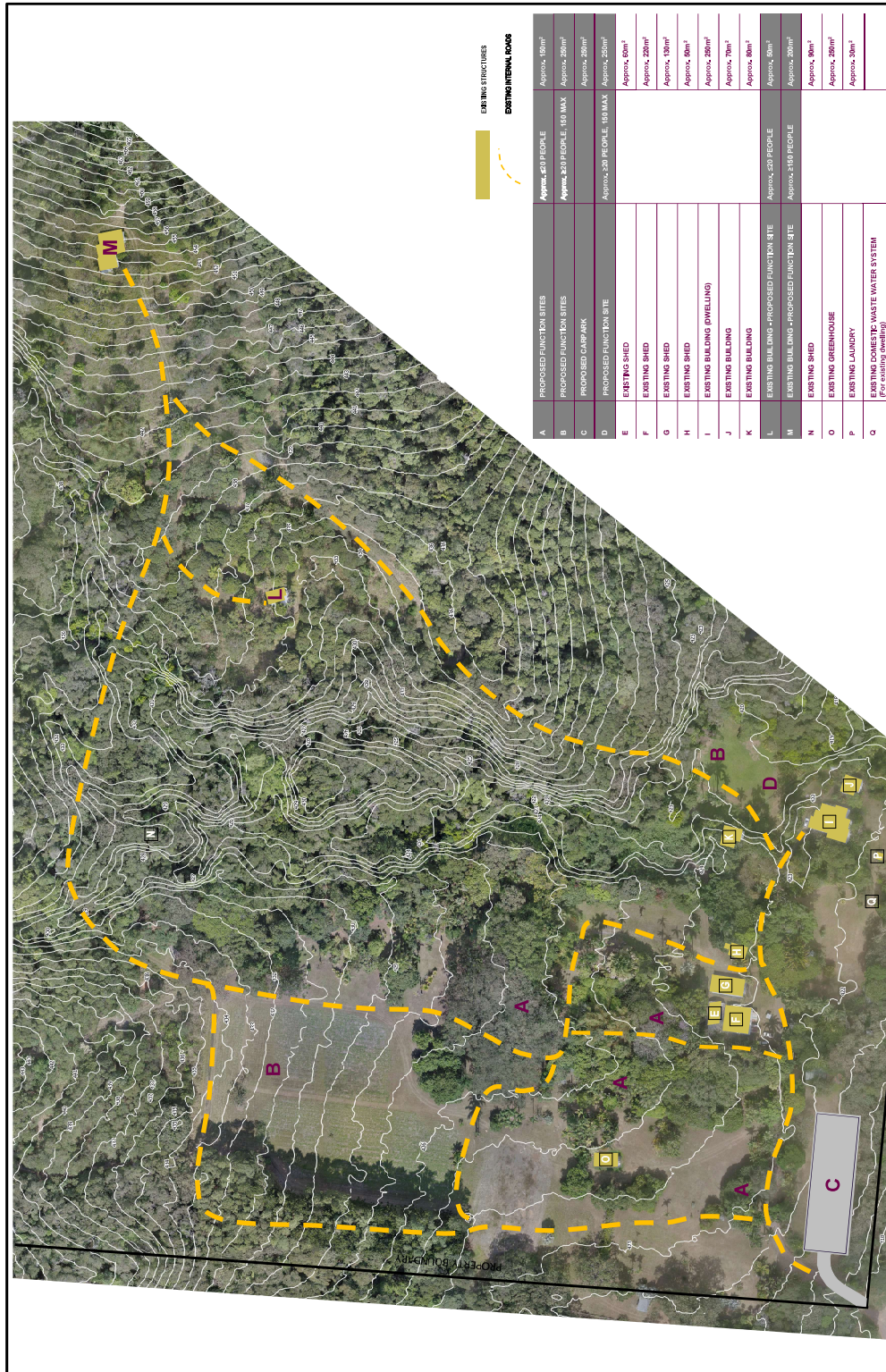
Lighting

A condition of approval has been included ensuring that temporary lighting established at functions does not cause nuisance to any neighbouring property. Notwithstanding this, most lighting arrangements at functions such as weddings are generally warm low levels of light that are not likely to cause nuisance to any neighbouring properties, particularly considering the setbacks achieved.

Odour & Emissions

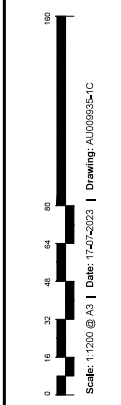
The proposed development is not likely to produce significant amount of odour or other emissions such as dust and smoke. All trafficable areas will surface maintained to reduce the likelihood of dust nuisance. The separate distances achieved from nearby sensitive land uses should mitigate any other emissions.

With the inclusion of appropriate conditioning, it is considered that the proposed development can achieve compliance with PO6.

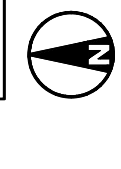


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Proposed Material Change of Use
Function Facility
121 Douglas Track Road, Speewah, Lot 45 on N147358



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NOISE IMPACT ASSESSMENT

MATERIAL CHANGE OF USE – FUNCTION FACILITY

121 Douglas Track Speewah QLD 4881
(Lot 45 on N157358)




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Date: 6 October 2023
Prepared by: Craig O'Sullivan, BEng (Mech) RPEQ 26472 MIEAust NER MAAS

Revision History

Date	Revision	Description	Authorised	
			Name/Position	Signature
6/10/2023	0	Draft for Client Review	Craig O'Sullivan Principal Engineer	

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The client is authorised, upon payment to Dedicated Acoustics of the agreed report preparation fee, to provide this report in full to any third party. Recommendations made in this report are intended to resolve acoustical problems only. We make no claim of expertise in other areas and draw your attention to the possibility that our recommendations may not meet the structural, fire, thermal, or other aspects of building construction

We encourage clients to check with us before using materials or equipment that are alternative to those specified in our Acoustical Report.

The use of contractors that are experienced in acoustic construction and the use of materials and equipment that are supported by acoustic laboratory test data are encouraged.

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Dedicated Acoustics: Noise Impact Assessment

Contents

EXECUTIVE SUMMARY	4
1. INTRODUCTION	6
2. DEVELOPMENT SITE AND SURROUNDING AREA.....	6
3. PROPOSED DEVELOPMENT	10
4. EXISTING NOISE ENVIRONMENT	13
5. NOISE EMISION CRITERIA	17
5.1 MAREEBA SHIRE COUNCIL PLANNING SCHEME	17
5.1.1 RURAL ZONE CODE.....	17
5.2 ENVIRONMENTAL PROTECTION ACT 1994	18
5.3 ENVIRONMENTAL PROTECTION (NOISE) POLICY 2019	19
5.4 RECOMMENDED CRITERIA	23
6. NOISE EMISSION ASSESSMENT.....	25
6.1 POTENTIAL IMPACTS.....	25
6.2 NOISE SENSITIVE RECEPTORS.....	25
6.3 NOISE MODELLING METHODOLOGY	27
6.4 MODELLED SCENARIOS	29
6.5 FORECAST NOISE LEVELS FOR A RANGE OF POTENTIAL ACTIVITIES	32
6.6 LIMITING SOUND LEVELS AND EXPECTED ALLOWABLE	36
7. CONCLUSIONS AND RECOMMENDATIONS.....	38
APPENDIX A – GLOSSARY OF ACOUSTIC TERMS.....	40
APPENDIX B – DEVELOPMENT PLANS.....	41
APPENDIX C – MEASURED DAILY AMBIENT NOISE	42
APPENDIX D – LAYOUT OF NOISE SOURCES IN MODELS.....	50
APPENDIX E – DETAILED NOISE EMISSION FORECAST	52

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EXECUTIVE SUMMARY

A material change of use has been proposed for a Function Facility at 121 Douglas Track, Speewah QLD 4881 (Lot 45 on N157358).

A Noise Impact Assessment is required for development approval from Mareeba Shire Council due to potential noise emission impacts from the development onto surrounding areas.

The development site is a large allotment, mostly covered with thick rainforest with cleared areas towards the west boundary, and is currently used as a tropical flower farm and commercial garden. Surrounding land uses are typically rural, conservation and rural residential with a number of dwellings along the west boundary of the site and a few along the southern boundary of the site.

The proposed development will use the existing gardens and a number of buildings to accommodate hosting of weddings, civil ceremonies and other similar functions set amongst the tropical gardens and within existing buildings on the site. Outdoor receptions would be held under marquees and car parking would be provided on a cleared area on-site. It is also proposed that the managing event company would monitor noise levels to ensure that noise emissions do not exceed acceptable levels.

Functions would be held at one of several potential on-site locations, with different sites catering for less than 20 people and others up to a maximum of 150 people.

Functions would typically be limited to day time and evening hours (i.e. 7am-10pm) and on occasion may continue between 10pm and midnight. The use of the facility would also be limited to a single function at any one time.

It is proposed to host a maximum of two large weddings a month (i.e. 100-150 persons) with smaller events spread throughout the year between weddings.

Conclusions and Recommendations

It is concluded that -

- In the absence of specific noise emission criteria within the Mareeba Shire Council Planning Scheme 2016, noise emission criteria have been recommended based on the Acoustic Quality Objectives and Background Creep criteria of the Environmental Protection (Noise) Policy 2019 and the superseded Environmental Protection (Noise) Policy 2008, and measured

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background levels. We note that these criteria would typically be applied for frequent or daily use of the development site.

- The proposed development is expected to involve the following noise sources:
 - Patron noise;
 - Music/entertainment noise; and,
 - Noise from vehicle movements.
- Noise emission forecasts were undertaken for a range of activities (i.e. patron numbers and music levels varying between background music to the hosting of a small band).

It was found that:

- Car parking noise was forecast to comply with criteria for all assessed scenarios; and,
- Function noise was forecast to exceed criteria for some usage scenarios depending on the intensity of noise generation.
- Limiting sound power levels and expected usage limits have been calculated for each of the function areas to achieve compliance at all assessed receivers and are shown in **Section 6.6**.
- As the recommended criteria applied in the assessment is typical of frequent (e.g. daily) operation, we consider the proposed frequency of operation would be generally acceptable provided the noise emission criteria is not exceeded.

We recommend that:

- The development is operated in a manner considerate of neighbours and is managed to minimise noise emissions.
- Where possible sound-systems are directed away from the closest receivers.
- The managing event company possesses a suitable sound level meter for periodic checks of noise emission levels at 3m from the speaker; and,
- The noise assessment and recommendations be revised if actual usage rates are significantly greater than what has been assessed.

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1. INTRODUCTION

A material change of use has been proposed for a Function Facility at 121 Douglas Track, Speewah QLD 4881 (Lot 45 on N157358).

A Noise Impact Assessment is required for development approval from Mareeba Shire Council due to potential noise emission impacts from the development onto surrounding areas.

2. DEVELOPMENT SITE AND SURROUNDING AREA

The development site consists of a large (i.e. approx. 65 hectare) rectangular allotment which is mostly vegetated with thick rainforest. Areas around the west boundary have been partially cleared to facilitate the following uses:

- Horticultural cropping (i.e. tropical fruit farm and commercial gardens) and garden tours; and,
- Dwelling house, laundry building, studio cabins, main building as well as various outbuildings located through out the site.

Surrounding uses are a mix of rural residential, rural and conservation areas.

An aerial photograph showing the development site and surrounds is shown in **Figure 2.1**

Under the Mareeba Shire Council Planning Scheme 2016 the development site is zoned Rural.

Surrounding land uses are zoned:

- Rural Residential C to the west;
- Rural and Conservation to the north;
- Rural to the east; and,
- Rural, Recreation and Open Space, and Rural Residential.

A map showing zoning of the development site and surrounds is shown in **Figure 2.2**.

Photographs of the existing site is shown in **Figure 2.3**.



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Figure 2.1: Aerial photograph showing subject site and surrounds (QGlobe)

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Figure 2.2: Zoning of development site and surround (Mareeba Shire Council Interactive Mapping)

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Figure 2.3: Photograph showing a partially cleared area in the existing development site

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3. PROPOSED DEVELOPMENT

The proposed development will use the existing gardens and a number of buildings to accommodate hosting of weddings, civil ceremonies and other similar functions set amongst the tropical gardens and within existing buildings on the site. Outdoor receptions would be held under marquees and car parking would be provided on a cleared area on-site. It is also proposed that the managing event company would monitor noise levels to ensure that noise emissions do not exceed acceptable levels.

Functions would be held at one of several potential on-site locations, as shown on the proposal plan in **Figure 3.1**, with different sites catering for less than 20 people and others up to a maximum of 150 people.

The following function sites and car parking areas are noted on the proposal plan:

- A – Outdoor function site – Approx. ≤ 20 people;
- B – Outdoor function site – Approx. ≤ 20 people, 150 people max;
- C – Proposed car park – Approx. 250 m²;
- D – Outdoor function site – Approx. ≤ 20 people, 150 people max;
- L – Existing building function site - Approx. ≤ 20 people; and,
- M – Existing building function site - Approx. ≥ 150 people.

Functions would typically be limited to day time and evening hours (i.e. 7am-10pm) and on occasion may continue between 10pm and midnight. The use of the facility would also be limited to a single function at any one time.

It is proposed to host a maximum of two large weddings a month (i.e. 100-150 persons) with smaller events spread throughout the year between weddings.

Noise emission from the development is expected to be generally controlled by the level of amplified music/entertainment. Indicative sound pressure levels for a range of music levels are shown in **Table 3.1**.

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Table 3.1: Indicative sound pressure levels for a range of music activities

Source	Sound Pressure Level at 3m	
	dB(A)	dB(C)
Background music low level (e.g. allows patrons to converse at normal level)	65-75	69-79
Background music raised (e.g. patrons would be required to talk at raised level)	70-80	74-84
Foreground music – DJ/music for dancing or a soloist/duo	85-90	89-94
Small rock/blues band– Approx. 100 dB(A) at 3m from speakers	90-105	95-110

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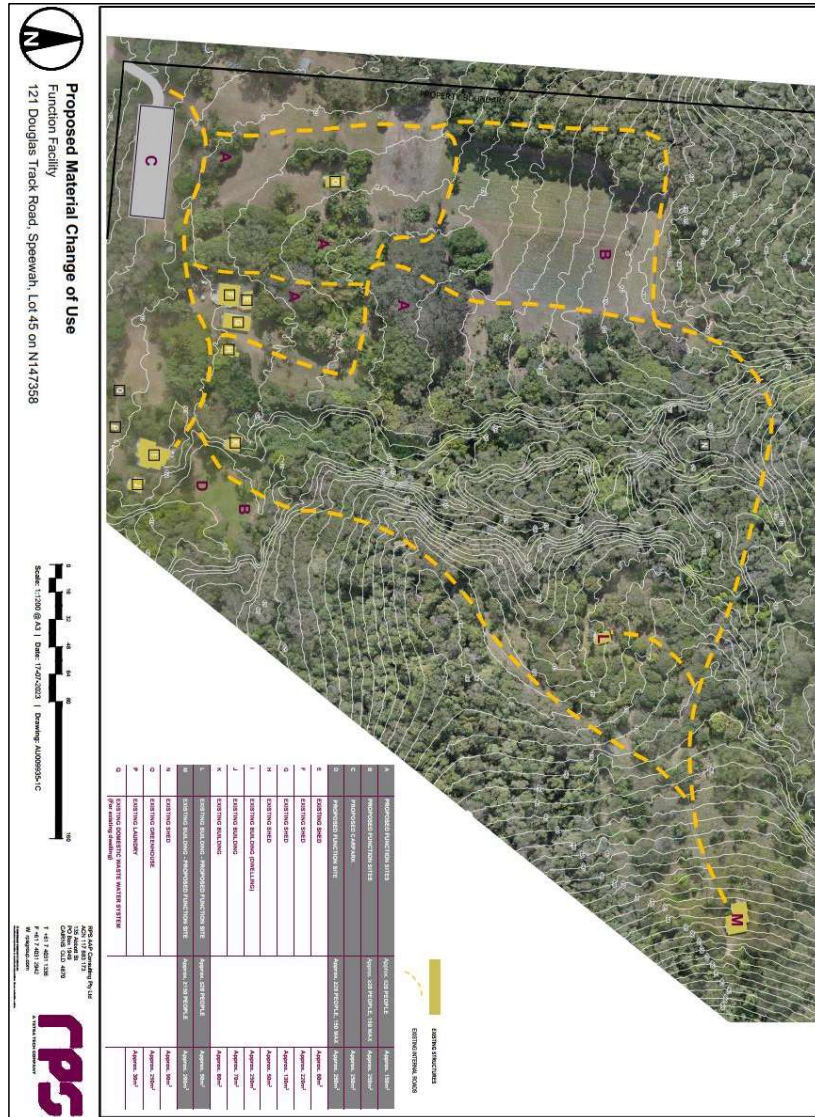


Figure 3.1: Layout for the site

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4. EXISTING NOISE ENVIRONMENT

An ambient noise survey was undertaken at rear of the development site, as shown in **Figure 4.1**, from Thursday 17 August 2023 to Friday 25 August 2023. The aim of the survey was to measure existing ambient and background noise levels at the site to help quantify noise emission criteria for the development.

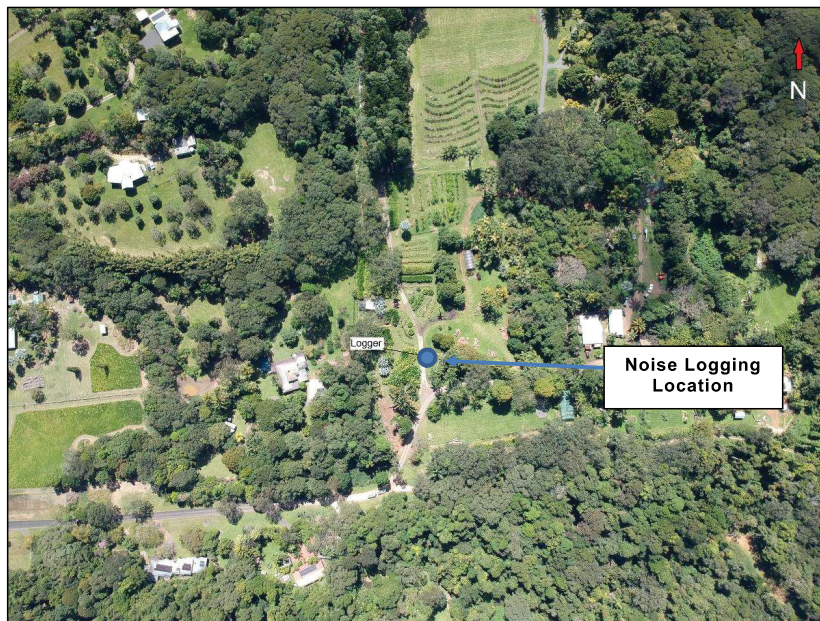


Figure 4.1: Aerial photograph showing the noise logging location (X-Noise)

The measurement location was positioned at a height of 1.5m above ground level and is considered free field. Photographs of the measurement location are shown in **Figure 4.2**

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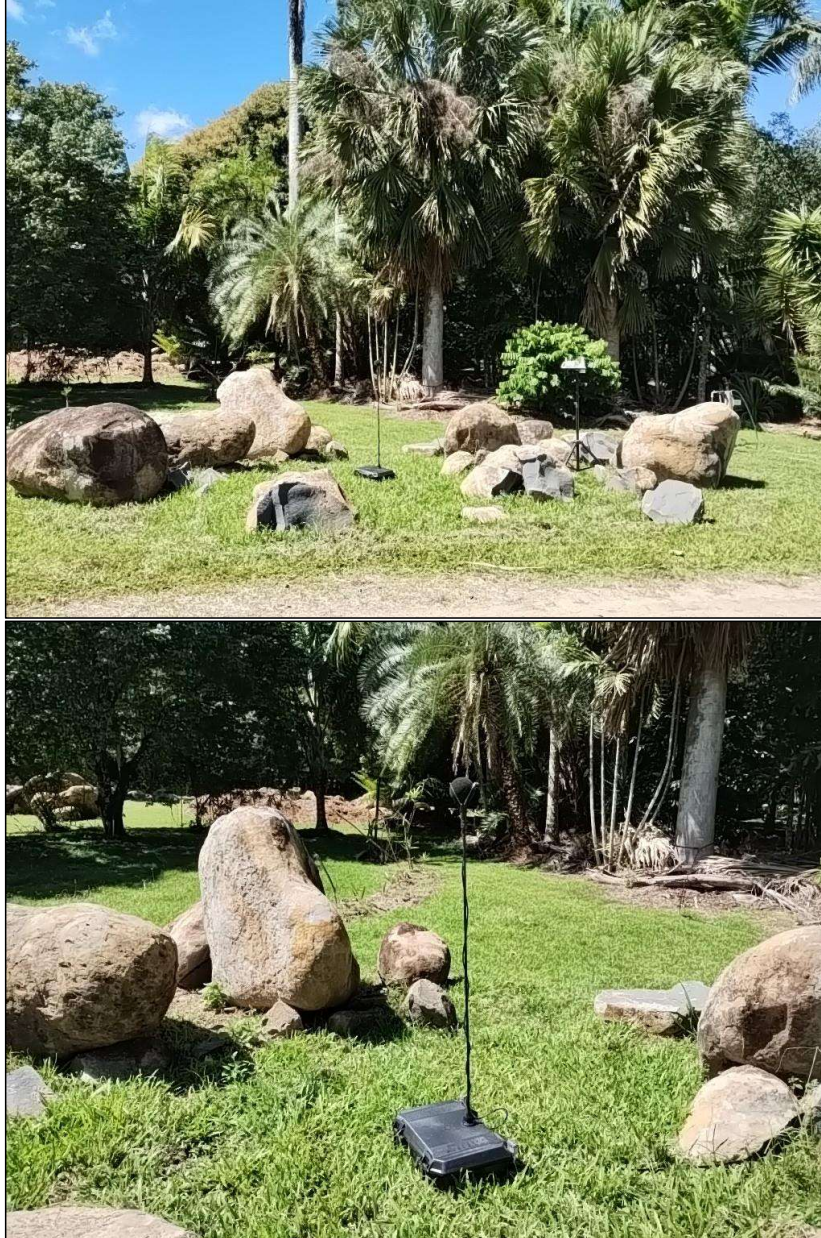


Figure 4.2: Photographs of the noise logging location

14

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The following instruments were used to measure the ambient noise levels and possessed current NATA laboratory calibration -

- BSWA Type 2 Sound Level Meter (S/N 540124); and,
- SVANTEK SV36 Type 1 Field Calibrator (S/N 124002).

The sound level meter was calibrated at the beginning and end of the measurement period with minimal calibration drift.

Weather observations were drawn from a portable weather station installed at the monitoring location.

It was noted that weather during the survey was considered suitable for measurement and no data has been excluded.

Noise monitoring data recorded for these periods has been excluded from the survey.

Ambient sound pressure levels were measured generally in accordance with Australian Standard AS1055:2018 – ‘Acoustics-Description and measurement of environmental noise’. The measurement location was generally free of substantial reflective surfaces, excluding the ground plane, and was considered to be capturing free field noise levels.

A summary of overall measurement results is shown in **Table 4.1**. Measured daily ambient noise levels are shown in **Appendix C**.

Table 4.1: Average ambient noise levels recorded at the noise logging location

Date	Time	Measured Noise Level dB(A)					Rated Background Level
		L _{Amax}	L _{A01}	L _{A10}	L _{A90}	L _{Aeq}	
Average	Day (7am – 6pm)	69	56	49	40	51	37
	Evening (6pm – 10pm)	62	51	45	38	50	35
	Night (10pm – 12am)	57	48	41	35	42	32
	Night (12am – 7am)	57	46	41	39	38	30

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An attended measurement was taken at the noise logging location on Thursday 17 August 2023, from 11:44am to 11:59am, to gain an appreciation of the existing noise environment at the subject site.

Recorded levels and observations from the attended measurements are shown in **Table 4.2**.

Table 4.2: Recorded levels and observations from attended measurements at noise logging location

Date	Time	Measured Noise Level dB(A)					Observations
		L _{Amax}	L _{A01}	L _{A10}	L _{A90}	L _{Aeq}	
17 August 2023	11:49am – 11:59am	67	57	48	36	46	No vehicle traffic on access road or Douglas Track Road. Occasional birdsong from afar. Still breeze. No flora or fauna activity. Moist ground nearby. Automatic sprinkler system present (not operating at time of visit).

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5. NOISE EMISISON CRITERIA

Potential noise emission criteria for the development have been drawn from the Mareeba Shire Council Planning Scheme 2016.

5.1 MAREEBA SHIRE COUNCIL PLANNING SCHEME

The assessment considers the following aspects of the Mareeba Shire Council Planning Scheme 2016 to be relevant to the development:

- Rural Zone Code.

5.1.1 RURAL ZONE CODE

The Rural Zone Code notes that it's purpose will be achieved through a number of overall outcomes. Of these overall outcomes, the following are considered relevant for acoustic impacts:

- Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimized; and,
- Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimized through location, design, operation and management.

Relevant, noise related assessment benchmarks for this code are shown in **Table 5.1**.

Table 5.1: Noise related assessment benchmarks for the Rural Zone Code

Performance Outcomes		Acceptable Outcomes	
Amenity			
PO6	Development must not detract from the amenity of the local area, having regard to: a) Noise	AO6	No acceptable outcome is provided
PO7	Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: Noise	AO7	No acceptable outcome is provided

Adverse impacts on amenity and environmental nuisance or harm will be considered through the Environmental Protection Act 1994 as well as the

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subordinate Environmental Protection (Noise) Policy 2019 and superseded Environmental Protection (Noise) Policy 2008.

5.2 ENVIRONMENTAL PROTECTION ACT 1994

The object of the Environmental Protection Act (EPA 94) is to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (i.e. ecologically sustainable development).

Under EPA 94:

- An environmental value is defined as:
 - A quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
 - Another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.
- Environmental harm:
 - Is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.
 - May be caused by any activity:
 - Whether the harm is a direct or indirect result of the activity; or
 - Whether the harm results from the activity alone or from the combined effects of the activity and other activity or factors.
- Environmental nuisance:
 - Is unreasonable interference or likely interference with an environmental value caused by –
 - Aerosols, fumes, light, noise, odour, particles or smoke; or
 - An unhealthy, offensive or unsightly condition because of contamination; or
 - Another way prescribed by regulation.

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Environmental values for the acoustic environment are defined in the Environmental Protection (Noise) Policy 2019 and are discussed in **Section 5.3**.

5.3 ENVIRONMENTAL PROTECTION (NOISE) POLICY 2019

The *Queensland Environmental Protection (Noise) Policy 2019* (EPP Noise 2019) is intended to achieve the object of the Environmental Protection Act 1994 in relation to the acoustic environment.

The purpose of the policy is achieved by –

- Identifying and declaring the environmental values of the acoustic environment; and,
- Stating acoustic quality objectives that are directed at enhancing or protecting the environmental values; and,
- Providing a framework for making consistent, equitable and informed decisions that relate to the acoustic environment.

The environmental values to be enhanced or protected under this policy are –

- The qualities of the acoustic environment that conducive to protecting the health and biodiversity of ecosystems; and,
- The qualities of the acoustic environment that are conducive to human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following –
 - Sleep;
 - Study or learn;
 - Be involved in recreation, including relaxation and conversation; and
- The qualities of the acoustic environment that are conducive to protecting the amenity of the community.

Acoustic Quality Objectives

EPP Noise 2019 establishes Acoustic Quality Objectives (AQO) to be achieved and maintained under the policy and are intended to enhance or protect environmental values. The AQO assist in identifying whether the environmental values are protected.

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The AQO are considered in assessment processes and help inform the decision making process, including any conditions that may be placed on approvals for environmentally relevant activities. The AQO are not individual point source emission standards but are total levels of noise in the surrounding environment. They assist to inform what the point source acoustic emission level as a condition of approval for a particular activity at a site may be.

Applicable AQO are shown in **Table 5.2**.

Table 5.2: Applicable Acoustic Quality Objectives

Sensitive Receptor	Time of day	Acoustic Quality Objective dB(A)			Environmental Value
		L _{Aeq,adj,1hr}	L _{A10,adj,1hr}	L _{A1,adj,1hr}	
Dwelling (for outdoors)	Daytime and evening	50	55	65	Health and wellbeing
Dwelling (for indoors)	Daytime and evening	35	40	45	Health and wellbeing
	Night-time	30	35	40	Health and wellbeing, in relation to the ability to sleep

Assessment of internal noise levels has been undertaken assuming a 7 dB noise reduction, from free-field external levels, through partially open windows as per the Queensland Ecoaccess Guideline *Planning for Noise Control* (2004); which correlates with a 10 dB noise reduction from façade affected external levels. A 15 dB reduction has been assumed, from free-field external levels, across a closed building façade, which correlates with an 18 dB reduction from façade affected external levels.

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Management Hierarchy for Noise

EPP Noise 2019 states the management hierarchy for an activity involving noise that affects, or may affect an environmental value to be enhanced or protected under the policy.

The policy states that to the extent it is reasonable to do so, noise must be dealt with in the following order of preference –

- Firstly – avoid the noise (e.g. locating an industrial activity in an area that is not near a sensitive receptor);
- Secondly – minimise the noise in the following order –
 - Firstly – orientate an activity to minimise noise (e.g. facing a part of an activity that makes noise away from a sensitive receptor)
 - Secondly – use the best available technology to minimise the noise;
- Thirdly – manage the noise (e.g. using heavy machinery only during business hours).

Management Intent for Noise

EPP Noise 2019 states the management intent for an activity involving noise that affects, or may affect, an environmental value to be enhanced or protected under the policy.

The policy states that to the extent it is reasonable to do so, noise must be dealt with in a way that ensures –

- The noise does not have any adverse effect, or potential adverse effect, on any environmental value under this policy; and
- Background creep in an area or place is prevented or minimised.

EPP Noise 2019 defines Background creep, for noise in an area or place, as a gradual increase in the total amount of background noise in the area or place as measured under the document called the 'Noise measurement manual' published on the department's website.

Background creep is not quantified in EPP Noise 2019. It is however quantified in the repealed Environmental Protection (Noise) Policy 2008 (EPP Noise 2008) as:

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To the extent that is reasonable to do so, noise from an activity must not be –

(a) For noise that is continuous noise measured by $L_{A90,T}$ – more than nil dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$; or

(b) For noise that varies over time measured by $L_{Aeq,adj,T}$ – more than 5 dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$.

Potential criteria for control of background creep, based on measured rated background levels, described in **Section 4**, are shown in **Table 5.3** and are considered to be component levels (i.e. the contribution from the development site only). We consider that the “Noise that varies with time” criteria would be suitable for assessment of noise emission from the site.

Table 5.3: Applicable noise limits for compliance with background creep criteria

Applicable To	Time	Criteria	Measured Rated Background Level, dB(A)	Required Component Noise Limit	Descriptor
Continuous noise	Day (7am – 6pm)	B/G+0 dB	37	37	$L_{A90,T}$
	Evening (6pm – 10pm)		35	35	
	Night (10pm – 12am)		32	32	
	Night (12am – 7am)		30	30	
Noise that varies with time	Day (7am – 6pm)	B/G+5 dB	37	42	$L_{Aeq,adj,T}$

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Applicable To	Time	Criteria	Measured Rated Background Level, dB(A)	Required Component Noise Limit	Descriptor
	Evening (6pm – 10pm)		35	40	
	Night (10pm – 12am)		32	37	
	Night (12am – 7am)		30	35	

Component limits are considered to be applicable in external areas around dwellings and useful open space (e.g. yards and gardens), and are considered to be free field. An additional 3 dB of noise emission criteria is applicable for levels around buildings due to reflections from the façade.

5.4 RECOMMENDED CRITERIA

Noise impacts from the development are required to be assessed against the Mareeba Shire Council Planning Scheme 2016. The planning scheme does not provide quantifiable criteria for assessment of noise impacts. In the absence of this criteria, context has been drawn from the Environmental Protection Act 1994 and the subordinate Environmental Protection (Noise) Policy 2019.

The provisions of EPA 94 and EPP Noise 2019 are not directly applicable at the planning approval stage and do not apply to a development or activities operating within the conditions of a development approval or local law. As such Council can set their own conditions on the acceptability of noise impacts in the overall balance of amenity and progress.

It should be noted that the provisions of EPA 94 and EPP Noise 2019 are generic and do not take into account the frequency of operation (i.e. continuous operation and intermittent operation with significant idle periods are not considered differently), potential for community benefit, or the character of the existing receiving environment.

We recommend that these provisions are used to consider the potential effects of noise impacts, but not necessarily to be used as limiting criteria. The potential for noise

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nuisance (i.e. unreasonable interference with environmental values – specifically health, well-being and the ability to sleep) should be considered against these mitigating factors.

Noise emission criteria has been recommended based on the EPP(Noise) Background Creep – noise that varies with time L_{Aeq} criteria for day, evening and night time periods which are slightly more stringent than the Acoustic Quality Objectives; along with the Acoustic Quality Objectives L_{A01} criteria to assess sleep disturbance impacts during night time periods.

Recommended free-field external criteria are shown in **Table 5.4**.

Table 5.4: Recommended free field external criteria

Period	Time	EPP(Noise)	
		Background Creep	Acoustic Quality Objectives
		$L_{Aeq,adj,1hr}$	$L_{A01,adj,1hr}$
Day	7:00am – 6:00pm	42	-
Evening	6:00pm – 10:00pm	40	
Night	10:00pm – 12:00am	37	47
	12:00am – 7:00am	35	

These levels are considered free-free field (i.e. away from building facades or other reflective surfaces except ground) and an additional 3 dB would typically be applied to these criteria to account for reflections when assessing noise levels at building facades.

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6. NOISE EMISSION ASSESSMENT

6.1 POTENTIAL IMPACTS

The proposed development is expected to involve the following noise sources:

- Patron noise;
- Music/entertainment noise; and,
- Noise from vehicle movements.

6.2 NOISE SENSITIVE RECEPTORS

The following noise sensitive receptors have been considered incorporated into the model:

- R1 – Dwelling setback approximately 230m from the west site boundary.
- R2 – Dwelling setback approximately 130m from the west site boundary;
- R3 – Dwelling setback approximately 120m from the west site boundary;
- R4 – Dwelling setback approximately 120m from the west site boundary;
- R5 – Dwelling setback approximately 60m from the west site boundary;
- R6 – Dwelling setback approximately 80m from the south west corner of the site;
- R7 – Dwelling setback approximately 150m from the south boundary of the site;
- R8 – Dwelling setback approximately 180m from the south boundary of the site; and,
- R9 – Dwelling setback approximately 120m from the south boundary of the site.

Locations of noise receptor points are shown in **Figure 6.1**.

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Figure 6.1: Noise sensitive receptors considered within the assessment

26

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6.3 NOISE MODELLING METHODOLOGY

The SoundPLAN (Version 8.2) noise modelling software has been used to predict noise emission from the development. The model incorporates a three-dimensional digital terrain map, ground cover, foliage attenuation, screening from buildings and barrier, atmospheric information and noise source data to forecast noise emission levels to sensitive receptors.

The noise model is based on the following parameters:

- Calculation algorithms of ISO9613-2:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General Methods of calculation prediction methodology* (ISO9613-2). ISO9613-2 implements downwind propagation conditions within its overall noise prediction calculation by default and is considered to suitably represent typical adverse conditions (i.e. a moderate wind blowing from source to receiver or a moderate temperature inversion).
- Terrain data (2011) sourced from Geosciences Australia for the subject site and surrounds.
- Ground absorption
 - Hard surfaces (e.g. roads and concrete) have been modelled as fully reflective with an absorption coefficient of 0; and,
 - Soft surfaces (e.g. grass and earth) have been modelled as mostly absorptive with an absorption coefficient of 0.8.
- Vegetation
 - Heavily vegetated areas on the subject site and immediate surrounds have been modelled as a volume attenuation area with an assumed effective height of 4m.
- Buildings
 - Building footprints have been digitised from aerial imagery with an assumed height of 4m.
- Noise receptor points

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- Approximately 4m from buildings (shown as yellow dots) at a height of 1.8m above ground level.
- Car park usage – assumed 1 vehicle movement for every 2 patrons attending site.
- Car park and function noise (i.e. crowd and music) are expected to operate consecutively and have been assessed separately.
- Sound power data used in the assessment is shown in **Table 6.1**.

Table 6.1: Sound power data used in the assessment

Source	Sound Power Level, dB(A)	
	L _{Aeq,adj,15min}	L _{Amax}
Group of 20 patrons ¹	84	95
Group of 150 patrons ¹	97	105
Background music low level (e.g. allows patrons to converse at normal level) – Approx. 75 dB(A) at 3m from speakers	94	98
Background music raised (e.g. patrons would be required to talk at raised level) – Approx. 80 dB(A) at 3m from speakers	99	103
Foreground music (e.g. DJ/music for dancing or a soloist/duo) – Approx. 95 dB(A) at 3m from speakers	113	118
Small rock/blues band– Approx. 100 dB(A) at 3m from speakers	118	123
1 car park movement (i.e. an arrival or departure) per hour) ²	64	97

¹ Proceedings of Acoustics 2011 – *Prediction of noise from small to medium sized crowds* (Hayne et. al.)

² Proceedings of Acoustics 2011 – *Prediction of parking area noise in Australian conditions* (Nicol and Johnson)

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6.4 MODELLED SCENARIOS

The following scenarios have been considered (refer to **Figure 6.2** for location references):

- Scenario 1 – 20 person function in Location 1 (Function Site A toward south west site boundary):
 - 10 vehicle movements per hour in car parking area;
 - 20 people in function area with low level background music; and,
 - 20 people in function area with raised level background music.
- Scenario 2 – 20 person function in Location 2 (Any of the 3 Function Site A areas set back approximately 150m from south and west site boundaries):
 - 10 vehicle movements per hour in car parking area;
 - 20 people in function area with low level background music; and,
 - 20 people in function area with raised level background music.
- Scenario 3 – 150 person function in Location 3 (Function Site B set back approximately 150m from west site boundary):
 - 75 vehicle movements per hour in car parking area;
 - 150 people in function area with raised level background music;
 - 150 people in function area with foreground music; and,
 - 150 people in function area with small rock/blues band.
- Scenario 4 – 150 person function in Location 4 (Function Sites B and D approximately 60m from south site boundary):
 - 75 vehicle movements per hour in car parking area;
 - 150 people in function area with raised level background music;
 - 150 people in function area with foreground music; and,
 - 150 people in function area with small rock/blues band.
- Scenario 5 – 150 person function in Location 5 (Function Site L):
 - 75 vehicle movements per hour in car parking area;

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- 150 people in function area with raised level background music;
 - 150 people in function area with foreground music; and,
 - 150 people in function area with small rock/blues band.
- Scenario 6 – 150 person function in Location 6 (Function Site M):
 - 75 vehicle movements per hour in car parking area;
 - 150 people in function area with raised level background music;
 - 150 people in function area with foreground music; and,
 - 150 people in function area with small rock/blues band.

The layout of the noise sources in the modelling scenarios are shown in **Appendix D**.

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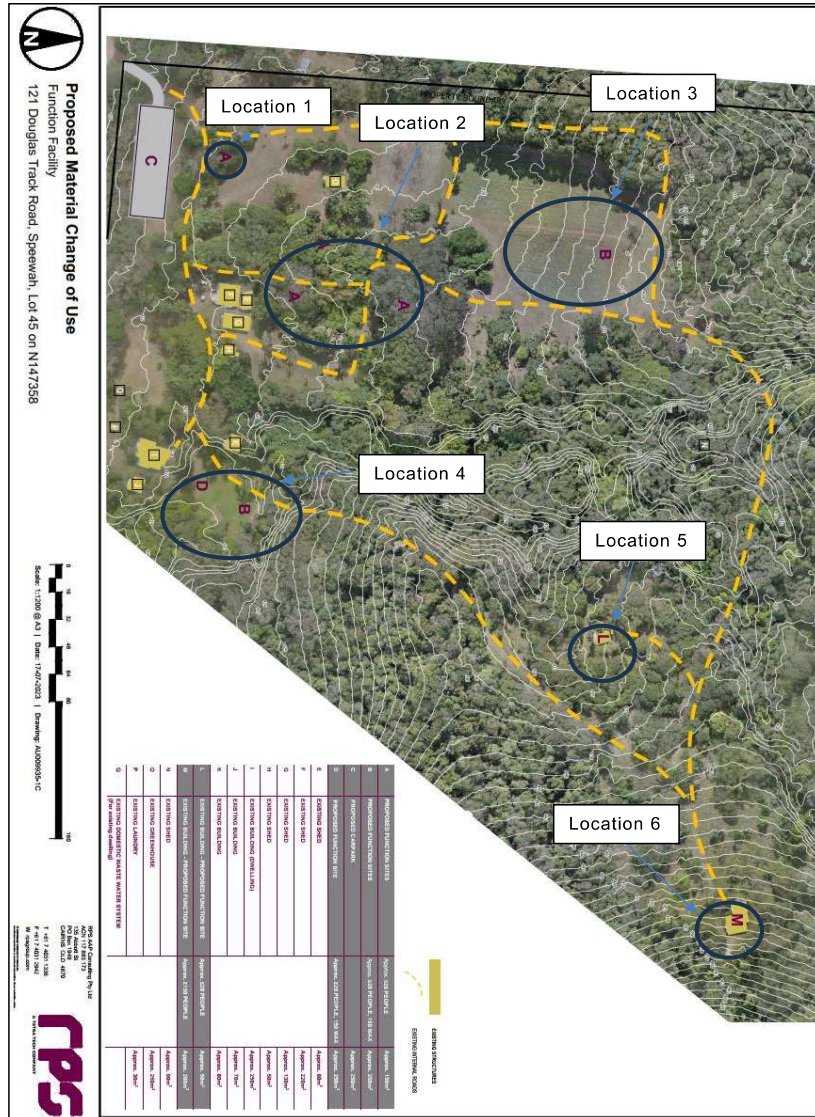


Figure 6.2: Function areas for assessment

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6.5 FORECAST NOISE LEVELS FOR A RANGE OF POTENTIAL ACTIVITIES

A summary of the highest forecast noise levels at receivers for each scenario are shown in **Table 6.2** for a range of activities and compared to criteria. Detailed noise emission forecast results are shown in **Appendix E**.

Vehicle noise was forecast to comply with noise emission criteria for all scenarios however noise from patrons and music was forecast to exceed under some usage scenarios. Limiting sound levels and expected allowable usages are described in **Section 6.6**.



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Table 6.2: Summary of the highest forecast noise levels for all receivers

Scenario	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight	
				L _{Aeq,adj} ,15min 42 dB(A)	L _{Aeq,adj} ,15min 40 dB(A)	L _{Aeq,adj} ,15min 37 dB(A)	
1	Vehicle movements	24	47	Yes	Yes	Yes	Yes
	20 people in function area low level background music	42	48	Yes	Exceeds by 2 dB	Exceeds by 5 dB	Exceeds by 1 dB
	20 people in function area raised level background music	47	53	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 10 dB	Exceeds by 6 dB
2	Vehicle movements	24	47	Yes	Yes	Yes	Yes
	20 people in function area low level background music	36	42	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	41	46	Yes	Exceeds by 1 dB	Exceeds by 4 dB	Yes
3	Vehicle Movements	37	47	Yes	Yes	Yes	Yes
	150 people in function area raised background music	42	48	Yes	Exceeds by 2 dB	Exceeds by 5 dB	Exceeds by 1 dB

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Scenario	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight	
4	150 people in function area with foreground music	56	61	L _{Aeq,adj} ,15min 42 dB(A) Exceeds by 14 dB	L _{Aeq,adj} ,15min 40 dB(A) Exceeds by 16 dB	L _{Aeq,adj} ,15min 37 dB(A) Exceeds by 19 dB	L _{Amax,adj} ,15min 47 dB(A) Exceeds by 14 dB
	150 people in function area with small rock/blues band	58	65	Exceeds by 16 dB	Exceeds by 18 dB	Exceeds by 21 dB	Exceeds by 18 dB
	Vehicle Movements	37	47	Yes	Yes	Yes	Yes
	150 people in function area raised background music	31	39	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	44	51	Exceeds by 2 dB	Exceeds by 4 dB	Exceeds by 7 dB	Exceeds by 4 dB
5	150 people in function area with small rock/blues band	48	56	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 11 dB	Exceeds by 9 dB
	Vehicle Movements	37	47	Yes	Yes	Yes	Yes
	150 people in function area raised background music	33	39	Yes	Yes	Yes	Yes

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Scenario	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight	
6	150 people in function area with foreground music	46	51	L _{Aeq,adj} ,15min 42 dB(A) Exceeds by 4 dB	L _{Aeq,adj} ,15min 40 dB(A) Exceeds by 6 dB	L _{Aeq,adj} ,15min 37 dB(A) Exceeds by 9 dB	L _{Amax,adj} ,15min 47 dB(A) Exceeds by 4 dB
	150 people in function area with small rock/blues band	50	56	Exceeds by 8 dB	Exceeds by 10 dB	Exceeds by 13 dB	Exceeds by 9 dB
	Vehicle Movements	37	47	Yes	Yes	Yes	Yes
	150 people in function area raised background music	32	38	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	45	50	Exceeds by 3 dB	Exceeds by 5 dB	Exceeds by 8 dB	Exceeds by 3 dB
	150 people in function area with small rock/blues band	48	55	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 11 dB	Exceeds by 8 dB

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6.6 LIMITING SOUND LEVELS AND EXPECTED ALLOWABLE

Limiting sound power levels and expected usage limits have been calculated for each of the function areas to achieve compliance at all assessed receivers and are shown in **Table 6.3**. We note that other types of music may potentially be permitted provided the noise emission is controlled to achieve the level at 3m.

Table 6.3: Limiting sound power levels and expected usage limits to achieve compliance for each function area

Function Area	Time	Limiting Sound Power Level, dB(A)	Usage Limits		
			No. Patrons	Music Level dB(C) at 3m from Speakers	Anticipated Allowable Music Type
1	7am-6pm	94	20	80	Low level/raised background music
	6pm-10pm	92	20	78	Low level background music
	10pm-12am	89	20	74	Low level background music
2	7am-6pm	100	20	87	Raised level background music
	6pm-10pm	98	20	85	Raised level background music
	10pm-12am	95	20	81	Raised level background music
3	7am-6pm	101	150	85	Raised level background music
	6pm-10pm	99	150	81	Low level/raised background music
	10pm-12am	96	80	79	Low level background music
4	7am-6pm	112	150	98	Foreground entertainment (e.g. DJ or performer)

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Function Area	Time	Limiting Sound Power Level, dB(A)	Usage Limits		
			No. Patrons	Music Level dB(C) at 3m from Speakers	Anticipated Allowable Music Type
	6pm-10pm	110	150	96	Foreground entertainment (e.g. DJ or performer)
	10pm-12am	107	150	92	Foreground entertainment (e.g. DJ or performer)
5	7am-6pm	110	150	96	Foreground entertainment (e.g. DJ or performer)
	6pm-10pm	108	150	94	Foreground entertainment (e.g. DJ or performer)
	10pm-12am	105	150	90	Foreground entertainment (e.g. DJ or performer)
6	7am-6pm	111	150	98	Foreground entertainment (e.g. DJ or performer)
	6pm-10pm	109	150	95	Foreground entertainment (e.g. DJ or performer)
	10pm-12am	106	150	92	Foreground entertainment (e.g. DJ or performer)

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7. CONCLUSIONS AND RECOMMENDATIONS

A material change of use has been proposed for a Function Facility at 121 Douglas Track, Speewah QLD 4881 (Lot 45 on N157358).

A Noise Impact Assessment is required for development approval from Mareeba Shire Council due to potential noise emission impacts from the development onto surrounding areas.

The development site is a large allotment, mostly covered with thick rainforest with cleared areas towards the west boundary, and is currently used as a tropical flower farm and commercial garden. Surrounding land uses are typically rural, conservation and rural residential with a number of dwellings along the west boundary of the site and a few along the southern boundary of the site.

The proposed development will use the existing gardens and a number of buildings to accommodate hosting of weddings, civil ceremonies and other similar functions set amongst the tropical gardens and within existing buildings on the site. Outdoor receptions would be held under marquees and car parking would be provided on a cleared area on-site. It is also proposed that the managing event company would monitor noise levels to ensure that noise emissions do not exceed acceptable levels.

Functions would be held at one of several potential on-site locations, with different sites catering for less than 20 people and others up to a maximum of 150 people.

Functions would typically be limited to day time and evening hours (i.e. 7am-10pm) and on occasion may continue between 10pm and midnight. The use of the facility would also be limited to a single function at any one time.

It is proposed to host a maximum of two large weddings a month (i.e. 100-150 persons) with smaller events spread throughout the year between weddings.

Conclusions and Recommendations

It is concluded that -

- In the absence of specific noise emission criteria within the Mareeba Shire Council Planning Scheme 2016, noise emission criteria have been recommended based on the Acoustic Quality Objectives and Background Creep criteria of the Environmental Protection (Noise) Policy 2019 and the superseded Environmental Protection (Noise) Policy 2008, and measured

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background levels. We note that these criteria would typically be applied for frequent or daily use of the development site.

- The proposed development is expected to involve the following noise sources:
 - Patron noise;
 - Music/entertainment noise; and,
 - Noise from vehicle movements.
- Noise emission forecasts were undertaken for a range of activities (i.e. patron numbers and music levels varying between background music to the hosting of a small band).

It was found that:

- Car parking noise was forecast to comply with criteria for all assessed scenarios; and,
- Function noise was forecast to exceed criteria for some usage scenarios depending on the intensity of noise generation.
- Limiting sound power levels and expected usage limits have been calculated for each of the function areas to achieve compliance at all assessed receivers and are shown in **Section 6.6**.
- As the recommended criteria applied in the assessment is typical of frequent (e.g. daily) operation, we consider the proposed frequency of operation would be generally acceptable provided the noise emission criteria is not exceeded.

We recommend that:

- The development is operated in a manner considerate of neighbours and is managed to minimise noise emissions.
- Where possible sound-systems are directed away from the closest receivers.
- The managing event company possesses a suitable sound level meter for periodic checks of noise emission levels at 3m from the speaker; and,
- The noise assessment and recommendations be revised if actual usage rates are significantly greater than what has been assessed.

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APPENDIX A – GLOSSARY OF ACOUSTIC TERMS

The following is a brief description of the technical terms used to describe traffic noise to assist in understanding the technical issues presented in this document.

Event maximum sound pressure level ($LA_{\%,adj,T}$), L_{01}

The L_{01} level is calculated as the noise level equalled and exceeded for 1% of the measurement time, for example 9 seconds in any 15 minute interval. L_{01} is an appropriate level to characterise single events, such as from impulsive or distinctive pass-by noise.

Average maximum sound pressure level ($LA_{\%,adj,T}$), L_{10}

The “ L_{10} ” level is an indicator of “steady-state” noise or intrusive noise conditions from traffic, music and other relatively non-impulsive noise sources. The L_{10} level is calculated as the noise level equalled and exceeded for 10% the measurement time, for example 90 seconds in any 15 minute interval. The measured L_{10} time-intervals for day/evening/night are arithmetically averaged to present the “average maximum” levels of the environment for day/evening/night. The level can be adjusted for tonality or impulsiveness.

Background sound pressure level ($LA_{90,T}$), L_{90}

Commonly called the “ L_{90} ” or “background” level and is an indicator of the quietest times of day, evening or night. The L_{90} level is calculated as the noise level equalled and exceeded for 90% the measurement time. The measured L_{90} time-intervals are arithmetically averaged to present the “average background” levels of the environment for day/evening/night. The level is recorded in the absence of any noise under investigation. The level is not adjusted for tonality or impulsiveness.

Equivalent Continuous or time average sound pressure level ($LA_{eq,T}$), Leq

Commonly called the “ Leq ” level it is the logarithmic average noise level from all sources far and near. The maximum 1-hour levels within the day/evening/night time intervals are referenced for building design. The level can be adjusted for tonality.

Façade-adjusted level

A sound level that is measured at a distance of 1.0 metre from a wall or facade. The level is nominally 2.5 dB higher than the free-field level.

Free-field level

A sound level that is measured at a distance of more than 3.5 metres from a wall or facade.

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APPENDIX B – DEVELOPMENT PLANS

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APPENDIX C – MEASURED DAILY AMBIENT NOISE

Table C1: Average ambient noise levels recorded at the noise logging location

Date	Time	Measured Noise Level dB(A)					Rated Background Level
		L _{Amax}	L _{A01}	L _{A10}	L _{A90}	L _{Aeq}	
Thursday 17 August 2023	7:00am – 6:00pm	67.0	55.8	47.8	37.6	49.0	35.0
	6:00pm – 10:00pm	57.4	47.2	40.5	34.7	42.8	31.8
	10:00pm – 12:00am	54.0	43.1	36.1	31.2	35.0	29.8
	12:00am – 7:00am						
Friday 18 August 2023	7:00am – 6:00pm	70.3	58.9	49.8	38.8	57.0	33.7
	6:00pm – 10:00pm	61.1	49.4	43.7	38.2	57.8	35.5
	10:00pm – 12:00am	52.3	41.8	35.9	32.5	40.7	31.2
	12:00am – 7:00am	53.8	43.5	37.5	30.6	42.0	26.9
Saturday 19 August 2023	7:00am – 6:00pm	68.4	55.3	46.7	37.8	47.0	35.2
	6:00pm – 10:00pm	65.5	51.6	43.5	35.9	51.1	30.5
	10:00pm – 12:00am	55.2	42.3	33.6	28.3	33.1	27.3
	12:00am – 7:00am	53.4	40.9	34.9	30.2	35.7	28.9
Sunday 20 August 2023	7:00am – 6:00pm	69.5	55.6	49.3	40.4	49.2	37.1
	6:00pm – 10:00pm	65.1	52.6	42.8	35.2	49.0	32.6
	10:00pm – 12:00am	49.5	39.4	34.4	30.0	33.0	29.3

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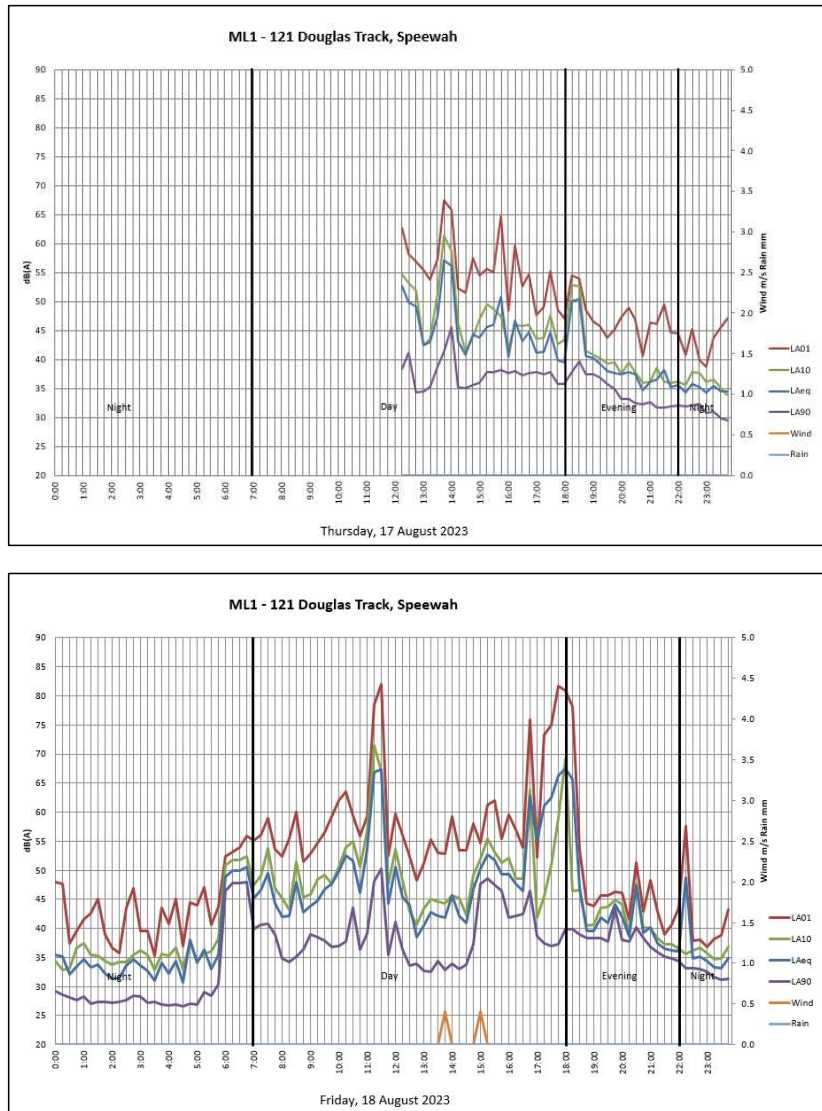
Date	Time	Measured Noise Level dB(A)					
		L _{Amax}	L _{A01}	L _{A10}	L _{A90}	L _{Aeq}	Rated Background Level
	12:00am – 7:00am	53.3	43.0	34.6	27.9	41.6	23.4
Monday 21 August 2023	7:00am – 6:00pm	67.0	54.6	47.8	39.3	49.0	36.8
	6:00pm – 10:00pm	61.1	51.6	47.5	41.1	49.5	35.4
	10:00pm – 12:00am	56.6	45.7	39.9	33.9	40.8	32.2
	12:00am – 7:00am	56.9	43.6	37.3	40.5	31.1	27.6
Tuesday 22 August 2023	7:00am – 6:00pm	67.5	55.3	50.0	41.4	49.3	36.8
	6:00pm – 10:00pm	57.8	48.1	43.6	39.6	45.7	36.0
	10:00pm – 12:00am	69.6	63.2	50.6	39.9	54.9	35.5
	12:00am – 7:00am	60.5	48.8	44.1	45.5	35.7	30.3
Wednesday 23 August 2023	7:00am – 6:00pm	70.1	58.9	51.7	40.6	59.4	38.2
	6:00pm – 10:00pm	60.0	54.4	49.9	40.7	51.3	36.2
	10:00pm – 12:00am	62.5	58.4	55.9	44.0	53.1	39.0
	12:00am – 7:00am	61.7	47.9	41.7	45.9	35.5	31.3
Thursday 24 August 2023	7:00am – 6:00pm	69.8	56.8	49.3	40.5	51.1	38.5
	6:00pm – 10:00pm	64.1	54.5	48.4	40.6	49.5	37.7

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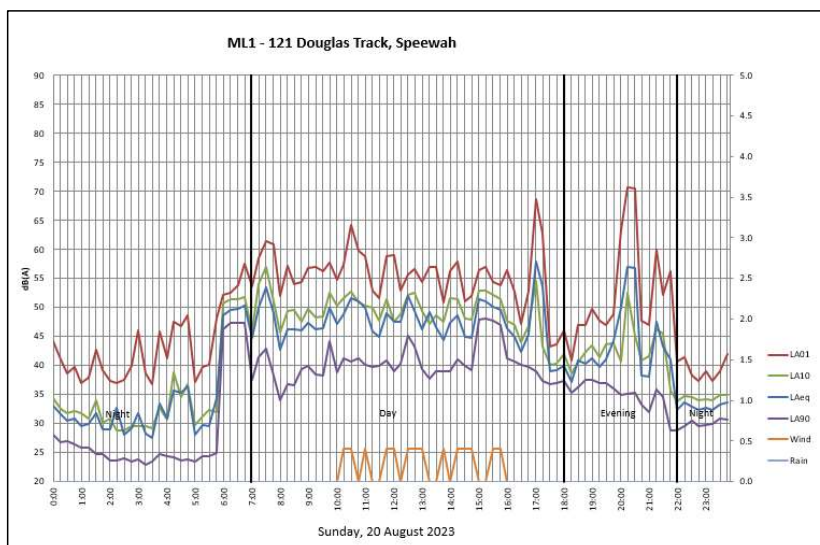
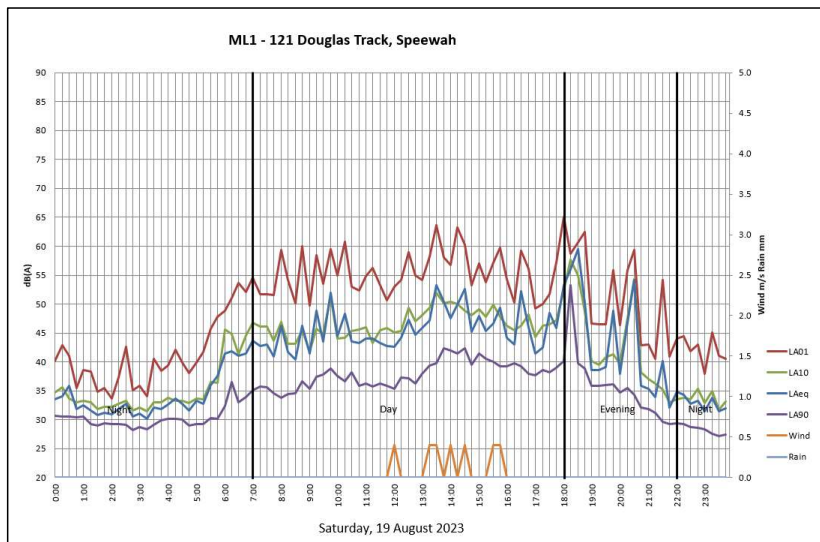
Date	Time	Measured Noise Level dB(A)					
		L _{Amax}	L _{A01}	L _{A10}	L _{A90}	L _{Aeq}	Rated Background Level
	10:00pm – 12:00am	57.1	49.9	45.3	39.2	45.2	38.1
	12:00am – 7:00am	58.6	51.6	46.1	45.4	38.9	37.6
Friday 25 August 2023	7:00am – 6:00pm						
	6:00pm – 10:00pm						
	10:00pm – 12:00am						
	12:00am – 7:00am	57.1	51.3	47.9	48.5	41.6	38.1
Average	7:00am – 6:00pm	69	56	49	40	51	37
	6:00pm – 10:00pm	62	51	45	38	50	35
	10:00pm – 12:00am	57	48	41	35	42	32
	12:00am – 7:00am	57	46	41	39	38	30

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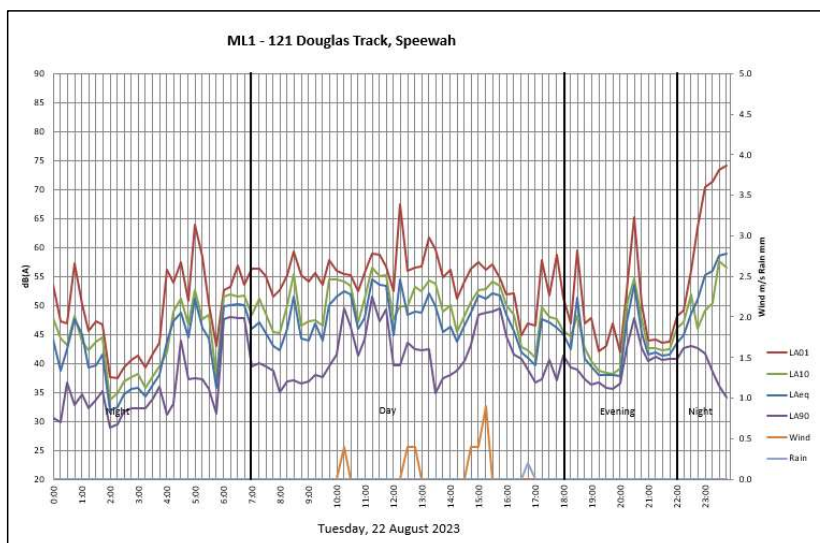
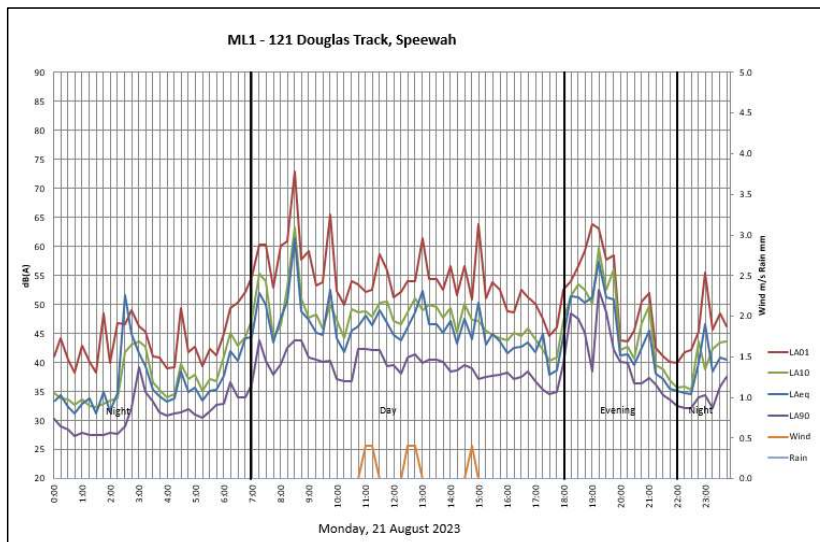
Figure C1: Daily noise traces recorded at the noise logging location



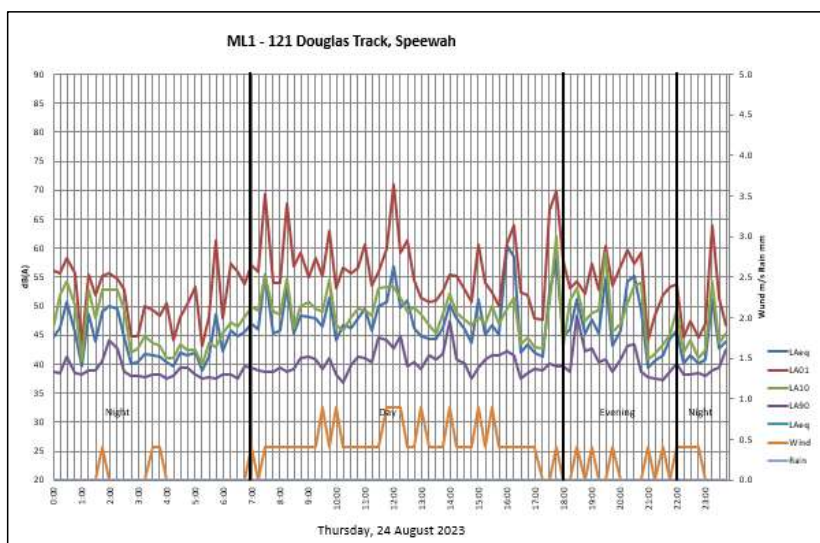
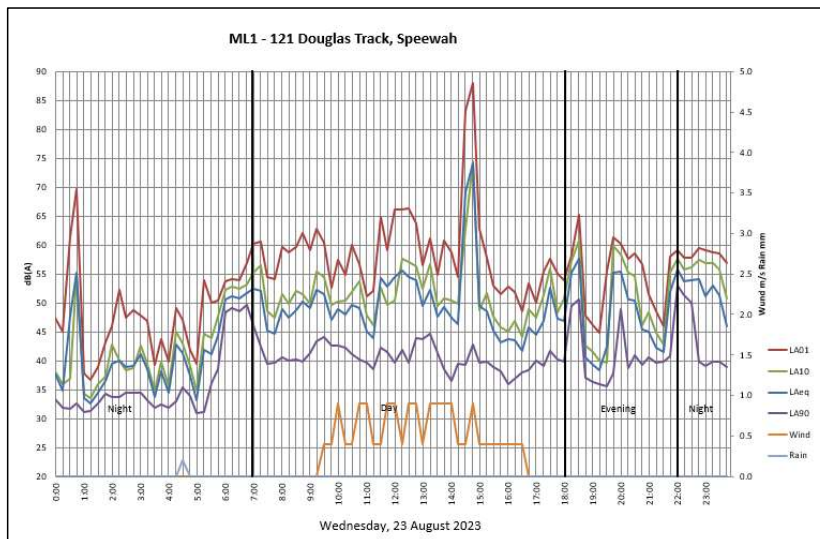
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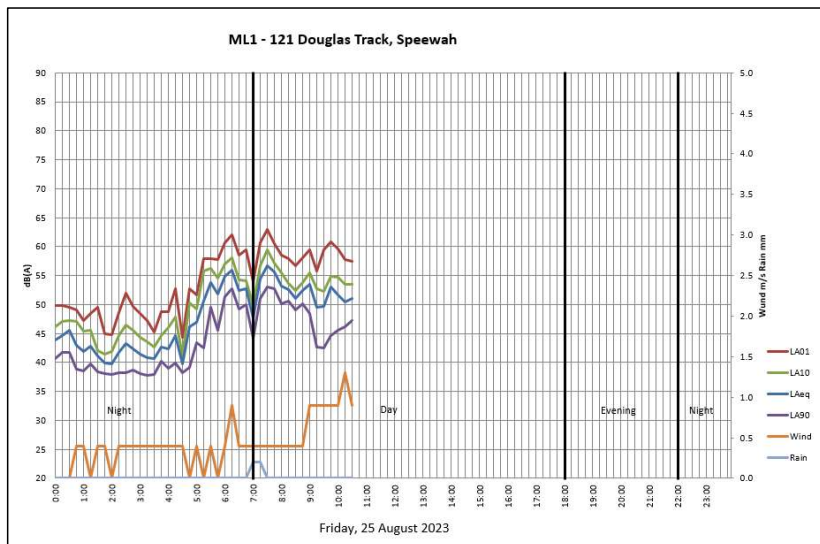
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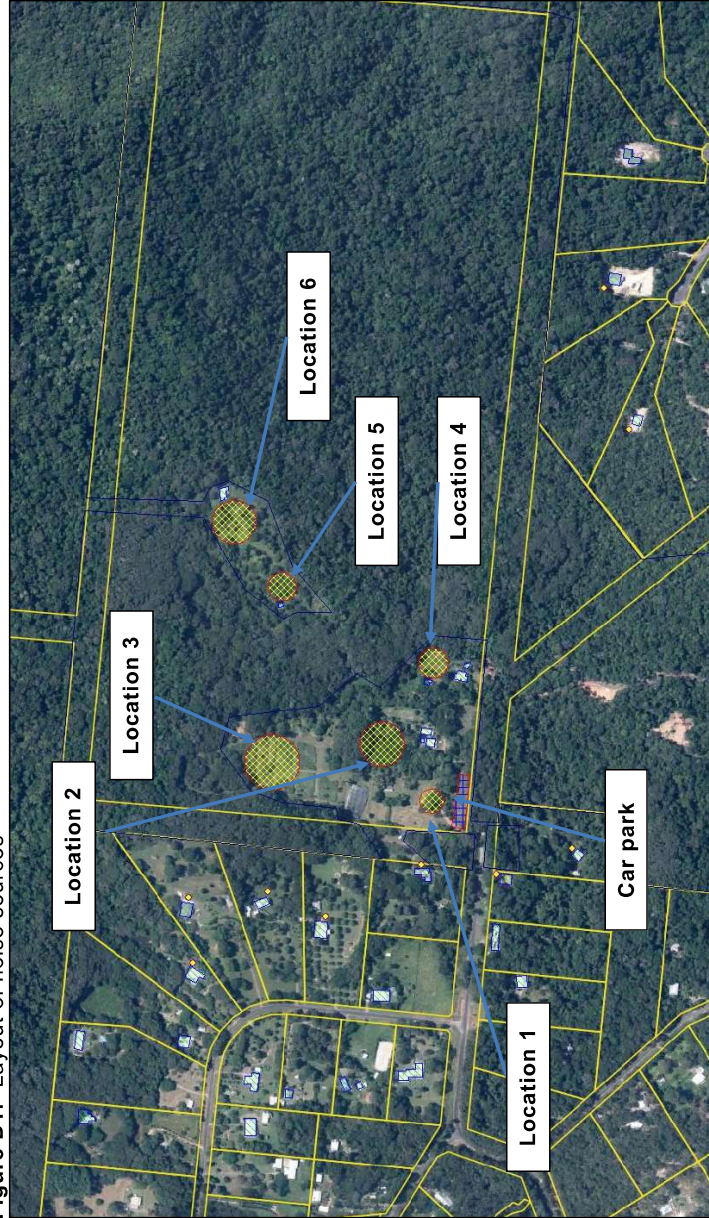
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APPENDIX D – LAYOUT OF NOISE SOURCES IN MODELS



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Figure D1: Layout of noise sources



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APPENDIX E – DETAILED NOISE EMISSION FORECAST



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Table E1: Forecast noise emission levels for a range of potential uses

Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
				L _{Aeq,adj,15min} 42 dB(A)	L _{Aeq,adj,15min} 40 dB(A)	L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
Scenario 1 – 20 Person Function in Location 1							
R1	Vehicle movements	11	31	Yes	Yes	Yes	Yes
	20 people in function area low level background music	27	32	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	33	36	Yes	Yes	Yes	Yes
R2	Vehicle movements	12	32	Yes	Yes	Yes	Yes
	20 people in function area low level background music	28	32	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	33	37	Yes	Yes	Yes	Yes
R3	Vehicle movements	14	35	Yes	Yes	Yes	Yes
	20 people in function area low level background music	32	36	Yes	Yes	Yes	Yes

53

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm L _{Aeq,adj,15min} 42 dB(A)	6pm-10pm L _{Aeq,adj,15min} 40 dB(A)	10pm-Midnight L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
	20 people in function area raised level background music	37	41	Yes	Yes	Yes	Yes
	Vehicle movements	15	36	Yes	Yes	Yes	Yes
R4	20 people in function area low level background music	33	38	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	39	43	Yes	Yes	Exceeds by 2 dB	Yes
	Vehicle movements	24	47	Yes	Yes	Yes	Yes
R5	20 people in function area low level background music	42	48	Yes	Exceeds by 2 dB	Exceeds by 5 dB	Exceeds by 1 dB
	20 people in function area raised level background music	47	53	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 10 dB	Exceeds by 6 dB
	Vehicle movements	22	45	Yes	Yes	Yes	Yes
R6	20 people in function area low level background music	35	41	Yes	Yes	Yes	Yes

54

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 Version: 1, Version Date: 20/10/2023



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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	20 people in function area raised level background music	41	46	L _{Aeq,adj,15min} 42 dB(A) Yes	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 1 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 4 dB	L _{Amax,adj,15min} 37 dB(A) Yes
	Vehicle movements	21	42	Yes	Yes	Yes	Yes
R7	20 people in function area low level background music	36	41	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	42	46	Yes	Exceeds by 2 dB	Exceeds by 5 dB	Yes
	Vehicle movements	8	29	Yes	Yes	Yes	Yes
R8	20 people in function area low level background music	22	26	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	27	31	Yes	Yes	Yes	Yes
	Vehicle movements	3	23	Yes	Yes	Yes	Yes
R9	20 people in function area low level background music	11	16	Yes	Yes	Yes	Yes

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight	
	20 people in function area raised level background music	16	20	Yes	Yes	Yes	Yes
Scenario 2 – 20 Person Function in Location 2							
R1	Vehicle movements	11	31	Yes	Yes	Yes	Yes
	20 people in function area low level background music	27	32	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	33	37	Yes	Yes	Yes	Yes
R2	Vehicle movements	12	32	Yes	Yes	Yes	Yes
	20 people in function area low level background music	29	34	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	34	39	Yes	Yes	Yes	Yes
R3	Vehicle movements	14	35	Yes	Yes	Yes	Yes

56

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Version: 1, Version Date: 20/10/2023



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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	20 people in function area low level background music	32	37	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	37	42	Yes	Yes	Yes	Yes
	Vehicle movements	15	36	Yes	Yes	Yes	Yes
R4	20 people in function area low level background music	33	40	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	39	44	Yes	Yes	Exceeds by 2 dB	Yes
	Vehicle movements	24	47	Yes	Yes	Yes	Yes
R5	20 people in function area low level background music	36	42	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	41	46	Yes	Exceeds by 1 dB	Exceeds by 4 dB	Yes
R6	Vehicle movements	22	45	Yes	Yes	Yes	Yes

57

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 Version: 1, Version Date: 20/10/2023



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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm L _{Aeq,adj,15min} 42 dB(A)	6pm-10pm L _{Aeq,adj,15min} 40 dB(A)	10pm-Midnight L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
	20 people in function area low level background music	28	35	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	33	40	Yes	Yes	Yes	Yes
	Vehicle movements	21	42	Yes	Yes	Yes	Yes
R7	20 people in function area low level background music	32	38	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	38	42	Yes	Yes	Exceeds by 1 dB	Yes
	Vehicle movements	8	29	Yes	Yes	Yes	Yes
R8	20 people in function area low level background music	19	25	Yes	Yes	Yes	Yes
	20 people in function area raised level background music	24	29	Yes	Yes	Yes	Yes
R9	Vehicle movements	3	23	Yes	Yes	Yes	Yes

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	20 people in function area low level background music	5	11	L _{Aeq,adj,15min} 42 dB(A)	L _{Aeq,adj,15min} 40 dB(A)	L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
	20 people in function area raised level background music	10	15	Yes	Yes	Yes	Yes
Scenario 3 – 150 Person Function in Location 3							
R1	Vehicle Movements	24	31	Yes	Yes	Yes	Yes
	150 people in function area raised background music	37	42	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	50	55	Exceeds by 8 dB	Exceeds by 10 dB	Exceeds by 13 dB	Exceeds by 8 dB
	150 people in function area with small rock/blues band	53	59	Exceeds by 11 dB	Exceeds by 13 dB	Exceeds by 16 dB	Exceeds by 12 dB
R2	Vehicle Movements	25	32	Yes	Yes	Yes	Yes
	150 people in function area raised background music	40	46	Yes	Yes	Exceeds by 3 dB	Yes

59

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Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?		
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight
	150 people in function area with foreground music	53	59	L _{Aeq,adj} ,15min 42 dB(A) Exceeds by 11 dB	L _{Aeq,adj} ,15min 40 dB(A) Exceeds by 13 dB	L _{Amax,adj} ,15min 37 dB(A) Exceeds by 12 dB
	150 people in function area with small rock/blues band	56	63	Exceeds by 14 dB	Exceeds by 16 dB	Exceeds by 16 dB
	Vehicle Movements	27	35	Yes	Yes	Yes
	150 people in function area raised background music	42	48	Yes	Exceeds by 2 dB	Exceeds by 1 dB
R3	150 people in function area with foreground music	56	61	Exceeds by 14 dB	Exceeds by 16 dB	Exceeds by 14 dB
	150 people in function area with small rock/blues band	58	65	Exceeds by 16 dB	Exceeds by 18 dB	Exceeds by 18 dB
R4	Vehicle Movements	29	36	Yes	Yes	Yes
	150 people in function area raised background music	42	48	Yes	Exceeds by 2 dB	Exceeds by 1 dB

60

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	150 people in function area with foreground music	56	61	L _{Aeq,adj,15min} 42 dB(A) Exceeds by 14 dB	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 16 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 19 dB	L _{Amax,adj,15min} 37 dB(A) Exceeds by 14 dB
	150 people in function area with small rock/blues band	58	65	Exceeds by 16 dB	Exceeds by 18 dB	Exceeds by 21 dB	Exceeds by 18 dB
	Vehicle Movements	37	47	Yes	Yes	Yes	Yes
	150 people in function area raised background music	40	47	Yes	Yes	Exceeds by 3 dB	Yes
R5	150 people in function area with foreground music	54	60	Exceeds by 12 dB	Exceeds by 14 dB	Exceeds by 17 dB	Exceeds by 13 dB
	150 people in function area with small rock/blues band	57	64	Exceeds by 15 dB	Exceeds by 17 dB	Exceeds by 20 dB	Exceeds by 17 dB
R6	Vehicle Movements	35	45	Yes	Yes	Yes	Yes
	150 people in function area raised background music	31	37	Yes	Yes	Yes	Yes

61

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?		
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight
	150 people in function area with foreground music	44	48	L _{Aeq,adj,15min} 42 dB(A) Exceeds by 2 dB	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 4 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 1 dB
	150 people in function area with small rock/blues band	47	53	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 6 dB
	Vehicle Movements	34	42	Yes	Yes	Yes
	150 people in function area raised background music	35	40	Yes	Yes	Yes
R7	150 people in function area with foreground music	48	53	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 6 dB
	150 people in function area with small rock/blues band	51	57	Exceeds by 9 dB	Exceeds by 11 dB	Exceeds by 10 dB
	Vehicle Movements	21	29	Yes	Yes	Yes
R8	150 people in function area raised background music	24	28	Yes	Yes	Yes

62

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm L _{Aeq,adj,15min} 42 dB(A)	6pm-10pm L _{Aeq,adj,15min} 40 dB(A)	10pm-Midnight L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
	150 people in function area with foreground music	36	40	Yes	Yes	Yes	Yes
	150 people in function area with small rock/blues band	41	47	Yes	Exceeds by 1 dB	Exceeds by 4 dB	Yes
R9	Vehicle Movements	16	23	Yes	Yes	Yes	Yes
	150 people in function area raised background music	18	23	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	30	34	Yes	Yes	Yes	Yes
	150 people in function area with small rock/blues band	37	42	Yes	Yes	Yes	Yes
Scenario 4 – 150 Person Function in Location 4							
R1	Vehicle Movements	24	31	Yes	Yes	Yes	Yes
	150 people in function area raised background music	30	36	Yes	Yes	Yes	Yes

63

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?		
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight
	150 people in function area with foreground music	43	49	L _{Aeq,adj,15min} 42 dB(A) Exceeds by 1 dB	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 3 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 2 dB
	150 people in function area with small rock/blues band	46	53	Exceeds by 4 dB	Exceeds by 6 dB	Exceeds by 6 dB
	Vehicle Movements	25	32	Yes	Yes	Yes
	150 people in function area raised background music	31	38	Yes	Yes	Yes
R2	150 people in function area with foreground music	44	51	Exceeds by 2 dB	Exceeds by 4 dB	Exceeds by 4 dB
	150 people in function area with small rock/blues band	47	55	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 8 dB
R3	Vehicle Movements	27	35	Yes	Yes	Yes
	150 people in function area raised background music	31	38	Yes	Yes	Yes

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?		
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight
	150 people in function area with foreground music	44	51	L _{Aeq,adj} ,15min 42 dB(A) Exceeds by 2 dB	L _{Aeq,adj} ,15min 40 dB(A) Exceeds by 4 dB	L _{Aeq,adj} ,15min 37 dB(A) Exceeds by 7 dB
	150 people in function area with small rock/blues band	48	55	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 8 dB
	Vehicle Movements	29	36	Yes	Yes	Yes
	150 people in function area raised background music	31	39	Yes	Yes	Yes
R4	150 people in function area with foreground music	44	51	Exceeds by 2 dB	Exceeds by 4 dB	Exceeds by 4 dB
	150 people in function area with small rock/blues band	48	56	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 9 dB
R5	Vehicle Movements	37	47	Yes	Yes	Yes
	150 people in function area raised background music	29	38	Yes	Yes	Yes

65

Document Set ID: 4284496
 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight	
	150 people in function area with foreground music	41	51	Yes	Exceeds by 1 dB	Exceeds by 4 dB	Exceeds by 4 dB
	150 people in function area with small rock/blues band	47	56	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 10 dB	Exceeds by 9 dB
	Vehicle Movements	35	45	Yes	Yes	Yes	Yes
R6	150 people in function area raised background music	26	33	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	39	45	Yes	Yes	Exceeds by 2 dB	Yes
	150 people in function area with small rock/blues band	44	51	Exceeds by 2 dB	Exceeds by 4 dB	Exceeds by 7 dB	Exceeds by 4 dB
	Vehicle Movements	34	42	Yes	Yes	Yes	Yes
R7	150 people in function area raised background music	30	38	Yes	Yes	Yes	Yes

66

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?		
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight
	150 people in function area with foreground music	43	50	L _{Aeq,adj} ,15min 42 dB(A) Exceeds by 1 dB	L _{Aeq,adj} ,15min 40 dB(A) Exceeds by 3 dB	L _{Aeq,adj} ,15min 37 dB(A) Exceeds by 6 dB
	150 people in function area with small rock/blues band	48	55	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 8 dB
R8	Vehicle Movements	21	29	Yes	Yes	Yes
	150 people in function area raised background music	18	25	Yes	Yes	Yes
	150 people in function area with foreground music	31	37	Yes	Yes	Yes
	150 people in function area with small rock/blues band	37	44	Yes	Yes	Yes
R9	Vehicle Movements	16	23	Yes	Yes	Yes
	150 people in function area raised background music	5	11	Yes	Yes	Yes

67

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm L _{Aeq,adj,15min} 42 dB(A)	6pm-10pm L _{Aeq,adj,15min} 40 dB(A)	10pm-Midnight L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
	150 people in function area with foreground music	18	23	Yes	Yes	Yes	Yes
	150 people in function area with small rock/blues band	25	31	Yes	Yes	Yes	Yes
Scenario 5 – 150 Person Function in Location 5							
R1	Vehicle Movements	24	31	Yes	Yes	Yes	Yes
	150 people in function area raised background music	29	34	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	42	47	Yes	Exceeds by 2 dB	Exceeds by 5 dB	Yes
	150 people in function area with small rock/blues band	46	51	Exceeds by 4 dB	Exceeds by 6 dB	Exceeds by 9 dB	Exceeds by 4 dB
R2	Vehicle Movements	25	32	Yes	Yes	Yes	Yes
	150 people in function area raised background music	31	37	Yes	Yes	Yes	Yes

68

Document Set ID: 4284496
 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?		
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight
	150 people in function area with foreground music	44	49	L _{Aeq,adj,15min} 42 dB(A) Exceeds by 2 dB	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 4 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 7 dB
	150 people in function area with small rock/blues band	47	54	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 10 dB
	Vehicle Movements	27	35	Yes	Yes	Yes
	150 people in function area raised background music	31	36	Yes	Yes	Yes
R3	150 people in function area with foreground music	44	49	Exceeds by 2 dB	Exceeds by 4 dB	Exceeds by 7 dB
	150 people in function area with small rock/blues band	48	53	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 11 dB
	Vehicle Movements	29	36	Yes	Yes	Yes
R4	150 people in function area raised background music	33	39	Yes	Yes	Yes

69

Document Set ID: 4284496
 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	150 people in function area with foreground music	46	51	L _{Aeq,adj,15min} 42 dB(A) Exceeds by 4 dB	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 6 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 9 dB	L _{Amax,adj,15min} 37 dB(A) Exceeds by 4 dB
	150 people in function area with small rock/blues band	49	56	Exceeds by 7 dB	Exceeds by 9 dB	Exceeds by 12 dB	Exceeds by 9 dB
	Vehicle Movements	37	47	Yes	Yes	Yes	Yes
	150 people in function area raised background music	33	38	Yes	Yes	Yes	Yes
R5	150 people in function area with foreground music	46	51	Exceeds by 4 dB	Exceeds by 6 dB	Exceeds by 9 dB	Exceeds by 4 dB
	150 people in function area with small rock/blues band	50	55	Exceeds by 8 dB	Exceeds by 10 dB	Exceeds by 13 dB	Exceeds by 8 dB
R6	Vehicle Movements	35	45	Yes	Yes	Yes	Yes
	150 people in function area raised background music	26	31	Yes	Yes	Yes	Yes

70

Document Set ID: 4284496
 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
R7	150 people in function area with foreground music	39	43	Yes	Yes	Exceeds by 2 dB	Yes
	150 people in function area with small rock/blues band	43	49	Exceeds by 1 dB	Exceeds by 3 dB	Exceeds by 6 dB	Exceeds by 2 dB
	Vehicle Movements	34	42	Yes	Yes	Yes	Yes
	150 people in function area raised background music	26	32	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	39	44	Yes	Yes	Exceeds by 2 dB	Yes
R8	150 people in function area with small rock/blues band	44	50	Exceeds by 2 dB	Exceeds by 4 dB	Exceeds by 7 dB	Exceeds by 3 dB
	Vehicle Movements	21	29	Yes	Yes	Yes	Yes
	150 people in function area raised background music	17	22	Yes	Yes	Yes	Yes

71

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
				7am-6pm	6pm-10pm	10pm-Midnight	
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	L _{Aeq,adj,15min} 42 dB(A)	L _{Aeq,adj,15min} 40 dB(A)	L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
	150 people in function area with foreground music	30	33	Yes	Yes	Yes	Yes
	150 people in function area with small rock/blues band	36	41	Yes	Yes	Yes	Yes
R9	Vehicle Movements	16	23	Yes	Yes	Yes	Yes
	150 people in function area raised background music	6	14	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	19	26	Yes	Yes	Yes	Yes
	150 people in function area with small rock/blues band	26	34	Yes	Yes	Yes	Yes
Scenario 6 – 150 Person Function in Location 6							
R1	Vehicle Movements	24	31	Yes	Yes	Yes	Yes
	150 people in function area raised background music	28	34	Yes	Yes	Yes	Yes

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	150 people in function area with foreground music	41	47	L _{Aeq,adj,15min} 42 dB(A) Yes	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 1 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 4 dB	L _{Amax,adj,15min} 37 dB(A) Yes
	150 people in function area with small rock/blues band	45	52	Exceeds by 3 dB	Exceeds by 5 dB	Exceeds by 8 dB	Exceeds by 5 dB
	Vehicle Movements	25	32	Yes	Yes	Yes	Yes
R2	150 people in function area raised background music	30	37	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	43	49	Exceeds by 1 dB	Exceeds by 3 dB	Exceeds by 6 dB	Exceeds by 2 dB
	150 people in function area with small rock/blues band	47	54	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 10 dB	Exceeds by 7 dB
	Vehicle Movements	27	35	Yes	Yes	Yes	Yes
R3	150 people in function area raised background music	30	36	Yes	Yes	Yes	Yes

73

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	150 people in function area with foreground music	44	49	L _{Aeq,adj,15min} 42 dB(A) Exceeds by 2 dB	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 4 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 7 dB	L _{Amax,adj,15min} 37 dB(A) Exceeds by 2 dB
	150 people in function area with small rock/blues band	47	54	Exceeds by 5 dB	Exceeds by 7 dB	Exceeds by 10 dB	Exceeds by 7 dB
	Vehicle Movements	29	36	Yes	Yes	Yes	Yes
	150 people in function area raised background music	32	38	Yes	Yes	Yes	Yes
R4	150 people in function area with foreground music	45	50	Exceeds by 3 dB	Exceeds by 5 dB	Exceeds by 8 dB	Exceeds by 3 dB
	150 people in function area with small rock/blues band	48	55	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 11 dB	Exceeds by 8 dB
R5	Vehicle Movements	37	47	Yes	Yes	Yes	Yes
	150 people in function area raised background music	31	37	Yes	Yes	Yes	Yes

74

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 Version: 1, Version Date: 20/10/2023

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		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm	6pm-10pm	10pm-Midnight	
	150 people in function area with foreground music	45	49	L _{Aeq,adj,15min} 42 dB(A) Exceeds by 3 dB	L _{Aeq,adj,15min} 40 dB(A) Exceeds by 5 dB	L _{Aeq,adj,15min} 37 dB(A) Exceeds by 8 dB	L _{Amax,adj,15min} 37 dB(A) Exceeds by 2 dB
	150 people in function area with small rock/blues band	48	53	Exceeds by 6 dB	Exceeds by 8 dB	Exceeds by 11 dB	Exceeds by 6 dB
R6	Vehicle Movements	35	45	Yes	Yes	Yes	Yes
	150 people in function area raised background music	27	32	Yes	Yes	Yes	Yes
	150 people in function area with foreground music	40	44	Yes	Yes	Exceeds by 3 dB	Yes
	150 people in function area with small rock/blues band	44	49	Exceeds by 2 dB	Exceeds by 4 dB	Exceeds by 7 dB	Exceeds by 2 dB
R7	Vehicle Movements	34	42	Yes	Yes	Yes	Yes
	150 people in function area raised background music	30	34	Yes	Yes	Yes	Yes

75

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?		
		L _{Aeq,adj} ,15min	L _{Amax,adj} ,15min	7am-6pm	6pm-10pm	10pm-Midnight
	150 people in function area with foreground music	43	47	L _{Aeq,adj} ,15min 42 dB(A) Exceeds by 1 dB	L _{Aeq,adj} ,15min 40 dB(A) Exceeds by 3 dB	L _{Aeq,adj} ,15min 37 dB(A) Exceeds by 6 dB
	150 people in function area with small rock/blues band	46	52	Exceeds by 4 dB	Exceeds by 6 dB	Exceeds by 5 dB
R8	Vehicle Movements	21	29	Yes	Yes	Yes
	150 people in function area raised background music	23	28	Yes	Yes	Yes
	150 people in function area with foreground music	36	40	Yes	Yes	Yes
	150 people in function area with small rock/blues band	41	47	Yes	Exceeds by 1 dB	Exceeds by 4 dB
R9	Vehicle Movements	16	23	Yes	Yes	Yes
	150 people in function area raised background music	10	16	Yes	Yes	Yes

76

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 Version: 1, Version Date: 20/10/2023

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Receiver	Source	Forecast Noise Level, dB(A)		Compliant?			
		L _{Aeq,adj,15min}	L _{Amax,adj,15min}	7am-6pm L _{Aeq,adj,15min} 42 dB(A)	6pm-10pm L _{Aeq,adj,15min} 40 dB(A)	10pm-Midnight L _{Aeq,adj,15min} 37 dB(A)	L _{Amax,adj,15min} 37 dB(A)
	150 people in function area with foreground music	22	28	Yes	Yes	Yes	Yes
	150 people in function area with small rock/blues band	30	37	Yes	Yes	Yes	Yes

CairnsAcoustics

review 121 Douglas Track Speewah

Review of Assessment

121 Douglas Track, Speech QLD

Prepared by: AP Bleeksma MSc Applied Physics

Date: 12 March 2024

Version: 2.1 submitted to client

Table of Contents

Table of Contents	2
Summary	3
1 Introduction	3
2 Proposed Development and Site Description	4
3 Introduction to noise descriptors	4
4 Assessed sources and applied noise standards	6
4.1 Applied Background Levels	6
4.2 Sources Listed in Assessment A482	6
4.3 Sources regulated by the Environmental Protection Act	6
4.4 Application and interpretation of criteria	7
4.5 Concluding sources and applied standards	8
5 Methodologies	8
5.1 Introduction	8
5.2 Establishing background noise levels (0)	9
5.3 Locating sources and affected locations, establishing sound levels at affected locations (steps I, II and IV)	10
5.4 Establishing noise criteria (III)	11
5.4.1 Applied criteria	11
5.4.2 Missing criteria	11
5.4.3 Comments on additional criteria	12
5.5 Applying additional criteria to scenarios and modelling (VI)	12
5.6 Applying additional criteria to equipment/devices (VI)	13
5.7 Concluding applied methodologies	15
6 Application of forecast levels	15
6.1 Application of forecast event sound levels	15
6.2 Setting maximum source levels for equipment	16
6.3 Concluding application of forecast levels.	16
6.4 Variation: locations L and M as outdoors	16
7 Mitigation	18
8 Recommendations	18

Summary

This review concerns the Noise Impact Assessment prepared by Dedicated Acoustics, dated 6 October 2023, in short Assessment A482.

It finds that the original assessment has not regarded acts under section 440 of the Environmental Protection Act (A.P. Act), it finds that a number of sources, notably cooling, air-conditioning and regulated devices, have not been evaluated.

This review has adjusted the background noise levels to be applied, and further applied the regulations and acts on activities and the extra sources.

Using the forecasting methods of Assessment A482, Section 6 of this review lists allowable events, and maximum allowable certified noise levels for equipment.

1 Introduction

Cairns Acoustics have been engaged by Mareeba Shire Council to review the Noise Impact Assessment prepared by Dedicated Acoustics, dated 6 October 2023, document title "A482 - 121 Douglas Tack Speewah - Function Facility - Noise Impact Assessment (Rev0)". This document will be referred to as Assessment A482.

Assessment A482 relates to an application for material change of use of 121 Douglas Track Speewah (Lot 45 on N157358), where existing buildings and outdoor areas are proposed to be used for hosting weddings, civil ceremonies, and other similar functions. Three (3) outdoor and two (2) indoor function areas are proposed, as well as a carpark. Assessment A482 states functions would typically be limited to 7am - 10pm and occasion 10pm - 12pm.

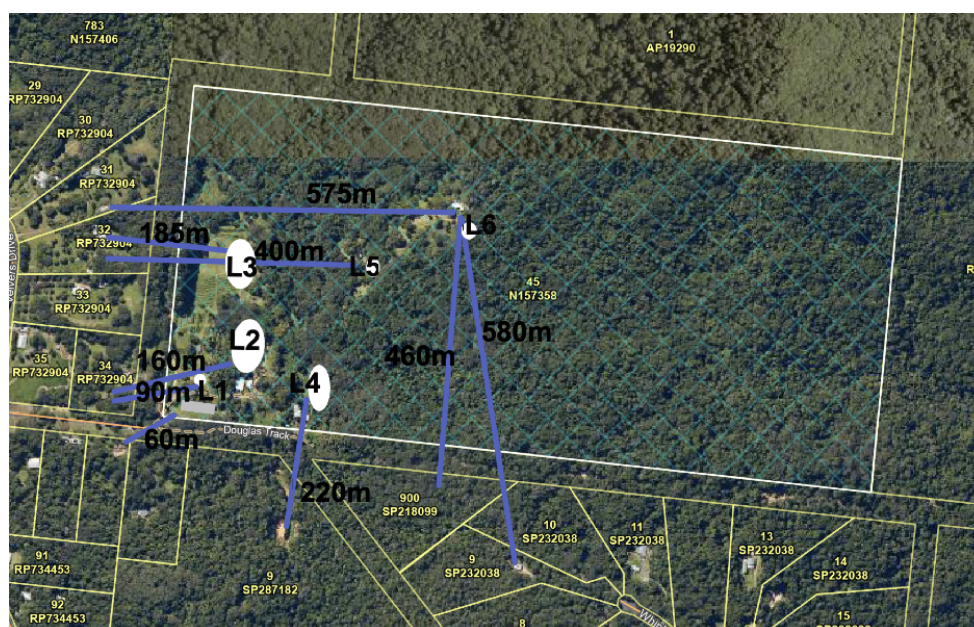


FIGURE A SOURCES AND AFFECTED LOCATIONS

This review starts with a description of the site and proposed use. This followed by a short introduction to noise descriptors and discussion of applied standards, criteria and additional calculations based on the data supplied by Assessment A842. From Section 3 on, each section concludes with a short summary.

2 Proposed Development and Site Description

The proposed development lists three (3) outdoor and two (2) indoor function areas, as well as a carpark. Figures 1, 2 and 3.1 of Assessment A482 provide aerial and mapping information about the proposed development.

None of the figures provide information about the location of sources related to the location of affected locations. In order to find the relationship between the largest facility and the nearest affected location, it was necessary to consult Queensland Globe - figures 1 and 2 don't provide a compass, Figure 3 doesn't show which side is the short and which is the long side.

Figure 3.1 contains 4 locations marked A, as well as two locations marked B, and in both cases the locations with the same identifier are far apart. When we get to the Noise Modelling section of Assessment A482, the activity locations are marked unambiguously, however now there are 6 function areas, where the description of the development states 5.

Combining Figures 3.1 and 6.2, and adding some indicative distances, Figure A above has been created. This has enabled reviewing the calculated noise levels, in Section 5.4.

3 Introduction to noise descriptors

Sound is mostly characterised by pitch and level. Decibel (dB) is a way to describe the level, however it is not straightforward. We can hear whether a sound is low-pitched or high-pitched, but we are more sensitive to high-pitched sound. This means that the sound of the same energy will be much quieter to us if its low-pitched compared to the same energy high-pitched. The A-weighting is a method to adjust the measured energy so that the resulting sound level reflects how loud we hear the sound. In this report all sound levels discussed are A-weighted, as the relevant regulations are given in A-weighted levels. Other weightings are C (which places more emphasis on low frequencies and may reflect how we hear very quiet sounds), and "pA,LF" which describes low frequency sound.

Sound varies over time, and to describe how we are affected there the following key descriptors are used:

LMax - the maximum sound level

Leq - the average sound level (averaged over time for the amount of energy emitted)

L01 - the level that is exceeded 1 percent of the time

L10 - the level that is exceeded 10 percent of the time

L90 - the level that is exceeded 90 percent of the time

L01, L10 and L90 are statistical levels, they don't say by how much the level is exceeded, only which level is exceeded for a short part of the time and, for L90, most of the time.

The E.P. Act sets levels that are not to be exceeded. As there is no specification other than a "makes a noise of more than", this means the level cannot be exceeded at any time and hence Max is applicable.

The Acoustic Quality Objectives of the Noise Policy describe different values of levels that should not be exceeded for Leq, L10 and L01, where the maximum level for L10 is 5dB higher than for Leq, and the level for L01 is 5dB higher than for L10. This way noise that for short periods of time is very loud has an appropriate standard in L01 or L10, whereas noise that is of a similar level but near constant has an appropriate standard in Leq.

The character of noise emitted by events, as provided in Assessment A482, shows that Max is less than 10dB above Leq. In that case it may safely be stated that L01 is less than 10dB above Leq. It may also be assumed that L10 is not more than 5dB above Leq.

We conclude that dB(A), A weighted sound levels are applicable to noise emitted from the development, and that for Noise Policy derived standards noise from events can be evaluated using Leq, where event-noise regulated by the E.P. Act is evaluated using Lmax.

4 Assessed sources and applied noise standards

4.1 Applied Background Levels

Assessment A482 calculates average background noise levels. The methodology is described in Australian Standard AS1055, and expanded by the Queensland Department of Environment and Science's Noise Measurement Manual. The latter states:

Ensure the background is representative of the worst-case scenario and the background noise level should be ideally measured immediately before or after the assessment of the source noise at the same location.

Where laws or regulations mention maximum sound levels in relation to background noise levels, one must thus apply the quietest expected background noise levels, adhering the above statement.

For a functions facility it may be expected that many (most) events will take place Thursday evening till Sunday daytime. The background sound levels to be applied are thus either the lowest background levels for that time of day (usually Sunday), or in a more lenient fashion the background levels that occur Thursday evening - Sunday evening.

The relevant background noise levels must be those that occur on those times. How this is applied follows in Section 5.

4.2 Sources Listed in Assessment A482

Section 6.1 of Assessment A482 lists three sources of noise:

1. Patron Noise
2. Entertainment/Music noise
3. Noise from Vehicle movement

4.3 Sources regulated by the Environmental Protection Act

The Environmental Protection Act (henceforth E.P. Act) established noise standards for activities (including stand-alone equipment). Before looking at equipment noise, the main activities are subject to noise standards S440W and S440Y:

440W Indoor venues

(1) An occupier of a building must not use, or permit the use of, the building as an indoor venue on any day—

(a) before 7a.m, if the use makes an audible noise; or

(b) from 7a.m. to 10p.m, if the use makes a noise of more than 5dB(A) above the background level; or

(c) from 10p.m. to midnight, if the use makes a noise of more than 3dB(A) above the background level.

(2) However, subsection (1)(b) does not apply if—

(a) the building is, or is part of, an educational institution; and

(b) the use of the building as an indoor venue is organised by or for the educational institution for non-commercial purposes of the institution.

440X Open-air events

(1) An occupier of premises must not use, or permit the use of, the premises for an open-air event on any day—

(a) before 7a.m, if the use causes audible noise; or

(b) from 7a.m. to 10p.m, if the use causes noise of more than 70dB(A); or

(c) from 10p.m. to midnight, if the use causes noise of more than the lesser of the following

—

(i) 50dB(A);

(ii) 10dB(A) above the background level.

(2) However, subsection (1) does not apply to licensed premises.

(3) Also, subsection (1)(b) does not apply if—

(a) the premises is, or is part of, an educational institution; and

(b) the use of the premises for an open-air event is organised by or for the educational institution for non-commercial purposes of the institution.

Other activities, being the use of equipment are subject to noise standards in the Environmental Protection Act:

440S regulated devices

A person must not operate a regulated device in a way that makes an audible noise—

(a) on a business day or Saturday, before 7.00a.m. or after 7.00p.m; or

(b) on any other day, before 8.00a.m. or after 7.00p.m.

440U Air-conditioning equipment

(1) This section applies to premises at or for which there is air-conditioning equipment.

(2) An occupier of the premises must not use, or permit the use of, the equipment on any day—

(a) before 7a.m, if it makes a noise of more than 3dB(A) above the background level; or

(b) from 7a.m. to 10p.m, if it makes a noise of more than 5dB(A) above the background level; or

(c) after 10p.m, if it makes a noise of more than 3dB(A) above the background level.

440V Refrigeration equipment

(1) This section applies to a person who is—

(a) an occupier of premises at or for which there is plant or equipment for refrigeration (refrigeration equipment); or

(b) an owner of refrigeration equipment that is on or in a vehicle, other than a vehicle used or to be used on a railway.

(2) The person must not use, or permit the use of, the refrigeration equipment on any day—

(a) before 7a.m, if it makes a noise of more than 3dB(A) above the background level; or

(b) from 7a.m. to 10p.m, if it makes a noise of more than 5dB(A) above the background level; or

(c) after 10p.m, if it makes a noise of more than 3dB(A) above the background level.

(3) In this section—

vehicle includes a trailer.

4.4 Application and interpretation of criteria

Assessment A482 interprets the application of sound criteria as follows:

"It should be noted that the provisions of EPA 94 and EPP Noise 2019 are generic and do not take into account the frequency of operation (...), potential for community benefit, or the character of the existing receiving environment. We recommend that these provisions are used to consider the potential effects of noise impacts, but not necessarily to be used as limiting criteria."

However EPA 94 states:

440Q Offence of contravening a noise standard

(1) *A person must not unlawfully contravene a noise standard. Maximum penalty—*

(a) *if the contravention is done wilfully—1665 penalty units; or*

(b) *otherwise—600 penalty units.*

Note—

See section 493A (When environmental harm or related acts are unlawful).

(2) *A person does not contravene a noise standard by causing an environmental nuisance mentioned in schedule 1, part 1.*

Section 440O states that local law may prescribe noise standards. In the absence of those, the noise standards 440 and 440U - 440Y are applicable as enforceable standards.

4.5 Concluding sources and applied standards

Assessment A482 has missed regulations, laws, with regards to events, refrigeration and air-conditioning equipment and regulated devices. This review shall try to apply these regulations on the sources and modelling results supplied in Assessment A482.

This review concludes that background levels are 2-4dB lower than the assessment, depending on the time of day.

The correct application of regulations is - this review concludes - such that levels described in the E.P. Act define maximum level, the exceedance of which may carry penalties. Further, Acoustic Quality Objectives described in the Noise Policy, are standards that cannot be planned to be exceeded at any time.

5 Methodologies

5.1 Introduction

The general methodology for assessing noise exposure is:

(0) Establishing existing noise environment's background noise levels

(I) Locating and identifying Sources

(II) Locating affected locations

(III) Establishing noise criteria at each affected location in accordance with the standards that apply to the type of source.

(IV) Establishing (worst case scenario) sound levels from each source at each location, focussing on the most relevant noise levels per location.

(V) Comparing projected noise levels at affected locations with the criteria. Should mitigation affect projected noise levels, step (IV) to be repeated.

(VI) Discussion of levels and mitigation measures

(VII) Recommendations

5.2 Establishing background noise levels (0)

The methodology by which Assessment A482 arrives at these background levels is not explicitly mentioned. The levels presented as Average in Table 4.1 of the assessment present a much louder noise environment than is actually the case. The levels presented as "Rated Background levels", seem to represent the average background sound level, after discarding any atypical results, in accordance with AS1055. However the averaging is over all measured days, whereas the Queensland Noise Measurement Manual requires a worst case, which means either the lowest, or the lowest average over relevant days of the week, as described in 4.2 of this review.

Background levels (only L90) are given below in Table 'Excerpt Table C1' (page 43) of Assessment A482. We note that the background levels on days at which most events occur (Thursday evening till Sunday afternoon) are lower than those applied in Assessment A482.

	24.00-07.00	07.00-18.00	18.00-22.00	22.00-24.00
Thu 17		35	32	30
Fri 18	27	34	36	31
Sat 19	29	35	31	28
Sun 20	23	37	33	29
Mon 21	28	37	35	32
Tue 22	30	37	36	36
Wed 23	31	38	36	39
Thu 24	38	39	38	38
Fri 25	38			
Average all days	30	37	35	32
Average Fri, Sat, Sun	26	35	33	29
Minimum	23	34	31	28

EXCERPT TABLE C1 OF ASSESSMENT A482 WITH ADDED AVERAGE WEEKEND AND MINIMUM BACKGROUND LEVELS - ALL LEVELS LA90

For this review the choice was made to apply Average Fri-Sat-Sun levels, and to regard the minimum background levels as exceptional.

5.3 Locating sources and affected locations, establishing sound levels at affected locations (steps I, II and IV)

These parts of the methodology have been done well. Locations of sources and affected locations are mapped clearly. The sound levels of identified sources are representative, the use of geo-mapping data and input of ground absorption as well as application of worst-case wind and temperature inversion into the model are without fault. The selected scenarios are representative.

Some discussion on the consecutive use of car park and function noise would have been in place. This doesn't affect the outcomes in our opinion as the spread-out use of the carpark when people are starting to leave and the attendance is slowly being reduced would also mean a much lower noise output of the carpark.

Index	Lw	Source	Time	Level	Calc	Affected location
5.1	E*	Indoor event	7am-6pm	40dB(A) max	B+5	occupiable outdoor space
5.2	E	Indoor event	6pm-10pm	38dB(A) max	B+5	occupiable outdoor space
5.3	E	Indoor event	10pm-midnight	32dB(A) max	B+3	occupiable outdoor space
5.4	E	Outdoor event	7am-10pm	70db(A) max	fxd	occupiable outdoor space
5.5	E	Outdoor event	10pm-midnight	49dB(A) max	B+10	occupiable outdoor space
5.6	Q*	Any event activity	7am-10pm	42dB(A) Leq		At facade
5.6	Q	Any event activity	7am-10pm	47dB(A) L10		At facade
5.6	Q	Any event activity	7am-10pm	52dB(A) L01		At facade
5.7	Q	Any event activity	10pm-midnight	37dB(A) Leq		At facade
5.7	Q	Any event activity	10pm-midnight	42dB(A) L10		At facade
5.7	Q	Any event activity	10pm-midnight	47dB(A) L01		At facade
5.8	E	Cooling or Air-conditioning Eq	7am -6pm	40dB(A) max	B+5	At >3.5m from facade
5.8	E	Cooling or Air-conditioning Eq	6pm -10pm	38dB(A) max	B+5	At >3.5m from facade
5.8	E	Cooling or Air-conditioning Eq	10pm-midnight	32dB(A) max	B+3	At >3.5m from facade
5.9	Q	Regulated Devices	7am -7pm	42dB(A) Leq		At facade
5.9	Q	Regulated Devices	7am -7pm	47dB(A) L10		At facade
5.9	Q	Regulated Devices	7am -7pm	52dB(A) L01		At facade
5.9	E	Regulated Devices	10pm-midnight	Not audible		occupiable outdoor space
E	Environmental Protection act S440					
Q	Environmental Protection (Noise) Policy 2019 Acoustic Quality Objectives					

Table A Additional criteria

5.4 Establishing noise criteria (III)

Many acoustic reports refer to both noise standards, regulatory noise levels and actual criteria by "Noise criteria". An acoustic report should clearly state which criteria are applied at which affected location. Criteria are arrived at by looking which regulation, applied to the source's sound character, creates the most stringent sound level and for which sound descriptor.

Criteria should be listed, be it A or C weighting, and their descriptor be it eq, 10, 01 or max.

5.4.1 Applied criteria

Lets first discuss the applied criteria. Assessment A482 applies the criteria for

- (1) background creep of the superseded Environmental Protection (Noise) Policy 2008, henceforth the Noise Policy, and
- (2) only one of the Acoustic Quality objectives of the Noise Policy namely L01, the "Loudest 1 per cent of the the noise", or the noise level that is exceeded 1 per cent of the time.
- (1) Assessment A482 notes that the provisions of state law and policy don't take into account the frequency of operation. A more frequent operation would possibly result in criteria with regards to background creep, but as Assessment A482 correctly states, the frequency of operation doesn't warrant such criteria (apart from the fact that the State however discouragingly has abandoned this objective).
- (2) The acoustic quality objectives are, in our opinion, an important regulation that leaves no room for breach. One cannot strive for the upkeep of an noise objective and at the same time plan (or expect) to exceed that sound level, however incidentally, as part of the proposed activity. Another issue is the application of the L01 sound level. As can be seen from Table 5.2 of Assessment A482, levels are stepped up by 5dB from Leq, to L10, and then from L10 to L01. To apply the L01 levels would only be appropriate if the nature of the source is such that these levels are more than 5dB above its L10 levels and also more than 10db above its Leq levels. The sources listed in Assessment A482 indicate that Leq is the appropriate descriptor.

5.4.2 Missing criteria

From section 4 of this review, the activities that attract additional criteria as a result of regulations in S440 of the Environmental Protection Act, are Indoor and Outdoor Events, Regulated devices, Cooling and Airconditioning equipment.

The acoustic quality objectives listed in Assessment A482 Table 5.1 are also applicable to these activities. Table A lists additional criteria at affected locations, the same index is used for the same source and times, also if the descriptors Leq, L10 and L01 attract different levels. The second column indicates whether the activity stems from S440 Env P.A. or the Acoustic Quality Objectives of the Noise Policy; the column calc lists whether the criteria is a fixed level, or a maximum exceedance of background level for Environmental Protection Act standards (The rated background level of Assessment A482 has been applied).

Acoustic quality standards derived criteria are always the indoor maximum level plus a 7dB indoor outdoor transmission. Indoor quality objectives have been chosen as outdoor

quality objectives, in this case with a large distance between source and affected location, are going to provide a less strict criteria. For cooling and air-conditioning equipment the noise descriptor is given as Lr, meaning the resulting maximum sound level at the affected location, based on a source level described as Lr, the rating level, which is the level of the equipment's certification.

5.4.3 Comments on additional criteria

Criteria 5.6 and 5.7 have been properly applied in Assessment A482. It is noted that where indoor sound quality criteria are applicable, Leq is steadfastly the most stringent of descriptors. Where the E.P. Act is applicable, Lmax is steadfastly the more stringent of descriptors. With this in mind, for ease of use, decisive criteria in Table A have been printed in bold. These still include both maximum and equivalent (eq) levels.

The criteria 5.1 - 5.5 stem, if not overruled by local law, are additional and more stringent in the following ways:

1. Indoor events attract more restrictive criteria at all times as the E.P. Act lists standards as above general background levels, on top of it exceeding these at any time would be considered breach, hence LMax levels must be applied.
2. Outdoor events do not attract more stringent criteria prior to 10pm, but after 10pm the criteria for max sound levels is 5dB more stringent.
- 3 Additional requirements for the use of cooling, air-conditioning equipment and regulated devices (generators) are in called for.

5.5 Applying additional criteria to scenarios and modelling (VI)

Looking at the scenarios additional compliance checks can be made as given in Table B. A change was made in presentation compared to the results-tables of Assessment A482.

Table B shows the higher of two exceedance levels, eq or max, in dB(A) for outdoor events. Example Scenario 3 foreground the exceedance of eq levels is 56-42 (the latter is in the bottom three rows); the exceedance of max levels is 61-70, which means max levels are not the decisive.

Outdoor events are Locations 1-4. With the applicable criteria, Outdoor Events are limited by the Acoustic Quality Objectives in the Daytime and Evening, but in the Night-time usually by the Environmental Protection Act. The key to scrutinise Table B is to look at the values in bold in Table A, these represent all applied levels, and then to see whether the either the forecast Eq level of B is in exceedance of the Eq level in Table A, or whether the forecast Max level in Table B is in exceedance of the Max level of Table A.

Scen.	Loc	Source	Forecast Noise Level dB(A)		Higher Exceedance (negative means compliant)		
			Eq	Max	7am-6pm	6pm-10pm	10pm-midnight
1	1	Low level background	42	48	0	0	6
	1	Raised level background	47	53	5	5	11
2	2	Low level background	36	42	-6	-6	0
	2	Raised level background	41	46	-1	-1	4
3	3	Raised level background	42	48	0	0	6
	3	Foreground	56	61	14	14	19
	3	Small band	58	65	16	16	23
4	4	Raised level background	31	39	-11	-11	-3
	4	Foreground	44	51	2	2	9
	4	Small band	48	56	6	6	14
5	5	Raised level background	33	39	-3	-1	4
	5	Foreground	46	51	9	11	16
	5	Small band	50	56	14	16	21
6	6	Raised level background	32	38	-4	-2	3
	6	Foreground	45	50	8	10	15
	6	Small band	48	55	13	15	20
<i>Outdoor event criteria at facade Leq dB(A)</i>					42	42	37
<i>Outdoor event criteria at any occupiable location Lmax dB(A)</i>					70	70	42
<i>Indoor event criteria at any occupiable location Lmax dB(A)</i>					42	40	35

Table B Events' noise exceedance of max (indoor) or higher of max and eq (outdoor) criteria

5.6 Applying additional criteria to equipment/devices (VI)

Air conditioning and cooling equipment, and regulated devices (generators included those on cooling trailers), can be purchased with certified sound levels. Looking at the calculations applied in Assessment A482, it is understood that the modelling resulted in a greater level drop from source to affected location for max levels than for eq levels. This can be explained by reverberation. The devices in this section are operating at a constant level, hence the drop in sound level would be similar to that for eq sound levels. The sound power level for raised background music (99dB(A)) has been used to find the drop in level, with exception of Locations 5 and 6, as Assessment A482 calculates the sound

level of the indoor space, where these devices are operating outside. Noting that Locations 5 and 6 are furthest removed from affected locations, the highest drop in sound level between source and affected location has been applied to those.

Location	sound attenuation (eq)	Source	Time	Max allowable level dB(A) at Affected loc.	Max aggregate Rating level at Source dB(A)
1	52	All Air-conditioning or Cooling Equipment together	7am -6pm	38	90
1	52		6pm -10pm	36	88
1	52		10pm-midnight	31	83
1	52	All generators and other regulated devices together	7am -7pm	38	90
1	52		7pm-10pm	30	82
1	52		10pm-midnight	26	78
2,5,6	58	All Air-conditioning or Cooling Equipment together	7am -6pm	38	96
2,5,6	58		6pm -10pm	36	94
2,5,6	58		10pm-midnight	31	89
2,5,6	58	All generators and other regulated devices together	7am -7pm	38	96
2,5,6	58		7pm-10pm	31	89
2,5,6	58		10pm-midnight	29	87
3	57	All Air-conditioning or Cooling Equipment together	7am -6pm	40	97
3	57		6pm -10pm	38	95
3	57		10pm-midnight	34	91
3	57	All generators and other regulated devices together	7am -7pm	40	97
3	57		7pm-10pm	32	89
3	57		10pm-midnight	29	86
4	55	All Air-conditioning or Cooling Equipment together	7am -6pm	40	95
4	55		6pm -10pm	38	93
4	55		10pm-midnight	34	89
4	55	All generators and other regulated devices together	7am -7pm	40	95
4	55		7pm-10pm	32	87
4	55		10pm-midnight	29	84

Table C. Maximum aggregate noise levels of equipment at the function locations

5.7 Concluding applied methodologies

Assessment A482 does an excellent job in using SoundPlan for forecasting noise levels from different sources, at different locations, each for relevant affected locations.

Section 5.2 of this review revisits the supplied logging data to establish worst case scenario (outdoor) background levels.

Section 5.3 of this review re-establishes the applicable noise criteria at affected locations, based on the standards, and sources described in Section 4.

Section 5.5. of this review applies both the source levels and the calculated reduction between source and affected location from Assessment A482 to compare activity noise at the most affected locations to the criteria. (For equipment this means that a Certified Sound Rating level of the equipment is established)

6 Application of forecast levels

6.1 Application of forecast event sound levels

Table B shows which events are compliant with the more stringent of the E.P. Act or Acoustic Quality Objectives. Table D below lists just the compliant events.

Scen.	Loc	Source	Higher Exceedance (negative means compliant)		
			7am-6pm	6pm-10pm	10pm-midnight
1	1	Low level background	√	√	X
2	2	Low level background	√	√	√
	2	Raised level background	√	√	X
3	3	Raised level background	√	√	X
4	4	Raised level background	√	√	√
5	5	Raised level background	√	√	X
6	6	Raised level background	√	√	X

Table D Allowable Events (X means not allowed at time slot)

6.2 Setting maximum source levels for equipment

In order to set maximum levels for air-conditioning, cooling equipment and regulated devices, it is suggested to

- Only allow equipment owned by the operator to be used
- Only allow equipment that produces no more than the maximum aggregate sound level at the latest time slot at which events are allowed at the location.

Location	Latest allowable time slot	Maximum aggregate sound power of Lr in dB(A)		Maximum aggregate sound level at 1m Lr in dB(A)	
		Aircon/ cooling	Regulated devices	Aircon/ cooling	Regulated devices
1	6pm-10pm	90	82	79	71
2	10pm-midnight	92	87	81	76
3	6pm-10pm	95	90	84	79
4	10pm-midnight	89	84	78	73
5	6pm-10pm	92	87	81	76
6	6pm-10pm	92	87	81	76

Table E maximum aggregate sound levels for air-conditioning, cooling and regulated devices. All levels Rating level in dB(A)

It is noted that aggregate levels are applied separately to (1) air-conditioning + cooling equipment, and (2) regulated devices. Table E (above) then shows which sound power levels are allowed, as well as which sound levels at 1m from the source are allowed.

6.3 Concluding application of forecast levels.

Concluding which events and activities are compliant, Tables B and C of Section 5 are now presented in a format where (Table D) compliant event-activities are listed for each part of the day, and where (Table E) equipment's required certified sound levels are listed for each location of use. Note that aggregate means the total sound produced by all (1) Refrigeration and air-conditioning equipment and (2) regulated devices. Table E provides both sound power and sound measured at 1m from the source for convenience.

6.4 Variation: locations L and M as outdoors

Since regulations are much more stringent for indoor events than for outdoor events, and no indoor-outdoor reduction could be applied with the present situation, locations L and M are now revisited as outdoor event locations. (Having less than three walls would likely be regarded as an outdoor space - this is up to Mareeba Shire and applicant to work out.

Scen.	Loc	Source	Forecast Noise Level dB(A)		Higher Exceedance (negative means compliant)		
			Eq	Max	7am-6pm	6pm-10pm	10pm- midnight
5	5	Raised level background	33	39	-9	-9	-3
	5	Foreground	46	51	4	4	9
	5	Small band	50	56	8	8	14
6	6	Raised level background	32	38	-10	-10	-4
	6	Foreground	45	50	3	3	8
	6	Small band	48	55	6	6	13
<i>Outdoor event criteria at facade Leq dB(A)</i>					42	42	37
<i>Outdoor event criteria at any occupiable location Lmax dB(A)</i>					70	70	42

We observe that raised level background music is forecast to be compliant at all times. However foreground music before 10pm is just above criteria and a band is substantially above criteria.

In order to be able to allow events with foreground music or small bands, more specific rules would have to be made with regards to the direction of loudspeakers, the use of subwoofers, potentially after the establishment of noise barriers (e.g. 2.4-3m high bessa blocks walls).

7 Mitigation

Apart from the restrictions to which type of event and how much noise equipment may emit, further mitigation is recommended to ensure compliance.

It is not to establish a zero-tolerance type of policy, but to ensure reasonable measures are taken to ensure compliance.

For this a Noise Management Plan (as applied by the Office of Gaming and Liquor Licensing) could be useful tool. The Noise Management Plan established responsibilities of staff and management (of the business and individual events), it is to ensure that all relevant staff are aware of noise conditions in place and have a procedure for dealing with situations of e.g. the music being loud dance where only background is allowed, or complaints from neighbours.

For a future where the frequency and intensity of the activities are higher, the persons in charge of the activities would have to purchase and install a sound logger at locations where noise complaints have occurred. A type 1 sound logger NSRT by Convergence Instruments as used by Cairns Acoustics costs around \$400, fits in the palm of a hand and can (only) be operated with a Windows Computer. Even better, the NSRTW instruments allow for continuous data upload to the cloud, in turn opening possibilities for live sharing of measured noise levels. There is a ready-made solution for this, available from Convergence Instruments at US\$185 per year. This offers the possibility of receiving Alarm e-mails from your instruments when sound levels pass a threshold, or when the instrument's battery falls below its critical voltage.

(There may be other instruments with similar possibilities, Cairns Acoustics is not affiliated with Convergence Instruments, nor does it receive any sort of reward for recommendations.)

8 Recommendations

It is recommended that, with application of the restrictions set out in Section 6, and situation processes set out in Section 7 of this review, the development may proceed without breaching regulatory standards.

If events at locations L and M are considered outdoor events, then raised level background are expected to be compliant.

However foreground music, and especially small bands, would have to have specific set-ups, to be tested in order to establish maximum allowable levels. Once maximum allowable levels and loudspeaker set-up, especially directivity (potentially after establishing noise barriers) are established, the applicant may also be required to install a limiting device. The latter can nowadays be purchased for less than \$1000, and provides an app interface for set-up which can automatically change at set hours.

A.P. Bleeksma



Ref: 249-001-001L2

4 October 2023

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**Proposed Development at Rosebud Farm
121 Douglas Track, Speewah
Traffic Impact Assessment Report**

Introduction

CivilWalker Consulting Engineers have been commissioned by Caldante Holdings Pty Ltd to update a traffic assessment prepared previously for Rosebud Farm associated with a proposed development located at 121 Douglas Track, Speewah. The proposed development parameters have changed, which are described in RPS' town planning report "Town Planning Report for Material Change of Use (Function Facility)" dated 18 July 2023.

In response to RPS' submission, Council have issued a confirmation notice (dated 31 July 2023) which included an information request relating to assessment of traffic impacts. Council's request is as follows:

Please provide a Traffic Impact Assessment (TIA), prepared by a suitably qualified RPEQ investigating the proposed development's impact on the local road network. The TIA should investigate anticipated vehicle movements and any upgrades required to Speewah Road and Douglas Track. Douglas Track reverts back to a formed gravel standard approximately 40 metres to the west of the site access crossover.

The purpose of this report is to respond to Council's information request by updating the previously issued traffic report considering the proposed new development proposal and its impact on the existing road.

Existing Site Development

The subject site is more formally described as Lot 45 on N157358 and is identified in **Figure 1** below. It is located at the end of the trafficable portion of Douglas Track and contains a considerable number of existing building structures that include a dwelling house, studio cabins, another separate building with bedroom / kitchen, multiple sheds, an out-house, a greenhouse and a laundry hut. There are also several existing cleared areas on the site. Access to the site is provided directly from Douglas Track, which is shown in **Photograph 1**.



Figure 1 – Site Location (courtesy Qld Globe)



Photograph 1 – Site Access from Douglas Track

Proposed Development

The proposed development involves formalisation of function areas, which would be used for weddings, civil receptions, and other similar social events. Functions would be held within existing open grassed / garden areas and existing on-site structures. It is not proposed to provide additional structures as part of the development. Functions are proposed to cater for up to a maximum of 150 people.

It is noted within RPS' submission that guests will be encouraged by the venue to access the site via an organised bus service, however this will not be a strict requirement or able to be enforced and therefore allowance shall be made for guests to arrive in their own vehicles.



The proposal is depicted on the “proposal plan” provided in **Attachment 1**.

Existing Road

A site inspection of Douglas Track Road was undertaken by CivilWalker Consulting Engineers on 19 October 2021. It is understood that no further upgrade work has occurred on the road since the previously issued report and therefore the outcomes of this site inspection are considered to remain relevant. During the inspection, a series of measurements were undertaken to determine the existing road formation and seal width along Douglas Track Road. The pavement and seal extent were generally for the full width of formation along the road, with the widths as documented in **Table 1** below identified. Reference is made to drawing 249-001-SK01 (**Attachment 2**), which provides additional detail.

Section	From	To	Width	Comments
1	Development Site	Veivers Dr	4.0m	
2	Veivers Dr	Pioneer Cl	4.5m	
3	Causeway Crossing		6.0m	localised widening
4	Pioneer Cl	William Smith Dr	5.0m	5.5m at locations
5	William Smith Dr	Veivers Dr	5.0m	5.5m at locations
6	Veivers Dr	Speewah Rd	5.5m	
7	Speewah Rd	Kennedy Hwy	7.5m	min, generally greater

Table 1 – Existing Typical Road Width

Council’s information request also requested consideration of Speewah Road. Speewah Road is a local road that services properties on Ganyan Drive, Stoney Creek Road, William Smith Drive and other smaller residential access streets. It is not connected to the greater external road network. Guests to the proposed development will likely be travelling from further afield via the Kennedy Highway; it is not considered that a great proportion of guests will attend regular events at the site from the Stoney Creek road catchment and therefore Stoney Creek Road has not been considered further in this report.

Existing Traffic Volumes

There are a several publications that provide traffic generation rates for urban type residential developments, with rates varying as noted below (sources: RTA (now RMS), QT (now TMR), AMCORD and Queensland Streets):

- 6 – 10 vehicles per day for detached dwelling (ie typical detached dwelling subdivision development)
- 4 – 6.5 vehicles per day for medium density development
- 3 – 6 vehicles per day for high density development

It is noted that as density increases from a typical detached type dwelling development, through medium density and higher density developments that traffic generation reduces. This is generally because medium type density developments are typically closer to public transport facilities and commercial / retail type developments. It is therefore not necessary for people who live in this type of development to utilise private transportation as much. For higher density developments, this trend continues.

The sources / publications noted above do not provide for rural type areas. For this type of development, the opposite is the case when considering proximity to commercial / retail type developments. These facilities are typically much further away and therefore residents in rural areas have been found to plan for reduced trips to save continual extended travel times to access such facilities. The trend in rural type areas is that the number of vehicle trips are lower than typical



detached dwelling type developments. Caboolture Shire Council has undertaken work to determine an appropriate vehicle trip allowance per day for rural type development, which is identified in their Planning Scheme Policy 21A "Transport Network Developer Contributions". Table 5.1 within that document identifies:

Rural Dwelling traffic generation rate of 6.5 vehicles per day per dwelling

This is comparable to the lower end of a traffic generation rate typical for a detached dwelling type development and therefore, seems a reasonable figure to adopt for the purpose of this report.

A traffic catchment plan has been prepared (refer drawing 249-001-SK02 in **Attachment 2**) that identifies the number of rural allotments contributing to selected locations along the Douglas Track Road for assessment. Daily vehicle numbers have been calculated based on the abovementioned traffic generation rate of 6.5 vehicles per day. Drawing 249-001-SK02 details the generated traffic numbers.

Existing Road Requirements

Section D1 "Road Geometry" of the FNQROC Regional Development Manual (FNQROC) provides details on minimum requirements for the design of road work using principles of street design to provide appropriate safety and reduce vehicular / pedestrian conflicts. In particular, Table D1.4 "Rural Road Elements" provides rural road design elements for formation, pavement and seal width in areas identified as being suited to rural and rural residential developments. The following elements apply:

Traffic Volume of < 100 vehicles per day

- Pavement Width = 5.5m
- Seal Width = 4.5m

Traffic Volume of 100 - 999 vehicles per day

- Pavement Width = 6.5m
- Seal Width = 6.5m

A summary of the existing road widths compared to FNQROC requirements is provided in **Table 2** below.

Section	Existing Width	Existing Daily Traffic (vehicles)	FNQROC	Comments
1	Pavement = 4.0m Seal = 4.0m	39	Pavement = 5.5m Seal = 4.5m	Pavement 1.5m shortfall Seal 0.5m shortfall
2	Pavement = 4.5m Seal = 4.5m	117	Pavement = 6.5m Seal = 6.5m	Pavement 2.0m shortfall Seal 2.0m shortfall
3	Pavement = 6.0 m Seal = 6.0m	163	Pavement = 6.5m Seal = 6.5m	Pavement 0.5m shortfall Seal 0.5m shortfall
4	Pavement = 5.0m Seal = 5.0m	163	Pavement = 6.5m Seal = 6.5m	Pavement 1.5m shortfall Seal 1.5m shortfall
5	Pavement = 5.0m Seal = 5.0m	300	Pavement = 6.5m Seal = 6.5m	Pavement 1.5m shortfall Seal 1.5m shortfall
6	Pavement = 5.5m Seal = 5.5m	482	Pavement = 6.5m Seal = 6.5m	Pavement 1.0m shortfall Seal 1.0m shortfall
7	Pavement = 7.5m Seal = 7.5m	>482	Pavement = 6.5m Seal = 6.5m	Pavement 1.0m shortfall Seal 1.0m shortfall

Table 2 – Existing Road vs FNQROC Requirements



It is noted that, based on the traffic generation calculations provided above, the existing Douglas Track road width is narrower than current FNQROC requirements by between 0.5m and 2.0m.

Development Traffic Generation

As noted within the RPS submission, the proposed development will allow for up to a maximum of 150 guests. As noted within the "Proposed Development" section of this report, guests will be encouraged by the venue to access the site via an organised bus service, however this will not be a strict requirement or able to be enforced. Therefore, for the purpose of this report, it has been conservatively assumed that guests will arrive in private vehicles.

In considering arrival of guests to a function in private vehicles it is noted that the passenger / vehicle configurations could vary significantly. Depending on the type of function (ie wedding, other social or corporate) some guests may arrive separately, a considerable portion are likely to arrive in pairs (ie husband / wife, partners, friends, work colleagues etc.) and some may car pool providing a higher number of passengers per vehicle. For the purpose of this report, it has been assumed that vehicles arriving at the site will contain the following passengers:

▪ 50% of guests (ie 75) travelling with 2 guests per vehicle	38 vehicles
▪ 30% of guests (ie 50) travelling with 4 guests per vehicle (ie car pooling)	11 vehicles
▪ <u>20% of guests (ie 30) travelling with 6 guests per vehicle (ie mini-bus)</u>	<u>5 vehicles</u>
▪ Total guest vehicles (average number of guests per vehicle = 2.8)	54 vehicles

This is considered a reasonable assumption given the rural location of the site will likely encourage car-pooling and other forms of transport with higher capacity than a standard passenger vehicle (ie a mini-bus).

Further vehicles have also been allowed associated with a function event, these being delivery vehicles, vehicles associated with set-up and cleaning activities both before and after each event. The following has been allowed for:

▪ Deliveries (furniture, food and beverage)	3 vehicles
▪ Post event cleaning services	1 vehicle

It has been assumed that only a single event will occur in any one day. Therefore, the adopted number of vehicles accessing the site for a maximum capacity event of 150 people has been adopted as:

- Maximum assumed development generated traffic per day = $54 + 3 + 1 = 58$ vehicles / day

It is noted that social events occurring at the proposed function facility are unlikely to occur during peak hours and therefore an assessment on daily traffic has been undertaken. Furthermore, the applicant has advised that these types of events will occur (on average) approximately once a fortnight (i.e. an event with 150 guests every 14 calendar days), reducing the annual average daily traffic (the unit applied within FNQROC) associated with a large event over a fortnightly period to 58 vehicles / 14 days = 4.1 vehicles / day. Notwithstanding this, assessment has been undertaken for a day on which a large event occurs.

Adopting the existing traffic and proposed development generation calculations, the total traffic after development is estimated to be as documented in **Table 3** (referencing drawing 227-001-SK02 for locations).



Location	Existing Contributing Catchments	Existing Daily Vehicles	Post Development Vehicles on Event Day
1	A	39	97
2	A + B	117	175
3	A + B + C	163	221
4	A + B + C + D	300	358
5	A + B + C + E	482	540

Table 3 – Estimated Traffic Generated After Development

Road Upgrade Assessment

Based on the above calculations, there is no trigger for road upgrades associated with an increase in traffic volume by the proposed development when considering road carriageway or pavement width in accordance with FNQROC requirements. Section 1 (Development Site to Veivers Drive) remains within the “<100 vehicles per day” parameter and Locations 2 to 7 (Veivers Drive to Kennedy Highway) remain within the “100 – 999 vehicles per day” parameter. No road pavement upgrades are therefore considered warranted.

Additional consideration has been given to the existing causeway between Pioneer Close and William Smith Drive. It is currently 6m wide and not proposed to be widened however, it is proposed to provide the following to improve safety of the crossing:

- Provide warning signage / line marking on the causeway approaches advising motorists of the up-coming causeway.
- Provide guideposts / raised reflective pavement markers on the causeway and its approaches to provide improved delineation at night.
- Provide flood depth markers on the causeway approaches.
- Reduce the speed limit over the causeway to 20km/h.

It is proposed that costs associated with the upgrade be offset against the ultimate development headwork contributions. This is considered a reasonable request because the existing road between the development site and Speewah Road is currently below current design standard and the upgrade work would provide a community benefit.

Yours faithfully

CivilWalker Consulting Engineers

A handwritten signature in black ink, appearing to read 'Daryl Walker'.

Daryl Walker

Director | Principal Engineer

BE(Hons) ME DipPM RPEQ RPEng

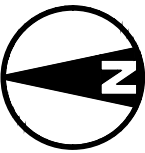
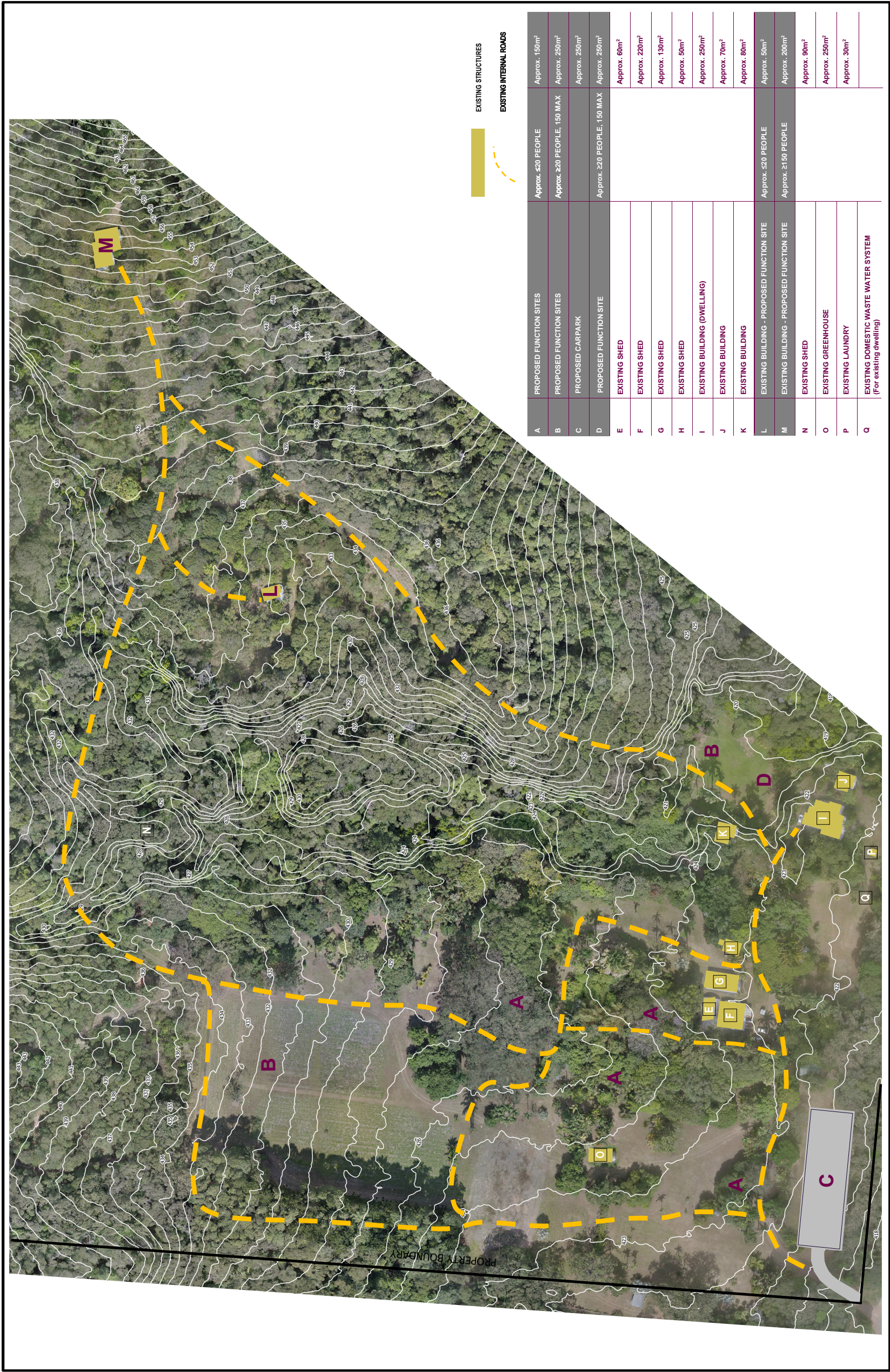
enc. Attachment 1 – Development Proposal Plan
Attachment 2 – CivilWalker Consulting Engineers’ Drawings 249-001-SK01, SK02 and SK03



Attachment 1
Development Proposal Plan

PO Box 542 Clifton Beach Qld 4879 | www.civilwalker.com.au

Document Set ID: 4284496
Version: 1, Version Date: 20/10/2023



Proposed Material Change of Use
Function Facility
121 Douglas Track Road, Speewah, Lot 45 on N147358



Scale: 1:1200 @ A3 | Date: 17-07-2023 | Drawing: AU009935-1C

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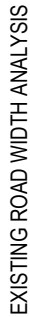


Attachment 2

*CivilWalker Consulting Engineers' Drawings
249-001-SK01 and SK02*

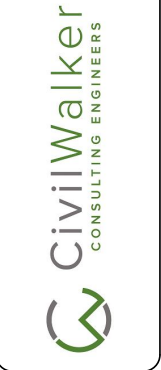
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Version: 1, Version Date: 20/10/2023

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CALDANTE HOLDINGS
PTY LTD

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE



DRAWING NO.	DATE		REC'D
	249-001-SK01		
	1		
EXISTING TYPICAL ROAD WIDTH			
DOUGLAS TRACK			
121 DOUGLAS TRACK, SPEEWAH			
DRAWING NO.	CW	CHECKED	DJW
DESIGNED	CW	CHECKED	DJW
APPROVED			



From: "Sam Wakeford" <SamW@msc.qld.gov.au>
Sent: Fri, 8 Dec 2023 08:24:06 +1000
To: "Carl Ewin" <CarlE@msc.qld.gov.au>; "Brian Millard" <BrianM@msc.qld.gov.au>
Subject: FW: TIA Review - 121 Douglas Track, Speewah
Attachments: 121 Douglas Track Speewah - Traffic Impact Assessment Review.docx

Morning,

Please find attached report on 121 Douglas Track.

Sam Wakeford
Manager Technical Services



Phone: 1300 308 461 | **Direct:** 07 4086 4707 | **Mobile:** 0439 067 450 | **Fax:** 07 4092 5138
Email: samw@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
Kowa St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Natasha Murray <njmengineering@outlook.com>
Sent: Thursday, 7 December 2023 6:35 PM
To: Sam Wakeford <SamW@msc.qld.gov.au>
Subject: TIA Review - 121 Douglas Track, Speewah

Hi Sam,

Please find attached comments on the TIA for the DA application for 121 Douglas Track, Speewah.

Please do not hesitate to contact me should you wish to discuss.

Natasha Murray

Principal Engineer

Ph: 0402 305 576

Email: njmengineering@outlook.com



121 DOUGLAS TRACK, SPEEWAH

MCU TRAFFIC IMPACT REVIEW

Introduction

A review has been undertaken of the Traffic Impact Assessment (TIA) submitted in support of the Material Change of Use Development Application for a function facility located at 121 Douglas Track, Speewah (Lot 45 on N157358).

The information provided by MSC for review is as follows:

- Traffic Report prepared by Civil Walker Consulting Engineers (Ref: 249-001-001L2) dated 4 October 2023

Existing Development

It is understood that the proposed development site is referred to Rosebud Farm in the TIA however from a site inspection conducted on 24 November 2023 it was observed that the property name has changed to Speewah Gardens.

The TIA states that the site currently has existing building structures such as a house and some cabins. It also contains multiple sheds, an outhouse, a greenhouse, and a laundry hut.

The site is currently accessed from an unsealed road section at the end of Douglas Track, Speewah.

Douglas Track Existing Traffic Conditions

An actual traffic count has not been undertaken on Douglas Track for the traffic assessment. The TIA has been based on a desktop traffic catchment analysis to estimate the existing traffic volumes.

Based on the rural residential land use along Douglas Track a traffic generation rate of 6.5 vehicle trips per day per dwelling has been used.

The estimated existing traffic volumes used in the analysis were as follows.

Road Section	Existing Daily Volume
Development Access to Veivers Drive (east)	39 veh
Veivers Drive (east) to Pioneer Close	117 veh
Pioneer Close to William Smith Drive	163 veh
William Smith Drive to Veivers Drive (west)	300 veh
Veivers Drive (west) to Speewah Road	482 veh

The TIA provides an assessment of existing pavement & seal widths along Douglas Track. A comparison is undertaken against FNQROC Development Manual Guidelines, and the TIA identifies that there are several sections that are currently not to standard.

The TIA also identifies some existing safety issues associated with the causeway crossing between Pioneer Close and William Smith Drive and has made recommendations on appropriate treatments that would improve safety at this location.

Proposed Development

A development permit has been sought to formalise an area on site to be used for functions such as weddings, civil receptions & social events. It is proposed that the function space will accommodate a maximum of 150 guests.

Development Traffic Generation

The TIA uses a methodology to calculate the number of vehicles associated with a function assuming that each vehicle would transport between 2 to 6 guests.

The below vehicle passenger distribution was assumed in the TIA to calculate the traffic generated by the proposed use.

- 50% of guests arrive in a vehicle containing 2 people (38 standard vehicles)
- 30% of guests arrive in a vehicle containing 4 people (11 standard vehicles)
- 20% of guests arrive in a vehicle containing 6 people (5 mini vans)

The TIA has also considered delivery vehicles transporting equipment, food, and beverage etc. (3 vehicles) and post event cleaning (1 vehicle).

Based on the above, the TIA adopts 58 vehicles to be the traffic generated for a function attended by 150 guests.

The TIA, however, does not take into account that for each vehicle accessing the site there are 2 trips generated i.e. travel to and from the site.

Therefore, based on 58 vehicles the traffic generated by the development would result in an **additional 116 vehicle trips on Douglas Track.**

Development Traffic Impact

Based on the detail provided in the TIA the expected traffic volumes on Douglas Track is as follows:

Road Section	Existing	Post Development	% increase
Development Access to Veivers Drive (east)	39 veh	155 veh	300%
Veivers Drive (east) to Pioneer Close	117 veh	233 veh	100%
Pioneer Close to William Smith Drive	163 veh	279 veh	71%
William Smith Drive to Veivers Drive (west)	300 veh	416 veh	39%
Veivers Drive (west) to Speewah Road	482 veh	116 veh	24%

The significant increase in traffic has a direct impact on safety. The following sections are of most concern:

- Development Access to Pioneer Close where the seal width is narrow (4.0 – 4.5m). This section would essentially operate as a single lane carriageway. Opposing traffic would need to move almost fully off the carriageway to be able to pass each other.
- Pioneer Close to William Smith Drive where the sharp bends on the approach and departure of the causeway crossing significantly reduce sight lines of opposing traffic.

A further factor increasing safety risk is that function guests, unlike existing residents, may not be familiar with the road conditions, geometry, and any other hazards. This risk would be further exacerbated should functions be held or extend into the evening after dark when there is an even greater reduction in visibility along the road.

It is noted in the TIA that the expected frequency of functions would only be fortnightly. It is, however, not reasonable to distribute the traffic generated by a single function over a 14-day period to assess the impact it has on Douglas Track given that all the traffic would be travelling to/ from the event on a single day.

Recommendations

Based on the significance of the traffic impact on Douglas Track it is considered there is sufficient justification for the developer to undertake the following road upgrade works at their own cost.

Upgrade of unsealed section between 118 Douglas Track and Development Access

Design and construct a minimum 4.5m sealed carriageway with 1.2m gravel shoulders in accordance with FNQROC Development Manual Table D1.4 standard for a rural road with < 100 vehicles.

Comments:

If the unsealed section was left in its current form the rate of deterioration would increase with the additional traffic volumes. This would impact the level of maintenance required by Council.

The existing daily traffic volume for this section of Douglas Track has been estimated in the TIA to be in the order of 39 vehicles. On the day of a function with 150 guests, the traffic on this section of road would increase to 155 vehicles.

It is acknowledged that FNQROC Development Manual Table D1.4 requires a higher standard for this volume of traffic however it is not considered reasonable given:

- The traffic generation analysis has been based on maximum guest numbers of 150. It would not be envisaged that every function held would have this number of guests.

- The likelihood of vehicles being faced with opposing traffic would be minimum as the traffic generated by the function will be travelling primarily in the same direction at the start and again at the end of the function.

Safety Improvement Works - Speewah Road intersection to Development Access

A Road Safety Assessment should be undertaken by a suitably qualified RPEQ that identifies safety risks for vehicles using Douglas Track. The safety assessment should consider (but not be limited to) the following:

- *Road Geometry (Horizontal & Vertical)*
- *Carriageway width (pavement, seal, and shoulder) - ability for opposing traffic to safely pass each other.*
- *Vehicle sightlines*
- *Intersection treatments*
- *Causeway Crossing including the sharp bends either side.*
- *Other roadside hazards*

The report should provide recommendations on practical treatments to reduce the risk of any hazards to acceptable levels (e.g. localised pavement widening, signage, linemarking, road edge delineation etc.). The report should be submitted to Council for review and agreed works should be undertaken by the developer under an Operational Works Permit at no cost to Council.

Comments:

Based on the increased safety risk associated with additional traffic on Douglas Track, it is considered reasonable to require the developer to undertake safety improvements along the road, at their own cost.

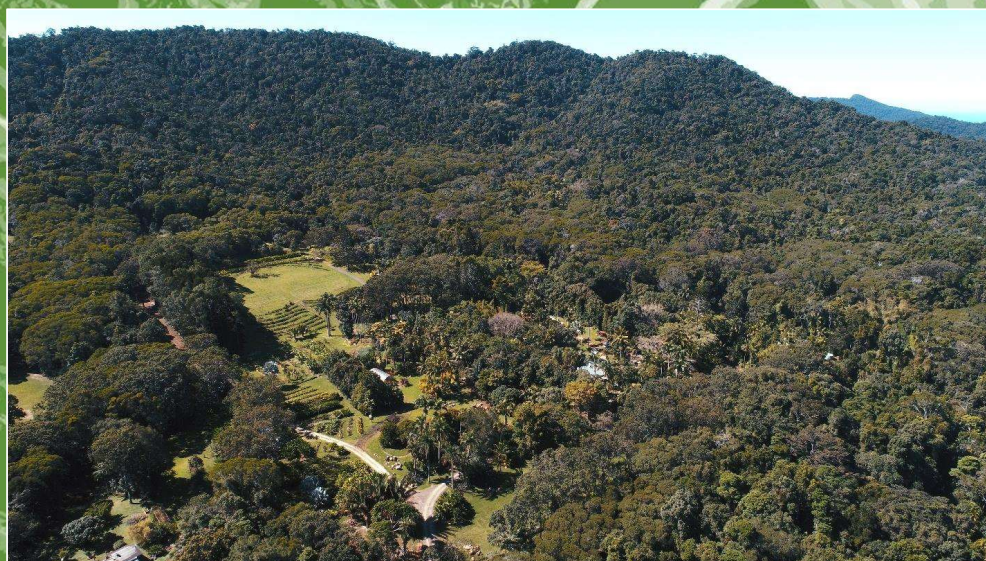
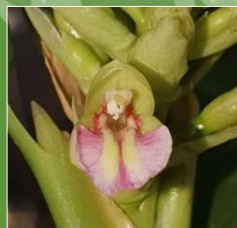
The TIA outlines potential treatments that could be implemented to improve safety of the causeway crossing, however, does not consider any other safety hazards along the road.

Further to this, the TIA states that the developer could undertake the work, however, proposes that this cost be offset against their ultimate development headwork contributions.

It should be noted that Douglas Track is not classified as a Trunk Road in LGIP. Headwork contributions can generally only be credited when a developer is required to undertake Trunk Infrastructure upgrades that are identified in the LGIP Schedule of Works.

Ecological Report 2023

121 Douglas Track, Speewah, Queensland, Australia 4881



Land Plan
"Plant a Seed and The World Will Grow"
ABN: 72 486 134 042

Written by Julian Pitcher 0439 722 277

Document Set ID: 4284496
Version: 1, Version Date: 20/10/2023

Ecological Report 2023

121 Douglas Track, Speewah, Queensland, Australia 4881

Front Cover images

Right: Aerial view over site

Top Left: *Alpinia hylandii* in flower

Middle Left: *Randia audasii* in flower

Bottom Left: *Rhodamnia sessiliflora* in flower

Document Set ID: 4284496
Version: 1, Version Date: 20/10/2023

Table of Contents

1. Abstract	1
Summary points	1
2. Introduction	2
3. Exemptions	4
Local Government (MSC)	4
DCCEEW EPBC Act 1999	4
4. Site assessment / methodology	4
Flora	4
Fauna	5
5. Primary Environmental Compliance	13
Performance Outcomes (MSC) – potential impacts and mitigation	13
DCCEEW EPBC Act 1999	20
6. Additional Environmental Compliance	24
Biosecurity Act 2014	24
Local Government (MSC)	25
7. Conclusion	26
8. Errors	26
9. Bibliography	27
10. Appendix	28
Appendix 1: RE details	28
Appendix 2: Acronyms	29
Appendix 3: Feral pig control and Cassowary camera trap results from Speewah Gardens	30
Appendix 4: About the Author	31
Julian Pitcher (SQP)	31

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



1. Abstract

Summary points

- Potential noise impact area of typical site is approximately 3ha (Poje, 2023) and does not extend to nature refuges. Actual noise impact area expected to be significantly less when adhering to levels outlined in table 6.3 of Noise Impact Assessment provided by Dedicated Acoustics.
- Various noise impact mitigation strategies recommended as per ecological requirements and noise impact assessment
- No clearing to occur overall, compliant with PO1, PO2, PO3, PO4, PO5 acceptable outcomes as per MSC environmental significance overlay code, and not within a legally secured offset area or protected area (PO6, PO7)
- MSC additional information request and potential EPBC referral – detrimental impact on site biodiversity believed unlikely. EPBC significant impacts believed to be avoided, EPBC referral not required
- Three CEEVNT flora species were identified (NCA 1992 and EPBC 1999) and propagation recommended
- Ongoing camera monitoring recommended
- Recommend continuing control of invasive flora and fauna
- Recommend pets be kept as per local government by laws
- Works can protect and enhance habitat by control of invasive flora and fauna, by supporting natural regeneration, and stabilising EVNT flora populations through a propagation program

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



2. Introduction

At the request of the Mareeba Shire Council, to support a proposed development by the landholder, this report has been produced to assist with a material change in use application for function/event facilities at Lot 45 Douglas Track N157358. This report shall propose mitigation strategies of potential negative impacts to relative natural assets, and demonstrate compliance with;

- Mareeba Shire Council Environmental Significance Overlays
- Address additional information request and potential need for EPBC referral

Occupying an approximately 64.75-hectare tract at 121 Douglas Track Road, Speewah, Speewah Gardens distinguishes itself as a sanctuary of biological diversity. The site is home to an impressive collection of over 660 plant species, encompassing a diverse array of palms, cycads, exotics, and tropical fruit trees. This living tableau serves as the backdrop for the proposal's dual purpose - to facilitate celebratory events and maintain the site's ecological integrity.

Among the inhabitants of this ecosystem are noteworthy species, including the Southern cassowary, vital contributors to the rainforest ecosystem, and the tapping green-eyed tree frogs, whose calls punctuate the nocturnal ambiance. These inhabitants contribute to the area's ecological significance and underscore the need for harmonious coexistence.

As stewards of ecological preservation, scrutiny extends beyond the festivities to the operational intricacies that govern the proposal. Designated event areas and prescribed pathways will minimize disturbances, ensuring the conservation of both habitat and ambiance. The proposal aligns with a comprehensive ethos of ecological awareness and in particular, commits to no clearing of remnant, or non-remnant vegetation. An acknowledgement of the site's biodiversity and its significance within the larger landscape.

This property overall is highly vegetated with various natural values and environmental legislation/layers existing across the site. It is located in close proximity to the Speewah shops, just a 15-minute walk away. The property is rectangle in shape, with the longest side running 1200m East to West, and being 560m wide.

Various properties of similar dimension and landscape exist on each side of the property, and access is via the Douglas Track which meets with the South West corner. The Barron Gorge and Glacier rock sit within just a couple kilometres to the North east, and further abroad is a network of national parks and housing estates.

A gentle slope exists across the western part of the property, which sits at around 460m ASL, and then towards the East gives rise to a series of peaks reaching up to 570m ASL. Numerous drainage lines flow from these peaks in a south westerly direction, with multiple confluences forming close to the main dwellings.

The property has a history of significant disturbance with around 16ha having been seen to be cleared in the early 1950's, and numerous logging tracks extending out into the now largely intact peaks and gullies. Over the past 70 years of various utilisation, significant regeneration has occurred alongside manicured gardens, which now gives rise to an intricate balance of natural and horticultural services..

Ecological Report : 121 Douglas Track, Speewah, QLD 4881

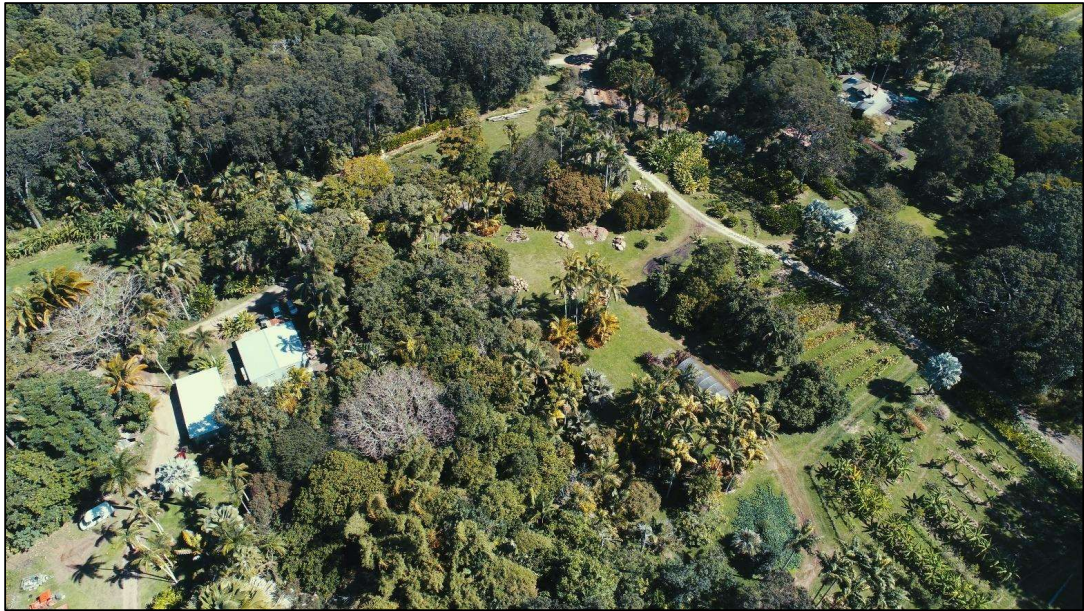


Figure 1: Aerial view over Speewah Gardens, Speewah, Queensland Australia 4881.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



3. Exemptions

Local Government (MSC)

The majority of the property in question is situated within one or more layers on the Mareeba Shire Councils environmental significance overlay map, and is in close proximity to various nature refuges. Despite no vegetation clearing being planned as part of the development application, an ecological report has been requested along with addressing an additional information request to identify and mitigate potential impacts of noise pollution on the surrounding Cassowary population.

DCCEEW EPBC Act 1999

After self-assessment of the ongoing broadest potential noise impacts associated with the development application, it is believed that significant impacts are unlikely and EPBC referral is not required. Please see Section 5 for more details.

4. Site assessment / methodology

Flora

Prior to the commencement of field works, a desktop survey was conducted. This included the use of MSES spatial data, generation of DNR vegetation reports, and review of the Australian Virtual Herbarium (AVH) EVNT records. Historical imagery was also sought to further understand the history of the site in question.

Various research papers were also sought to address the additional information request and the possibility of noise pollution from the function facilities disturbing the Cassowary population, particularly in the nature refuges to the North.

This data demonstrated that the property has a rich history of disturbance, development, and natural regeneration. The property is comprised of both non-remnant and remnant vegetation, the non-remnant vegetation is largely made up of orchards, and ornamental nursery stock along with regenerated creek lines. These areas are now identified under the VMA as being Category C, R and X. The remnant vegetation under the VMA is listed as Category B least concern 7.11.7a.

As a result of the noise pollution research papers (further discussed in section 5), a potential noise impact area was identified and this has guided both the vegetation quality and the Cassowary activity survey location.

On the 14/8/2023 a timed meander was carried out to identify vegetation quality and to confirm the presence or absence of the Southern Cassowary (*Casuarius casuarius johnsonii*). This timed meander was carried out in a section of vegetation that is listed a remnant, which overlaps with the potential noise impact area, and is topographically positioned in a manner that allows movement from one side of the property to the other. There are other smaller areas of remnant vegetation where the potential noise impact area extends into, however they are either significantly disturbed with weeds, vehicle access tracks, and dog walking, and are not as strategic to movement for the Cassowary.

A flora species list was prepared to correlate with the RE details to gauge basic habitat quality. As a result, the survey area is deemed to be of high quality, despite having a significantly disturbed fringe with two species of restricted matter (invasive flora) under the Biosecurity Act 2014.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Based off personal familiarity and field books/keys, approximately 70 flora species were identified in situ, the upper canopy consisting largely of *Acacia Celsa*, *Castanospermum australe*, *Mellicope vitiflora*, *Alstonia mueleriana*, *Flindersia ifflana* and various others. The middle canopy is dominated by *Macaranga inamoena*, *Gardenia ovularis*, and a variety of other shrubs yet is generally sparse. The ground layer is again sparse with seedlings from the upper and middle canopy and minor occurrences of ground ferns (*Taenitis pinnata*).

Vine elements consist of *Tetracera nordtiana*, *Calamus australis* and *Calamus caryotoides*.

Two Near threatened flora were found during the timed meander, *Alpinia hylandii* and *Randia audasii*. *Rhodamnia sessiliflora* which is listed as endangered was also observed on the property however not during the survey.

The survey area can best be described as wild and remnant, with no exotics present outside of the disturbed fringe.

Remote Sensing was carried out using remote piloted aircraft and an RGB (camera) sensor, this was used to assist with the identification of canopy species and any epiphytes that were not detectable from the ground.

Fauna

Prior to the commencement of field works, a desktop survey was again conducted. This too included the use of MSES spatial data, generation of DNRME vegetation reports, EPBC reports, and also the Atlas of Living Australia datasets.

ALA datasets identify 1333 fauna species within 5km of the property, of which 283 are birds.

DNR vegetation and management reports identify essential habitat as being vegetation that is used permanently or during the life cycle of fauna which is special least concern or EVNT and found within 1.1km of the vegetation. Fauna listed as using this essential habitat within the report include;

- *Casuarius casuarius johnsonii* – Southern Cassowary

A visual survey via timed meander was conducted on the 14/8/23 (during day light hours) and was to identify various forms of evidence such as scats, tracks, nests or other evidence of presence. The potential for Cassowary being in the immediate vicinity was high with audible footsteps being heard from a large animal. These footsteps were in line with the pattern of Cassowary movement however visual confirmation was not made as it was decided best to avoid the animal. Two recent droppings were found during the survey and they were largely comprised of *Elaeocarpus bancroftii* and Lauraceae sp. seeds.

Southern Cassowary adults, and chicks have been observed several times by the author in the immediate area whilst conducting floristic surveys in the past, and also by surrounding landholders. The current occupants of the property have also conducted camera trapping across vehicle tracks throughout the property and along with personal observations, claim to observe cassowary presence 2-3 times a week. Additionally, feral pigs (*Sus scrofa*) and dogs are observed regularly.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Figure 2: Historical imagery demonstrating the initial full clearing in the early 1950's



Figure 3: Aerial view (facing East) of approximate survey area.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Figure 4: Section of vegetation within the survey area.



Figure 5: Cassowary droppings within the survey area.



Figure 6: Pig trap used to control feral pigs.

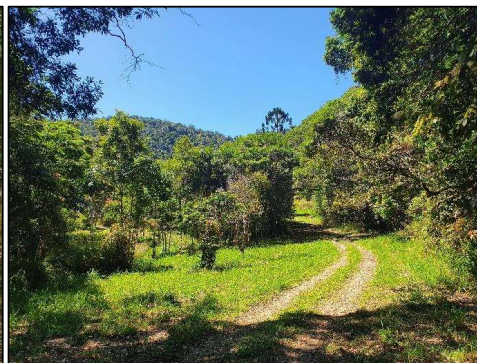


Figure 7. Looking North over function site M. Fringe of survey site is to the right. Note the hill in the distance which is the approximate border of the Cassowary nature refuge.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Figure 8: Matters of state environmental Significance map. Note the majority of the potential noise impact area is within non-remnant vegetation. The total area mapped for potential noise pollution is 24.94ha, but with events likely to occur one at a time, a more realistic area is almost ten times less at approx. 3ha.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881

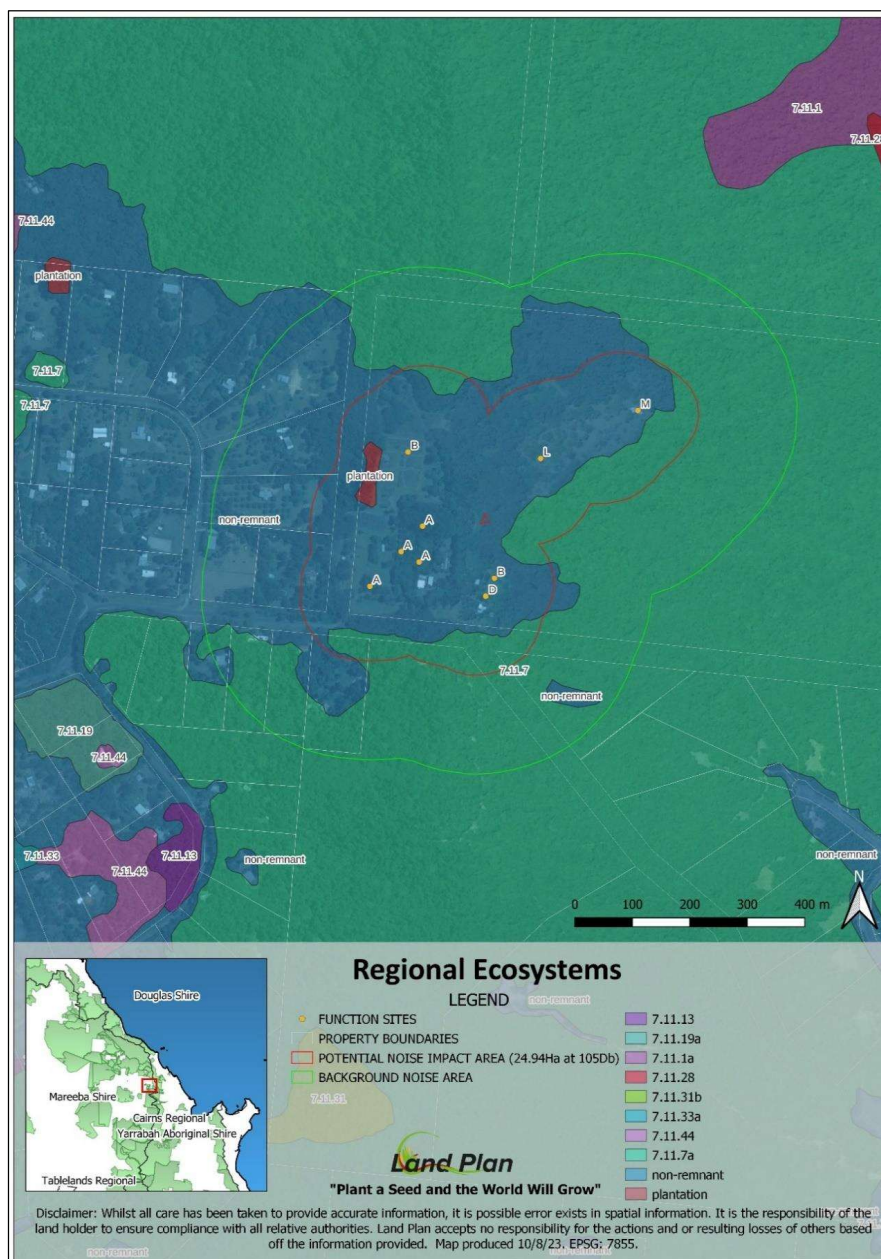


Figure 9: A map of surrounding regional ecosystems.

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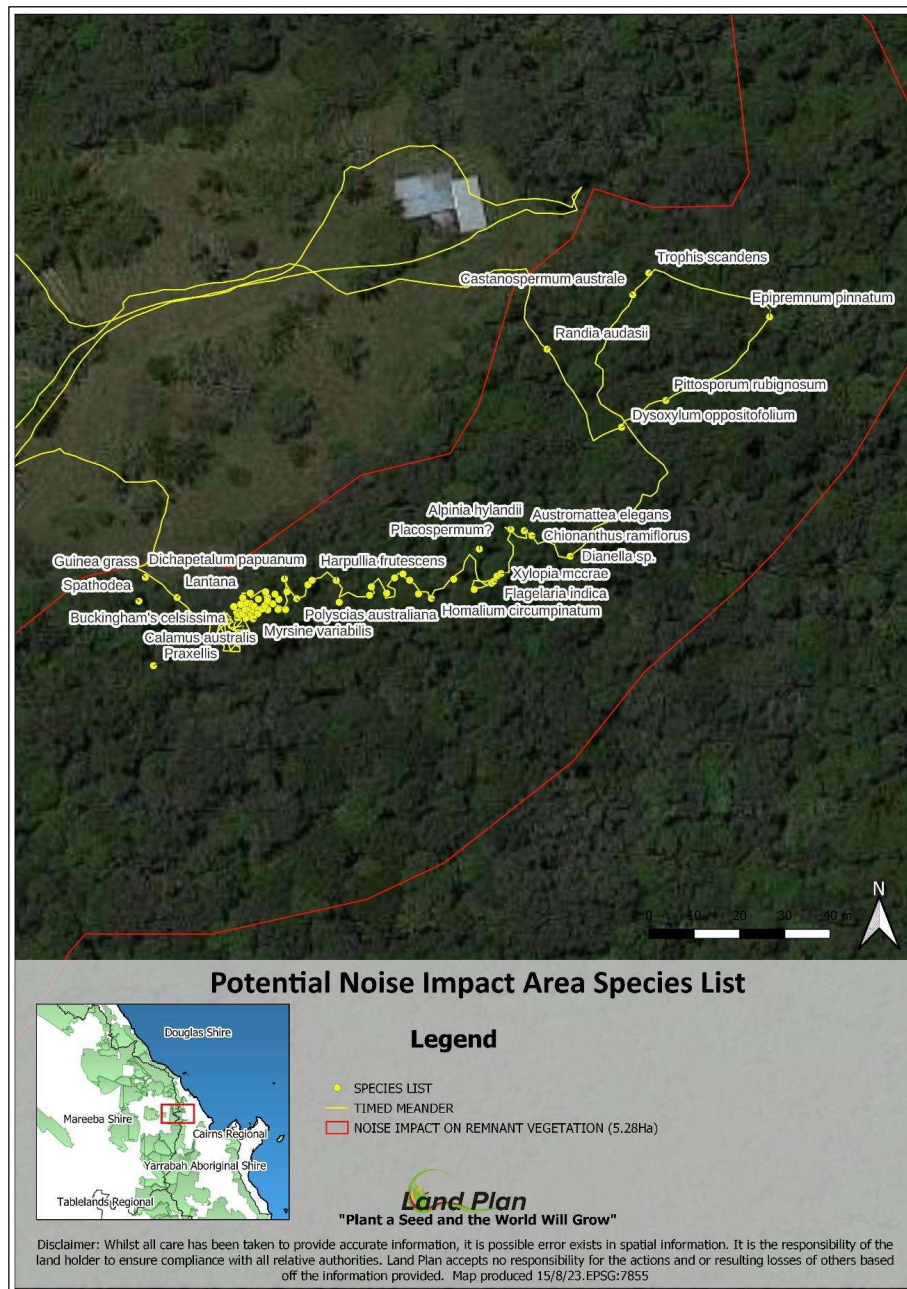


Figure 10: Aerial view showing original GPS data from timed meander. Note names are the result of initial field based identification and may have changed after desktop analysis (See Table 1).

10

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Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Table 1: Species list of indigenous and exotic flora (in red) identified on timed meander.

Flora species list						
Scientific name	Common name	Family	Lifeform	EVNT (NCA)	EVNT (EPBC)	Wons / Restrict ed
<i>Acacia celsa</i>	Wattle	Fabaceae	Tree/Shrub	No	No	No
<i>Aidia racemosa</i>	n/a	Rubiaceae	Tree/Shrub	No	No	No
<i>Alphitonia whitei</i>	Red Ash	Rhamnaceae	Tree	No	No	No
<i>Alpinia hylandii</i>	Slender ginger	Zingiberaceae	Herb	Yes	No	No
<i>Alstonia muelleriana</i>	Milkwood	Apocynaceae	Tree/Shrub	No	No	No
<i>Alyxia oblongata</i>	Prickly Fruit	Apocynaceae	Shrub	No	No	No
<i>Ardisia brevipedata</i>	Rambling spear-flower	Myrsinaceae	Shrub	No	No	No
<i>Argyrodendron polyandrum</i>	Brown Tulip oak	Sterculiaceae	Tree	No	No	No
<i>Aristolochia deltantha</i>	Mountain Aristolochia	Aristolochiaceae	Vine	No	No	No
<i>Austromatthaea elegans</i>	n/a	Monimiaceae	Shrub	No	No	No
<i>Belanophora fungosa</i>	Flowering Fungus	Balanophoraceae	Herb	No	No	No
<i>Brombya platynema</i>	Brombya	Rutaceae	Tree/Shrub	No	No	No
<i>Buckinghamia celsissima</i>	Ivory Curl	Proteaceae	Tree/Shrub	No	No	No
<i>Calamus australis</i>	Hairy Mary	Arecaceae	Vine	No	No	No
<i>Calamus caryotoides</i>	Fish Tail Wait awhile	Arecaceae	Vine	No	No	No
<i>Calamus moti</i>	Vicious Hairy Mary	Arecaceae	Vine	No	No	No
<i>Castanospermum australe</i>	Black Bean	Fabaceae	Tree/Shrub	No	No	No
<i>Chionanthus ramiflorus</i>	Northern Olive	Oleaceae	Tree/Shrub	No	No	No
<i>Connarus conchocarpus var. conchocarpus</i>	Danis Vine	Connaraceae	Vine	No	No	No
<i>Cordyline cannifolia</i>	Palm Lilly	Asparagaceae	Shrub	No	No	No
<i>Cryptocarya corrugata</i>	Corduroy Laurel	Lauraceae	Tree/Shrub	No	No	No
<i>Darlingia darlingiana</i>	Brown Silky Oak	Proteaceae	Tree/Shrub	No	No	No
<i>Dianella atraxis</i>	Northern Flax Lily	Hemerocallidaceae	Sedge	No	No	No
<i>Dichapetalum papuanum</i>		Dichapetalaceae	Shrub	No	No	No
<i>Dinosperma erythrococcum</i>	Tingle Tongue	Rutaceae	Shrub	No	No	No
<i>Dysoxylum oppositifolium</i>	Pink Mahogany	Meliaceae	Tree	No	No	No
<i>Elaeocarpus bancroftii</i>	Kuranda Quandong	Eleocarpaceae	Tree	No	No	No
<i>Epipremnum pinnatum</i>		Araceae	Vine	No	No	No
<i>Flagellaria indica</i>	Supplejack	Flagellariaceae	Vine	No	No	No
<i>Flindersia iffiana</i>	Hickory Ash	Rutaceae	Tree/Shrub	No	No	No
<i>Garcenia warrenii</i>	Native Mangosteen	Clusiaceae	Tree/Shrub	No	No	No
<i>Gardenia ovularis</i>	Native Gardenia	Rubiaceae	Tree	No	No	No
<i>Harpullia frutescens</i>	Dwarf Harpullia	Sapindaceae	Shrub	No	No	No

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



<i>Helicia nortoniana</i>		Proteaceae	Tree/Shrub	No	No	No
<i>Homalium circumpinnatum</i>	Brown Boxwood	Salicaceae	Shrub	No	No	No
<i>Hypserpa laurina</i>	Laurel-leaf hypserpa	Menispermaceae	Vine	No	No	No
<i>Lantana camara</i>	Lantana	Verbenaceae	Vine	No	No	Yes
<i>Legnephora moorei</i>	Big Leaf-vine	Menispermaceae	Vine	No	No	No
<i>Lethodon setosa</i>	n/a	Thymelaeaceae	Shrub	No	No	No
<i>Linospadix minor</i>	Walking Stick Palm	Arecaceae	Tree/Shrub	No	No	No
<i>Litsea leefeana</i>		Lauraceae	Tree/Shrub	No	No	No
<i>Macaranga inamoena</i>	Buff Macaranga	Euphorbiaceae	Tree/Shrub	No	No	No
<i>Mackinlaya macrosciadea</i>	Blue umbrella	Apiaceae	Shrub	No	No	No
<i>Megathyrsys maximus</i>	Guinea grass	Poaceae	Large graminoid	No	No	No
<i>Mellicope vitiflora</i>	Toothache Tree	Rutaceae	Tree/Shrub	No	No	No
<i>Melodinus australis</i>	Bellbird vine	Apocynaceae	Vine	No	No	No
<i>Mischocarpus lachnocarpus</i>	Woolly Brush	Sapindaceae	Tree/Shrub	No	No	No
<i>Myrsine variabilis</i>		Myrsinaceae	Shrub	No	No	No
<i>Pittosporum rubiginosum</i>	Hairy Red Pittosporum	Pittosporaceae	Tree/Shrub	No	No	No
<i>Placospermum coriaceum</i>	Rose Silky Oak	Proteaceae	Tree/Shrub	No	No	No
<i>Podocarpus grayae</i>	Grey Pine	Podocarpaceae	Tree	No	No	No
<i>Polyscias australiana</i>	Basswood	Araliaceae	Tree/Shrub	No	No	No
<i>Polyscias elegans</i>	Celerywood	Araliaceae	Tree/Shrub	No	No	No
<i>Praxelis clematidea</i>	Praxelis	Asteraceae	Herb	No	No	No
<i>Randia audasii</i>	Daintree Gardenia	Rubiaceae	Tree/Shrub	Yes	No	No
<i>Rhodamnia spongiosa</i>	Northern Malletwood	Myrtaceae	Tree/Shrub	No	No	No
<i>Rourea brachyandra</i>		Connaraceae	Vine	No	No	No
<i>Sarcopteryx reticulata</i>	n/a	Sapindaceae	Tree/Shrub	No	No	No
<i>Smilax glyciphylla</i>	Sarsaparilla	Smilacaceae	Vine	No	No	No
<i>Spathodea campanulata</i>	African Tulip Tree	Bignoniaceae	Tree/Shrub	No	No	Yes
<i>Syzigium cryptophlebium</i>		Myrtaceae	Tree/Shrub	No	No	No
<i>Syzigium luehmannii</i>	Small leaved Lilly Pilly	Myrtaceae	Tree	No	No	No
<i>Taenitis pinnata</i>	Morse Fern	Pteridaceae	Prostrate fern	No	No	No
<i>Tetracera nordtiana</i>	Small-leaved Fire Vine	Dilleniaceae	Vine	No	No	No
<i>Toeckia erythrocarpum</i>	Pink Tamarind	Sapindaceae	Tree	No	No	No
<i>Trophis scandens</i>	Burney vine	Moraceae	Vine	No	No	No
<i>Uvaria uhrii</i>	n/a	Annonaceae	Vine	No	No	No
<i>Wilkiea smithii</i>	n/a	Monimiaceae	Shrub	No	No	No
<i>Xylopia maccraeae</i>	MacCreas Xylopia	Annonaceae	Tree	No	No	No

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



5. Primary Environmental Compliance

Performance Outcomes (MSC) – potential impacts and mitigation

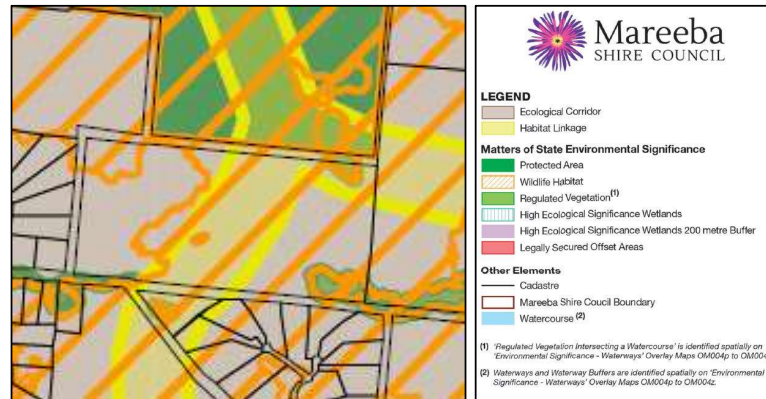


Figure 11: Overlay Map 4 (Environmental Significance) and legend from MSC.

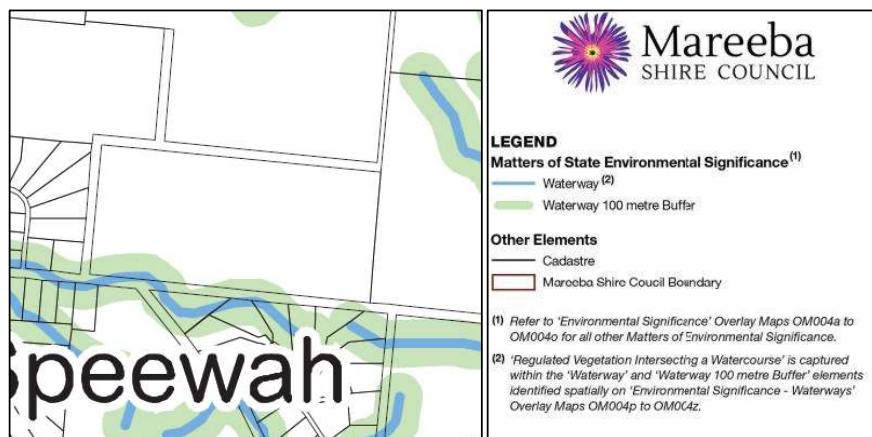


Figure 12: Overlay map of waterway elements from MSC.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



As per MSC Environmental overlay acceptable outcomes, there is no native vegetation clearing associated with the development application for the Speewah Gardens function facilities and related development is believed to be within acceptable outcomes or not within the designated area.

Table 2: Local Government environmental overlay compliance.

Performance outcome	Acceptable outcome	Compliant Y/N
PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided..	AO1.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o)...	Compliant, no native vegetation clearing to take place, despite regulated vegetation present on property.
Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation..	AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o)..	Compliant, only existing vehicle facilities within 20m of regulated vegetation
PO3 Vegetation clearing in areas mapped as 'Regulated vegetation' intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided..	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1..	Compliant, no native vegetation clearing within waterway/waterway buffer. Existing roads and cleared areas present, but not jeopardising local or regional movement and comply with minimum set back
PO4 'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected..	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)..	Compliant, maintain existing conditions of drainage to roadside drainage lines. In line with minimum set back. No HES wetlands on site. No stormwater/wastewater discharged to natural drainage line.
PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o)..	AO5 No acceptable outcome is provided	Compliant, no development within wildlife habitat area.
PO6 Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o)..	AO6 No acceptable outcome is provided.	Compliant, no development planned within legally secured offset areas.
PO7 Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area..	AO7 No acceptable outcome is provided	Compliant, no development planned within a protected area.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



As per additional information request, it has been identified that there are neighbouring refuges dedicated to Cassowary conservation and issues such as fragmentation, habitat loss, and reduced breeding is of high concern.

Due to the lack of research on cassowary populations and noise pollution, and the highly variable nature of “noise” (including measuring it), data has been drawn from a number of sources including published research, government safety data, anecdotal observations, and general best practice principles to prepare the following impact mitigation strategies and prevent significant disturbance to the Speewah Cassowary population.

A research paper which looks at the effects of noise pollution in a rainforest environment comparable to the Speewah region, identifies that the typical output of a chainsaw at 105dB (12.5kHz-80Hz) will penetrate up to 80m into the rainforest, where by at that point the noise is identified as “background noise” (Poje, 2023). The potential noise impact area (please see figure 9) used within this plan is based off this data but should be used as a guide only, actual noise outputs and the way they interact with the environment may vary.

Originally named “Rosebud Farm Nursery”, Speewah Gardens has a history of environmental disturbance with around 40 acres fully cleared in the 1890’s for a coffee farm and various private dwellings. Over the next 30 years logging of the surrounding hillsides would also be carried out before being sold in the 1960’s as a hobby farm for grazing cattle and other self-reliance based food crops. Since then, natural regeneration has been supported and more exotics have been planted. Horticulture operations have been in place since the early 1980’s (History, 2023) and heavy machinery such as tractors and chainsaws have been frequently used over this period (Love, 2023). During the last few years since ownership was transferred to the current owners, Speewah Gardens staff report Cassowaries have been observed on average around 2 times a week on camera traps (across the whole property), and instances have even been observed where Cassowary have inspected drop saws and concrete mixers whilst in use (Curtis, 2023). It is hoped that the Speewah Gardens function facilities will host up to 24 events of varying nature over any 12 month period (Love, 2023).

Potential Risks

Concerns with noise pollution and Cassowary populations have been seen in the Cairns region previously, and as such, anecdotal and research based potential risks have been identified. Sporadic and frequent noise pollution in highly fragmented areas may be of concern, and an example of a negative impact from a helicopter was seen by an observer (Jeff Larson) in 2014. He photographed a Cassowary reacting to a military helicopter which caused the bird to “tear through a fence, across a road and fall over” (Larson, 2023). Concern was also noted that a vehicle strike could have easily occurred during this instance with the bird acting in an erratic manner.

An article by Dr Helen K. Larson also draws on a paper which has looked at the impacts of noise pollution on Emu’s and Ostriches under captive conditions. It states, “behaviours indicating stress and agitation” were observed in relation to loud or constant anthropogenic noise (Jakob-Hoff, 2023).

An additional paper which looked at smaller birds, found in response to anthropogenic noise, birds avoided noisy areas, had changes in reproductive success, and changes in vocal communication (Ortega, 2023). These cases overall give a good demonstration of potential risks, however the particulars of Speewah Gardens can be seen to be quite different.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Safe Work Australia identifies the maximum safe time for being exposed to 106dB as 3.8 minutes. The risks associated with such noise includes both temporary and permanent hearing loss (Australia, 2023) and this may be replicated to some degree within a Cassowary. It is also noteworthy that “exposed” is in relation to a worker within metres of the sound source. Noise can be seen to drop off exponentially and it is highly unlikely that a cassowary would be “within metres” of the source and incur such hearing impacts.

Acoustic surveys on cassowary have identified they have a particularly low call, almost below the hearing range of the human ear. *Casuarius casuarius johnsonii* has been recorded as having a call “booming” as low as 32Hz (Mack, 2023). Any broadcasting of noise around this frequency could travel much further than the 80m potential noise impact area in a rainforest environment (hence being used by the cassowary) and confuse communications between birds. Humid air, and the natural amphitheatre formation of hills around the function facilities may also exacerbate the projection of noise regardless of its frequency.

Although a little out of the scope of this report, it is also plausible to deduce that other risks outside of noise related issues could be incurred from function facilities. These may include an increase in human contact which could cause dietary issues or dependencies if individuals attempt to feed the birds. It is advisable to follow DES advice on this matter and avoid feeding cassowary. Additionally, vehicle access to the site has also been limited to a car park at the front of the property, to reduce the potential for vehicle strikes..

Positive Impacts

Considering the effort that has been put into restoring the natural environment, and consideration to fragmentation, it is understandable to consider that positive effects may be incurred by the local Cassowary population also.

Speewah Gardens is positioned in a manner where it sits on the outside of considerable development to its West. This may mean with appropriate noise levels it can act as a buffer between the refuges homing Cassowary, and the dangers of urban areas such as dog attacks, vehicle strikes and negative human interactions such as feeding and anxiety inducing interest. Fencing on Speewah Gardens also supports this with the function sites being sectioned off in two areas, and the non-remnant corridor running between them (aligning with MSC environmental overlay layers) being still freely accessible by fauna.

Despite the corridor being present, Speewah Gardens does not directly provide connectivity between significant reserves, parks or refuges. It does connect refuges to similar private properties, which will inevitably provide the same resources and risks. The Douglas track running south of the nursery is highly disturbed with invasive flora, vehicle traffic, and dog walking, yet does not impede the corridor following the natural drainage lines.

Impact Mitigation Strategies

12-month introduction and monitoring phase

Monitoring and camera trapping to continue with scat survey after 12-month period to reassess possible disturbance and best way to move forward. Any observations in erratic cassowary behaviour or observed significant impacts within the 12-month period is reason to call for early reassessment.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Noise management

For ecological assessment, this report draws on data which is centred around research on a chainsaw at 105dB, but noise from events can be more specifically in line with recommendations made in table 6.3 of the noise impact assessment provided by Dedicated Acoustics (Acoustic, 2023). It is recommended that no noise over 105dB is generated at any site as impacts to ecological considerations are difficult to understand over this, and such levels could project disturbing impacts to surrounding refuges. With noise levels of around 70dB, the maximum safe exposure time (for humans) goes from 3.8 minutes, to more than 16 hours (Australia, 2023). All though the anticipated number of major events in general is around one per fortnight, functions closer to these noise levels (70dB) could occur at any site more frequently, with negligible impacts to site biodiversity and neighbouring refuges a likely outcome. Recommend incremental volume increases with “gentle music” at L and M, prior to events to alert any Cassowary of potential disturbance. Commence music during daytime to avoid disturbing cassowary with poor visibility at night. Recommend rotating sites used in general, to avoid persistent impacts. When possible have westerly facing speakers, shielded/indoors, avoiding excessive noise. Avoid low frequency sounds (32Hz and below) which may compete with Cassowary calls. Events below 105db are believed to not impact the surrounding nature refuges with anything louder than “wind noise” (Poje, 2023) at 140m from the source. The surrounding hills may further decrease this, acting as a natural buffer to the broader refuge areas.

Site specific noise management

The topography of the land and layout of the function sites is such that each site has particular attributes which may aid in reducing or increasing negative impacts. Table 3 is to act as a guide on potential frequency of use and maximum noise levels of each particular site, in an effort of reducing disturbance to remnant vegetation when food may be scarce, or damp conditions which may further amplify noise.

Based off the 80m potential noise impact area (though the noise impact assessment levels cover a significantly less area), a common scenario for site M (most ecologically remote site), without site rotation and other mitigation strategies may include around 1ha of disturbed remnant vegetation and 2ha of non-remnant vegetation once every fortnight for around 6 hours. This is in comparison to 50ha+ of undisturbed remnant vegetation remaining across the property, and 13ha of non-remnant vegetation. The non-remnant vegetation also aligns with MSC habitat linkages and ecological corridors which connect the northern refuges to private property on the South. Bearing in mind a portion of the non-remnant areas will be fenced off, 3ha of disturbance over 6 hours a fortnight, is accompanied by around 55ha of usable land (on Speewah gardens alone), and 57ha for the remaining 330 hours.

If a cassowary home range is 50 -235ha (cassowaries, 2023), then with a disturbance of 3ha for 6 hours a fortnight, and fenced off non-remnant vegetation, Speewah Gardens can still provide a minimum home range at any given time.

In the interest of protecting various forms of potential CEEVNT fauna, mitigation strategies for frogs have also been suggested.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Table 3. The following table has been developed in line with table 3.1 and 6.3 (Acoustic, 2023) and topographical / seasonal site attributes to further minimise impact on fauna populations. A line is seen to be drawn where foreground "DJ" music starts in the more ecologically sensitive areas. Please see table 6.3 in noise impact assessment for site specific noise levels and time frames, as the below table is an approximate guide from an ecological perspective. (Numbers) are for reference purposes to noise impact assessment.

Site Specific Noise Management							
Potential frequency of use and maximum noise level						Cassowary Mitigation Strategies	Threatened Frog Mitigation Strategies
Site	up to 80dB	up to 85 dB	Up to 87 dB	Up to 96dB	up to 98 dB		
A (1)	Several events per fortnight in total across property	As per acoustic report (Acoustic, 2023)	As per acoustic report (Acoustic, 2023)	As per acoustic report (Acoustic, 2023)	As per acoustic report (Acoustic, 2023)	Used all year, and preferably during dry season, to support foraging in remnant vegetation	N/A
A (2)	Several events per fortnight in total across property	Several events per fortnight in total across property	Several events per fortnight in total across property	As per acoustic report (Acoustic, 2023)	As per acoustic report (Acoustic, 2023)	As per impact mitigation strategies. Used all year, and preferably during dry season to support foraging in remnant vegetation n	N/A
B North (3)	Several events per fortnight in total across property	Several events per fortnight in total across property	As per acoustic report (Acoustic, 2023)	As per acoustic report (Acoustic, 2023)	As per acoustic report (Acoustic, 2023)	As per impact mitigation strategies. Used all year, and preferably during dry season to support foraging in remnant vegetation	N/A
B South and D (4)	Several events per fortnight in total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	As per impact mitigation strategies. Used all year, and preferably during dry season to support foraging in remnant vegetation	Conduct audio surveys to confirm presence / absence. If present, avoid amplified noise and outdoor lighting after dark during peak breeding season (Spring-Summer)
L (5)	Several events per fortnight in total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	As per acoustic report (Acoustic, 2023)	As per impact mitigation strategies. Used all year, and preferably during wet season when cassowary food is abundant elsewhere	Conduct audio surveys to confirm presence / absence. If present, avoid amplified noise and outdoor lighting after dark during peak breeding season (Spring-Summer)
M (6)	Several events per fortnight in total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	No more than 1 event per fortnight total across property	As per impact mitigation strategies. Used all year, and preferably during wet season when cassowary food is abundant elsewhere	Conduct audio surveys to confirm presence / absence. If present, avoid amplified noise and outdoor lighting after dark during peak breeding season (Spring-Summer)

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Protect and enhance habitat

The continued protection and enhancement of the previously degraded areas of Speewah Gardens is paramount in balancing the potential risks associated with noise based impacts. In opening more suitable habitat, the sporadic disturbance of noise is further mediated.

Conservation works that have been undertaken for some time now include the control of feral pigs, which have been observed to eat cassowary eggs and displace birds aggressively. It is noted that 14 pigs have currently been removed (Curtis, 2023) and the property managers have been in close contact with Mareeba Shire Council (Love, 2023) to work together in trapping feral pigs.

Furthermore, significant environmental weeds such as Lantana, African Tulip Tree, (listed as restricted matter under Biosecurity Act 2014) and Brillantasia (emerging environmental weed) are being controlled with organic methods to help restore the non-remnant areas which contain Category R and C vegetation. It is also desirable to control Guinea grass on fringes, and support natural regeneration in these areas, which will continue to attenuate noise disturbance into the surrounding vegetation and provide a more natural forest structure to support Cassowary movement.

The flora survey conducted on the 14/8/23 identified three CEEVNT flora species, of which the nursery is in a good position to propagate, and redistribute across the property (and broader community) to assist in stabilising the threatened populations.

As mentioned previously, with the fencing of the two areas containing the function sites, the corridor which runs between them is reinforced for the foreseeable future, and supports the broader conservation efforts in line with the Mareeba Shire Council environmental overlays.

Broader contribution

It is recommended that where possible, the property managers provide cassowary occurrence data to an online platform to assist in the broader management of cassowary populations. Inaturalist, the Atlas of living Australia, and Wildnet (DES) are suggested.

Considering the data presented, and the application of such impact mitigation strategies, it is believed that noise pollution from the Speewah Gardens function facility is not likely to have detrimental impacts on the sites biodiversity, or its adjacent conservation areas.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



DCCEEW EPBC Act 1999

On the 15/8/23, DAWE was contacted to confirm the decision-making processes in this report as sufficient to reduce significant impact, and avoid an EPBC referral. After self-assessment of the ongoing potential noise impacts associated with development application, it is believed that significant impacts are unlikely and the below points (as per DCCEEW guidelines) demonstrate the decision-making process.

1. Are there any matters of national environmental significance located in the area of the proposed action?

A PMST report has identified a number of Critically endangered, endangered and vulnerable species or species habitat that may, be likely, or are known to occur within area.

2. Considering the proposed action at its broadest scope, is there potential for impacts on matters of national environmental significance?

The potential for impact exists, noise pollution may disrupt the use of habitat in various ways according to the species and their particular requirements. Concerns are present for the known Cassowary population in the refuges to the North, and the corridor on the property in question which connects the refuges to comparable private properties.

At its broadest scope, it is estimated that one major (150 person/Foreground entertainment) and several minor events may be averaged per fortnight. The location and intensity of noise from such an event is highly variable. Based off the potential noise impact areas (at 105db), it is estimated that at site M (the most ecologically remote site) there would be approximately one hectare of remnant vegetation, and two hectares of non-remnant vegetation that may be exposed to noise pollution (Poje, 2023). However, according to the recommendations in the noise impact assessment events of up to 98dB, comparable to a small rock band, can be expected (Acoustic, 2023). Due to the exponential and variable nature of sound, it is difficult to estimate what sort of area based reduction results from this, however it is believed to be significantly less. Considering the size of the property in question, at any given time, the minimum 50+ hectares for a Cassowary home range (cassowaries, 2023) of remnant vegetation remains available, on top of available non-remnant vegetation (approx. 13 hectares).

The overall duration of the broadest potential event is 17 hours (Acoustic, 2023), which leaves 319 hours for that given area. Events of around 6 hours are more likely. It is noteworthy that the property in question is used for intensive horticulture (for around 40 years) and noises such as chainsaws, tractors, cement mixers and other loud equipment is not uncommon on a day to day basis. These activities are typically restricted to the non-remnant vegetation during the day, but will have noise impacts on remnant vegetation of a shorter duration and anecdotal evidence exists which demonstrates the cassowary population has adapted to, and even inspected such activities at close proximity. Prior to being used for intensive horticulture the section of the property in question had been completely cleared since the 1890's, so a long history of disturbance exists and suggests the surrounding environment will be adjusted accordingly.

Research (Poje, 2023) suggests that noise pollution which is in line with the recommended impact mitigation strategies will not cause off site impacts (to neighbouring refuges), or indirect impacts to

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



habitat and fauna abroad. There are no downstream, downwind, upstream, upwind, or facilitated impacts that are believed to be caused by the mitigated potential noise pollution.

3. Are there any proposed measures to avoid or reduce impacts on matters of national environmental significance?

Numerous avoid and minimise, along with protect and enhance strategies have been employed to reduce potential noise impacts, they include;

- No clearing of remnant, or non-remnant vegetation (only removal of invasive flora)
- No more than one major event per fortnight, but smaller events may happen more often
- “potential noise impact areas” identified, and no noise over “wind noise” to reach neighbouring refuges (Poje, 2023)
- Event noise levels in line with EPA QLD noise standards as per noise impact assessment (Acoustic, 2023).
- Recommend managing noise levels and monitoring their impacts for the first 12 months. if impacts are observed then additional management practices should be investigated.
- Recommend incremental volume increases to “gently alert” fauna of events
- Continued increase in overall habitat quality through organic removal of invasive flora and fauna (Feral pigs, Lantana, Brilliantaisia, African tulip tree, Guinea grass) and support for natural regeneration. Note the area of occupation was initially cleared around 1890, was completely cleared in the 1950’s, and is now at around 70% foliage cover again.
- Seasonal rotation of sites used to avoid continual disruption. Specially for listed frogs when breeding near waterways, and Cassowary when foraging for food in the dry season or using corridor in general
- Contribute to broader Cassowary management with occurrence data via online platforms
- Ongoing monitoring and reassessment to work in conjunction with previously established baseline of observations via camera traps and property occupants.
- Fencing to support existing corridor (identified in local government overlays) and avoid undesirable contact with humans during events
- Minimum cassowary home range available in remnant vegetation at any given time on the property in question, along with comparable neighbouring properties
- Recommend propagating EVNT flora identified on property and using to revegetate/stabilise surrounding populations
- No patron vehicle traffic to enter site beyond (potentially fenced) car park at front of property

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



4. Are any impacts of the proposed action on matters of national environmental significance likely to be significant impacts?

The below tables have been prepared in conjunction with the previous sections of this report to demonstrate potential significant effects to EPBC listed flora and fauna in relation to the previous questions. Note, it is believed no significant impacts are present.

Table 4: Critically endangered or endangered species (within PMST report) significant impact criteria and outcome.

Scientific Name	Common Name	Class	Simple Presence	Presence Text	Threatened Category	lead to a long-term decrease in the size of a population	reduce the area of occupancy of the species	fragment an existing population into two or more populations	adversely affect habitat critical to the survival of a species	disrupt the breeding cycle of a population	modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	result in invasive species that are harmful to critically endangered or endangered species becoming	introduce disease that may cause the species to decline, or	interfere with the recovery of the species.	Other
<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew	Bird	May	Species or species habitat may occur	Critically Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Leichhardtia oraujacca</i>	null	Plant	May	Species or species habitat may occur	Critically Endangered	No	No	No	No	No	No	No	No	No	N/A
<i>Callidris ferruginea</i>	Curlew Sandpiper	Bird	May	Species or species habitat may occur	Critically Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Litoria nyakalensis</i>	Mountain Mistfrog, Nyakala Frog	Frog	Likely	Species or species habitat likely to occur	Critically Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Phlegmariaurus squarrosus</i>	Rock Tassel-fern, Water Tassel-fern	Plant	May	Species or species habitat may occur	Critically Endangered	No	No	No	No	No	No	No	No	No	N/A
<i>Casuarus casuarinus johnsonii</i>	Southern Cassowary, Australian	Bird	Known	Species or species habitat known to occur	Endangered	No	Not to significant level	No	No	Mitigation strategies in place	No	No	No	No	N/A
<i>Riostratula australis</i>	Australian Painted Snipe	Bird	Likely	Species or species habitat likely to occur	Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Diplazium pallidum</i>	null	Plant	Known	Species or species habitat known to occur	Endangered	No	No	No	No	No	No	No	No	No	N/A
<i>Erythrouria rarchis radiatus</i>	Red Goshawk	Bird	Likely	Species or species habitat likely to occur	Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Phascogalea cinerea</i> (combined populations of QLD, NSW and the ACT)	Kaala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Mammal	Likely	Species or species habitat likely to occur within area	Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Vappodes lithocola</i>	Dwarf Butterfly Orchid, Cooktown Orchid	Plant	Likely	Species or species habitat likely to occur	Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Polyphebius endlicherianum</i>	Middle filmy Fern	Plant	Likely	Species or species habitat likely to occur	Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Dasyurus hallucatus</i>	Northern Quoll, Dugal (Dugal, Yindjibarndi, Wiyimadda)	Mammal	Known	Species or species habitat known to occur within area	Endangered	No	Not to significant level	No	No	Mitigation Strategies in place	No	No	No	No	N/A
<i>Pteropus compicillatus</i>	Spectacled Flying-fox	Mammal	Known	Species or species habitat known to occur	Endangered	No	Not to significant level	No	No	Mitigation Strategies in place	No	No	No	No	N/A
<i>Bettongia tropica</i>	Northern Bettong	Mammal	Likely	Species or species habitat likely to occur	Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Dasyurus maculatus gracilis</i>	Spotted-tailed Quoll (North Queensland), Varri	Mammal	May	Species or species habitat may occur	Endangered	No	Not to significant level	No	No	No	No	No	No	No	N/A



Ecological Report : 121 Douglas Track, Speewah, QLD 4881

Table 5: Vulnerable species (within PMST report) significant impact criteria and outcome.

Scientific Name	Common Name	Class	Simple Presence	Presence Text	Threatened Category	lead to a long-term decrease in the size of an important population of a species	reduce the area of occupancy of an important population	fragment an existing important population into two or more populations	adversely affect habitat critical to the survival of a species	disrupt the breeding cycle of an important population	modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat	Introduce disease that may cause the species to decline	Interfere substantially with the recovery of the species	Other
<i>Mosaburmys gouldii rastroides</i>	Black-footed Tree-rat (north Queensland), Shaggy Rabbit-rat	Mammal	May	Species or species habitat may occur within area	Vulnerable	No	No	No	No	No	No	No	No	No	N/A
<i>Falco hypoleucos</i>	Grey Falcon	Bird	Likely	Species or species habitat likely to occur within area	Vulnerable	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Litoria dayi</i>	Australian Lace-lid, Lace-eyed Tree Frog, Day's Rip-eyed Treefrog	Frog	Likely	Species or species habitat likely to occur within area	Vulnerable	No	Not to significant level	No	No	Mitigation Strategies in place	No	No	No	No	N/A
<i>Macrodarma gigas</i>	Ghost Bat	Mammal	Likely	Species or species habitat likely to occur within area	Vulnerable	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Rhinolophus robertsi</i>	Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat	Mammal	Likely	Species or species habitat likely to occur within area	Vulnerable	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Hipposideros semoni</i>	Semon's Leaf-nosed bat, Greater Wart-nosed Horseshoe bat	Mammal	May	Species or species habitat may occur within area	Vulnerable	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Tyto novaehollandiae kimberli</i>	Masked Owl (northern)	Bird	Likely	Species or species habitat likely to occur within area	Vulnerable	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Hirundapus coudeactatus</i>	White-throated Needletail	Bird	Known	Species or species habitat known to occur within area	Vulnerable	No	Not to significant level	No	No	Mitigation Strategies in place	No	No	No	No	N/A
<i>Myrmecodia beccarii</i>	Ant Plant	Plant	May	Species or species habitat may occur within area	Vulnerable	No	No	No	No	No	No	No	No	No	N/A
<i>Diplazium cordifolium</i>		Plant	Likely	Species or species habitat likely to occur within area	Vulnerable	No	No	No	No	No	No	No	No	No	N/A
<i>Phaius pictus</i>		Plant	Likely	Species or species habitat likely to occur within area	Vulnerable	No	No	No	No	No	No	No	No	No	N/A
<i>Saccolaimus saccolaimus nudicinctus</i>	Bare-rumped Sheath-tailed Bat, Bare-rumped Sheath-tail Bat	Mammal	Likely	Species or species habitat likely to occur within area	Vulnerable	No	Not to significant level	No	No	No	No	No	No	No	N/A
<i>Zaaxine polygonoides</i>	Velvet Jewel Orchid	Plant	Likely	Species or species habitat likely to occur within area	Vulnerable	No	No	No	No	No	No	No	No	No	N/A
<i>Allocylon flammeum</i>	Red Silky Oak, Queensland Waratah, Tree Waratah	Plant	Likely	Species or species habitat likely to occur within area	Vulnerable	No	No	No	No	No	No	No	No	No	N/A

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



6. Additional Environmental Compliance

Biosecurity Act 2014

Under the Biosecurity Act 2014, every Queensland resident has a “General Biosecurity Obligation” (GBO).

The Act states (S24) that a person has “an obligation (a **general biosecurity obligation**) to take all reasonable and practical measures to prevent or minimise the biosecurity risk.”

In short, this means that landholders are legally obliged to manage biosecurity risks such as invasive flora and fauna to prevent negative impacts to biosecurity considerations such health, agriculture and the environment. Suitable measures include controlling weeds, cleaning construction/garden equipment before entering and leaving site and engaging various biosecurity programs to survey and control pests on the property.

- Property exists within National Electric Ant Eradication Program Biosecurity Zone. Category 1 listed pest, notify authorised inspector within 24 hrs of suspected identification.
- Property may exist within Yellow Crazy Ant Eradication Program Biosecurity Zone. Category 2 listed pest, notify authorised officer within 24 hrs of suspected identification.
- Property may exist within National Tropical Weeds Eradication Program Biosecurity Zone, NTWEP notify authorised officer within 24 hrs of suspected identification.

Figure 13: Electric ants (*Wasmannia auropunctata*).



Figure 14: Yellow Crazy ants (*Solenopsis gracilipes*).



Figure 15: Several species controlled by the NTWEP and a native Melastome look alike.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Local Government (MSC)

Pet By-laws

It is recommended all domestic pets are kept according to local government guidelines. A summary is provided below but it is advisable to contact your local office for the most up to date version.

Cats

Mareeba Shire Council has laws and regulations (Local Law 2) regarding pets.

It is an offence to;

- Keep more than two cats on any property
- To allow cats to wander onto public or other private property
- Or to keep cats without a microchip

Failure to comply with these laws and regulations may lead to your cat being impounded, fines, and can cause significant loss of life to native wildlife by either direct attack or disturbance.

Microchipping and desexing your cat is important, it can help find your pet if lost and also prevent unwanted breeding which often puts further pressure on local wildlife.

- Cats born after 1 July 2009 must be microchipped before three months old
- Cats born before 1 July 2009 need to be microchipped if they are being sold or given away
- De-sexing is encouraged, but not compulsory

It is possible that without a microchip to identify that it has an owner it may be considered to be a stray or feral cat.

Dogs

Any dog residing on urban residential, rural residential, rural properties must be registered annually.

Dogs must be kept in a sufficient enclosure that prevents them from interfering with local wildlife. There are minimum standards for keeping dogs;

- enclosures must be cleaned regularly and waste disposed of so as not to create a nuisance or health hazard
- adequate food and water must be provided
- adequate space must be provided for each dog
- not permitting any dog to be kept in such a manner as to be a nuisance, likely to cause an injury or health hazard.

Dogs are required to be leashed at all times when outside of private property, and must be under continuous supervision. This helps avoid distress and fatalities to wildlife such as wallabies and Cassowaries, which is a significant problem in the Mareeba Shire / Wet Tropics region. Several community groups are actively working to protect local rare and threatened fauna, as such compliance from landholders is a great service to both the community and its natural ecosystems.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



7. Conclusion

In the context of Speewah Gardens diverse ecosystem, this proposal represents a pivotal juncture where responsible development and ecological preservation converge. It holds the potential to serve as a model for harmonizing celebratory activities with the integrity of a cherished natural habitat.

The repository of over 660 plant species, including palms, cycads, exotics, and tropical fruit trees, stands as an indicator of the site's exotic botanical richness, which even in non-remnant areas maintains the presence of key inhabitants like the Southern cassowary and the tapping green-eyed tree frog.

Guided by principles of environmental prudence, a suite of mitigation strategies comes forth as a pragmatic approach. The strategic utilization of seasonal site use and rotation, complemented by the placement of directional speakers, often indoors, demonstrates a deliberate effort to minimize potential disturbances. The consideration of incremental volume increases during events adds an additional layer of impact mitigation.

Central to the preservation ethos is the commitment to avoid any form of vegetation clearing, irrespective of its classification. In tandem, responsible vehicular practices and the promotion of alternative transportation options align with the overarching sustainability narrative and help minimise disturbance to neighbouring properties.

In working with the recommendations of an acoustic survey, whilst observing and adjusting to any changes in Cassowary behaviour, negligible long-term disturbance can be expected to all inhabitants of the Speewah region.

As this report concludes, it underscores the potential for a pragmatic alliance between celebratory pursuits and ecological sensitivity. The Speewah Gardens proposal, steered by a framework of vigilance and strategic intervention, offers a potential blueprint - one where festive activities coexist seamlessly with the rhythm of the natural world. This endeavor can serve as a template, not only for the local context but as a benchmark for endeavors that strive to balance human endeavors with the imperative of ecological preservation.

8. Errors

Error may exist in maps due to spatial reliability, please ensure all works are ground truthed and relevant authorities consulted prior to works.

Plant names may appear incorrect on timed meander map, however have been corrected within the species list.

Surveys were carried out within the best possible times regarding project requirements and seasonal characteristics displayed by significant flora. None the less, some plants may be incorrectly identified.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



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Ecological Report : 121 Douglas Track, Speewah, QLD 4881



10. Appendix

Appendix 1: RE details

Regional ecosystem details for 7.11.7

Regional ecosystem	7.11.7
Vegetation Management Act class	Least concern
Wetlands	Not a Wetland
Biodiversity status	No concern at present
Subregion	8, 9, 7, (5), (3), (3.2), (9.3)
Estimated extent1	Pre-clearing 28000 ha; Remnant 2019 26000 ha
Extent in reserves	High
Short description	Complex notophyll vine forest with Agathis robusta emergents on foothills and uplands on metamorphics
Structure category	Dense
Description	Complex notophyll vine forest with Agathis robusta (kauri pine) emergents. Metamorphics foothills and uplands, of the moist rainfall zone. (BVG1M: 5c)
Vegetation communities in this regional ecosystem include:	7.11.7a: Complex notophyll vine forests (with emergent Agathis robusta). Foothills and uplands of areas excluding the Seaview Range Subregion. Moist rainfall zone. Not a Wetland (BVG1M: 5c)
	7.11.7b: Complex notophyll vine forests (with emergent Agathis robusta) recovering from disturbance, with Acacia spp. canopy or emergents. Foothills and uplands on metamorphics, of the moist rainfall zone. Not a Wetland (BVG1M: 5c)
	7.11.7c: Complex notophyll vine forests (with emergent Agathis robusta). Foothills and uplands on greenstone, of the moist rainfall zone. Not a Wetland (BVG1M: 5c)
	7.11.7d: Complex notophyll vine forests. Foothills and uplands of the Seaview Range subregion. Moist rainfall zone. Not a Wetland (BVG1M: 5c)
	7.11.7e: Low closed forest of mixed sclerophyll and vine forest species. Rocky metamorphic slopes. Not a Wetland (BVG1M: 5c)
Supplementary description	Stanton and Stanton (2005), Q6, M6, (and Qld Herbarium and WTMA (2005) M6a), M6(a), M6(b), Z6, M183; Tracey and Webb (1975), 6
Protected areas	Kuranda NP, Ngalba Bulal NP, Daintree NP, Little Mulgrave NP, Mowbray NP, Dinden NP, Macalister Range NP, Barron Gorge NP, Paluma Range NP, Kuranda West FR, Mount Whitfield CP, Smithfield CP, Mount Windsor NP, Barron Gorge FR, Danbulla South FR, Gadgarra NP, Dinden CP, Woornoonoran NP, Kuranda FR, Mount Lewis NP, Macalister Range FR, Mount Peter CP, Earl Hill CP, Mowbray CP, Dinden West FR
Special values	Potential habitat for NCA listed species: Acalypha lyonsii, Alloxyylon flammeum, Alpinia hylandii, Bryobium dischorens, Mischocarpus albescens, Phyllanthera grayi, Coleus gratus, Senegalia albizioides, Sphaerantia discolor, Toechima pterocarpum, Wetria australiensis
Fire management guidelines	STRATEGY: Do not burn deliberately. Mosaic burning in surrounding fire-adapted ecosystems will minimise spread and severity of wildfire during severe weather events. ISSUES: Occasional hot fires in adjoining communities may be required to prevent expansion of rainforest elements. Edges are generally self-protecting but back burning from rainforest edges may be desirable. The occurrence of high biomass grasses in or adjacent to rainforest may detrimentally affect rainforest during fire events associated with dry weather.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Comments	<p>7.11.7: A number of canopy species are deciduous, and heavy leaf fall is characteristic in the dry season. At the drier extremes (western margin) of this community's range, species such as <i>Buchanania arborescens</i>, <i>Canarium australianum</i>, <i>Pleogynium timorense</i>, <i>Strychnos psilosperma</i> and the grass <i>Leptaspis banksii</i> are typical. A feature of this regional ecosystem is the large number of tree species shared with the subtropical forests of the Southeast Queensland bioregion. Accordingly, there are very few regional endemics present. Floristically neither rich or poor and very similar structure, composition and assemblage to 7.12.7. Most accessible areas have been extensively logged in the past. Mainly from Gordonvale north, on eastern and central ranges. One small area northwest of Paluma.</p>
	<p>1 Estimated extent is from version 12.1 pre-clearing and 2019 remnant regional ecosystem mapping. Figures are rounded for simplicity. For more precise estimates, including breakdowns by tenure and other themes see remnant vegetation in Queensland.</p>

Appendix 2: Acronyms

ADVCC – Accepted development clearing codes

ANPC – Australian Network for Plant Conservation

AVH – Australian Virtual Herbarium

BA – Biosecurity Act 2014

CIA – Clearance Impact Area

DCCEEW – Department of Climate Change, Energy, the Environment and Water

EPBC – Environmental Protection and Biodiversity Conservation Act 1999

CEEVNT – Critically Endangered, Endangered, Vulnerable, Near Threatened

DES – Department of Environment and Science

DR – Department of Resources

DSC – Douglas Shire Council

LG – Local Government

MSC – Mareeba Shire Council

NCA – Nature conservation Act 1992

RE – Regional Ecosystem

VMA – Vegetation Management Act 1999

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Appendix 3: Feral pig control and Cassowary camera trap results from Speewah Gardens



Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Appendix 4: About the Author

Julian Pitcher (SQP)

Julian completed his Diploma in Conservation and Land Management in 2008 and has since been actively engaged in the environmental industry as both a professional and citizen scientist. As a result, he possesses a diverse range of skills in land management, film production, flying remote piloted aircraft, digital data collection, and writing development applications/ecological reports

He has developed resources and delivered accredited training under various RTO's which covered CLM units such as identify plants, develop a management plan, control weeds, and workplace health and safety. His DIY site management planner has been taken on by Land Care groups and assisted with the training of local land officers.

After spending several years in training and conducting restoration works, Julian commenced work for Biosecurity Queensland as an authorised officer surveying for invasive species in the National Tropical Weeds Eradication Program. During this time, he identified and collected additional data on various orchids and saprophytes (*Anoectochilus papuanus*, *Aphyllorchis anomala*, *Vrydagzynea albostrata*, *Sciaphylla sp.*, and *Gymnosyphon sp.*, among others) which assisted the Australian Tropical Herbarium, and also international botanists. He continues these relationships today by contributing data to ongoing projects. His training has also been furthered with short plant identification courses conducted by the ATH, along with venomous snake handling qualifications and remote sensing licences.

A keen orchid enthusiast, Julian has been successful in attaining funding from the Australian Orchid Foundation and producing a series of films promoting native orchids, their conservation issues and the stakeholders supporting them. In addition to this, Julian has been mapping native orchids for over ten years and recorded data on more than 2000 populations. This information is again assisting the ATH and other citizen science projects such as Wild Orchid Watch.

SQP evidence can be viewed via the link/attachments with original submission email, or provided upon request. Previously successful impact management plan submitted with evidence includes 271 Oak Forest road, Ecological report 2022.

Ecological Report : 121 Douglas Track, Speewah, QLD 4881



Disclaimer

Whilst all care has been taken to present the necessary information to the most accurate degree it should be noted that the surveys conducted upon the property in question are not fully comprehensive and unidentified flora and fauna may exist. Spatial data is based upon the reliability of data sources and some error may exist as a result. Care should be taken by the landholders to ensure compliance is met with all relevant agencies and authorities. Approval of applications and alike cannot be guaranteed by Land Plan.

From: "karen kaye" <sanfrandisko@gmail.com>
Sent: Tue, 7 Nov 2023 23:16:18 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: 121 Douglas track soewah submission
Categories: Chantel;Added to ECM

Dear Mareeba shire councillors

Regarding the submission for 121 Douglas track speewah

I do not support the proposal . I also live not far from property on Douglas track and I do not support it

The traffic will increase there is always a problem with cars driving fast down Douglas track. With potential of drunk drivers .

The fact that this is a highly sensitive area for cassowaries of which they have fenced out of their property but we have chicks and adult cassowaries walking on the roads in our neighbourhood and that area behind 121 is a cassowary sanctuary . We walk down there regularly and always finding cassowary poops.

The noise levels will travel to our homes and we came to Speewah to live a quiet existence.

There are in fact a lot of elderly people residing in our neighbourhood.

The other animals that will be affected.

I believe a 10 o'clock curfew was made in respect for neighbours . Mostly people abide by this curfew but when someone is making money at the expense of another's discomfort I don't think it's fair.

Sound travels throughout our neighbourhood and we can always message our neighbours if there's a problem but when a business has organised a paid event then our rights are taken away as they couldn't shut down a paid event

I can hear earth works happening in that area during the day. I don't want to deal with extra noise and traffic especially later in the evening .

Kind regards karen kaye

Submission to Oppose Development Application**MCU/23/0014 – Function Facility****121 Douglas Track, Speewah Qld****Submission address: mkz019@outlook.com****This submission was prepared by the following people:****Sharon Taylor: 44-46 South Arm Drive, Wonga Beach Qld 4873****Michael Kunze: 131 Veivers Dve, Speewah Qld 4870****Julia Williams: 3b Teresa St, Freshwater Qld 4870**

We have prepared and submitted this report to oppose the development application at the above address due to the concerns as stated below.

Noise

The proposal is for a function facility to be located near the road end of the Douglas Track. The applicant is seeking approval for wedding ceremonies and other events to be conducted on site until 12pm on given event day. The report does not clearly state what these other events may be, however the acoustic report is referencing rock bands and DJ'. As the acoustics report author has referenced such events, we as village residents can for see that is what is to be expected at this location. The location of the acoustics test was noted to be in close vicinity to a known commercial arborist's wood chipper at 111 Douglas Track that has had numerous noise complaints in the past. It is unknown if the wood chipper was running during this initial test. The noise report was also noted to use vegetation as buffering. However, the vast majority of vegetation located between the proposed event facility and the residential areas on Veivers Dve are separated by a gazetted road which is heavily vegetated. Any future development of this gazetted road will require the vegetation to be removed and increase noise to the residential areas significantly. Additionally, residents on Veivers Dve have endured continued excessive machinery noise, substantial

smoke from burning vegetation and building noise since the start of 2022. The area in which this development is proposed is generally very peaceful and quiet and I invite the assessment manager to visit the area on any given evening to experience the peace and tranquillity before making any decision to approve such development.

Traffic

Access to the proposed function facility is via Douglas Track from the Kennedy Highway. This road was never designed for commercial access of trucks, buses and multiple cars to an event facility. In fact, the road is commonly used by people walking, horse riding and cycling. The causeway's are sometimes flooded and can trap people in heavy rain at the Eastern end of Douglas Track and Veivers Dve for up to 6 hours. It is also noted the entrance to the event facility has a section of unsealed road, dust caused from multiple vehicles may be a health concern for existing residences in the area and may cause problems in wet conditions also. The proposed carpark does not appear to have allowances for trucks and buses that are required for transportation, event organisers, sewerage trucks and attendees. Furthermore, the existing access crossover is located in the junction of Douglas Track and a future road. This location is obviously not ideal for commercial access.

Rural Zone Code

The existing development at the proposed property with multiple sheds, dwellings and greenhouses is significant compared to other allotments in the vicinity. A quick look on the Speewah Gardens website shows advertising for short term accommodation and what appears to be a commercial nursery with enquiries from the public and wholesale clients directed to an address and phone number. Proposed event areas (Area A and B) on the site plan, adjacent the gazetted road on the Western Side is very close to this road frontage. When the vegetation is removed from the future gazetted road these areas would be visible from neighbouring residential allotments and noise from such events would be significantly increased. All event areas look to be already developed before seeking approval from council and one has to wonder whether this function facility development application is an afterthought. The proposed function facility is significantly different to what is accepted development in Mareeba Shire Council Rural zones. Additionally, this particular site is located adjacent to existing residential houses and within a wildlife corridor. It seems to us that the correct due diligence was not completed at the time of purchase for this type of development.

Existing unused venues in the area

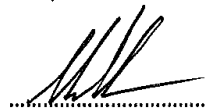
Speewah is a beautiful peaceful village with local Horse enthusiasts and mainly rural residential living. People in this area go about their business with little disruption to their daily lives. The area already has an entertainment facility at the entrance to Speewah which is a much more suitable location than the proposed. We attended a live band function at the Speewah Tavern to assess if additional function facilities are required, we noted less than 10 people were in attendance of this live band on the 10/11/23 at 7pm. Our conclusion was this function facility is not required in the village and as such we oppose the Development application for the above reasons.

Regards

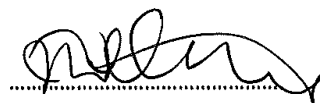
Sharon Taylor



Michael Kunze



Julia Williams



From: "Snapforms Notifications" <no-reply@snapforms.com.au>
Sent: Wed, 15 Nov 2023 18:07:00 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: New submission: Website Contact Form
Attachments: Website_Contact_Form_2023-11-15T19-06-55_14463944_0.pdf
Categories: Added to ECM;Chantel

First Name: Jo-Anne

Last Name: Pine

Email Address: jpine59@hotmail.com

Postal Address: 37 Douglas Track, Speewah QLD, Australia

Business Hours Phone Number: 0417101381

What does your enquiry relate to?: Other

How would you like to be contacted?: Phone

What location does your request relate to?: Speewah Gardens

What is your request?: Dear Mayor, I wish to make an objection to the proposed Speewah Gardens Function Centre. There are so many houses around that will be disturbed by the noise not to mention all the wildlife on the roads at night. If a car should hit one of these animals not only will it destroy the animal but also the car. The road up to Speewah Gardens is nonexistent. The traffic will be too much for residents of this area. Cars up and down the road. People have moved to get away from city noise and now you and this company want to bring the noise here. I would like to say more but I am too angry and scared that you and the Council will pass the project. We have a perfectly good Tavern down the road which can accommodate any wedding, and they have built in toilets. So please think Twice or even three times before you even consider passing this project. My parents and I have lived in this area for 42 years and it has changed so much some for the better and some not. This will definitely not be for the better. I am not the only one to think this. Regards Jo-Anne Pine

First Name *

Jo-Anne

Last Name *

Pine

Email Address *

jpine59@hotmail.com

Postal Address *

37 Douglas Track, Speewah QLD, Australia

Business Hours Phone Number *

0417101381

What does your enquiry relate to? *

Other

How would you like to be contacted? *

- ☐ Letter in the mail
- ☐ Email
- ☒ Phone
- ☐ I do not need to be contacted

What location does your request relate to? *

Speewah Gardens

When reporting to Council, please be as descriptive as possible. If you are unsure of an exact address, describe the surrounding area or nearby land marks or signage.

What is your request? *

Dear Mayor, I wish to make an objection to the proposed Speewah Gardens Function Centre. There are so many houses around that will be disturbed by the noise not to mention all the wildlife on the roads at night. If a car should hit one of these animals not only will it destroy the animal but also the car. The road up to Speewah Gardens is nonexistent. The traffic will be too much for residents of this area. Cars up and down the road. People have moved to get away from city noise and now you and this company want to bring the noise here. I would like to say more but I am too angry and scared that you and the Council will pass the project. We have a perfectly good Tavern down the road which can accommodate any wedding, and they have built in toilets. So [lease think Twice or even three times before you even consider passing this project. My parents and I have lived in this area for 42 years and it has changed so much some for the better and some not. This will definitely not be for the better. I am not the only one to think this.

Regards
Jo-Anne Pine

Attachments

[Browse](#)

Please attach any media or documentation relating to your request. For files over 10 MB, please use another means of transmission such as cloud sharing or USB storage device.

Collection Notice: Mareeba Shire Council is collecting your personal information in order to process your maintenance/service request. Your personal information will not be used for any other purpose and will not be disclosed to any other entity or person without your express consent or we are required by law. Your personal information will be handled in accordance with the provisions contained within the Information Privacy Act 2009 (Qld).

From: "Alison Ylstra" <alihoo@icloud.com>
Sent: Fri, 17 Nov 2023 06:21:27 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Objection RE:MCU/23/0014 Application for Developement Permit for material change of use -Function facility
Categories: Chantel;Added to ECM

Dear Sir/Madam

I would like to express my objections for the proposed development and change of use for a function facility of speewah gardens./ rosebud farm.121 Douglas track,speewah.Lot 45 on N157358

The noise pollution of wedding music until midnight would be unacceptable for this quiet community where noise travels freely.

The additional traffic and noise to and from the venue along the Douglas track will kill and destroy our wildlife and the very unique nature of the area.

The environmental impact on the Douglas track from the noise,lights,and pollution would spoil our trail walks or horse rides through the beautiful rainforest,home to the protected cassowary and many other rare or endangered species.

As a resident of Speewah for 15 plus years ,I will be so disappointed if this development is approved as it will impact on the well being and amenity of the surrounding area and community,we will lose our peaceful lifestyle that we moved here for to enjoy.

Kind regards
Alison ylstra
90 veivers drive
Speewah
4881

Sent from my iPad

From: "S Ostwald" <sostwald74@gmail.com>
Sent: Fri, 17 Nov 2023 08:28:51 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Fwd: URGENT - Mareeba Council - Objection to Facility at 121 Douglas Track Speewah
Attachments: 20231117082948717.pdf
Categories: Chantel;Added to ECM

----- Forwarded message -----

From: Suzie Ostwald <suzie.ostwald@rightathome.com.au>
Date: Fri, 17 Nov 2023, 8:27 am
Subject: URGENT - Mareeba Council - Objection to Facility at 121 Douglas Track Speewah
To: S Ostwald <sostwald74@gmail.com>

Kind Regards

Suzie Ostwald | Community Relations Officer
Right at Home Far North Queensland

To improve the quality of life for those we serve

30 Water Street, CAIRNS, QLD 4870
71 Edith Street, INNISFAIL, QLD 4860
PO Box 637, BUNGALOW, QLD 4870
P. (07) 4220 9883 | www.rightathome.com.au

Right at Home is a commercial in-home care provider, offering a comprehensive range of services which includes: aged, disability, reablement, Hospital in the Home (HitH), transport and support post-surgery or to appointments, social support, healthcare assessments, chronic conditions and palliative care. Our innovative approach to care is delivered by a diverse range of skilled staff ranging from Care Companions, Personal Care Workers, Enrolled and Registered Nurses. We are confident that our care model provides excellent value for money, drawing on local and international experience, ensuring we are flexible, responsive, relevant and effective.

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-----Original Message-----

From: care.fnq@rightathome.com.au <care.fnq@rightathome.com.au>

Sent: Friday, November 17, 2023 8:30 AM

To: Suzie Ostwald <suzie.ostwald@rightathome.com.au>

Subject: Message from "RNP58387974F1E8"

This E-mail was sent from "RNP58387974F1E8" (IM C4500).

Scan Date: 11.17.2023 08:29:48 (+1000)

Queries to: care.fnq@rightathome.com.au

Document Set ID: 4293204
Version: 1, Version Date: 17/11/2023

To: The Assessment Manager (Mareeba Shire Council)

Re: MCU/23/0014 - Function facility at 121 Douglas Track, Speewah.

Contact address for this submission:

137 Veivers Dve, Speewah Qld 4881

Email: sostwald74@gmail.com

We are the resident owners of 137 Veivers Dve, Speewah Qld and 94 Scenic Dve Speewah Qld and are writing this submission to oppose the proposed development at the above address for the following reasons:

- Access to the property involves driving down the Douglas Track from the Kennedy Highway. The report states the increase in traffic flow will include an additional 58 cars per event, however this does not include attendants travelling with one person in a vehicle from time to time and as such cannot be considered as a reasonable assumption. Additional traffic flow includes buses, trucks for event organisers, sewerage discharge (using portable toilets) and rubbish removal. The Douglas Track is of minimal width and was mostly developed in the late 70's. As per FNQROC standards, it complies as a single lane. The track is used by children riding horses/ bicycles and regular walkers. It has no line markings and has regular complaints from horse riders and other users due to the current traffic conditions. This section of road has no properly constructed verges and no footpath path for pedestrians and the like. During my time living in the area we have frequently used the grassed road verge to simply pass another car in the opposite direction to avoid an accident. The increased traffic flow including the wider buses and trucks will only add to this issue. Furthermore, the causeways on Veivers Dve and Douglas Track are often impassable in wet conditions due to the rapid flow of the creek. This will sometimes prevent attendants from leaving the area and they will be stranded until the creeks subside. These facts were completely missed in the Traffic report, not to mention the additional dust from the unpaved road, crossovers and carparks from trucks, buses and multiple vehicles affecting all residences near the proposed Speewah Garden Function Facility. This additional traffic flow, dust and sometimes impassable road will affect the staff, attendants and existing residents at this residential area in this location. Additionally the existing crossover access to the property is on the corner of a gazetted road and Douglas Track. Access to the new function facility would be in a dangerous position when the existing gazetted Road is developed. I would suggest this would be highly inadequate for a commercial crossover location. As such, we consider access to the property from the Kennedy highway to be grossly inadequate for this type of development due to safety concerns for this type of development.
- The current significant development at this site is excessive in regard to the acceptable outcomes of the Rural Zone requirements of the Mareeba Shire Council Planning Scheme. From the information provided the site currently has multiple sheds, greenhouses outbuildings, dwelling extensions and dwelling's scattered throughout the allotment, with vast distances between all development. The site is currently used as a nursery/shop selling produce (see Appendix A) and Speewah Gardens is also offering short term accommodation

and preparation of food for visitors (see Appendix B). The current marketing for this cottage suggests to us that they will have further Development Applications to convert existing outbuildings and dwelling extensions into other short term accommodation such as what is promoted in this article to this already over developed allotment. The Noise report appears to suggest that it would be suitable to have weekly events adjacent to Residential areas and nearby World Heritage Areas. The report includes assessment for Rock/Blues bands and DJ's which suggests the events will not all be quiet wedding ceremonies. The noise report also uses existing vegetation in a Gazetted Road for sound buffering. We consider the Function facility report to lack detail and provide exact event types. The adjacent residences and wildlife will be forced by the Assessment Manager to endure these events on a weekly basis if this development is approved. Such development is known to reduce property values of nearby addresses and field multiple complaints to police to attend and attempt to reduce noise, light and emissions. This would cause additional strain on our services and none of this has been considered in the report. It is also noted the nearest police station at the proposed event times is located at Smithfield. An example of this type of disruption is the Kuranda Amphitheatre which is well documented to have these types of complaints from nearby residences on a regular basis. In addition, to this the site is a well-known Cassowary and Wildlife corridor. The ecological report suggests no further referrals are needed as per the Environmental Protection Act & Biodiversity Conservation Act 1999, however the report fails to address light for events, noise and emissions from patrons and vehicles and 150+ persons adequately and any other wildlife (other than cassowaries). We highly suggest the Assessment Manager submits this application for referral and further review. The area is a known delicate ecosystem and further developments of this type are considered not suitable and have been refused in the past.

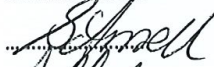
- The village of Speewah is a small area of mostly residential allotments that are generally fully developed. The community currently has a lot of horse riding enthusiasts and is a very quiet-peaceful area that live with little disruption from others in their daily lives. The village also has an existing entertainment precinct at the Speewah Tavern with swimming pool, regular bands and short term accommodation. It's located in a suitable area and is rarely booked out. As such, the village does not require further entertainment facilities. We are all for development, but consider this type of development in this location grossly unacceptable. The events (weddings, parties and Musical events) proposed at this site are out of character for this area. These types of events promote the consumption of alcohol and itinerant behaviour which will destroy the peaceful nature of our village. The subject site is surrounded by residential allotments, dwellings, natural forest, conservation areas and World Heritage Listed Areas. This type of development is obviously not suitable for this area and we propose the Assessment Manager to refuse the Development Application.

Regards


Tyron Steele



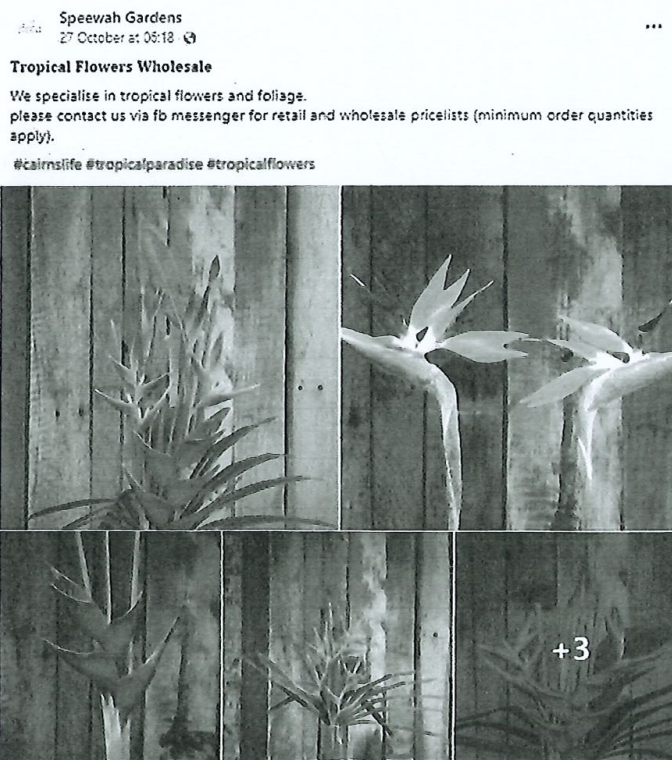
Suzanne Ansell



Trevor Hastie



Appendix A



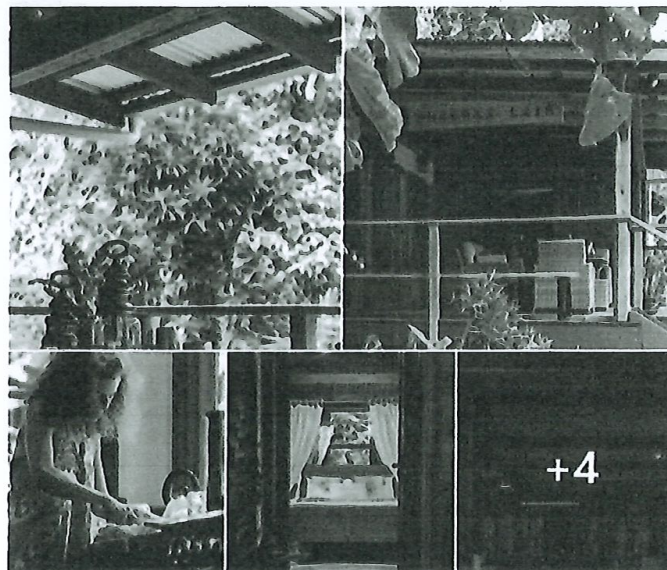
Speewah Gardens marketing produce for sale on site
(extract taken from Speewah Gardens facebook page 4/11/23)

Appendix B

Speewah Garden's Dragaon's Lair Cottage

Rustic vibes amongst tropical gardens!

#tropicalgetaway #cairns #cairnstourism #tropicalparadise #tropical
#cairnslife #tropicalvibes #airbnbhomes #cairnswedding #airbnb



Speewah Gardens marketing short term accommodation.

(extract taken from Speewah Gardens facebook page) 4/11/23

Other persons supporting our application

Name	Address	Signed
TRACEY JORDAN	147 VEIVERS DRIVE SPEEWAH	Jordan
TREVOR JORDAN.	147 VEIVERS DRIVE SPEEWAH	Jordan
TREVOR THOMPSON	147 VEIVERS DRIVE SPEEWAH	Thompson
Helen Kinnane	143 Veivers Drive Speewah	H Kinnane
BRAD KINNANE	143 VEIVERS DRIVE. SPEEWAH	AK

From: "Ruth Beasley" <ruthbeasley@westnet.com.au>
Sent: Fri, 17 Nov 2023 09:36:31 +1000
To: "Info" <Info@msc.qld.gov.au>
Cc: "Cr Angela Toppin" <mayor@msc.qld.gov.au>; "Cr Kevin Davies" <KevinD@msc.qld.gov.au>; "Cr Locky Bensted" <LockyB@msc.qld.gov.au>; "Cr Danny Bird" <DannyB@msc.qld.gov.au>; "Cr Mary Graham" <MaryG@msc.qld.gov.au>; "Cr Lenore Wyatt" <LenoreW@msc.qld.gov.au>; "Cr Mario Mlikota" <MarioM@msc.qld.gov.au>; "ruthbeasley@westnet.com.au" <ruthbeasley@westnet.com.au>
Subject: Development Permit for Material Change of Use – Function Facility, 121 Douglas Track, Speewah. Lot 45 on N157358.
Attachments: Speewah Gdds signed objection.pdf, Speewah Gds objection signed p2.pdf
Categories: Chantel;Added to ECM

Mrs Ruth Beasley
106, Douglas Track,
Speewah Qld 4881
13th November 2023
Ph:40 930 303

Mareeba Shire Council CEO
Attention: Senior Planner :Objection
Mareeba Shire Council,
65, Rankine St.,
Mareeba Qld 4880

To whom it may concern,

Attached please find a letter concerning the proposed Development Permit for Material Change of Use – Function Facility, 121 Douglas Track, Speewah. Lot 45 on N157358.

Yours faithfully,

Ruth Beasley (Mrs)

--

This email has been checked for viruses by AVG antivirus software.

www.avg.com

Mrs Ruth Beasley
106, Douglas Track,
Speewah Qld 4881
13th November, 2023

Ph: 40 930 303

Mareeba Shire Council CEO
Attention: Senior Planner :Objection
Mareeba Shire Council,
65, Rankine St.,
Mareeba, Qld 4880

Objection re: MCU/23/0014

To Whom it May Concern,

I write in connection with the application for a Development Permit for Material Change of Use – Function Facility, 121 Douglas Track, Speewah. Lot 45 on N157358. I have several concerns which lead me to submit this objection.

- Availability of information detailing the proposal. I was unaware until my neighbour, one property closer to the site of the proposal, alerted me. She found out on Facebook. I choose not to belong to Facebook. When I went walking today to view a sign I found one, yes, open to view to the public as is required but one would have to be specifically going to 'Speewah Gardens' to see the sign. I would never have any reason to go there and I think many others would be the same position as the flow of traffic appears to indicate vehicles belonging to staff. Where was I to find out about the proposal?
- For a possible function of 150 people the number of vehicles coming along Douglas Track would, at a rough estimate, be 50+, arriving and leaving. The likelihood of many of these parking on the side of the road close to my home despite there being a car park for the property, would be high and therefore noisy when departing when a function finished at midnight. However; even if they did use an internal carpark I would still hear them leaving.
- The people who live in this area are accustomed to walking in safety along Douglas Track with their dogs, as are children who ride their bikes so excess vehicles would be a hazard to these people. This would detract from the amenity of the area that we currently prize.
- Wild life is prolific and would be subject to danger with the extra vehicle flow suggested. A cassowary ran out from "Speewah Gardens" and across the road in front of me as I walked this morning. Their habitat would be endangered by regular functions I believe.
- The noise level emanating from functions, be it DJ or a duo is also a concern. The music is said to be amplified. How can our levels of sound that we now experience stay the same. This again affects the amenity of the area.
- My late husband, John Beasley, and I chose to settle here because of the ambience of this area, few houses, plenty of wildlife, rain forest and little sound from the passing traffic. I am aware of being in a rural residential area right next to a rural area which has different constraints. However, I do think Council needs to consider closely the effect on the lifestyle

of long term residents and the way in which the approval of the application will change the amenity of the area.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Ruth A. Beasley'.

Ruth Beasley (Mrs)

of long term residents and the way in which the approval of the application will change the amenity of the area.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Ruth A. Beasley'.

Ruth Beasley (Mrs)

From: "Sharlene Kemp" <etteleahpark@bigpond.com>
Sent: Fri, 17 Nov 2023 14:39:07 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Objection to planning application re: 121 Douglas Track, Speewah
Categories: Chantel;Added to ECM

Dear sir/madam,

I wish to lodge an objection to the above application by the property known as Speewah Gardens at 121 Douglas Track.

My understanding is that the property will be used to host wedding and similar events involving live music and a large number of people and vehicles.

I have lived in the area for approx 10years and know the proposed area well, I walk there regularly and often encounter cassowaries as well as many other native animals including but not limited to pademelons, wallabies, tree kangaroos, dingos and pythons. Far too many of these animals become road victims now, I hate to think how many more would die after being hit by vehicles unfamiliar to the area especially after attending a wedding or similar. As I'm sure you are aware, there is very limited police presence here, speewah police station is not manned 24hrs and when it is manned there is only one crew working so they mostly respond to calls and do not have the luxury of being proactive.

I believe drink driving will be a major issue as I cannot imagine Mareeba police having the staff to man the road whenever a wedding or event is on.

The other issue will be the noise, noise travels a long way at night and I fear this will cause severe discomfort especially to the more senior residents who live nearby.

I urge council to give careful consideration to these factors before making a decision regarding this application.

Yours sincerely

Sharlene Kemp
77 Kelly rd
Speewah
0409255427

Sent from my iPhone

From: "Kinnane family" <copyan@bigpond.com>
Sent: Sun, 19 Nov 2023 19:17:42 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Objection to Development Application MCU/23/0014
Attachments: Mareeba Council objection.pdf
Categories: Chantel;Added to ECM

Good morning,
Please find attached our letter of objection to the Development Application (MCU/23/0014) for a
Function Facility at 121 Douglas Track Road, Speewah.
We appreciate your attention to this matter.
Thank you,
Helen and Brett Kinnane

From the Kinnane Family 😊

Helen and Brett Kinnane

143 Veivers Drive, Speewah, Qld. 4881

copyan@bigpond.com

0409 575 282 – Helen Kinnane

0409 741 572 – Brett Kinnane

Mareeba Shire Council CEO

Attention: Planning Department – Objections

Mareeba Shire Council

65 Rankine Street

Mareeba. Qld. 4880

Subject: Objection to Development Application (MCU/23/0014) for Function Facility at 121 Douglas Track Road

Dear Mareeba Council,

We are writing to express our strong objection to the development application submitted by Caldante Holdings C/-RPS APP Consulting Pty Ltd for the proposed function facility at 121 Douglas Track Road, as it directly impacts us and our fellow neighbours. While we understand the need for growth and development, we believe this project poses significant concerns that must be addressed from a neighbour's standpoint.

1. **Traffic Impact:** The proposed function facility will generate increased traffic on Douglas Track Road. This will impact our daily routines and compromise our safety and the overall well-being of the community. The current infrastructure is not equipped to handle the additional volume of vehicles, potentially leading to congestion and compromising the safety of pedestrians and residents.
2. **Noise Pollution and Disturbance:** The establishment of a function facility in close proximity to our homes raises serious concerns about noise disturbance. Events held at such venues often involve loud music and revelry, which can disrupt the peace and tranquillity that we, as residents, value. Within the acoustic assessment, it states that the function noise was forecast to exceed criteria with the intensity of noise generations. This will be detrimental to our family's health and well-being. Prevailing south east winds will carry the noise (music, patron noise, vehicle movement noise) straight to us. In the warmer months, we leave all of our screens open so this function noise will ultimately affect our whole family's sleep patterns and overall well-being. This will negatively impact the quality of life for us and our immediate family, as well as the surrounding neighbourhood.
3. **Environmental Impact:** The proposed development will have adverse effects on the local environment, including potential damage to the ecosystem, disruption of wildlife habitats, and increased pollution. Preserving the natural beauty and ecological balance of the area should be a priority. We are very concerned that our much-loved horses, dogs and cats will be adversely affected by the loud noises and increased traffic caused by this function facility. We have a beautiful array of wildlife from wallabies, curlews, scrub turkeys and bird life that regularly visits our

property however, we are seriously concerned that these animals will be scared off by the noise created by this function facility.

4. **Privacy Invasion:** The nature of events held at function facilities will result in a loss of privacy for nearby residents. Increased foot and vehicle traffic will infringe upon our personal space and compromise the sense of security we feel within our homes. This loss of security within our own property will negatively impact the quality of life for us and our immediate family, as well as the surrounding neighbourhood.

4. **Community Character:** Our neighbourhood in Speewah is known for its close-knit community and peaceful atmosphere. Introducing a large function facility will alter the character of the community. Speewah is known for its peaceful and rural atmosphere, and a large-scale commercial development like this event facility will undermine the unique charm and change the dynamics that drew us to live here in the first place. This commercial development on rural zoning, which will NOT operate in normal trading hours, will be detrimental to our community.

5. **Insufficient Infrastructure:** It appears that there may be inadequate infrastructure in place to support the proposed function facility. The strain on local resources such as water, electricity, and waste management will lead to long-term issues that impact both residents and the environment.

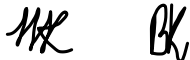
We respectfully urge the Mareeba Council to consider these concerns as part of the evaluation process for the development application. We believe it is essential to maintain the harmony and well-being of the existing community.

Additionally, we request that the council facilitates a meeting with affected neighbours to address our specific worries and gather our input on this matter. Your consideration of our perspectives is crucial in ensuring that any development in our vicinity is in the best interest of the existing residents.

We appreciate your attention to this matter and trust that the Mareeba Council will carefully weigh the potential impacts of this development on our neighbourhood and community. Thank you for your time and consideration.

Sincerely,

Helen and Brett Kinnane



From: "Anne Austin" <anne.austin@my.jcu.edu.au>
Sent: Sun, 19 Nov 2023 18:44:12 +1000
To: "Carl Ewin" <CarlE@msc.qld.gov.au>; "Info" <info@msc.qld.gov.au>
Subject: MCU-Function Facility at 121 Douglas Track, Speewah
Categories: Chantel;Added to ECM

[MCU230014 - Response to Information Request](#)
[MCU230014 - New DA](#)

Please find my submission in response to the above development application submission below.

My concerns include impacts from traffic including increased traffic movements on the Douglas Track and parking on the verges outside neighbouring properties causing noise effects from partygoers leaving at midnight, impacts on the safety of active transit users and wildlife on the Douglas Track, and the increased noise on the amenity of the neighbourhood (particularly at night).

These issues are explained below:

Car parking for up to 150 people for functions from 10:00 a.m. until midnight is likely to impact neighbouring residents of the proposed site due to car-parking on the street close to their homes.

[5.2.4.3](#) Transport and infrastructure
5.2.4.3.1 Element – road network
(4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.
Guests would be encouraged to access the site via an organised bus service, however, the subject site does provide sufficient cleared area for the proposed establishment of a hardstand car parking area within the south west portion of the site. The proposed development would provide sufficient area to accommodate the anticipated demand for car parking and servicing (5.2.4.3.1 (4), p.12, New Development Assessment).

While the New Development Assessment (D.A.) makes several references to car-parking within the development site, there is no specification for the quantity of carparks required on-site to accommodate 150 event patrons with the term 'sufficient' being too vague in 5.2.4.3.1, (4) on page 12 of the New D.A. Also, carparking by staff of the events management company that will be running the proposed events is not mentioned.

Further, the applicant's response to PO6, Amenity, (c), traffic is non-compliant because it is based on the assumption that guests will come and go in a bus (because they will be encouraged to do so):

The traffic movements associated with the development are anticipated to be limited with guests encouraged to arrive by bus. Notwithstanding, an event with a maximum of 150 persons

the largest event proposed, would involve vehicle ride sharing and the number of vehicle movements would be limited.

Encouraging guests to do something is an aspiration and cannot be considered the basis for an acceptable performance outcome. Further, this is contradicted in the Traffic Impact Assessment where Civil Walker Consulting Engineers acknowledge the uncertainty of such encouragement of guests as cited below:

As noted within the RPS submission, the proposed development will allow for up to a maximum of 150 guests. As noted within the "Proposed Development" section of this report, guests will be encouraged by the venue to access the site via an organised bus service, however this will not be a strict requirement or able to be enforced (Proposed Development, Response to Information Request).

Considerable increased traffic on the Douglas Track may impact the safety of active transit users and wildlife crossings.

The Douglas Track is used as an active transit neighbourhood circuit connecting as a loop with both Williams Smith Drive and Veivers Drive and, as such, is the only part of Speewah where people can safely ride horses, bicycles and walk for leisure, which has not been considered in the D.A.

The proposed development for a Function Facility is consistent with the intent for Speewah to provide for small-scale non-residential activities within the rural village (5.2.4.1.1 Element – Rural villages, New Development Assessment, p.11)

The above statement does not account for any nuanced information such as the neighbourhood use of the street for active transport, including horse-riding. On numerous occasions Speewah residents have asked Council to reduce the speed limit on the Douglas Track with no success. This road is already becoming dangerous for people riding horses with increased vehicular traffic and it is considered that the cumulative impact of vehicles transporting 150 people to events at 121 Douglas Track will impinge on the safety of riders (horses and bicycles). There is considerable planning evidence of the health benefits of walkable (and rideable) neighbourhoods and the reduction of such benefits impacts the liveability of the Speewah neighbourhood.

Further, the Douglas Track is a wildlife corridor where wallabies and curlews cross at all times but particularly in the evenings when the increased traffic movements will be most prevalent. Such extra vehicle movements are likely to cause a cumulative impact on such wildlife which are already often killed on the road. The Traffic Report accounts for an estimated daily change in traffic movements without considering that while the traffic movements are predominantly during the daytime, the increase in traffic on the Douglas Track is likely to be most significant at night.

Civil Walker Consulting Engineers estimated an increase in vehicular movements on the Douglas Track from 482-540 (Table 3 – Estimated Traffic Generated After Development, ([MCU230014 - Response to Information Request](#))) and have advised that Council make alterations to the existing causeway between Pioneer Close and William

Smith Drive to improve the safety of the crossing. These include:

- ☐ Provide warning signage / line marking on the causeway approaches advising motorists of the up-coming causeway.
- ☐ Provide guideposts / raised reflective pavement markers on the causeway and its approaches to provided improved delineation at night.
- ☐ Provide flood depth markers on the causeway approaches.
- ☐ Reduce the speed limit over the causeway to 20km/h.

It is proposed that costs associated with the upgrade be offset against the ultimate development headwork contributions. This is considered a reasonable request because the existing road between the development site and Speewah Road is currently below current design standard and the upgrade work would provide a community benefit.

I propose that if Council can pay for such development works for the proposed development and is able to limit the speed over the causeway, it should address the historic and on-going concerns of residents for a reduced speed limit on the Douglas Track. While most residents come to live in our neighbourhood for the natural environment and peaceful surroundings, and many enjoy the walkability and rideability of the Douglas Track neighbourhood, increased night-time traffic and on-street parking is likely to affect this. Further, I find that the Response to Information Request and the New D.A. are inconsistent with regard to assumptions about guests being transported by bus as an acceptable solution to a transport issue while the Engineering Report clearly acknowledges that this is not enforceable.

I look forward to your response,

Kind Regards,

Annie Austin.

From: "cds23@bigpond.com" <cds23@bigpond.com>
Sent: Sun, 19 Nov 2023 20:30:28 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Development application at 121 Douglas Track, Speewah.
Categories: Chantel;Added to ECM

To The Mayor, Councillors and Town Planner,
Mareeba Shire Council.
65 Rankin Street
Mareeba Qld 4880.

Re: Development Application for a Material Change of Use at 121 Douglas Track Speewah.

I, Charlotte Doger de Speville of 20 Douglas Track Speewah, wish to lodge an objection to the proposed development for the following reasons:

1. The neighbourhood along Douglas Track is a very quiet area with minimal traffic at all time. To have such a development for Events catering up to 150 people from 10am to 12am (Midnight) at the very end of Douglas Track, traversing the whole length of that road, generating potentially 150 cars or some buses each way from that venue is unacceptable.
2. The traffic during working hours may not be too bad but the traffic of people driving away from that venue at early hours of the morning, potentially waking the people living along Douglas Track, is not acceptable.
3. Douglas Track the road, is used by a lot of people walking for exercise, walking their dogs, riding horses and or riding their push bike in the morning and late afternoon including School children walking home to and from the bus stop on Speewah Road. To have to put up with the additional traffic that this development will generate would be dangerous. There is no footpath for people pursuing these activities to move away from the sealed road on Douglas Track. Mareeba Shire Council (MSC) has often told the Speewah District Residents Association, after numerous complains, that it cannot keep up with mowing/slashing the road verges within the Shire and that include Speewah. So, when the grass is half a metre high, the only way for people is to use the road for their activities.
4. In a survey a few years back, cars were clocked doing over 100km/hr on Douglas Track from the Speewah Road turnoff to William-Smith Drive turnoff. The residents asked MSC to reduce the speed limit to 40km/hr which was rejected. Should the speed limit be reduced on Douglas track as a condition to the approval of that application, is MSC going to police it? Is MSC going to police the causeway speed limit of 20km/hr in the middle of the night?

5. At night, a lot of wild life uses and travers the roads in the Speewah area, including Douglas Track. The wild life such as Wallabies, Padymelons, Bandicoot, Curlews, Brush Turkeys, Bush Hens, Cassowaries, various snakes, especially Scrub pythons, Redbelly Black, Night Tigers etc. This wildlife will be adversely affected by the increased traffic generated by this development. Generating a lot of road kill.
6. This development may have merit if it was located at the beginning of Douglas Track or anywhere on the Kennedy Highway, away from the residential areas, but its location is not appropriate at the end of Douglas Track.

The Signage advertising the development is in front of the property gate at 121 Douglas Track, it's off the sealed road, behind long grass and not visible unless one goes there. It is possible that it was done intentionally to generate no objections from the area residents who would not generally go at the end of Douglas Track or visit local social media sites and the Application would therefore be successful.

I hope that commonsense will prevail and that this application is not approved for all the above reasons.

Yours faithfully,



Charlotte Doger de Speville
20 Douglas Track,
Speewah Qld 4881

From: "Kuranda Conservation Community Nursery"
<kurandaconservation@hotmail.com>
Sent: Sun, 19 Nov 2023 13:22:06 +1000
To: "Info" <info@msc.qld.gov.au>
Cc: "info@dsdilgp.qld.gov.au" <info@dsdilgp.qld.gov.au>; "CairnsSARA" <CairnsSARA@dsdilgp.qld.gov.au>; "Tony.Croke@dilgp.q.d.gov.au" <Tony.Croke@dilgp.q.d.gov.au>; "lindsay.delzoppo@des.qld.gov.au" <lindsay.delzoppo@des.qld.gov.au>
Subject: OBJECTION TO MCU/23/0014
Attachments: Function Facility at Speewah Gardens (Rosebud Farm) Nov23.docx
Categories: Chantel;Added to ECM

Please find attached Kuranda Conservation's submission re MCU/23/0014.



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

**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

14 November 2023

Mareeba Shire Council
info@msc.qld.gov.au

cc: DSDILGP, Tony.Croke@dilgp.q.d.gov.au
DES, lindsay.delzoppo@des.qld.gov.au

**OBJECTION RE DEVELOPMENT PERMIT for MATERIAL CHANGE OF USE – Function Facility
121 Douglas Track, Speewah, Ref: MCU/23/0014**

The grounds for objecting to the permit relate to:

- Ecological impact and Traffic Issues
- Noise Impact
- MSC's possible conflict of interest in assessing this Development Application
- Non-compliance of development assessment rules re public notification

Ecological Impacts and Traffic Issues

Our study of the local cassowary population in this region for over 20 years gives us some qualification to comment on the threat that the proposed permit is expected to have in this instance.

In our opinion, if the proposed venture is successful, there will be a marked increase in vehicular traffic along Douglas Track. Roads pose the greatest threat to cassowaries, followed closely by dog attacks and loss of habitat. The site of the proposal is a cassowary hotspot. We have received calls from owners of the site reporting cassowaries on the property. The whole length of Douglas Track has seen many birds along its length over decades because it is in the immediate vicinity of protected land and a Statewide Biodiversity Wildlife Corridor. We have records of sightings to support this. Cassowaries wander throughout the area and across the road access (Douglas Track) to the proposed site. Increased traffic will further put this already endangered bird at risk. Reducing the speed limit to 40kph along Douglas Track will help to ameliorate this hazard. But then it will need to be monitored.

Close to the site and in the carparking area, the ground is bare. This will produce dust in dry weather and mud in the wet weather. This amenity issue is unlikely to be tolerated by adjacent residents.

The intersection of Kennedy Highway (100kph) and the road leading into Speewah has a history of fatal and injurious accidents. Approving the permit for the proposed activity may direct some criticism towards Council if accidents occur which might be avoided if proper steps are taken to improve ingress and egress conditions at this intersection, such as reduction in highway speed limit or traffic lights.

.../2

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Document Set ID: 4293712
Version: 1, Version Date: 20/11/2023

Noise Impact

The writer lives approximately 2km from the Amphitheatre, as the crow flies, and she can hear all musical events that occur there. If the wind is coming from the right direction, she can even hear the words of the songs. The same can be said for musical events staged at The Billabong. With this experience, there can be no doubt that any music emanating from the proposed function facility will disturb local residents,. Council has a duty of care to residents to not approve an activity that can be shown to unreasonably interfere with their well-being and ability to sleep. If noise levels prove to exceed those allowable under law, this can be challenged in the Court system to the expense of both residents, Council and the developer.

Possible Conflict of Interest

We are concerned to note that MSC requested of Julian Pitcher, consultant, a report supporting the project. Surely such a request should come from the Developer and be presented to Council along with other required reports supporting his Application. This action begs the question of a conflict of interest by MSC. By asking for material from a consultant to support the proposal demonstrates that Council is already of a mind to support the DA before it is even assessed.

We would like to assume that Council remains neutral and unbiased in all DAs it receives and that decisions are made after all material is received and considered by it, including submissions made by residents. The DSDILGP will be very interested if such a lack of governance has occurred. Is this an example of "delegated authority" being put into the hands of those with an improper bias?

Non-compliance of public notification

We note that the property Notice of the proposed development can only be seen if residents go out of their way to view it. It is not visible to any resident by passing along Douglas Track. We believe this is unlawful in that it adversely affects the public's awareness of the existence and nature of the application and thereby has restricted the public's opportunity to make properly made submissions about the application.

We trust this meets your requirements for a properly-made submission regarding a Development Permit for Material Change of Use for a Function Facility at 121 Douglas Track, Speewah, Ref: MCU/23/0014.



Jax Bergersen
Secretary
Kuranda Conservation Community Nursery Inc.

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From: "Jane" <singwoyaya@bigpond.com>
Sent: Sun, 19 Nov 2023 20:32:32 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Development application - 121 Douglas Track, Speewah
Categories: Chantel;Added to ECM

I'd like to lodge an objection to the planned development of a function facility at Speewah Gardens.

The added traffic to the location will adversely affect the residents on Douglas Track and surrounding area with large amount of dust being caused due to the unsealed nature of the road at the entrance to the address.

Traffic will not only be people arriving for a function, but trucks bringing in portaloos and all other infrastructure to hold any event.

Noise from functions that can apparently continue until midnight will greatly impact local residents

I do not live in that part of Speewah, but am aware that this increased traffic will be noisy and dusty. It is an unfair imposition on residents in that area which includes children and elderly people.

It will also greatly increase the traffic at the intersection of Douglas Track and Speewah Road and potentially create more danger as guests have to negotiate the right hand turn onto Kennedy Highway - already a dangerous intersection.

I suggest that if you do plan to accept the proposal, the following needs to be implemented.

- Proper bitumen and guttering along Douglas Track, up to and including the entry driveway to Speewah Gardens.
- Traffic calming (humps) along Douglas Track
- Installation of lights at the intersection with Kennedy Highway

Sincerely,

Elizabeth Younghusband
127 Ganyan Drive
Speewah

From: "wild.t@bigpond.com" <wild.t@bigpond.com>
Sent: Mon, 20 Nov 2023 09:42:08 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Objection
Categories: Added to ECM;Chantel

wild.t@bigpond.com has shared a OneDrive file with you. To view it, click the link below.



[Objection.docx](#)

Please see attached our objection for the proposed property.

Thank you Barb and Terry Patmore

T&B Patmore

118 Douglas Track

Speewah 4881

Re; MCU/23/0014 Application for development for a
Development Permit for Material Change of use – Function
Facility @ 121 Dougla Track, Speewah, Lot 45 on N157358

Dear Council,

We would like to put forward our objections regarding the
above application as per increase traffic impact; Due to the
gravel road outside our property that runs onto the above
development property being unsealed, which with current
traffic has pot holes, with increase traffic this would be
significantly worse.

The noise impact of music which can be played up to
midnight, and the noise of the traffic leaving the venue being
a nurse and I can work weekends and I'm sure this will affect
my sleep.

Please consider the above impact on us.

Thanks Terry & Barb Patmore

Mareeba Shire Council CEO
Attention: Planning Department - Objections
Mareeba Shire Council
65 Rankine Street
Mareeba, QLD, 4880

Email: info@msc.qld.gov.au

Copies to the: Department of Local Government and Planning
: DSDILGP/SARA
: Department of Environment and Science
: State Assessment and Referral Agency
: Mareeba Shire Councillors

Christopher Shipley and Elaine Senini
112 Douglas Track
Speewah, Queensland, 4881

15/11/2023

RE: Objection to MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

To Whom it May Concern,

Please consider the following objections regarding the application for the Material Change of Use. We are long-time residents of 112 Douglas Track and are referred to as sensitive receptor 6 (R6) in the Acoustic Report and it is referred to in the following letter. Please note that we would also like to attend the Council meeting that will discuss this applications' approval.

Please also find attached details of other residents who support this letter, not had the time to write a letter of objection or were unaware of the application because of the location of the sign.

Noise Impact and the Effect on Amenity:

The Information Request Response brief of the 20th Oct 2023 (Patrick Clifton, pg.2) concedes that some of the application's initial proposed scenarios would exceed acceptable levels and, therefore, would have an unacceptable impact on residents. He then attempts to alleviate the concerns of residents by stating: *'In order to ensure that the noise generation remained within acceptable levels, controls have been recommended for each of the proposed function sites with music being limited to background music at the sites closest to the sensitive receptors.'*

Examination of the decibel data of the initial scenarios in Appendix A of the Noise Impact Assessment has still occurred to compare it with the revised recommendations. The initial findings in the Report found that **all** sites caused levels to exceed during some scenarios. Additionally, the problem of unacceptable levels at all sites **could not** be solved by using selective locations for 150 guest scenarios. The problem of unacceptable levels could only be solved for 20 guest scenarios at the sites furthest away from sensitive receptors. Consequently, new recommendations were tabled, however, the creation of new recommendations is problematic, as outlined in the next paragraph.

The Acoustic Report includes an excerpt from the EPP Noise 2019 document on page 21, concerning the Management Hierarchy for Noise: *The policy states that to the extent it is reasonable to do so, noise must be dealt with in the following order of preference –*

- *Firstly – avoid the noise (e.g. locating an industrial activity in an area that is not near a sensitive receptor)*
- *Secondly – minimise the noise in the following order – Firstly – orientate an activity to minimise the noise – Secondly – use the best technology to minimise noise*
- *Thirdly – manage the noise (e.g. using heavy machinery only during business hours)*

Allowing this application to be approved therefore contravenes EPP Noise guidelines as the Report is suggesting controls are to be put in place to manage noise. This is using the second preference instead of the first preference which is to avoid the noise. **This area does not have a noise problem to manage. One is trying to be created which will then need to be managed/controlled.**

Residents are also concerned about the way in which adherence to these recommended controls will be monitored. Examination of the new recommendations find that decibel outputs have not been greatly reduced from the initial outputs which exceeded limits. Consequently, the margin to increase noise to unacceptable levels is narrow and can easily be breached. This possibility is exacerbated when you consider that sound travels differently depending on climatic conditions, time of day and the topography of an area. Topography was recognised as a concern in the Council's Information Request for an acoustic report and even Julian Pitcher (Ecological Report, pg.17), acknowledged that it may impact on noise pollution when he discusses site specific noise management: *'The topography of the land and layout of the function sites is such that each site has particular attributes which may aid in reducing or increasing negative impacts.'*

The presence of these variables means that at certain times noise will travel further and be louder in the distance than at other times. This will be in spite of decibel outputs at the source remaining the same. Although outputs and sensitive receptor noise levels have been calculated with the variables of climate, topography and time in mind during noise modelling, has the modelling been validated with real world measured data from this area? If it hasn't, modelling may not be accurate. **Pitcher, (p20) also discusses the way in which the exponential and variable nature of sound make it difficult to estimate area-based reduction results.**

Another possible flaw in the noise modelling could come from the assumption that the site is heavily vegetated with 4 metre trees. The residents of R6 have clear line of sight from their boundary well into the property. The top part of the property is heavily vegetated but the lower part is not. Foliage density of the vegetation also needs to be calculated, as does the height of foliage from ground level. **Like Pitcher, we also believe that it is unlikely that decibel measurements from the source can be used to accurately determine the decibel measurement at all of the sensitive receptor sites due to the exponential and variable nature of sound travel.**

Even in the unlikely event that levels are not breached, residents will not be able to sleep surrounded by the current background noise levels that they currently enjoy. This goes back to the argument that the operation of this facility will change the amenity of the area. The guidelines of the EPA are for acceptable levels and **not** the optimal levels that we now have. The Acoustic Report refers to this on page 23, and discusses that the provisions of EPA 94 and EPP Noise 2019 are generic and do not take into account the frequency of operation, community benefit or the character of the environment. It also suggests that the EPA should be used to consider the potential effects but not

used as limiting criteria and that *'The potential for noise nuisance (i.e unreasonable interference with environment values – specifically health, well-being and the ability to sleep) should be considered...*

Councils can set their own conditions on the acceptability of noise impacts. Please do not allow noise to be potentially generated regularly from a facility in a Mareeba Shire Council rural residential area up until 12am.

As discussed, sound travels differently depending on climatic conditions, time of day and the topography of an area. An example of this is that we can hear traffic noise from the distant Kennedy Highway only at certain times. Interestingly, the Acoustic Report suggests that the revised levels of amplified music at 111 dB(A) between 7am and 6pm, 109 dB(A) between 6pm and 10pm and 106 dB(A) between 10pm and 12am generated from a DJ or performance duo, even when the furthest location is used, will not have a negative impact on a residence that is 80 metres from its boundary.

Further anecdotal evidence can be provided by the residents of R6 on how far noise travels in this area. For example, tree removal has occurred on the property on several occasions and in several different locations using a chainsaw. The noise was quite intrusive, despite it occurring at a time that is not deemed as noise sensitive as evenings.

Although the Report failed to identify traffic noise as an issue, the noise that vehicles make will change the amenity of the area, as there is not currently 54 plus vehicles (Traffic Impact Assessment, pg.5) leaving the site either before or after 12am. Please consider that these vehicles also need arrive at the facility, so the amount of traffic will be doubled. Another question is, has the noise of vehicles been calculated singularly for acceptable noise levels or has the culminative effect of multiple cars leaving the site been calculated? Also, who will monitor the noise emitted by patrons in the carpark? The carpark is exceptionally close to R6 with no significant stands of vegetation to protect it. It would be difficult to understand how a Council could allow an area to become impacted by traffic noise pollution at a time when traffic noise is identified as a major problem in residential areas. The location of this carpark would also affect the visual amenity of the area.

Continuing Arguments on the Loss of Amenity:

It is recognised that allowable activities in rural areas differ from those allowed in rural residential areas and that the application's site is zoned rural, however, the site abuts rural residential zones on two sides. Mareeba Shire Council is aware that the development of rural zones can negatively impact on the amenity of adjoining residential areas and has acknowledged this in the Mareeba Shire Council Planning Scheme 2016. The Acoustics Report (pg.17), has used it to create potential noise emission criteria for the development of the facility. It is titled: *Noise related assessment benchmarks for the Rural Zone Code*. The table contains the statement: *Development must not detract from the amenity of the local area, having regard to: a) Noise. Does this mean that this application contravenes the Council's Rural Zone Code because sensitive receptor residents are arguing loudly and strenuously that the amenity of this area will be significantly degraded by the operation of this facility?*

We then searched your website for the Mareeba Shire Council Planning Scheme 2016. What we found indicated that there were many aspects that would contravene the Council's Rural Zone Code if the application was approved. As it states: *Development must not detract from the amenity of the local area, having regard to: a) noise b) hours of operation c) traffic d) advertising devises e) visual amenity f) privacy g) lighting h) odour; and i) emissions*. Please note that the hours of operation are a concern, as it occurs in the residents' hours of rest and recuperation from the working week.

This was then found on page 44 of the Planning Scheme 2016: '3.4.8 Element—Air and noise quality 3.4.8.1 Specific outcomes (1) The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances. Well done, Council you have produced an excellent document that outlines the way in which you intend to protect the residents from the negative impacts that the approval of this development will cause. Please use it.

To conclude, The Acoustic Report, on a number of occasions suggests either, explicitly or implicitly, that negative impacts in the area could occur. Why approve it if this can occur? It is quite clear that the amenity of Douglas Track area is not conducive to a function facility playing amplified music. Residents moved here to enjoy the quiet, natural environment of the area.

Traffic Impact and the Loss of Amenity:

It is concerning that the Traffic Assessment Report does not address the impact of increased dust pollution caused by increased traffic flow. Council identified that: *Douglas Track reverts back to a formed gravel standard approximately 40 metres to the west of the site access crossover.*

Location R6 is located close to the gravel road. Road dust pollution already affects air quality and this will be exacerbated significantly by the projected increase in traffic flow. The effect will be significant because our residence is at the end of a no through road and, consequently, has little traffic flow. Water quality will also be affected as drinking water is collected from the roof on which the road dust settles. Please note that we have no other option. Furthermore, there is no mention of the proposed car park being sealed. An unsealed carpark could add to the dust pollution problem that is currently experienced by the residents of R6. Please consider that inhalation of road dust particles is seen as a health concern and has been found to have harmful effects on the human body, especially on the respiratory system, according to Khan and Strands, 2018 study on road dust and its effect on human health.

Pedestrian safety will be jeopardised with an increase in traffic flow, as many people walk on Douglas Track road surface because there are no footpaths. Children also ride their bikes along this narrow road. Horse enthusiasts also ride down Douglas Track. These recreational pursuits all occur mainly on the weekend when the events at Speewah Gardens are most likely to occur. These pursuits would be denied to them because of the increased danger of traffic. This again impacts on the amenity of the area. Unfortunately, no concerns were raised in the Traffic Assessment Report about this impact and thus, no recommendations to ensure residents' safety were made.

Ecological Impact and Loss of Amenity:

To determine the ecological impact of this application a request for information was made by Mareeba Shire Council. The Response Report was written by Julian Pitcher. On page 2, he writes: '*At the request of the Mareeba Shire Council, to support a proposed development by the landholder, this report has been produced to assist with a material change in use application for function/event facilities....*' I believe that the way in which this is worded could be interpreted that a conflict of interest exists. I would have thought that it would be the applicant's responsibility to engage the services of a company to produce an Ecological Report and not the Mareeba Shire Council's responsibility to request one. What is problematic is that this can be interpreted that the Council have already given support for the application. I thought the role of a council was to scrutinise the

reports presented in an unbiased way to determine the impact that the development may have on residents and the environment. Please clarify who asked Pitcher to write the report.

The above is also important because it highlights the way in which these reports are written to support the applicants and not written to support the residents and the environment and achieve the best possible outcomes for them. Further evidence follows.

The cover letter from Patrick Clifton (pg3) states: *'The report concludes that the existing and proposed development and use of the site would not result in an adverse impact on the ecological values of the site, the sites biodiversity or any protected species, including the Southern Cassowary, which may inhabit or passage through the site'*. By the way, the word 'may' should not be used. They do. However, why does Clifton use the word 'would not' in his cover letter when Pitcher (p19) uses the words 'not likely' in his report: *'noise pollution from the Speewah Gardens function facility is not likely to have detrimental impacts on the site's biodiversity, or its adjacent conservation areas'*? This is also important because if a resident just looked at the summary in the cover letter provided by Clifton to formulate their opinion, they would be basing it on incorrect information.

Even though we have Clifton disagreeing with Pitcher about the likelihood of impacts, we still need to examine why and how Pitcher surmised that the: *'facility is not likely to have detrimental impacts'* considering some of the statements that are found in the report. For example, when he discusses the site-specific noise management on page 17, he states that: *'The topography of the land and layout of the function sites is such that each site has particular attributes which may aid in reducing or increasing negative impacts'*. On page 16, the following quote is found: *'Monitoring and camera trapping to continue with scat survey after 12 month-period to reassess possible disturbance and best way to move forward.'* He then states on page 20, when using DCCEEW guidelines, that: *'The potential for impact exists, noise pollution may disrupt the use of habitat in various ways according to the species and their particular requirements.'* Pitcher's report does little to alleviate resident's concerns. I suggest that the word 'could' should replace the words 'not likely'. I would like to know why the Precautionary Principal has not been adopted for such an iconic and endangered bird? The answer again is - because the Report was written to support the applicants, as admitted by Pitcher, and not to protect the environment. Mitigation is the second tier of the environmental conservation approach, not the first. I wonder if conservationists would agree with his approach? I don't. I hope that the council doesn't either.

Please note again the way in which the phrase, 'noise pollution' has been used in Pitcher's Report (p20): *'The potential for impact exists, noise pollution may disrupt the use of habitat in various ways according to the species and their particular requirements'*. We would even find it slightly amusing that Pitcher admits that there will be noise pollution at the same time that the Acoustic Report is trying to tell us there won't be - if it wasn't such a serious matter.'

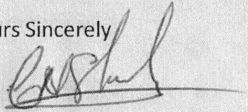
However, the Report only addresses that Southern Cassowaries are active in the area in, and adjacent to the property. Council needs to be aware that these cassowaries have also been sighted at the causeway. This movement increases the risk of vehicle strikes. As patrons commute to the facility, they will be unaware of the risk to cassowaries. Even if signage is erected, the risk of vehicle strikes will be greatly increased. Vehicle strikes have been reported even in areas where warning signs have been erected. This links to the concerns that Julian Pitcher (pg.15) has identified about the threat to the gene pool of cassowaries in this and surrounding areas. One vehicle strike, particularly on a female bird, in this area will ~~be~~ prevent the enrichment of the gene pool of our fragmented cassowary populations ...

that occur in this region. Please note that other wildlife will be affected too by the increased risk of vehicle strike.


To conclude our letter of objection: Mareeba Shire Council, please remember that there is no invisible barrier between the residents or the environment and the implications of the proposed facility. Negative impact from the facility on residents and environment is inevitable.

Thank you for considering our objections when assessing the appropriateness of this application. I look forward to receiving your reply that answers the questions that we have raised.

Yours Sincerely



Christopher Shipley

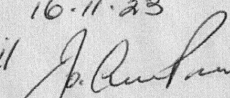


Elaine Senini

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
JO-ANNE PINE	37 DOUGLAS TRACK	0417101381 jpines9@hotmail.com	16.11.23 

Supporting comment and/or comment addressing a particular issue not addressed.

I totally agree with everything written within this document.

Additional Support:

Objection Re: MCU/23/0014 Application for a Development Permit for Material Change of Use – Junction Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We Have discussed all the impacts listed in it.

Steven Mott &
Marylou Wise

10 Douglas Track
Speewah 4881

Steven: 0429816219
Marylou: 0411264121

To whom it may concern.

Steven Mott and Marylou Wise object to the proposed Development Permit for Material Change of Use for 121 Douglas Track and support the above mentioned letter.

We moved to Speewah 13 years ago having come from a rural background and wished to continue our rural lifestyle in an area with a strong sense of community. Speewah has afforded us that opportunity. The proposed development of a commercial functions facility at the end of Douglas Track will greatly detract from the lifestyle we and many others have strategically sort in moving to Speewah.

The issue of Noise Pollution as described in the letter is of grave concern, but additional traffic on Douglas Track is what worries us the most.

As you are aware Douglas Track is a single lane sealed road with short shoulders and in places deep table drains and one small bridge/culvert. It is frequented by pedestrians, cyclists, horse riders and has many school aged and younger children living adjacent. The proposed development indicates an additional 50+ vehicles will be utilising this road on weekends, a time when the above mentioned road users are also using the road. This significantly raises the risk of vehicle related incidents along this road up to and including the potential for casualty.

The application indicates that at times marquees may be used. This and the delivery of goods, equipment and materials will require the use of heavy vehicles. This will also increase the risk of incident along Douglas Track. Heavy vehicle use on this road will also expedite the deterioration of the seal and shoulders of the roadway.

Typically events of this nature don't finish till late at night. This means there will be 50+ party revellers traveling Douglas Track at all hours of the night. There is also the potential for heavy vehicles traveling late at night should sound equipment and marquees need to be removed. Minimal vehicle noise is another reason we chose Speewah to live.

Please take our and others concerns into consideration before approving the proposed Development Permit.


Kind regards
Steven & Marylou.



Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
Karen Kaye	45 Douglas Track Speewah	0415493413	19/11/2023 

Supporting comment and/or comment addressing a particular issue not addressed.

- speewah gardens owner is selling and he is using the extension to increase value property at the expense of the speewah residents.
- Its cassowary corridor, I found cassowary poo @ 9-30 am 19/11/2023 100m away from Speewah gardens. on the douglas track asphalt road.
- I do not want noise or traffic.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
PEGGY HADNER	16 PIONEER SPEEWAH	0428 540422	17th Nov 2023 Peggy Hadner

Supporting comment and/or comment addressing a particular issue not addressed.

I am also concerned about the impact on wallabies and cuscus in the area. Being a constant walker it is upsetting to see these animals "dead" on the road!

Also, how will this affect the many people who walk their dogs on a regular basis (me being one of them) and the mothers who push prams with babies and small children? Horse riders will also be affected by the possibility of their animals dying.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
MK METCALFE	18 PIONEER CL SPEEWAH	0829929423	17/11/23 MK Metcalfe

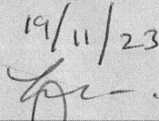
Supporting comment and/or comment addressing a particular issue not addressed.

I like the peace & quiet we enjoy now!

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
Theresa Coogan & Chairs MacLeod	11 Whipbird close Speewah	0452618461	19/11/23 

Supporting comment and/or comment addressing a particular issue not addressed.

To whom it may concern

I strongly disagree with the proposal
for wedding receptions to take place
in the Speewah area.

Residents living in the area are more
likely doing so because of the
beautiful serenity it embodies in
Ancient Rainforest with nature at
its heart. ~~and on that note~~
nature requires this environment
to flourish – not loud, thumping
music as do the Residents that have
chosen to live in this beautiful area.
We are especially concerned about the
impact it will have on the Cassowaries!

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
Val Howe Dave Howe	136 William Smith Drive	40 930131	19/11/2023 Val Howe Dave Howe

Supporting comment and/or comment addressing a particular issue not addressed.

"We have grave concerns for the impact on Cassowaries. Noise levels and the implication of increased traffic flow."

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
ANNE FITZPATRICK	144 Veiver Dr Speewah	0400235659	16-11-23 A. Fitzpatrick


Supporting comment and/or comment addressing a particular issue not addressed.

- I concur with all issues presented to council by Elaine and Christopher.
- This area is a peaceful habitat for humans and wildlife.
 - This function facility will impact on all who live close to the sensitive environmental area we chose to live in. If we had known such a venture was to happen, we are sorely disappointed.
 - Please consider all of this information carefully.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
TEAGAN BANKERS NIC STIMP	128 JENIERS DRIVE SPEEWAH ''	0439758294 0404177602	18/11/2023 

Supporting comment and/or comment addressing a particular issue not addressed.

We agree with everything composed in the attached letter. We have large concerns on the impact of wildlife and traffic. Should this development be approved.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
Laine ALBAREL- HERBURN	82 Veivers Drive Speewah	40 93 0096	16/11/23 CAH

Supporting comment and/or comment addressing a particular issue not addressed.

Yes, I support this letter.

Having increased traffic on the road with all the night wildlife going about will endanger species that roam around Speewah.

The noise pollution this will inflict on the neighbourhood is enough to want to make this venture stop straight away.

We all have moved to Speewah for it's gentle quiet life and the abundant wildlife.

Such a ~~(gentle)~~ change to the amenity will be a crime.

Additional Support:

Page ①.

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

✓ Please note: Douglas Track West

Name	Address	Contact details	Date and signature
CHERYL POW	23 DOUGLAS TRACK SPEEWAH, 4881	0418 930 619	19/11/2023 <i>Cheryl Pow</i>

Supporting comment and/or comment addressing a particular issue not addressed.

Please find the following information forming "Objection" to the Proposed Development at 121 Douglas Track, Speewah (Speewah Gardens):

SIGNAGE NOT DISPLAYED FOR ALL DOUGLAS TRACK RESIDENTS:

The signage for the Proposed Development at 121 Douglas Track was not clearly positioned at the front of the property. As this property is at the end of Douglas Track, how can all residents of Douglas Track know this Proposed Development? This is a 'Breach' of Residential Rights to Information being unclearly displayed, and to have this information to 'ALL' Residents at the beginning of Douglas Track. The Road is at least 1 km long. I did not know this information of the Proposed Development until 17/11/23, and by chance from Keranda Carronary Conservation for Registration.

Continued → ②

Continued →

②
Signed (Signature)
19/11/23

TRAFFIC INCREASE FOR UP TO 150 PEOPLE PLUS STAFF/SERVICES

The Proposed Development at 121 Douglas Track stated there will be up to 150 People, Staff and Services required for Events. The traffic will drive through Douglas Track to the "Dead End" to impact Douglas Track with this Volume of Traffic will be detrimental to Residents and Cassowary Population Growth and all other endangered Wildlife and Frogs.

Children Playing in Douglas Track on the street will be impacted by the Massive Volume of traffic going to & from 121 Douglas Track. (Please See Added Information on Cassowary's Population Increasing steadily in Speewah.)

NOISE FROM EVENTS OUT OF BUSINESS HOURS. ALREADY IMPACTED IN BUSINESS HOURS:

When Speewah Gardens, 121, Douglas Track, Speewah opened, the Noise from Continual Chain sawing, Machinery Mulching, Reversing alarms/warnings massively elevated. This noise travels up to our Property as we are on an Elevated Side of Douglas Track. This has decreased over the past 12 months, however this will massively impact myself on my Property with the Noise from the Proposed Events. The Events are going to be held outside Business Hours. Weekends are very quiet for Noise levels and I can hear the Trucks on Kennedy Highway from our Property. The Cassowary Population will be impacted.

③ (Continued) →

Page ③

Leahy
19/11/23

Continued from Page ②:

NOISE FROM EVENTS OUT OF BUSINESS HOURS - ALREADY IMPACTED
IN BUSINESS HOURS CONTINUED:

The Cassowary Population on our Property over the last 6 years has continued to grow. The Adult Male & Female Cassowary who resides on our Property, and adjoining property on Douglas Track have had 8 chicks who have reached Juvenile Age and have fledged. Cassowaries are Solitary Birds and the Juveniles will move to find their own land.

On My Property and the Property adjoining at Douglas Track are impacted by the Noise from Machinery, and even Helicopters passing. There will be a massive impact on our Cassowary Growth in Speewah.

CASSOWARY GROWTH IN SPEEWAH @ DOUGLAS TRACK:

As mentioned Above my Property has 2 Adult Cassowaries (a mating pair) who have had 8 chicks over the last 6 Years in Douglas Track. Endangered Cassowary numbers are looking Positive for Growth in Speewah. This will be massively impacted by the Proposed development at 121, Douglas Track, Speewah due to 'Noise & Traffic' mainly.

Continued Page ④ →

CONTINUED FROM PAGE ③

PAGE ④
19/11/23.

COVENANTS FOR CASSOWARY CORRIDOR @ DOUGLAS TRACK:

On My Property and the adjoining Property at Douglas Track is 170 acres. Both Properties have a Covenant on the land for the Continual Growth of Endangered Cassowaries.

At the Side of the Proposed Development there is a Covenant to Create a Corridor for the Cassowaries to move to State Forest and find new areas for Juveniles to undertake for their future Growth.

The Proposed Development's impact from Noise & Traffic will be detrimental to the future Growth of our Endangered Cassowaries.

Why, is there no Covenant on the Proposed Development at 121, Douglas Track? Why, has this Project been allowed to Cut down so many trees and cleared the land for this Development?

The Proposed Carpark at 121 Douglas Track will be a massive impact on the Cassowaries Safety. 150 People can only massively impact our Cassowary Population & Future.

Continued to Page ⑤
➔

Page (5)
Cheryl Bowd
19/11/23.

CONTINUED FROM PAGE (4):

COVENANTS FOR CONSERVATION AT DOUGLAS TRACK:

MAREEBA SHIRE COUNCIL has had a recent Feral Pig Trap on our Property. 9 Pigs have been captured as this was the Breeding Season for Cassowaries. The Trail Camera from staff set up, captured many photos of the Breeding Cassowary Pair. This confirms the Cassowary Growth on Douglas Track is getting stronger by alliterating Feral Pigs.

Traffic from the Proposed Development at 121 Douglas Track, will bring a huge amount of traffic to the End of Douglas Track, endangering the Cassowaries and all Wildlife.

It is highly important for Our Mareeba Shire Council to support Endangered Cassowaries as each Bird is Registered through Government Data Base and Regularly Assessed.

Please accept my Objection to the "Proposed Development" at 121 Douglas Track, Speewah.

Cheryl Bowd - 23 Douglas Track, Speewah.

← Please Note: Proposed Development @ 121 Douglas Track, resides on the Entrance to Douglas Track Cultural Historic Heritage Walking Track.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
Kim Beard	28 Veivers Drive Speewah QLD 4881	0481212283	17 Nov 2023 KBeard

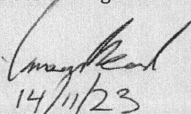
Supporting comment and/or comment addressing a particular issue not addressed.

- Many families live on these roads. I am very concerned of drunk, crazy drivers, increased traffic.
- I agree with all points made in the letter.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
CAMERON BEARD	28 VEIVERS DRIVE, SPEEWAH	0432822501	 14/11/23

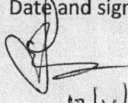
Supporting comment and/or comment addressing a particular issue not addressed.

- I support all points made in the letter.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
Josh Miller	23 VEINERS DRIVE SPEEWAH	0487 027 564	 17/11/2023


Supporting comment and/or comment addressing a particular issue not addressed.

After reviewing the data provided and discussing the various impacts of the proposed facility, I am not satisfied that sufficient evidence and studies have been undertaken. I believe the proposed plan is intrusive and aggressive in the way it will impact a very quiet area.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
Debra Arthur	32 Walnut Use Speewah Q 4880	0418 784 354	19/11/23 

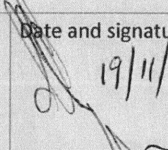
Supporting comment and/or comment addressing a particular issue not addressed.

I support this letter & contents and also want to add about increased traffic flow down a small one lane Douglas Track Road as well. As it is when I drive this road currently ~~drive this road~~ one car must pull off the road a bit to let the other pass, and on thursdays when it's bin day it's a very hard road to travel with on coming traffic. I cannot see this road being 'safe' for a lot of traffic that isn't just residents.

Additional Support:

Objection RE: MCU/23/0014 Application for a Development Permit for Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elaine Senini and Christopher Shipley. We have discussed all the impacts listed in it.

Name	Address	Contact details	Date and signature
MERRILYN NAYES	197 GANNAN DR. SPEEWAH	0436 848874	19/11/23 

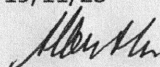
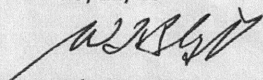
Supporting comment and/or comment addressing a particular issue not addressed.

I AGREE WITH AND SUPPORT LETTER OF OBJECTION REGARDING NOISE, ECOLOGICAL AND AMENITY ISSUES, INCLUDING DUST POLLUTION

Additional Support:

Objection RE: MCU/23?0014 Application for a Development Permit fo Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358

Please consider my comments as support for the letter of objection written by Elain Senini and Christopher Shipley. We have discussed the impacts listed in it.

Name	Address	Contact details	Date & signature
Karen Cutler	60 Possum Close Speewah 4881	0414850774	19/11/23 
Warwick Blight	60 Possum Close Speewah 4881	0474335590	19/11/23 

Supporting comment and/or comments addressing a particular issue not addressed

We have read, and discussed, in detail the letter of objection written by Elaine Senini and Christopher Shipley for the above proposed development permit. In addition to this objection, we would like the Mareeba Council to consider the following information.

We live at 60 Possum Close, Possum Ridge, Speewah. When we purchased the property in December 2011 special conditions were laid out for those who purchased properties by the Australian Government Department of the Environment and Water Resources (DEWR) Environment Protection & Biodiversity Conservation Act 1999, with relevant controlling provisions for World Heritage properties (section 12 & 15A) which relates to the Wet Tropics Heritage Area, and listed threatened species (especially the Southern Cassowary) and ecological communities (sections 18 & 18A). The conditions and provisions can be viewed through the EPBC Act Public Portal, approval number EPBC 2007/3416 on the now Department of Climate Change, Energy, The Environment & Water (DCCEEW) website.

The above approval shows how sensitive this area is. The, still current, conditions were put in place to protect the rainforest vegetation and the wild life, especially the Southern Cassowary. Cassowaries, including their scats, have been sighted in this area on many occasions by us and surrounding neighbours.

Objection RE: MCU/23?0014 Application for a Development Permit fo Material Change of Use – Function Facility. 121 Douglas Track, Speewah. Lot 45 on N157358 cont'd for Karen Cutler & Warwick Blight, 60 Possum Close, Speewah.

We have attached a copy of the EPBC2007/3416 for which the special conditions for purchasers were derived from, for the Mareeba Council's Planning Department's perusal.

Having access to the above documentation on the special conditions for this area should act as a cross reference for the Mareeba Council Planning Department when considering the Environmental Report written for this proposed Speewah Gardens development.

Some of the conditions covered in the DCCEEW's report are relevant to the Speewah Gardens proposed development. They are lighting, boundaries under covenant and wildlife considerations for this area.

Lighting – "Artificial lighting can dazzle and confuse animals. All lighting must be pointed down and away from any uncleared area"

There will be more lighting required for the functions/events, plus the lights of many cars leaving the function or event. This will have a substantial impact on surrounding residents, and on the night wildlife from 10 - 12 midnight onwards.

Boundaries under perpetuity conservation covenant – "Lot 10, 11 12, 13 or 14? Are special as they are next to the wildlife corridor that links the Wet Tropics World Heritage Area and the Speewah State Forest. To provide additional protection for native animals such as Cassowaries using the corridor, an area 50 metres wide from the boundary of Douglas Track Road is protected by a conservation covenant. This means no activity or building can take place on your lot within this area. We also ask that pets or domesticated animals are not taken into this area."

This applies to the boundary of Lot 10 (Council street number 11) which continues down Douglas Track which closely eligns with the boundary of Speewah Gardens.

Noise - In addition, the Possum Ridge residents will be affected by noise, despite what the Noise/Sound Report indicates. As the crow flies we are approximately 600 metres away from Speewah Gardens, and the ridge acts like an amphitheatre. When some cars and motorbikes travel down Possum Close, they can be heard entering Kelly Road, Stoney Creek Road and Speewah Road as they head towards the Kennedy Highway, and day to day noises can be heard several properties away.

We also question the proposal's events calendar. Surely, 1-2 weddings per month will not be held to if Speewah Gardens have more requests per month, and with "other events", depending on the demand for the venue, could exceed expectations. The proposal is for a Function Facility, and it is being run as a business, therefore there could be events weekly or bi-weekly or more, as demand predicts, adding to more additional, excessive noise after-hours from guests, and cars leaving the function or event making their way up to the Kennedy Highway.

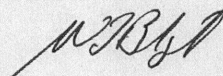
We hope the Mareeba Council Planning Department will consider our objection.

Regards,

Karen Cutler



Warwick Blight



2

**Australian Government**

Department of the Environment and Water Resources

APPROVAL DECISION**Rural Residential Development on Lot 1 on Plan RP728479, Douglas Track, Speewah, Parish of Cairns, Queensland (EPBC 2007/3416)**

This decision is made under Section 133 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

PROPOSED ACTION

Person to whom the approval is granted	Norman Properties Pty Ltd
Proposed action	To establish a rural residential development and associated infrastructure on Lot 1 RP728479, Douglas Track, Speewah, County of Nares, Parish of Cairns, Queensland.

APPROVAL DECISION

Relevant controlling provisions	The approval has effect for: <ul style="list-style-type: none">• World Heritage properties (section 12 & 15A)• Listed threatened species and ecological communities (sections 18 & 18A)
Conditions of approval	This approval is subject to the conditions specified in Annexure 1.
Expiry date of approval	This approval has effect until 1 November 2027.

PERSON AUTHORISED TO MAKE DECISION**Name and position**

Dr Jane Campbell
Acting Assistant Secretary
Environment Assessment Branch

Date of decision	6/11/07
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ANNEXURE 1

1. The person taking the action (the proponent) must undertake the 21 lot rural residential development on approximately 51.33 hectares, including a 3.021 hectare conservation area/Environmental Park on Lot 900, roads, and associated infrastructure, on Lot 1 on Plan RP728479, located at Douglas Track, Speewah, Queensland, 4881, in accordance with the attached site plan (Drawing No 30113/005G dated 10 July 2007) at **Schedule A** and **Schedule B**, except where amendments will be required to comply with the following conditions to protect the Southern Cassowary (*Casuarius casuarius johnsonii*) and associated world heritage values of the Wet Tropics of Queensland World Heritage Area (WTQWHA).
2. To avoid and/or to minimise impacts on the endangered Southern Cassowary and its habitat, and world heritage values of the WTQWHA, the person taking the action must:
 - a. Not clear any vegetation within the Environmental Park (identified as Lot 900 in Schedule A).
 - b. Not establish any infrastructure within the Environmental Park.
 - c. Ensure that no more than one residence is constructed on each of the 20 rural residential allotments.
 - d. Place a binding in perpetuity conservation covenant over the existing remnant vegetation along the northern boundaries of blocks 10, 11, 12, 13 and 14. The width of this vegetation corridor along blocks 10, 11, 12, 13 and 14 must be not less than fifty metres (50 metres) southwards from the northern boundary of each block adjacent to Douglas Track Road. The conservation covenant must be in place prior to the disposal of any blocks to private landholders. The covenant is to enhance the movement of wildlife, including cassowary, between the Wet Tropics of Queensland World Heritage Area and the Speewah State Forest.
 - e. Provide educational material on site, including signage, to construction workers, residents and guests to discourage them from approaching and handfeeding Cassowaries, and taking dogs and cats to the vegetated area, at the rear of the allotment outside the fenced area.
 - f. Prepare a construction management plan that addresses management of erosion and sediment control, and the minimisation of disturbance and degradation of the remnant vegetation within the subject site prior to undertaking any construction works. This plan must be implemented during construction works.
 - g. Prior to undertaking any construction works for the roads, telecommunication and electricity infrastructure, water supply infrastructure and sewerage infrastructure, prepare, implement and maintain a weed management plan for the subject site that eradicates weeds and invasive species from the areas disturbed by the construction works.

- h. Include information in the sales prospectus for each individual allotment owner explaining the limit of allowable vegetation clearing, covenanted area and the ecological importance of remnant vegetation at the subject site, including for the Southern Cassowary.
- i. Ensure that vegetation clearing within each allotment is limited to no more than two thousand square metres (2,000 m²). This limit includes a single residence, all fences, ancillary structures, water tanks and on-site sewerage facilities, but excludes additional clearing for a driveway to a single residence on each lot which has a maximum width of five metres.
- j. Ensure that no fences are erected along the perimeter of any allotment boundary and/or along driveways unless the lot perimeter makes part of the boundary of the area to be cleared for residential development.
- k. Ensure a two metre high, permanent Cassowary-proof fence around the perimeter of the cleared area where the residence is to be built on each allotment where domestic animals are introduced to the site. The fence must be constructed of material of natural appearance, and include an appropriate emergency opening along the rear fence, with automatic closing, to facilitate the movement of wildlife that may become trapped. The fence must be installed within two weeks of vegetation clearing within each of the relevant allotments.
- l. Ensure that no artificial bodies of water, such as ponds and fountains, are constructed in areas outside the fences which are accessible to Cassowaries.
- m. Ensure any lighting is downcast and directed away from covenanted area.

Copies of all management plans prepared pursuant to this condition and a copy of the sales prospectus are to be provided to the Department prior to commencement of any construction works.

- 3. To minimise impacts on the Southern Cassowary and associated World Heritage values of the WTQWHA from road traffic, the person taking the action must:
 - a. Construct all internal roads as cul-de-sacs (see attached site plan)
 - b. Construct internal bitumen sealed roads with a maximum width of 5 metres.
 - c. Implement traffic calming measures to slow road traffic. These measures must be implemented during road construction works. Measures must include:
 - Installation of signage in clearly visible areas along the access road and internal roads to warn drivers of the Cassowary area. Signage must be legible from a distance of 20 metres.
 - Installation of signage on either side of the access road and internal roads limiting vehicle speed to 40 kilometres per hour. Signage must be legible from a

distance of 20 metres.

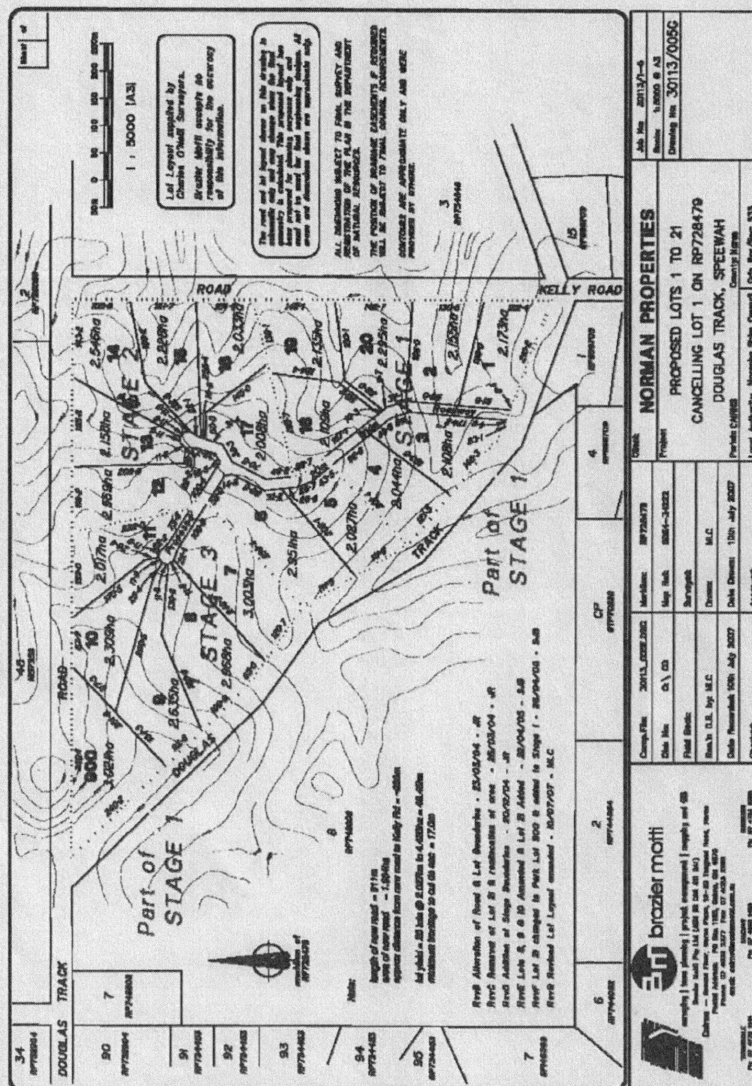
- Install effective traffic calming measures along the access road and internal roads. Raised road sections (20 cm ramping up to 120 cm) with a minimum length of 4 metres must be installed at intervals of 250 metres along the roads.
4. If the Minister believes that it is necessary or desirable for the better protection of the relevant matters of national environmental significance to do so, the Department may request that the person taking the action make specified revisions to any plan or plans approved pursuant to Drawing No 30113/005G) at Annexure 1. The revised approved plan or plans must be implemented.
 5. If the person taking the action (the proponent) has not commenced construction of the development within three years of the date of this approval, then construction must not commence, unless agreed in writing by the Minister.
 6. The person taking the action (the proponent) must maintain accurate records of all activities associated with or relevant to the conditions of approval, and make them available on request by the Department. Such documents may be subject to an audit by the Department, and used to verify compliance with the conditions of approval.

Definitions

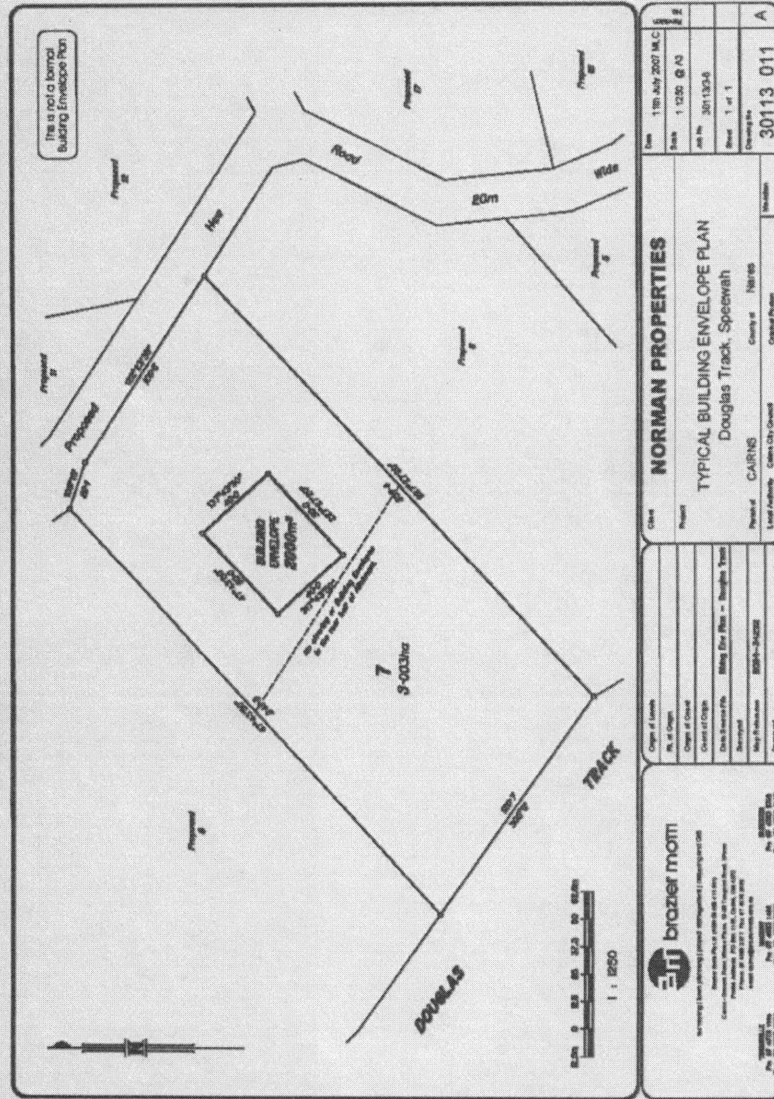
Domestic animals – Includes cattle, equines, goats, sheep, swine, cats, dogs or other domesticated animal

Construction - Includes any preparatory works required to be undertaken including clearing vegetation, the erection of any on-site temporary structures and the use of heavy duty equipment for the purpose of breaking the ground for buildings or infrastructure.

Schedule A



Schedule B



From: "Suzy Grinter" <suzy@wordfactory.com.au>
Sent: Mon, 20 Nov 2023 11:47:39 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Objection to Application for a Development Permit for Material Change of Use
MCU/23/0014
Attachments: Development Application Objection.pdf, Annexure to Objection to
Development Application no. MCU 23 0014.pdf
Categories: Added to ECM

Good morning

Please find attached my response to the subject development application.

As I am rather tardy in submitting, please let me know asap should there be a necessity to send these in the body of the email, as I have an appointment now, and no time to check.

Thank you.

Kind regards

Suzy Grinter
M: 0417 796 310

70 Veivers Drive
Speewah QLD 4881
0417 796 310
suzy@wordfactory.com.au

20 November 2023

To the Mayor, Councillors and Town Planner
Mareeba Shire Council
65 Rankin Street
MAREEBA QLD 4870

Re: Development Application for a Material Change of Use (Function Facility) at 121 Douglas Track, Speewah. (Lot 45 on N157358). Application No. MCU/23/0014

I, Suzanne Grinter, of 70 Veivers Drive Speewah, wish to lodge my objection to the proposed development as per the bullet points below. However, firstly I would like to suggest that the public notification signs were not erected in compliance with Schedule 3 of the DA Rules. I have annexed a separate letter in that regard, but would like it to form part of my objection.

1. Residents of Speewah opted to purchase property here for a reason, or several reasons: tranquility, space, to escape the traffic and noise of the city and suburbia, the enjoyment of nature, bushland and rainforest, the ability to walk in peaceful surrounds, ride bicycles and horses safely, have our children walk safely along roads that have no pavements, and of course for most, the abundant wildlife. All of a sudden, this will change, whatever the pacifying comments about guests to functions ride sharing thus reducing the number of cars. These are weddings, and yes, some of those 150 maximum guests will drive in as couples, but that is still a huge quantity of vehicles. They will be arriving predominantly on weekends, when families here enjoy getting out and about on quiet roads, walking, cycling, riding horses. On a weekday afternoon, schoolchildren are walking home from the bus stop. And worse, if a function finishes at midnight, people loiter and chat in the vicinity before driving away. That is potentially over 100 people leaving along two quiet country lanes (and that is all they are) in the early hours of the morning.
2. Our roads are not lit. There is a blanket of darkness on many a night. There are no pavements or walking tracks along the grass verges, which are ill maintained by Council these days, unlike previous years. Yes, some residents do maintain the verges outside of necessity, others don't, so in many parts of the proposed route, and in fact generally, people walk on the road. The roads are also very narrow, so we drive onto the verge in the case of two cars passing. We are all used to that. Visitors tend to just keep driving in the hope that we remove ourselves from the road. We are thoughtful to property owners too, and will often slow right down or stop to avoid driving off the road and creating trenches in front of people's houses.
3. **Speewah Gardens is situated on the edge of rainforest.** We have a resident cassowary who is seen regularly right in the vicinity of the Gardens' entrance, in fact there was cassowary scat on the road, just near there this weekend just past. We often see scat on the track when riding. I also spotted our two native rainforest dingoes near the Gardens' fence two weeks ago. At night, the dingoes have been caught on residents' security cameras running along Douglas Track road. We have Brush turkeys and Stone curlews, Pademelons, Wallabies, Bandicoots, numerous snakes including large specimens of pythons that frequently lie across the road, and many small marsupial creatures. This biodiversity is why we came to live here. Understandably, it is frequently visitors to the area that cause roadkill, as most of us in the Veivers Drive and Douglas Track area drive well below the speed limit in the awareness of the unpredictability of wallaby and other wildlife crossing the road, often doubling back.

4. I personally spent almost a year, with the much appreciated help of Mareeba Shire Council, clearing the original Douglas Track a few years ago. I have attached elkhorns to the trees along the track and have kept the wait a while trimmed back to avoid injury to unsuspecting walkers, have taken a mattock to level off deeply rutted areas of the track after heavy wet seasons. There will be curious guests of functions walking up that track, possibly at dusk, when there are snakes, feral pigs (which can be downright dangerous), stinging trees (which have been present just a few feet into the track from the entrance to Speewah Gardens), and possibly, as per several years ago, feral dogs, one of whom tried to attack our local feral animal eradicator who was trapping pigs. This may sound innocuous, but although I know the area like the back of my hand, I would not walk up there on dusk or certainly at night. This is bound to happen. MSC very kindly put a concrete bollard on the track to prevent large machinery owned by a Possum Close / Whipbird Close property owner being driven up the track, but also to prevent other vehicles driving through. This bollard has been destroyed twice by vehicles. The previous owner of the land to the right of the track, while working on his property, saw several large vehicles, including a caravan, come to grief when they discovered there is nowhere to turn a large vehicle. This will also happen and any of the situations above could pose serious risk.
5. I believe the owners are also acquiring a nearby property, which leads me to believe the approval of this submission will only be the first step.
6. The noise from the highway has increased significantly in the last couple of years for those of us residing in Veivers Drive. To add to this noise with traffic on our own returning late in the evening or in the early hours of the morning is devastating. In certain climatic conditions the sound is greatly amplified. Most people in this area are very considerate, and it is very peaceful at night. Wedding ceremonies during the day with background music is one thing, but small bands in the evening and night time on a regular basis, at a time when were are enjoying our downtime (ie the weekend) or going to work in the morning (for some the weekend), is untenable. Add to this the noise of people leaving the venue late at night after a night of drinking alcohol. A couple of people have commented on the music at the Speewah Tavern in regard to this application, but there are rarely more than a handful of people at the Friday night music nights these days, the singer is inside under a roof and usually a soloist, and the pub is usually closed nowadays by 10pm or earlier. This is not the city. This is a rural residential area that has enjoyed at least four decades of peace and quiet and is highly unsuited to such a venue, much as it may be a beautiful setting for those who get married there.
7. The placement of this function facility shows absolutely no consideration for the many people who have lived here for decades in quiet enjoyment of a rural residential area. Adjacent to the property are iconic residents who never for a moment dreamed their peaceful life would change so dramatically. The total disregard for locals' quality of life and the very discreet placement of the signage notifying of the development proposal is contemptible.

I would be most grateful if you would table the attached document as part of my submission, or action same in whatever way is more relevant.

Thank you.

Yours faithfully



Suzanne (Suzy) Grinter

70 Veivers Drive
 Speewah QLD 4881
 0417 796 310
suzy@wordfactory.com.au

20 November 2023

To the Mayor, Councillors and Town Planner
 Mareeba Shire Council
 65 Rankin Street
 MAREEBA QLD 4870

Re: Non-compliant Signage regarding the Development Application for a Material Change of Use (Function Facility) at 121 Douglas Track, Speewah. (Lot 45 on N157358). Application No. MCU/23/0014

Further to my attached submission regarding my vehement objection to the above Development Application, I would like to reiterate and record below my comments to Mareeba Shire Council's CEO, Peter Franks, over the past few days.

Rather than reinvent the wheel, I am collating hereunder the contents of our correspondence on the issue of the inappropriate and furtive positioning of the signage advertising the above Development Application.

16.11.23

Good evening Peter

I am not, at the moment, following due process, but I just needed to express my disappointment (putting it mildly) at the lack of community consultation regarding the proposed development at Speewah Gardens. The sign displaying the intention to develop is completely hidden from view. This smacks of a situation I encountered down at Clifton Beach many years ago, where a sign was hidden in a cul de sac, and from memory, Council had to concede that it was underhanded.

Given current angst about the lack of concern by local government about the concerns of community, I feel compelled to argue that an extension of the right to appeal this decision should be granted and ample opportunity for the community to be made aware of this proposed development.

The positioning of the sign is despicable. Aside from myself and a very few others walking dogs or riding horses up Douglas Track, absolutely no-one would see this sign, the date of which commences 30 October. A horde of other things will be in my submission, but at present I am so utterly dismayed by this deceit, and the hiding of the sign, I need to take one step at a time. I'm no avid environmentalist against any sort of business initiative or development, but the clandestine nature of this application is sickening. We moved here for peace and quiet. If this goes ahead, I will lose any faith I ever had in Council's integrity.

17.11.12

Good morning Peter

Re-reading the email below, I realised at that late hour that I wrote "that an extension of the right to appeal..." where I actually meant an extension of the submission date.

Hi Suzy

Thanks for the email. The Planning Act sets out what a Developer is obliged to do in terms of Public Notification for a proposed development and in this case they are meeting their obligations.

As the Assessment Manager Council must ensure it remains neutral and treat all Developers strictly according to the Act. We cannot require them to undertake any more consultation/public notification than is prescribed by the Act.

The public notification signs were to be erected in the following two (2) locations along the site's road frontages.

The site is at the end of the formed section of Douglas Track so that's where the Act requires the signs to be placed.



There is only one adjoining landowner who was notified in writing. The property Speewah Gardens bought?

A public notice was published in the Cairns Post on 27 October 2023 (copy attached). (I think it is widely known that no-one reads The Cairns Post, except perhaps online, and only for the news. This should have been place in the Kuranda Paper last month).

We are also aware of the following posts on The Speewah & Surround Residents Group and the Speewah Residents Facebook pages: You can go right back down the community page and not find the one from Alan Moore with the question mark – Paloma is a local lady who posted the same day. Why was it not posted by Speewah Gardens itself?

18.11.23
Dear Peter

Further to our conversation last week...

From the Department of Infrastructure, Local Government and Planning's Guide to public notification of development and change applications:

Notices on the premises

Schedule 3 of the DA Rules sets the requirements for placing a public notice on the premises.

These notices must be:

- placed on, or within a reasonable distance of, the road frontage for the premises, ensuring that it is clearly visible from the road
- mounted at least 300mm above ground level
- made of weatherproof material
- at least A0 size.

Guide to public notification of development and change applications

The DA Rules also establish that, where the premises have more than one road frontage, a public notice must be placed on each publicly accessible road frontage for the premises. Inclusion of the term 'publicly accessible' is intended to ensure that signs are not placed on unformed or unmade roads that could not

reasonably be considered accessible by the public. For placing a public notice on the premises, road frontage for the premises means: (a) the boundary between the premises and any road adjoining the premises; or (b) if the only access to the premises is across other land, the boundary between the other land and any road adjoining the other land at the point of access.

Posted by a local lady, not Speewah Gardens.


Speewah & Surround Residents Group
Join

Paloma Ramos Diaz · 3 Nov ·

Development application for function facility at 121 Speewah Rd.



 Like
  Comment
  Share



21

2 shares

All comments ▾


Highlands Hillfarm
 What is a 'Function Facility'?
 1 w Like Reply


Michael Kunze
 Weddings, parties etc.
 1 w Like Reply


 Write a reply...


Thomas Verfürth
 Speewah Gardens (old rosebud farm) place is looking amazing
 Rules


 Write a public comment...
 

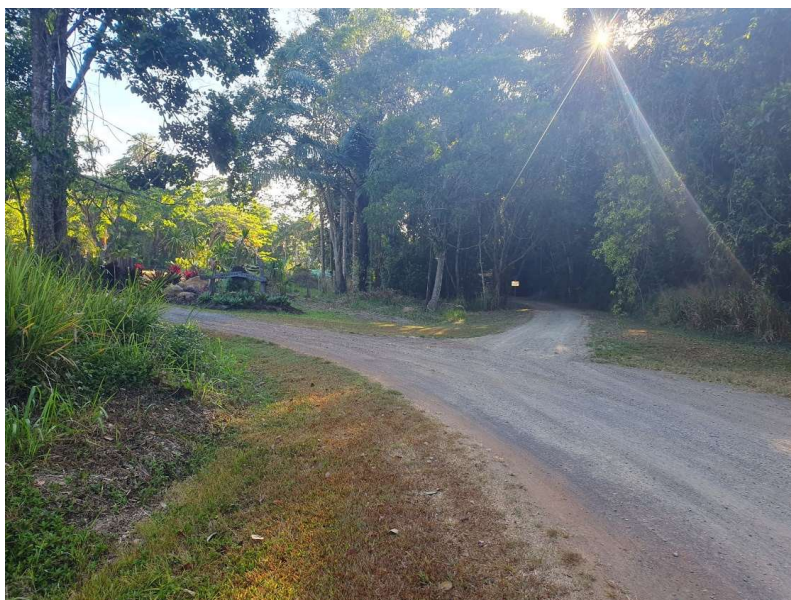


Alan Moore often posts on behalf of Speewah Gardens but this post is nowhere to be found on the community page and is dated the same day as Paloma's



The fact is, the signs are both invisible from Douglas Track, the actual road. In the confident knowledge that hardly anyone walks up the unsealed section of the track (which, when I was working with Council to open the track, was told it was NOT a gazetted road), the first sign on the front boundary has been placed furtively to ensure no-one driving up the road can see it.

The second sign is totally invisible. The 'road access' has been completely obliterated for years. You would almost have to take a machete to clear a decent path up the boundary to see the second sign. This of course might change, but the fact is, that sign is lost in a jungle of Guinea grass, somewhere up the non-existent or rather, invisible road access behind this first sign.



When we opened the Track, Council kindly provided signage as below. However, it was poorly worded but it was too late for me to do anything about that.

Within four days it was misinterpreted by the person who had been driving their heavy machinery up the track, who took it to read that you COULD take vehicles up, but it was at your own risk.

Some time later, a ute drove through from Whipbird Close end apparently, and obliterated the first concrete bollard, an event I informed Council about. Council fixed this, but not long after a second vehicle came from the other direction and possibly backed over it while trying to turn around, realising the path becomes just that, a small winding path.



I am certainly not alone in thinking that damage will be or people will be hurt if venturing onto the Track while visiting Speewah Gardens.

Yours faithfully

Suzanne (Suzy) Grinter

From: "cathy retter" <cathy.retter.kuranda@gmail.com>
Sent: Mon, 20 Nov 2023 17:04:56 +1000
To: "Info" <info@msc.qld.gov.au>
Cc: "Bruce Wannan" <bswannan@bigpond.com>
Subject: Planning manager - Submission on MCU 23 0014 - Function facility proposal
Attachments: KEC submission on MCU 23 0014 - Function facility - Lot 45 on N157358.docx
Categories: Added to ECM

Good afternoon,

Please find attached our submission on MCU 23 0014 for a function facility at 121 Douglas track road

kind regards
Cathy
Cathy Retter
Kuranda Envirocare and
Friends of the Kuranda Tree Frog

Australia +61 419624 940



PO Box 494 Kuranda 4881

Phone: 07 4093 8989 (nursery)

Email: info@envirocare.org.au

Web Site: www.envirocare.org.au

To Planning officers

Mareeba Shire Council

RE MCU/23/0014 for Lot 45 on N157358 (121 Douglas Track Speewah)

Summary:

We consider that there are already sufficient venues in the Kuranda / Speewah area to service afternoon and evening gatherings such as weddings and events with music or entertainment eg community and private facilities such as Kuranda Amphitheatre, Billabong, Kuranda Recreation centre, Speewah Tavern, Kur-Cow and Kanjini Camping.

Some of these facilities are much more rural and removed from other properties thereby not creating a large nuisance to the surrounding landholders. Where these facilities are close to residential or rural residential, they are restricted in the number of events that can be held with strict regulation on event closure time.

Given the noise and traffic impact on neighbouring rural and rural residential landholders, we would propose that this function facility not be approved.

Documents reviewed: MCU/23/0014 - New DA, MCU230014 - Response to Information Request

MCU230014 – New DA

Amenity

P06 – given the increase in unacceptable noise and the impacts of traffic by more than doubling of the traffic movements on function days on the Douglas Track and the lack of a bus service, the proposed facility should be constrained to operate only until 7pm and all guest traffic removed by 8pm.

P07 – amelioration of the impacts of the facility has been inadequately described and responsibility for impacts from noise, hours of operation and traffic appears to be abrogated to a private event company. This leaves neighbours in the position of dealing with a private company and not their neighbor the landholder. This is not acceptable. All proposed functions should require a temporary entertainment license from Mareeba Shire council regardless of function size.

Regulated Vegetation

P05 – development within a wildlife habitat overlay area appears to have been triggered an ecological plan to be prepared. Given the traffic impact report conservatively indicates an increase in traffic from 37 movements to 97 movements on the day of an event, no consideration appears to have been given to the traffic impacts on disturbance of wildlife, in particular cassowary, which are regularly seen traversing the Douglas Track roadway, coming from the proponents property.

Waste disposal

P02 – This change of use to Function facility should include the provision of on site effluent disposal for up to 100 guests as this may not be adequately covered by a Temporary Entertainment license (if only required for >100 guests) and will likely lead to reliance and subsequent overload of the existing on site disposal.

MCU230014 – Response to information

Noise

- Table 6.2 indicates that the proposed activities will frequently exceed the acceptable limits of noise especially in the 6pm to midnight period.
- It appears that control of excessive noise will fall upon the nearest neighbours – requiring measuring equipment and a workable relationship with contracted users. This is not an adequate solution
- If this function facility were to be approved then we would propose that in this rural, conservation and rural residential area, that no more than 1 event per month be allowed of any size and that the time of closure for any noise above background by 7pm with the majority of traffic movements to be completed by 8pm.

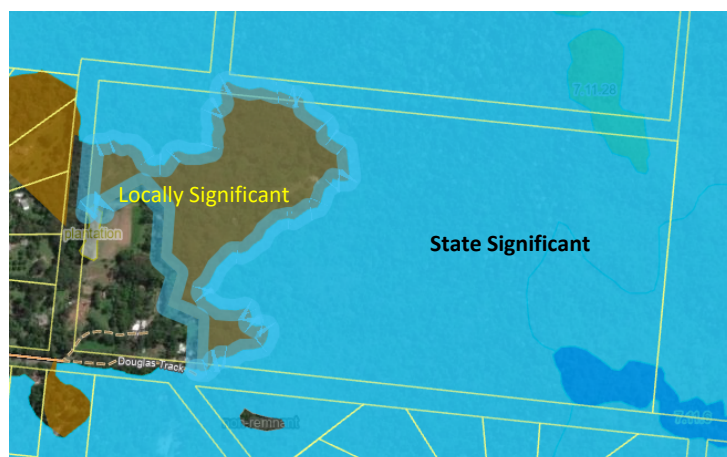
Ecological Report

The ecological report is a superficial assessment of the ecological values and issues of the site. Unfortunately, it fails to recognize and describe the State Significant and Locally Significant biodiversity assessed by the *Wet Tropics Biodiversity Planning Assessment*. These values include: state significant corridor and state significant habitat for EVNT taxa (see Table below).

These details and mapping layers are easily available at

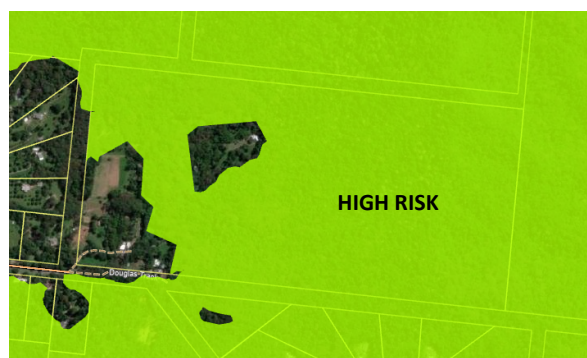
<https://www.qld.gov.au/environment/management/environmental/environmental-reports-online>. A map is provided below.

Decision Number	Description	Panel Recommended Significance	Criteria Values
wet_i_07	Black Mountain Corridor Biogeographic Barrier	Regional	Ic (disjunct populations): VH Id (range limits): VH
wet_i_16	Wet Tropics endemic BVGs of simple to complex upland mesophyll and notophyll vine forests.	State	Ia (endemic richness): VH
wet_i_24	Wet Tropics World Heritage Area Outstanding Universal Values - Habitats for conserving biodiversity and rare and threatened species of flora and fauna	State	Ib (refugia): VH Ie (species richness): VH
wet_i_30a	Terrestrial bioregional corridors (landscape connections)	State	Criterion J (terrestrial corridor): STATE



The report for this site is attached.

The report also fails to adequately even describe the flora of the likely impact areas. The timed meander appears restricted to the close proximity of the north-east function precinct covering an area of 2 hectares at best. If Figure 10 is an accurate indication of the extent of the flora survey, then the survey is woefully inadequate. Certainly the admission that only 70 species were identified suggest that the survey was extremely limited. It seems likely that the flora assessment has sampled less than 1/5 of the species likely to be found on the site and the observer not been aware of the need for an adequate assessment based on the *Protected Plants Trigger* map shown below.



The ecological report appears to have also failed in its assessment of threatened species. A Wildnet search would have also indicated the possible presence of a threatened frog (*Litoria serrata*). The occurrence and impacts on this species are nowhere considered.

The report lists the threatened species provided in the EPBC search tool. Unfortunately the reliability of the report's assessment of impact is unreliable given the patent inadequacy of the biodiversity surveys.

Even where the report does identify issues (Figures 11 & 12), there is no attempt to describe the likely scale of impacts; discussion is limited to "*is believed to be within acceptable outcomes or not within the designated area*"

The report relies heavily on inappropriate publications for assessment of impacts. The use of forest impact data from southern Slovenia published in the *Croatian Journal of Forest Engineering* would appear to be inadequate analog for

North Queensland rainforests. The author needs to consider more localized work such as that undertaken by Miriam Goosem on the Kuranda Range.

The conclusions provided by the ecological report are, at best, unreliable but at worst wrong. The report has not collected enough data to even adequately describe the values of the site. It seems inevitable that there will be detrimental impacts on the biodiversity of the site. These will include serious impacts on the adjacent Nature Refuge property which lies only 300 metres from the entertainment nodes. The report utterly fails to describe or ameliorate these impacts.

The assertion that the proposal “holds the potential to serve as a model for harmonizing celebratory activities with the integrity of a cherished natural habitat” is a willful belief, only.

8.2 SUBLEASE OF LEASE AW - TOM GILMORE MAREEBA AVIATION INDUSTRIAL PRECINCT

Date Prepared: 12 April 2024
Author: Supervisor Governance & Compliance
Attachments: Nil

EXECUTIVE SUMMARY

This report seeks Council consent to a sublease from Bram Pollock Investments Pty Ltd, the Lessee of Lease AW in Lot 20 RP748320 in SP320481, to sublessee Prophurst Pty Ltd at the Tom Gilmore Mareeba Aviation Industrial Precinct.

RECOMMENDATION

That Council consents to the sublease of Lease AW in Lot 20 RP748320 in SP320481, dealing no. 720148231, to Prophurst Pty Ltd ACN 119 666 027.

BACKGROUND

Bram Pollock Investments Pty Ltd ACN 130 241 271 is the Lessee of Lease AW in Lot 20 RP748320 in SP320481, dealing no. 720148231 ("the Head Lease"), at the Tom Gilmore Mareeba Aviation Industrial Precinct.

On 10 April 2024, Council received email correspondence from Apels Solicitors on behalf of Bram Pollock Investments Pty Ltd, seeking Council consent to issue of a sublease under the Head Lease to Prophurst Pty Ltd ACN 119 666 027.

Under the terms of the Head Lease, the tenure interest cannot be subleased without Council's consent which must not be unreasonably withheld.

The term of the proposed sublease is the same as the term as the Head Lease, less one (1) day. The sublease contains equivalent options to renew as the Head Lease, less one day.

Importantly, the permitted use of the proposed sublease conforms with that declared within the Head Lease. The sublease term and permitted use therefore meet Council's requirements to proceed with provision of Council consent to the sublease interest.

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

The legal representation for the Lessee will be notified of the outcome, and any administrative action undertaken accordingly.

8.3 DELEGATIONS UPDATE MAY 2024

Date Prepared: 1 May 2024

Author: Coordinator Governance & Compliance

Attachments: 1. Table of delegable powers - Local Law 7 (Aerodromes) 2019 [↓](#)

EXECUTIVE SUMMARY

At the Council meeting held 16 April 2024, Council resolved to delegate the powers contained in the “Register of Delegations – Council to CEO”, as part of Council’s statutory obligations for annual review of all delegations from Council to the CEO.

The table of delegable powers relevant to Council’s *Local Law 7 (Aerodromes) 2019* were omitted from the report. To correct this, the relevant table of delegable powers is provided for Council for endorsement.

RECOMMENDATION

That Council delegate to the CEO all powers appearing in the document titled “Table of delegable powers – Local Law 7 (Aerodromes) 2019” attached to this report.

BACKGROUND**General**

Under section 257 of the LGA, Council may delegate its statutory power to the CEO. However, Council must not delegate a power that an Act states must be exercised by resolution of Council. Powers may be delegated to the CEO via a resolution of Council or conferred directly to the CEO under a provision of an Act or Regulation. Such delegation avoids the necessity for excessive referral of administrative matters to Council for formal resolution. Thus, Council's statutory powers in the administrative context are exercised efficiently via delegation of its power to the CEO under section 257 of the LGA. Council’s *Delegations and Authorisations Policy* further supports the administration and maintenance of Council’s Register of Delegations in compliance with the *Local Government Act 2009* (Qld).

Section 260 provides that the Chief Executive Officer must establish a register of delegations to record all delegations and that the public may inspect the register of delegations. The register of delegations must hold the particulars prescribed under section 305 of the *Local Government Regulation 2012* (Qld).

RISK IMPLICATIONS**Legal and Compliance**

Legal risk arises from unlawful exercise of statutory power. The currency of Council’s Register of Delegations ensures the integrity of Council’s lawful exercise of statutory power and associated sub-delegations to support the administrative functions of Council.

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

Immediate update of Register of Delegations and associated registers.

Local Law No. 7 (Aerodromes) 2019

DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION
Chief Executive Officer	Power to regulate the use and operation of an aerodrome by means of signs, notices or markers.	<i>Section 5(1) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to, by means of signs, notices, or markers: (a) Designate a part of the aerodrome to be an area for the parking of aircraft; (b) If the part is not to be used for the parking of aircraft – specify the kind of aircraft that that may be parked in the part; (c) Specify the conditions (if any), including conditions relating to the times and periods during which aircraft may be parked in the part.	<i>Section 6(1) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to determine and include or notify areas in which a person is, or is not, permitted to: (a) Park a vehicle or cause a vehicle to stand; (b) Place plant or equipment, or cause plant or equipment to stand.	<i>Section 7(1) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to declare a part of the aerodrome as a non-smoking part, and power to post a sign or notice indicating the matters referred to in section 9(4).	<i>Section 11(4) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to, on any special occasion, special event or other event of public interest at an aerodrome: (a) Make particular arrangements for the control of the aerodrome; (b) Charge fees for participation and admission to the occasion or event; (c) Impose conditions for the use of the aerodrome for the occasion or event as the local government considers appropriate for the circumstances.	<i>Section 13 Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to impose fees and charges for each and every right of use of an aerodrome.	<i>Section 14(1) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to permit an owner of aircraft to furnish on a monthly basis, particulars of the number of passengers carried on each flight of an aircraft together with the fee or charge imposed by the local government	<i>Section 14(4) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to waive or partially remit a fee or charge imposed by the local government, in an appropriate case.	<i>Section 14(7) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to give a compliance notice in certain circumstances.	<i>Section 16(4) Local Law No 7 (Aerodrome) 2019</i>

Chief Executive Officer	Power to: (a) Enter land to perform work specified in a compliance notice; and (b) In the case of a vehicle, remove the vehicle or carry out work on the vehicle to the extent necessary so that no part of the vehicle penetrates the OLS.	<i>Section 18 Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to permit a temporary structure or a part of a vehicle to penetrate the OLS in certain circumstances.	<i>Section 21(1) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to form a view about the imposition of reasonably necessary conditions on a permit given under section 21(1), and power to impose those conditions	<i>Section 21(2) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to deal with seized object in accordance with this Local Law and Local Law No. 1 (Administration) 2018.	<i>Section 22(3) Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to take steps to recover the cost of repairing any damage in a court of competent jurisdiction.	<i>Section 26 Local Law No 7 (Aerodrome) 2019</i>
Chief Executive Officer	Power to deal with seized aircraft in accordance with this Local Law and Local Law No. 1 (Administration) 2018.	<i>Section 27(3) Local Law No 7 (Aerodrome) 2019</i>

Limitations to the Exercise of Powers

1. The Chief Executive Officer may sub-delegate the powers contained in Schedule 1.
2. Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated subject to the provisions of Council's Procurement Policy.
3. The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
4. The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
5. The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
6. Where the delegate refuses a particular matter, and an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.

8.4 COUNCIL POLICY REVIEW**Date Prepared:** 15 April 2024**Author:** Coordinator Governance & Compliance**Attachments:**

- 1. Sanitary Drainage Policy [↓](#)
- 2. Sewerage Connection Policy [↓](#)
- 3. Community Tenure Guidelines [↓](#)
- 4. Revenue Policy [↓](#)

EXECUTIVE SUMMARY

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

RECOMMENDATION

That Council:

1. Repeals the:
 - (a) Sanitary Drainage Policy – adopted 20 May 2020
 - (b) Sewerage Connection Policy – adopted 20 May 2020
 - (c) Community Tenure Guidelines – adopted 24 January 2024
 - (d) Revenue Policy – adopted 15 March 2023
2. Adopts the:
 - (a) Sanitary Drainage Policy
 - (b) Sewerage Connection Policy
 - (c) Community Tenure Guidelines
 - (d) Revenue Policy

BACKGROUND***Sanitary Drainage Policy*****Purpose**

To delineate responsibility for Council sewerage infrastructure and private property sewerage infrastructure as applies to the occurrence of sewerage blockages.

Summary of amendments

1. Header table – amend obsolete Author field position description;
2. Page 3 of 5 – amend footnote 5 to assign correct statute reference.

All remaining content continues as relevant for a further term.

Sewerage Connection Policy**Purpose**

To establish a principled framework for connection to and disconnection from Council owned sewerage infrastructure.

Summary of amendments

1. Header table – amend obsolete Author field position description.

All remaining content continues as relevant for a further term.

Community Tenure Guidelines**Purpose**

To set out the approval and administration of community tenure arrangements for the community's use of Council land and facilities in a fair, consistent, and transparent manner which is affordable to both community groups and ratepayers.

Summary of Amendments

1. Header page – apply different first page to remove subsequent page instrument title header bar;
2. Section 3.2 Table2 – insert table column headings 'Type of Community Tenure' and 'Level of Council Subsidy';
3. Section 3.3 Table of obligations, Type 4 Community Management of Halls 'Management Group' column, line 16 'Major Maintenance, refurbishments & renewals' (page 6 of 14) – omit check (applicable operator), insert cross (inapplicable operator);
4. Section 3.3 Table of obligations, Type 4 Community Management of Halls 'Management Group' column, line 17 'RCD testing and tagging' (page 6 of 14) – omit check (applicable operator), insert cross (inapplicable operator)
5. Section 3.3 Table of obligation, Type 4 Community Management of Halls 'Council' column, line 16 'Major Maintenance, refurbishments & renewals' (page 6 of 14) – omit cross (inapplicable operator), insert check (applicable operator);
6. Explanatory Notes section (page 9 of 14), points 15&16, para 4, line 2 – insert words '(Licenced Area)';
7. Apply minor grammatical and formatting amendments throughout.

The above amendments represent a minor amendment only. The instrument remains within its initial term cycle.

Revenue Policy***Purpose***

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

Summary of amendments

1. Section 1 – transfer full paragraph content to section 2;
2. Section 2 – transfer full paragraph content to section 1;

3. Section 3.1(c) – insert additional bullet point to declare alignment with Corporate and Operational Plans;
4. Section 3.1(c) – insert additional bullet point to align with needs and expectations of the general community.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Policy library and website updated to publish.



Sanitary Drainage Policy

Policy Type	Governance Policy	Version:	2.0
Responsible Officer	Manager Water and Waste	Date Approved:	15/05/2024
Review Officer:	Manager Water and Waste	Review Due:	15/04/2028
Author:	Coordinator Governance & Compliance	Commencement:	15/05/2024

1. PURPOSE

To delineate responsibility for Council sewerage infrastructure (**Council sewerage network**) and private property sewerage infrastructure (**sanitary drain**) as applies to the occurrence of sewerage blockages.

2. SCOPE

This policy applies to all sewerage **service areas** within the Mareeba Shire Council local government jurisdiction. This policy does not apply to non-service areas. This policy should be read in conjunction with Council's *Sewerage Connection Policy*.

3. POLICY STATEMENT

RESPONSIBILITY—SANITARY DRAINS AND COUNCIL SEWERAGE NETWORK

Single sanitary drains

Property owners are responsible for the sanitary drain servicing their properties up to the service **connection point**. The connection point is the point at which the sanitary drain connects with the Council sewerage network. The specific location of the connection point may vary in relation to the boundary of a property. The connection point may be located inside or outside a property boundary or may be located some distance away from the property (see Figure 1 example). Owners are additionally responsible for all ancillary sanitary drain connections on their property such as overflow relief gully (ORG) fittings designed to overflow outside a dwelling to prevent overflows occurring inside the dwelling.

Combined sanitary drains

A **combined sanitary drain** refers to a sanitary drain that services more than one property. Examples may include:

- a combined sanitary drain in an apartment complex comprised of multiple dwellings or units in a community or strata title property. Combined sanitary drains of this type are the responsibility of the relevant body corporate

Page 1 of 5

Human Rights Compatibility Statement

The *Human Rights Act 2019* (Qld) (HR Act) came into effect on 1 January 2020 and will mean fairer laws, policies and practices by public entities when dealing with the community on a day-to-day basis. This policy has been drafted to accord with sections 15-37 as aligned with s 8 of the HR Act.

Sanitary Drainage Policy

- a combined sanitary drain that services two (2) or more separately owned adjacent properties. These types of combined sanitary drains are the collective responsibility of the relevant property owners.

Property owners are responsible for maintaining the proper function of any sanitary drain servicing their property and penalties may apply for failure to maintain a sanitary drain.¹

Council is responsible for the operation and maintenance of the main (public) sewerage network up to the connection point including the **property service**. To remove doubt, Council is **not** responsible for maintenance or operation of **sanitary drains of any type**.

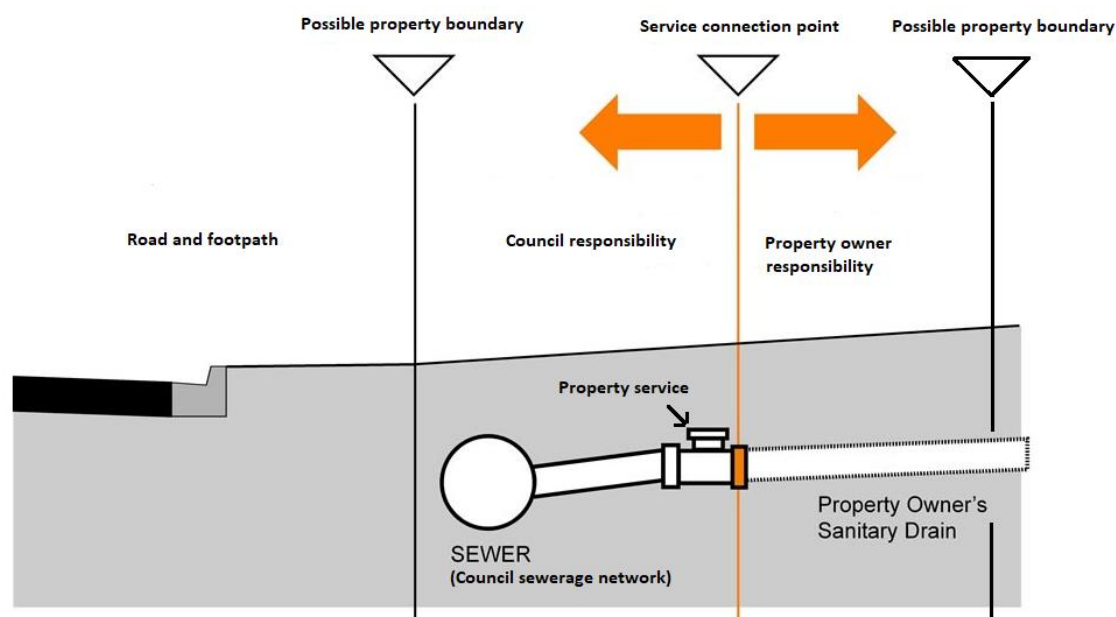


Figure 1. typical connection with responsibilities relative to service connection point and possible position of property boundaries.

BLOCKAGES

A sanitary drain blockage can occur as a result of:

- fats or food scraps being washed down the household sink
- wet wipes and other hygiene or sanitary products being flushed down the toilet
- tree roots entering and growing inside pipes, causing cracking
- other factors such as stormwater overloading the Council sewerage network.

Sanitary drain blockages may also occur due to improper stormwater connections from downpipes or water tanks which drain into the sanitary drain on a property.

Note that it is an offence to discharge prohibited substances such as surface water, sand or rock into the Council sewerage network.²

¹ See *Plumbing and Drainage Act 2018* (Qld) s 70.

² See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 193.

Sanitary Drainage Policy

RESPONSIBILITY—BLOCKAGES

In the event of a sanitary drain blockage, property owners should contact a licensed plumber. The following applies:

- Where a property owner engages a licensed plumber to clear a blocked sanitary drain, the property owner is responsible for payment of fees to the licensed plumber. Council will not be responsible for payment of fees to a licensed plumber.
- Where a property owner engages a licensed plumber to attend a property to clear a blocked sanitary drain and the licensed plumber subsequently determines that the blockage is located in the Council sewerage network, the plumber should cease work and the property owner should contact Council.
- Where a property owner has contacted Council to report a blockage in the Council sewerage network and it is subsequently determined that the blockage is in the property sanitary drain, Council will impose a standard call-out fee upon the property owner.
- Where a sanitary drain extends beyond the property boundary and blockage clearing works are required on the sanitary drain which require that the ground surface is excavated to access the drain, it is the responsibility of the relevant property owner to obtain any necessary approvals to carry out works on the land beyond the property boundary.
- Council will not clear sanitary drain blockages on commercial or industrial properties.

To remove doubt, Council is **not** responsible for clearing of sanitary drain blockages. Council is responsible for and will attend to the clearing of blockages only in the Council sewerage network. A property owner, licensed plumber or other persons must not undertake any works on Council's sewerage network without Council approval.³

State plumbing and drainage legislation assigns responsibility for clearing of blockages in combined sanitary drains to the relevant property owners and where owners cannot agree on suitable and fair arrangements and the blockage is impacting on the function of the Council sewerage network, Council may take action to clear the blockage and recover costs from the relevant property owners.⁴

Council's powers of entry and property owner consent

Council officers identified as **authorised persons** may enter a place (including a private property) at any time to inspect, assess and undertake **urgent** works to clear a blockage affecting the Council sewerage network. Where the works are not identified as urgent works, Council will enter a place only with the consent of the property owner or where Council has provided the owner with at least fourteen (14) days' notice⁵ and only for a purpose specific to conduct of works to restore function to the Council sewerage network. Determinations on urgency will have regard for the assessed level of risk to the community.

³ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 192(1).

⁴ See *Plumbing and Drainage Act 2018* (Qld) s 70. See also *Plumbing and Drainage Regulation 2019* (Qld) s 107.

⁵ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 36.

Sanitary Drainage Policy

Reimbursement of costs

Where a property owner has incurred costs for licensed plumbing fees to clear a blockage and it is determined that the blockage is located in the Council sewerage network, the property owner may submit a claim for reimbursement of costs for Council consideration. The following will apply:

- All claims must be lodged in the prescribed form accompanied by proof of prior payment of fees to the licensed plumber.
- Any reimbursement, in part or in full, will be at the discretion of Council and based upon an assessment of the facts and circumstances specific to each individual case.
- Council provides no assurance or guarantee of approval for reimbursement following Council assessment of a claim.
- Where a claim is approved by Council, the amount of reimbursement will be in accordance with Council's standard annually reviewable fees and charges. Any residual amount will be the responsibility of the relevant property owner.

Council will **not** consider:

- reimbursement of costs for clearing of a blockage by a person (including a licensed plumber) in the Council sewerage network where the works undertaken to clear the blockage have not been approved by Council
- reimbursement of plumbing fees arising from work conducted by unlicensed persons
- reimbursement of costs for CCTV sewerage inspections
- reimbursement of additional costs associated with the blockage clearing works such as removal of pavers or concrete to access a sanitary drain.

4. REPORTING

No additional reporting is required.

5. DEFINITIONS

Authorised person—means a person appointed by Council to perform a function under specific legislation.⁶

Combined sanitary drain—means a sanitary drain for receiving discharges from 2 or more neighbouring premises, other than a sanitary drain owned by Council for the premises.⁷

Connection point—means a point where the Council sewerage connects to a sanitary drain or sewer.

⁶ See *Local Government Act 2009* (Qld) s 202.

⁷ See *Plumbing and Drainage Regulation 2019* (Qld) sch 10.

Sanitary Drainage Policy

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

Council sewerage network—means the main sewerage infrastructure pipe network that services the entire town within the **service area**.

Property service—means a junction, bend, pipe, jump up or graded jump up required to connect a sanitary drain to Council sewerage.⁸

Sanitary drain—means a drain network used to carry sewage from individual premises (private property—property not owned by Council) to the Council sewerage network.⁹

Service area—means those areas within Council's jurisdiction declared by Council to be an area within which a sewerage service is provided to the entire community.¹⁰

Sewage—means waste water and excrement conveyed in sewerage pipes.¹¹

Sewerage—means a network of pipes existing for the purpose of carrying sewage.¹²

6. RELATED DOCUMENTS AND REFERENCES

Local Government Act 2009 (Qld)

Plumbing and Drainage Act 2018 (Qld)

Plumbing and Drainage Regulation 2019 (Qld)

Sewerage Connection Policy (MSC)

Water Supply (Safety and Reliability) Act 2008 (Qld)

7. REVIEW

It is the responsibility of the Manager Water and Waste to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

⁸ See *Water Supply (Safety and Reliability) Act 2008* (Qld) sch 3.

⁹ See *Plumbing and Drainage Act 2018* (Qld) sch 1. 'sanitary drain' and 'sanitary drainage' combined and modified for use in the context of this policy.

¹⁰ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 161.

¹¹ Ibid sch 3.

¹² Ibid.



Sewerage Connection Policy

Policy Type	Governance Policy	Version:	2.0
Responsible Officer	Manager Water and Waste	Date Approved:	15/05/2024
Review Officer:	Manager Water and Waste	Review Due:	15/04/2028
Author:	Coordinator Governance & Compliance	Commencement:	15/05/2024

1. PURPOSE

To establish a principled framework for connection to and disconnection from Council owned sewerage infrastructure (**Council sewerage network**).

2. SCOPE

This policy applies to all sewerage service areas within the Mareeba Shire Council local government jurisdiction. This policy does not apply to non-service areas. This policy does not apply to Notifiable Works (Form 4 works) as defined under plumbing legislation which may be undertaken by a licenced plumber commissioning additional fixtures or decommissioning existing fixtures in a premises. This policy should be read in conjunction with Council's *Sanitary Drainage Policy*.

3. POLICY STATEMENT

Mareeba Shire Council is the registered service provider for the **Council sewerage network** located within the **service area**.¹

Permit Works

Queensland plumbing and drainage legislation provides that persons must not undertake regulated **Permit Works** without a permit approval in place.² Persons seeking to connect to or disconnect from the Council sewerage network must lodge an application for Permit Works (Form 1 Permit Work) for which Council approval is required.

1. Connections—existing property service in place

Where an existing **property service** is in place, the following will apply:

¹ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 20 and 22.—Council is a registered service provider.

² See *Plumbing and Drainage Act 2018* (Qld) s 66. See also *Water Supply (Safety and Reliability) Act 2008* (Qld) ss 191, 192(1).

Human Rights Compatibility Statement

The *Human Rights Act 2019* (Qld) (HR Act) came into effect on 1 January 2020 and will mean fairer laws, policies and practices by public entities when dealing with the community on a day-to-day basis. This policy has been drafted to align with section 8 and sections 15-37 of the HR Act.

Sewerage Connection Policy

- An application for Permit Works must be received by Council in the prescribed form and be accompanied by the required documentation along with payment of the relevant fee.³
- All applications for Permit Works are subject to assessment by Council's delegated officer.
- Approved Permit Works are subject to inspection by Council's delegated officer.

2. Connections—no existing property service in place

In circumstances where no existing property service is in place, a Wastewater Service Quotation Request form must be lodged, and the following will apply:

- All applications are subject to an individual assessment and quotation by Council.
- Application approval is subject to applicant acceptance of quotation and payment of all fees.
- Submission of a Wastewater Service Quotation Request does not constitute approval to commence Permit Works.
- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- Approved Permit Works are subject to inspection by Council's delegated officer.

3. Disconnections

Where a connection is no longer required, the following will apply:

- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- Approved Permit Works are subject to inspection by Council's delegated officer.

4. Combined connections—existing combined sanitary drain connections

A **combined sanitary drain** refers to a sanitary drain that services two or more adjacent properties which drains to a single property service connection point and then into the Council sewerage network. Combined sanitary drains typically exist in older parts of towns. A combined sanitary drain is not owned or maintained Council and State plumbing and drainage legislation assigns the maintenance responsibility for an existing combined sanitary drain to the relevant property owners.⁴ In this context, combined sanitary drains are considered private plumbing. New connections to an existing combined sanitary drain will not be permitted.

³ See *Plumbing and Drainage Regulation 2019* (Qld) s 44(1) and 52(2). Prescribed form—Form 1 Permit work application for plumbing, drainage and on-site sewerage work. For relevant fee, see Council's Schedule of Fees and Charges.

⁴ See *Plumbing and Drainage Act 2018* (Qld) s 70. See also *Plumbing and Drainage Regulation 2019* (Qld) s 107.

Sewerage Connection Policy**Works to combined sanitary drains**

Property owners seeking to conduct works to alter, disconnect from or decommission an existing combined sanitary drain should carefully consider the impact of their proposal upon other premises connected to the combined sanitary drain and contact Council for a pre-assessment prior to making a final decision on works. Assessment of an application for works to a combined sanitary drain is dependent upon the nature of the proposed work. Assessment will consider the discharge capacity and size of the combined sanitary drain along with the number of premises connected.

Where a property owner seeks to alter, disconnect from or decommission a combined sanitary drain, the following will apply:

- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- All applications for Permit Works are subject to assessment by Council's delegated officer.
- Where a development approval is required, the applicant will be required to disconnect from the combined sanitary drain.
- Where a property owner disconnects from a combined sanitary drain and there are other upstream properties connected to the drain, the property owner disconnecting will be required to provide a new sewerage connection to those properties as well as their own.
- Where the proposed works are for conduct of alterations and the works are assessed as falling within the allowable discharge capacity of the existing combined sanitary drain, Council may require that the existing combined sanitary drain is replaced boundary to boundary within the subject lot or that the applicant disconnect from the combined sanitary drain.
- Permit approval is subject to applicant acceptance of any conditions imposed by Council upon the approval.
- A combined sanitary drain must remain operational for all connected premises while the approved Permit Works are undertaken.
- Approved Permit Works to a combined sanitary drain are subject to inspection by Council's delegated officer.

Note that work conducted by a licensed plumber on a sanitary drain to clear a blockage does not require permit approval.

Sewerage Connection Policy

4. REPORTING

Nil reporting required

5. DEFINITIONS

Delegated person—means a person holding delegated authority from the Chief Executive Officer of Council to perform a function under specific legislation.⁵

Combined sanitary drain—means a sanitary drain for receiving discharges from 2 or more neighbouring premises, other than a sanitary drain owned by Council for the premises.⁶

Connection point—means a point where the Council sewerage network connects to a sanitary drain.

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

Council sewerage network—means the main sewerage infrastructure network that services the entire town service area.

Permit Works—means the undertaking of works for the purpose of connecting to, disconnecting from or altering a connection to Council's sewerage infrastructure.

Property service—means a junction, bend, pipe, jump up or graded jump up required to connect a sanitary drain to the Council sewerage network.⁷

Sanitary drain—means a drain network used to carry sewage from individual premises (private property—property not owned by Council) to the Council sewerage network.⁸

Service area—means those areas within Council's jurisdiction declared by Council to be an area within which a sewerage service is provided to the entire community.⁹

Sewage—means waste water and excrement conveyed in sewerage pipes.¹⁰

Sewerage—means a network of pipes existing for the purpose of carrying sewage.¹¹

6. RELATED DOCUMENTS AND REFERENCES

Local Government Act 2009 (Qld)

Plumbing and Drainage Act 2018 (Qld)

Plumbing and Drainage Regulation 2019 (Qld)

⁵ See *Local Government Act 2009 (Qld)* s 202.

⁶ See *Plumbing and Drainage Regulation 2019 (Qld)* sch 10.

⁷ See *Water Supply (Safety and Reliability) Act 2008 (Qld)* sch 3.

⁸ See *Plumbing and Drainage Act 2018 (Qld)* sch 1. 'sanitary drain' and 'sanitary drainage' combined and modified for use in the context of this policy.

⁹ See *Water Supply (Safety and Reliability) Act 2008 (Qld)* s 161.

¹⁰ *Ibid* sch 3.

¹¹ *Ibid*.

Sewerage Connection Policy

Sanitary Drainage Policy (MSC)

Water Supply (Safety and Reliability) Act 2008 (Qld)

7. REVIEW

It is the responsibility of the Manager Development and Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.



Community Tenure Guidelines

Policy Type	Governance Procedure	Version:	2.1
Responsible Officer	Manager Development and Governance	Date Approved:	15/04/2024
Review Officer:	Director Corporate & Community Services Governance	Review Due:	24/12/2027
Author:	Manager Development and Governance	Commencement:	15/04/2024

1. PURPOSE

This guideline sets out the approval and administration of community tenure arrangements for the community's use of Council land and facilities in a fair, consistent, and transparent manner which is affordable to both community groups and ratepayers.

Council makes affordable land and facilities available to approved community groups to conduct community, cultural, sporting, environmental and recreational activities which contribute significantly to the liveability of the Shire's towns and districts, making them places where people want to live, work, invest and visit.

Community groups exist in many sizes and legal forms and conduct different types of activities for community benefit, and there are different types of Council facilities and open space areas used by groups. Therefore, different community tenure arrangements with varying levels of Council subsidy for the community's use of Council land and facilities are warranted.

2. SCOPE

This guideline:

- a) Directly relates to the *Community Group Exclusive Use of Council Land and Facilities Policy* and the *Community Management of Halls and other Council Land and Facilities Policy* and should be read in conjunction with these policies.
- b) Sets out the approval and administration processes for five (5) types of community tenure administered by Council:
 - Type 1 - Exclusive use by funded services and not-for-profit commercial operators (not-for-profit commercial operations)
 - Type 2 - Exclusive use by eligible community groups (subsidised community tenure)
 - Type 3 – Exclusive use within a shared/multiuse facility (subsidised community tenure)
 - Type 4 – Community management of halls on behalf of the community (subsidised community tenure)
 - Type 5 – Community management of other council land/facilities on behalf of the community (subsidised community tenure)
- c) Outlines for each type of community tenure, the level of Council subsidy, tenure instruments, responsibilities of the community group.

Community Tenure Guidelines

3. PROCEDURE STATEMENT

The procedural statement includes:

- 3.1 Overview of community tenure arrangements
- 3.2 Types of community tenure and levels of council subsidy
- 3.3 Types of community tenure and community group responsibilities
- 3.4 Types of community tenure and tenure instruments

3.1 Table 1. Overview of Community Tenure Arrangements

Type of Community Tenure	Tenure Group	Level of Council Subsidy	Tenure Instrument
Type 1: Not-for-profit commercial Operations	Funded services and not-for-profit commercial operators as per definition in policy	Nil <i>However, no fee for the preparation, management or renewal of a commercial lease is charged provided the standard documents are used.</i>	Trustee or Freehold Commercial Lease
Type 2: Exclusive use by eligible community groups	Eligible community group as per definition in policy	High	Trustee or Freehold Community Lease; or Community Group Exclusive Use Management Agreement
Type 3: Exclusive use within a shared/multiuse facility	Eligible community group as per definition in policy	Very High	Community Group User Agreement
Type 4: Community management of halls on behalf of the community	Eligible management group as per definition in policy	Highest	Community Management of Council Halls Agreement
Type 5: Community management of other council land/facilities on behalf of the community with free public access	Eligible management group as per definition in policy	Very High	Community Management of Council Land/Facilities Agreement

Community Tenure Guidelines

3.2 Table 2. Types of Community Tenure and Levels of Council Subsidy

Type of Community Tenure	Level of Council Subsidy
Type 1 Community Tenure: Commercial <ul style="list-style-type: none"> State or Federal government funded community services Not-for-profit organisations with commercial operations where the profits are not retained by the business or individual members but are used for community benefit Organisation may request exclusive use of council land/facilities for the delivery of services and activities for community benefit 	<p><i>Nil – No Council subsidy applies, although no fee for the preparation, management or renewal of a commercial lease is charged provided the standard documents are used.</i></p> <ul style="list-style-type: none"> Delivery of community services such as youth and family support, early childhood education and disability respite is not a local government responsibility so Council does not subsidise state or federal government funded community services. It is fair and reasonable that grant funds for community services should cover all operational costs including premises. Council does not subsidise activities or operations that compete with local businesses including commercial operations by not-for-profit organisations e.g., Gaming, restaurant, licenced premises, event facilities, childcare services. It is expected revenue from the commercial operations are used to cover operating costs including all costs for premises and facilities. Commercial lease terms and conditions will be negotiated, and approval is by Resolution of the Council.
Type 2 Community Tenure: Exclusive Use: <ul style="list-style-type: none"> Eligible community group has exclusive occupation and use of the land/facility e.g., Sporting Club, Men's Shed Land/Facility is used by group members and is not used for any other purpose or by any other groups or the public without permission of the community group. This is the most common type of community tenure. It allows for the clearest assignment of respective responsibilities. 	<p><i>High level of Council subsidy</i></p> <ul style="list-style-type: none"> No rent is charged for exclusive use of the land and facilities. No fee is charged for the preparation, management and renewal of tenure instruments. Generous rate rebates and remissions apply to eligible groups (if eligible for Type 2 exclusive use community tenure, then generally also eligible for rate rebates). Group needs to apply under the <i>Rate Rebate and Remissions Policy</i>. Group members are the primary beneficiaries therefore it is fair and reasonable they should be responsible for the facility and any associated land such as sports fields. Group is responsible for all planned and reactive maintenance and operating expenses.

Community Tenure Guidelines

Type of Community Tenure	Level of Council Subsidy
<p>Type 3 Community Tenure: Exclusive Use Within a Multi-use Facility:</p> <ul style="list-style-type: none"> • Eligible community Group has exclusive use of a space within a multi-use facility. Spaces do not comprise a full standalone facility e.g., Netball Club at Davies Park, Craft Group at Geraghty Park • Space is mainly used by group members, but some facilities are shared e.g., public toilets. 	<p><i>Very high level of Council subsidy Higher level than Types 1, 2 & 5 but lower than Type 4</i></p> <ul style="list-style-type: none"> • No rent is charged for the group's exclusive use areas. • No fee is charged for the preparation, management and renewal of tenure instruments. • Group members are the primary beneficiaries therefore it's fair and reasonable they should be responsible for their exclusive use areas. • Where possible, group contributes to costs for shared use spaces, but Council may be responsible for the shared use spaces when it's not feasible to apportion costs and/or shared spaces are also used by the public e.g., car park, public toilets.
<p>Type 4 Community Tenure: Community Management of Halls:</p> <ul style="list-style-type: none"> • Community management group is managing a Council hall on behalf of the community for use by community members e.g., Mutchilba, Koah, Mt Molloy and Geraghty Park halls. • Generally, the group has been asked by Council to take on the role 	<p><i>Highest level of Council subsidy</i></p> <ul style="list-style-type: none"> • No rent is charged even if the management group uses the hall for only for its members up to 20% of the time. • No fee is charged for the preparation, management and renewal of tenure instruments. • Council is responsible for major maintenance. • Council does not charge the group rates and utilities for the hall and may cover other costs depending on the layout of the facility e.g., Public toilet cleaning. • This is fair and reasonable as volunteer group members are managing the hall on behalf of the community for community benefit and working to increase utilisation, yet halls have some revenue raising capacity.
<p>Type 5 Community Tenure: Community Management of Council Land/Facilities on Behalf of the Community:</p> <ul style="list-style-type: none"> • Community management group has developed a facility/asset on behalf of the community for community use e.g., Abattoir Swamp, Babblers Hill, Granite Ck Esplanade half basketball court • Generally, group has initiated the project on Council land/facility. 	<p><i>Very high level of Council subsidy, similar to Type 3 but Council does no maintenance.</i></p> <ul style="list-style-type: none"> • The group is fully responsible for the facility/asset it has developed including all maintenance. • Council's contribution is the provision of free land, most often reserve land for which Council is Trustee for the project. • No rates and utilities are charged. • This level of subsidy is fair and reasonable as it is a facility/asset for community benefit and public access, but the project was initiated and led by the group and the group may have access to grant funds for establishment and ongoing maintenance / upgrades.

3.3 Types of Community Tenure and Responsibilities of Community Groups

		Type of Community Tenure									
No.	Responsibility	Type 1: Exclusive Use by Funded Service or NFP Commercial Operator		Type 2: Exclusive Use by Community Group		Type 3: Exclusive Use within a Multi- Purpose Facility		Type 4: Community Management of Halls		Type 5: Community Management of Council Land / Facilities for Public Use	
		Funded Service or NFP Commercial Operator	Council	Community Group	Council	Community Group	Council	Management Group	Council	Management Group	Council
1	Costs for the preparation, management & renewal of tenure agreements	No charge provided the standard tenure instruments are used									
2	Rent	✓	No rent charged to groups not operating commercial operations								
3	Operating expenses including cleaning, gas, telephone, administration	✓	x	✓	x	✓	x	✓	x	✓	x
4	Insurance – Public Liability	✓	x	✓	x	✓	x	✓	x	✓	x
5	Insurance - contents/chattels	✓	x	✓	x	✓	x	✓	x	✓	x
6	Insurance - general building at Group's discretion	✓	x	✓	x	✓	x	✓	x	✓	x
7	Waste disposal	✓	x	✓	x	✓	x	✓	x	✓	x
8	Workplace Health and Safety	✓	x	✓	x	✓	x	✓	x	✓	x
9	Electrical equipment testing and tagging	✓	x	✓	x	✓	x	✓	x	✓	x

Community Tenure Guidelines

No.	Item	Type 1: Exclusive Use by Funded Service or NFP Commercial Operator		Type 2: Exclusive Use by Community Group		Type 3: Exclusive Use within a Multi- Purpose Facility		Type 4: Community Management of Halls		Type 5: Community Management of Council Land / Facilities for Public Use	
		NFP Commercial Operator	Council	Community Group	Council	Group	Council	Management Group	Council	Management Group	Council
10	Fire equipment maintenance and compliance	✓	✗	✓	✗	✓	✗	✓	✗	✓	✗
11	Furniture and equipment – purchase, repair and replacement	✓	✗	✓	✗	✓	✗	✓	✗	✓	✗
12	Cost to repair facility damage including vandalism and graffiti removal	✓	✗	✓	✗	✓	✗	✓	✗	✓	✗
13	Water and Electricity consumption costs (sole or shared connections)	✓	✗	✓	✗	✓	If required	✓	If required	✓	✗
14	Septic tank maintenance (sole or shared connections)	✓	✗	✓	✗	✓	If required	✓	If required	✓	✗
15	Minor maintenance and refurbishments + grounds maintenance	✓	✗	✓	✗	✓	✗	✓	✗	✓	✗
16	Major maintenance, refurbishments & renewals	✓	✗	✓	✗	✗	✓	✗	✓	✓	✗
17	RCD testing and tagging	✓	✗	✓	✗	✗	✓	✗	✗	✓	✗

No.	Item	Type 1: Exclusive Use by Funded Service or NFP Commercial Operator		Type 2: Exclusive Use by Community Group		Type 3: Exclusive Use within a Multi- Purpose Facility		Type 4: Community Management of Halls		Type 5: Community Management of Council Land / Facilities for Public Use	
		NFP Commercial Operator	Council	Community Group	Council	Management Group	Council	Management Group	Council	Management Group	Council
18	Building fire and safety compliance	✓	✗	✓	✗	✗	✓	✗	✓	✓	✗
19	General property rates and utility charges	✓	NA	✓	NA	✗	NA	✗	NA	✗	NA
20	State Emergency Management Levy	✓	NA	✓	NA	✗	NA	✗	NA	✗	NA
21	Promotion of facility for community utilisation	NA	NA	✓	✗	✓	✗	✓	At Council's discretion	✓	✗
22	Administrative records for community utilisation	NA	NA	✗	✗	✗	✗	✓	✗	✗	✗
23	User/hire agreements and fee collection	NA	NA	✗	✗	✗	✗	✓	✗	✗	✗

Responsibilities of Community Groups - Explanatory Notes:

Item 1 Council does not charge for legal or other costs associated with the preparation, management and renewal of agreements provided the standard documents are utilised.

Item 2 Not-for-profit commercial lessees are charged market rent.

Items 3-12 These items are the responsibility of all community groups with tenure to occupy and use Council land or facilities, irrespective of the type of community tenure.

Items 13 -20 These items involve responsibilities that may be shared between Council and the community group depending on factors outlined in the specific item.

- 4** The community group must at its own cost maintain public liability insurance having a minimum limit of twenty million dollars.
- 5** Each community group is responsible for insuring chattels and contents, at its discretion and own expense. Council is not responsible for insuring the furniture or equipment or other unspecified contents contained within facilities and accepts no liability for equipment owned by the community group.
- 6** Community groups with facility tenure are responsible for general building insurance, including community groups managing land and facilities on behalf of the community such as community halls. However, each community group can decide to effect general building insurance at its discretion and own expense.
- 7** Waste disposal is the responsibility of all community groups including organising and paying for their own waste disposal.
- 8** All community groups with a type of community tenure are responsible for complying with the relevant workplace health and safety requirements.
- 9 & 10** All community groups are responsible for the testing and tagging of electrical equipment and for fire equipment maintenance and compliance within the facility, space within a multi-use facility or on the land for which they are responsible.
- 11** All community groups are responsible for the purchase, repair and replacement of their own equipment and furniture.
- 12** It is the responsibility of all community groups to repair any asset damage including costs associated with, or arising from, anti-social behaviour for the land, facilities and premises for which it has exclusive use.
- 13** In principle, it is the responsibility of each community group with facility tenure to pay for the Group's **electricity and water consumption costs** to ensure these resources are managed in a responsible and sustainable manner. In practice, the assignment of these respective responsibilities depends on whether the facility (hall, clubhouse, building) or parcel of land (sports field, walking trails) has a separate water connection and a separate electricity connection for each Community group with facility tenure and whether public amenities/spaces are connected.
The most common arrangement is one community group with tenure for one facility/parcel of land with **a sole water connection and a sole electricity connection**. The Community group with exclusive use tenure of this type of facility is therefore responsible for paying all water and electricity costs.

Page 8 of 14

Community Tenure Guidelines

Under the Community Partnerships Program, financial assistance is available to eligible, not for profit community organisations for water consumption fees, by application to the Program. Current assistance for eligible groups using >\$100 water/year is:

Group 1: 35% donation of annual water costs up to a maximum \$2,000

Group 2: 35% donation of annual water costs up to a maximum \$1,000

Group 3: 35% donation of annual water costs up to a maximum \$500

Less common is a facility with **shared connections for water and/or electricity** such as a multi-purpose facility or hall. This generally involves more than one community group/management group with facility tenure and public amenities may or may not be connected. In this case, the costs will be shared on a pro-rata basis with Council contributing the water and/or electricity costs for the public amenities such as toilets or sports fields. If the administration of a pro-rata payment system is not feasible when public amenities are connected, Council will pay all water and electricity costs for the facility.

Payment of costs for water and power for community assets for free public access managed under a Type 5 community tenure agreement will be negotiated on a case by case basis where it is not feasible for the management group to cover all costs.

- 14** Where there is a shared connection, it is the responsibility of each community group with facility tenure to contribute to the maintenance of the facility's septic system on a pro-rata basis. Where the facility has one septic tank and public amenities are attached, the septic system maintenance costs will be met by Council.

15 & 16 **Minor Maintenance** is defined as a sensible and practical repair on a like-for-like basis for the continuance of operations, preservation, protection, repair to and upkeep, normally lasting no longer than one day. It can also include tangible changes to improve service delivery within the asset.

Major Maintenance is defined as maintenance which is either infrequent in nature or which is scheduled on a non-routine basis and may require setting aside funds over time or issuing additional debt to fund it.

Community Groups with Type 1, Type 2 or Type 5 Community Tenure are responsible for *all* maintenance including grounds maintenance, building and facilities maintenance including repairs due to fair wear and tear and structural renewals. This is appropriate for commercial lessees and fair and reasonable for Type 2 Community Tenure as it is the Group's members that have exclusive occupation and use of the facilities and grounds. Regarding Type 5 Community Tenure, it is fair and reasonable the group is responsible for all maintenance as the land and facilities were initiated, led and developed by the community group and not by Council and the group often has access to grant funds for establishment, upgrades and renewals. Council will consider a request for maintenance assistance on a case-by-case basis.

Community Groups with Type 3 Community Tenure for the exclusive use of a space within a shared Council facility (Licenced Area) are responsible for minor maintenance within the Group's exclusive use area, for example, within a room at the Geraghty Park complex. Council is responsible for major maintenance including structural renewals of the building. This is fair and reasonable as the group generally has use of a relatively small space and shares the main facility with other groups and/or the public.

Management Groups with Type 4 Community Tenure for the non-exclusive use of the community hall are responsible for all minor maintenance of the facility. Council is responsible for major

Community Tenure Guidelines

maintenance of the facility. This is fair and reasonable as the Community group does not have exclusive use and is managing the community hall for community use.

However, Council reserves the right to not undertake major maintenance on facilities under a **Type 3 or Type 4 Community Tenure agreement**. Should this occur the Community group will be issued with a Notice to Terminate the Agreement. Such notice will be in writing and be served not less than three (3) months prior to the intended date of termination.

- 17 For similar reasons outlined at Item 16 Major Maintenance, community groups with Type 1, Type 2 or Type 5 Community Tenures are responsible for Residual Current Device (RCD) testing obligations within the Facility or on the land e.g., Sports field. Council is responsible for Residual Current Device (RCD) testing obligations for community groups with Type 3 and Type 4 Community Tenures.

- 18 For similar reasons outlined at Item 16 Major Maintenance, community groups with Type 2 and Type 5 Community Tenures are responsible for meeting building fire safety compliance. Council is responsible for building fire safety compliance including providing facility evacuation plans for facilities occupied by community groups with Type 3 and Type 4 Community Tenures.

- 19 It is appropriate that commercial lessees (Type 1 Community Tenure) pay rates and service charges. Community groups with Type 2 Exclusive Use Community Tenure charged general property rates and service charges are responsible for payment of the rates and charges. However, significant rate rebates and remissions are offered to eligible community groups on application under Council's *Rate, Rebate and Remission Policy*.
 It is not practicable to charge community groups with Type 3 Community Tenure where they are sharing a small space in a multi-use facility and the facility may also have amenities or spaces used by the public.
 Management groups with Type 4 & Type 5 Community Tenures are managing a community hall or another community asset or facility on behalf of the community and not for the sole benefit of group members, so are not charged rates and services.

- 20 Community groups charged rates and utilities are expected to pay the State Emergency Management Levy. Council is required to collect this levy and pass it onto the State Government and no Council rebate applies.

- 21 Management Groups responsible for community halls are required to promote the community hall to increase community utilisation and Council may assist at its discretion and in consultation with the Management Group. Other groups with community tenure can encourage and promote use and membership at their own discretion and cost.

- 22 Management Groups managing a Council owned hall (Type 4 Community Tenure) are required to keep administrative records for public utilisation including accounts, monthly usage statistics and other records reflecting the management of the facility. Groups with other types of community tenure keep relevant records at their discretion.

- 23 Management Groups with a Type 4 Community Tenure to manage community halls are responsible for ensuring user/hall hire agreements are in place with all user groups and that fees are collected and accounted for appropriately.

Community Tenure Guidelines

3.4 Types of Community Tenure, Eligible Groups and Tenure Instruments

Type of Community Tenure	Type of Tenure Group	Tenure Instrument	Comment
Type 1: Commercial	<ul style="list-style-type: none"> Funded Community Services Not for Profit organisations with commercial operations 	Commercial Lease	Site is surveyed and commercial lease is registered on title.
Type 2: Exclusive Use of Council Land/Facilities	Eligible community groups meeting the definition in the <i>Community Group Exclusive Use of Council Land and Facilities Policy</i>	Community Lease	<p>The site can be clearly identified by survey or is the whole of a Lot, and the intention is to grant exclusive possession of the site.</p> <p>The issuing of a lease registered on title is the preferred option where feasible as it allows for the clearest assignment of respective responsibilities and is the most secure form of tenure.</p> <p>The lease is for a fixed term, with a maximum term of 10 years. If Reserve land, the permitted use must be consistent with the gazetted purpose, Land Management Plan, and zoning regulations.</p>
		Community Group Exclusive Management Agreement	<p>The issuing of a management agreement should only be considered where a lease cannot be achieved; such as, where the site cannot be surveyed and therefore there is no Lot on Plan number.</p> <p>A management agreement is a contractual agreement, and is not registered on title. Therefore, security of tenure is inferior compared to a lease. The management agreement is for a maximum term of 10 years.</p> <p>If Reserve land, the permitted use must be consistent with the gazetted purpose, Land Management Plan, and zoning regulations.</p>
Type 3: Exclusive Use Within a Multi-use Facility	Eligible community groups meeting the definition in the <i>Community Group Exclusive Use of Council Land and Facilities Policy</i>	Community Group User Agreement	Used where Community Group has exclusive use of a space within a multi-use facility or community precinct.

Community Tenure Guidelines

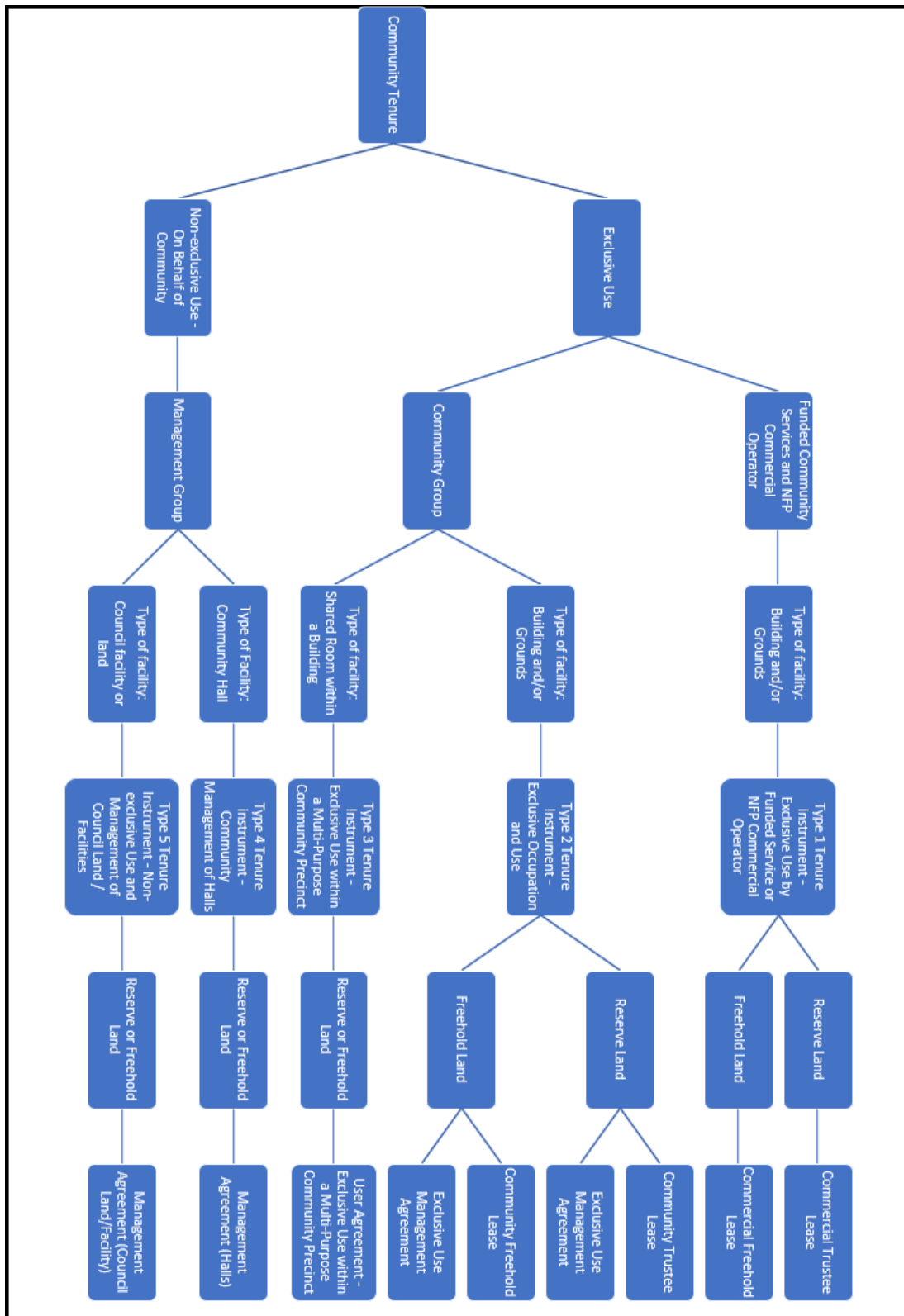
Type of Community Tenure	Type of Eligible Group	Tenure Instrument	Comment
Type 4: Community Management of Halls	Eligible management groups meeting the definition in the <i>Community Management of Halls and Other Council Land and Facilities Policy</i>	Community Management of Council Halls Agreement	Used where a Community Group is managing the whole of a Council hall on behalf of the community for use by community members.
Type 5: Community Management of Council Land/Facilities on Behalf of the Community	Eligible management groups meeting the definition in the <i>Community Management of Halls and Other Council Land and Facilities Policy</i>	Community Management of Council Land and Facilities Agreement	Used where a Community Group is managing a Council asset on behalf of the community for use by community members.

Workflow Chart – Types of Tenure Instruments

The Workflow Chart on the following page shows the type of tenure instrument to be issued for each type of tenure arrangement.

Community Tenure Guidelines

Workflow Chart – Types of Tenure Instruments



Community Tenure Guidelines

4. REPORTING

- "No additional reporting is required".

5. DEFINITIONS

Community group – means a group approved for exclusive occupation and use of Council land or facilities and a formal tenure instrument has been executed between Council and the Group. Refer definition of an eligible community group at Section 3.2.1 of the *Community Group Exclusive Use of Council Land and Facilities Policy*.

Community Lease – means a tenure instrument used to execute the exclusive use and occupation of council land and facilities by a community group where the reserve or freehold land has been surveyed and the Land Lot and Plan is used to register the lease on title.

Community Management Agreement or Licence or User Agreement – a tenure instrument used to execute the exclusive use and occupation of council land and facilities by a community group where the land has not been surveyed and there is no Land Lot and Plan for the exclusive use area.

Lessor – means Council as the owner or trustee of the land.

Multi-Purpose Facility – means a Council owned facility that has multiple user groups, each with an allocated space for exclusive use and there may be public use of amenities or a section of the facility, for example a sporting field, car park or public toilets.

6. RELATED DOCUMENTS AND REFERENCES

Community Group Exclusive Use of Council Land and Facilities Policy (MSC)

Community Management of Halls and Other Council Land and Facilities Policy (MSC)

Community Partnerships Program Policy (MSC)

Rate Rebate and Remission Policy (MSC)

Standard Requirements for Public Liability Insurance for Approval Holders (MSC)

7. REVIEW

It is the responsibility of the Manager Development and Governance to monitor the adequacy of this procedure and implement and approve appropriate changes. This procedure will be formally reviewed every four (4) years or as required by Council.



Revenue Policy

Policy Type	Council Policy	Version:	5.0
Responsible Officer	Manager Finance	Date Approved:	15/05/2024
Review Officer:	Director Corporate and Community Services	Review Due:	15/02/2025
Author:	Manager Finance	Commencement:	15/05/2024

1. PURPOSE

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

2. POLICY STATEMENT

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

3. PRINCIPLES

3.1 THE MAKING OF RATES AND UTILITY CHARGES

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

Revenue Policy

- Separate charges
- Limitation of rate increases (rate capping)

3.2 LEVYING OF RATES AND CHARGES

In levying rates Council will apply the principles of:

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

3.3 CONCESSIONS FOR RATES AND CHARGES

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

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

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

3.4 THE RECOVERY OF RATES AND CHARGES

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

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

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

Revenue Policy

- Fees associated with regulatory services will be set at the full cost of providing the service or taking the action for which, the fee is charged. Council may choose to subsidise the fee from other sources if it is in the community interest to do so.
- Commercial services charges will be set to recover the full cost of providing the service and, if provided by a Business of Council, may include a component for return on Council's investment.

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

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

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

4. SCOPE

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

5. DEFINITIONS

Council refers to Mareeba Shire Council

6. RELATED DOCUMENTS AND REFERENCES

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

7. REVIEW

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

8.5 CONDUCT STANDING COMMITTEE

Date Prepared: 2 May 2024

Author: Coordinator Governance & Compliance

Attachments: 1. Terms of Reference - Conduct Standing Committee [↓](#)

EXECUTIVE SUMMARY

This report seeks to establish a Conduct Standing Committee to decide councillor conduct related matters referred to Council by the Office of the Independent Assessor. This process represents best practice whereby a standing committee must be in existence before receiving any referral notices from the Office of the Independent Assessor (OIA).

This standing committee would only be relied upon in the unlikely event that a councillor is suspected to have carried out a conduct breach, which has been referred to a local government by the OIA.

RECOMMENDATION

That Council:

1. Establish a Conduct Standing Committee under section 264(1)(a) of the *Local Government Regulation 2012* (Qld); and
2. Delegate the Mayor's obligatory ex-officio membership to the Conduct Standing Committee as established under section 12(4)(f) of the *Local Government Act 2009* (Qld) to the Deputy Mayor in accordance with section 12(5) of the *Local Government Act 2009* (Qld); and
3. Adopt the attached document titled 'Terms of Reference – Conduct Standing Committee', to govern the operation of the Conduct Standing Committee.

BACKGROUND

On 14 March 2024, the Queensland Government published its best practice document titled 'example standing orders for local government and standing committee meetings'. Section 25 of the document sets out the required procedures for dealing with a suspected councillor conduct breach including that which has been referred to a local government by the Office of the Independent Assessor (OIA).

In the event that an investigation of a conduct matter is referred to a local government by the OIA, the local government must decide in a local government meeting if the subject councillor has engaged in a conduct breach.

Ordinarily, in circumstances where Council has lost quorum due to the number of conflicted councillors, or another reason, the local government must do one of the following:

- delegate deciding the matter under section 257(1) of the *Local Government Act 2009* (Qld) (LGA) to the mayor or a standing committee, whichever is the most appropriate in the circumstances; or

- decide, by resolution, to defer the matter to a later meeting when a quorum can be maintained.

However, if the conduct breach referral notice is about a suspected conduct breach by the Mayor, then the matter will need to be delegated under section 257(2)(b) of the LGA to a standing committee for a decision.

Accordingly, it will be appropriate for Council to establish a standing committee under section 264(1)(a) of the LGR with membership comprising the Deputy Mayor and all remaining councillors to deal with decisions about conduct breach matters. Importantly, the standing committee must be in existence before receiving the referral notice from the OIA.

In circumstances where there is no quorum to decide a matter under sections 150AEA or 150AG of the LGA due to conflicts of interest, the standing committee will decide about the Mayor's conduct.

Whilst section 12(4)(f) of the LGA provides that the Mayor has the extra responsibility of being a member of each standing committee, the Mayor could not be a decision-making member of a standing committee dealing with decisions about the Mayor's conduct because of a conflict of interest. The unconflicted members of the standing committee will decide the matter. It will therefore be appropriate for the Mayor to declare delegation of membership responsibilities relevant to the Conduct Standing Committee under section 12(4)(f) of the LGA to the Deputy Mayor under section 12(5) of the LGA.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The absence of a standing committee to decide suspected conduct breach matters may result in a circumstance where Council cannot discharge obligations under sections 150AEA and 150AG of the LGA.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

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

The instrument titled 'Terms of Reference – Conduct Standing Committee' will be published to Council's policy library and an appropriate instrument of delegation under section 257(2) will be prepared as required to provide authority for CS Committee.



Terms of Reference – Conduct Standing Committee

Policy Type	Governance reference	Version:	1.0
Responsible Officer	Director Corporate & Community Services	Date Approved:	15/05/2024
Review Officer:	Chief Executive Officer	Review Due:	15/04/2028
Author:	Coordinator Governance & Compliance	Commencement:	15/05/2024

1. PURPOSE

The Conduct Standing Committee ("CS Committee") is established to consider and decide suspected conduct breach matters referred to Council by the Office of the Independent Assessor (OIA) as delegated by Council to the CS Committee.

2. SCOPE

These Terms of Reference apply to members of the Conduct Standing Committee of the Mareeba Shire Council considering and deciding matters involving a suspected conduct breach as that term is defined in the LGA.

3. AUTHORITY

The CS Committee is established under the *Local Government Regulation 2012* (Qld) (LGR).¹ The CS Committee holds delegated decision making powers under section 257(2)(b) to consider and decide matters involving suspected conduct breaches as referred to Council by the OIA.

4. FUNCTIONS

The functions of the CS Committee are restricted to:

- Accepting and considering conduct breach related matters specifically delegated by Council to the CS Committee under section 257(2)(b) of the LGA; and
- Decide conduct breach related matters under section 150AEA or 150AG of the *Local Government Act 2009* (Qld) (LGA).

5. COMPOSITION

CS Committee membership is comprised as follows:

- The Chairperson of the CS Committee will be the Deputy Mayor.
- The remaining members of the CS Committee will be all other Councillors.
- Should the chairperson not be present at a meeting, then the meeting shall elect a Chair.

¹ See *Local Government Regulation 2012* (Qld) s 264(1)(a).

Terms of Reference – Conduct Standing Committee

- The CS Committee may seek the advice of non-members with specialist knowledge however, such persons will not be members of the CS Committee.

6. TERMS OF APPOINTMENT

The CS Committee membership is appointed following local government quadrennial elections and members will hold membership for a term of four years until the next election date is declared by the Queensland Electoral Office.

7. CONDITIONS OF MEMBERSHIP

CS Committee members are to comply with Council's *Code of Conduct for Councillors*. The following will apply:

- CS Committee members have a duty to act honestly and in good faith, exercise reasonable skill, care and diligence.
- CS Committee members are to exercise common courtesy on all occasions.
- CS Committee members are to work collaboratively to fulfil the purpose of the CS Committee.
- CS Committee members are not authorised to speak directly to the media or public on behalf of the Council or with regard to any matter that has or is to be discussed by the CS Committee unless otherwise determined by Council. All media inquiries and requests for comment by members must be directed to the CS Committee Chairperson.

8. MEETINGS

The CS Committee will convene only upon delegation by Council of a decision on a conduct breach matter to the CS Committee.² The following will apply:

- Meetings of the CS Committee will be scheduled during business hours at a time determined by the Chairperson.
- Meeting of the CS Committee will be held at Council's offices located at 65 Rankin Street Mareeba.
- The agenda for a meeting will be circulated at least two (2) days prior to the day of a scheduled meeting.
- CS Committee members must not nominate alternate members (proxies) or representatives to attend meetings in their absence.
- A quorum is the majority of the CS Committee members and where the number of members is an even number, one half of the number is a quorum.³
- A member who has a conflict of interest in a matter under consideration by the CS Committee must disclose the nature of the interest to the CS Committee. Such a disclosure must be recorded in the minutes of the CS Committee.⁴

² See *Local Government Act 2009* (Qld) s 257(2)(b).

³ *Local Government Regulation 2012* (Qld) s 269

⁴ See *Local Government Act 2009* (Qld) Ch 5B.

Terms of Reference – Conduct Standing Committee

- The CS Committee must decide all tabled suspected conduct breach matters and voting will be conducted in a manner consistent with Council's *Standing Orders (Meeting Procedures) for Council Meetings* and the LGR.⁵

9. ADMINISTRATION

The CS Committee will undertake a formal assessment of performance against these Terms of Reference annually or as otherwise determined by Council. The Chief Executive Officer will provide information, secretarial and other assistance to the CS Committee as required.⁶

10. REPORTING

The CS Committee will provide reports to Council. The following will apply:

- The decisions of the CS Committee will be recorded in the Meeting Minutes and presented to Council, noting the final decision about whether a councillor engaged in a conduct breach and if so any decision about orders that are made under section 150AH of the LGA. Any decision that is not consistent with the recommendation of the investigation report must state in the meeting minutes, the reasons for the decision. The minutes must give sufficient information to demonstrate the logic that has been applied to justify the decision not to follow the recommendation of the investigation report.
- After making a decision about a conduct breach, the CS Committee must make the investigation report for the investigation publicly available after the meeting in accordance with requirements under section 150AGA of the LGA.
- all written material associated with the CS Committee is subject to access provisions under the *Right to Information Act 2009* (Qld).

11. DEFINITIONS

Conduct breach – is conduct that:

- contravenes a behavioural standard of the Code of Conduct for Councillors, or a policy, procedure, or resolution of the local government; or
- the conduct contravenes an order of the chairperson of a local government meeting for the councillor to leave and stay away from the place at which the meeting is being held; or
- an instance of a suspected conduct breach that may arise from circumstances of three instances of unsuitable meeting conduct orders within a 12-month period.⁷

12. RELATED DOCUMENTS AND REFERENCES

Code of Conduct for Councillors (MSC)
Local Government Act 2009 (Qld)
Local Government Regulation 2012 (Qld)
Standing Orders (Meeting Procedures) for Council Meetings (MSC)

13. REVIEW

⁵ See *Standing Orders (Meeting Procedures) for Council Meetings* s 3.9. See also *Local Government Act 2009* (Qld) s 254E.

⁶ Note: Under s 170A(6) of the *Local Government Act 2009* (Qld), Acceptable Request Guidelines do not apply to the chairperson of a committee of a local government.

⁷ See *Local Government Act 2009* (Qld) s 150K.

Terms of Reference – Conduct Standing Committee

It is the responsibility of the Chief Executive Officers to review these Terms of Reference and effect the necessary changes following each Council election.

8.6 OPERATIONAL PLAN 2023/24 PROGRESS REPORT

Date Prepared: 3 May 2024

Author: Manager Development and Governance

Attachments: 1. Operational Plan Progress Report January to March 2024 [↓](#)

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 January to March 2024.

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 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 January to March 2024	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 	Nil	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 	Valuers have provided draft reports which are currently being reviewed.	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 January to March 2024	Progress: <ul style="list-style-type: none"> Not commenced In Progress Completed
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"> Work continuing on the transition of Payroll Processing Discussions commenced with Technology One regarding the transition of the Property and Rating System to CiAnywhere. 	In Progress
Mareeba Industrial Estate	FIN 3	Effective business management	Development & Governance	<ul style="list-style-type: none"> Adopt Masterplan Implement Promotional Strategy 	<ul style="list-style-type: none"> Three new land sales settled leaving 10 remaining lots for sale Digital Marketing continuing with monthly social media and google advertising by MPO Masterplan development 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"> Digital marketing commenced with Aviation Trader Publication and Council social media and e-newsletter 	In Progress

[illegible]

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 January to March 2024	Progress: <ul style="list-style-type: none"> Not commenced In Progress Completed
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 and cost saving measures identified in 2022 review 	<ul style="list-style-type: none"> Workforce efficiencies implementation finalised Recruitment branding continues to evolve in response to opportunities available 	Completed Ongoing

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 January to March 2024	Progress: <ul style="list-style-type: none"> Not commenced In Progress Completed
Arts Connection to Tourism	COM 1	An engaged community	Customer & Community	<ul style="list-style-type: none"> Implementation of public mural action plan 	<ul style="list-style-type: none"> Mural completed in Mutchilba and Mareeba Bi-Centennial Lakes Second year (2023/24) of the three-year Public Mural Action Plan implemented. 	<ul style="list-style-type: none"> 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"> Review of forms for online completion by customers is ongoing 	Ongoing

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 January to March 2024	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"> Reviewed condition, defect and asset management plan data to develop capital project candidates for Council funding consideration in alignment with the Long Term Financial Plan. 	In Progress
	TCI 4	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"> Asset registers continue to be reviewed and improved. 	In Progress
	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"> Facilities inspections / Defect assessments / condition rating ongoing. 	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 January to March 2024	Progress: <ul style="list-style-type: none"> 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 of LGIP 	<ul style="list-style-type: none"> Projects identified and updated in Long Term Asset Management Plan 	Ongoing
Parks and Open Spaces Strategy	TCI4	Public spaces and facilities	Assets & Projects	<ul style="list-style-type: none"> Complete planned construction for financial year 	<ul style="list-style-type: none"> Construction works delayed due to ex-lasper flooding and ongoing rain event. 	In Progress
New Kuranda Cemetery	TCI 1	Sustainable Infrastructure for the future	Technical Services Assets & Projects	<ul style="list-style-type: none"> Complete required operational works to enable interments 	<ul style="list-style-type: none"> Toilet complete & lawn beam installed. General tidy up planned in preparation for burials to commence. 	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 January to March 2024	Progress: <ul style="list-style-type: none"> Not commenced In Progress Completed
Waste Management Services Strategy	EAE 1	Environmentally responsible and efficient waste and wastewater management	Water & Waste	<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"> Department of Environment, Science & Innovation released the Regional Waste management Plan Coordination Guidelines in March. FNQROC have now commenced their application for regional Resource Recovery Coordinator. 	In Progress
	TCI 1	Sustainable Infrastructure for the future	Finance			
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"> Amendment adopted by Council on 18 October 2023 	Completed

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 January to March 2024	Progress: <ul style="list-style-type: none"> 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"> 30 year lease issued to Mareeba Community Housing Company for land to build new social housing duplex for seniors by Mareeba Community Housing Company (MCHC) as project manager. Tenders called for social housing duplex for seniors by MCHC with construction due to commence June 2024, subject to departmental review and approval. MCHC lodged application for funding for triplex for seniors in partnership with Council. 	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 mitigation strategies 	Ongoing

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 January to March 2024	Progress: • Not commenced • In Progress • Completed
Compliance Review	GOV 2	Strong focus on compliance and enterprise risk	Human Resources	<ul style="list-style-type: none">Comply with relevant legislative requirementsComply with requirements of the LGW Mutual Risk Obligation program	<ul style="list-style-type: none">All legislative requirements met and continue to be reviewed in response to emerging needs and legislative changesAll LGW mutual risk obligations met and confirmed with LGW	Ongoing 2023/24 Requirements completed

8.7 OPERATIONAL PLAN 2024/25

Date Prepared: 29 April 2024

Author: Director Corporate and Community Services

Attachments: 1. Operational Plan 2024 / 2025 Draft [↓](#)

EXECUTIVE SUMMARY

The Local Government Regulation 2012 requires that each local government must prepare an annual Operational Plan that is to be adopted prior to, or at the same time as, the adoption of the annual budget.

This report presents the proposed Operational Plan for the 2024/25 financial year.

RECOMMENDATION

That the Operational Plan for the 2024/25 financial year, as attached, be adopted.

BACKGROUND

Council is required by legislation to adopt an annual Operational Plan. The Operational Plan must be consistent with the annual budget and show how the local government will progress the implementation of the five (5) year Corporate Plan during the period of the annual operational plan and manage operational risks.

The operational plan attached hereto shows those projects and activities that are intended to be progressed during the next 12 months (1 July 2024 to 30 June 2025).

RISK IMPLICATIONS**Political and Reputational**

The Operational Plan will ensure that Council will achieve the strategic outcomes desired in the adopted 2021 - 2025 Corporate Plan.

Legal and Compliance

The adoption of the Operational Plan is a requirement of the *Local Government Regulation 2012*.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Preparation of an annual Operational Plan is a requirement of the *Local Government Regulation 2012*. The plan includes a section showing how identified operational risks will be managed during the period of the operational plan.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

The Operational Plan is to be consistent with the Council's budget and refers to capital projects that will be carried out during the 2024/25 financial year.

Operating

A number of the projects/activities listed in the Operational Plan will be undertaken via the Council's operational 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.

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

Once adopted, the projects/activities listed in the operational plan will be progressed during the 2024/25 financial year and reports on progress submitted to Council on a quarterly basis.



OPERATIONAL PLAN

2024/2025



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Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

CONTENTS

SECTION 1: ABOUT THE OPERATIONAL PLAN.....4

SECTION 2: MANAGING OPERATIONAL RISK.....5

 RISK MANAGEMENT POLICY OBJECTIVES.....5

 RISK MANAGEMENT PRINCIPLES.....6

SECTION 3: 2024/2025 OPERATIONAL PLAN PROJECTS7

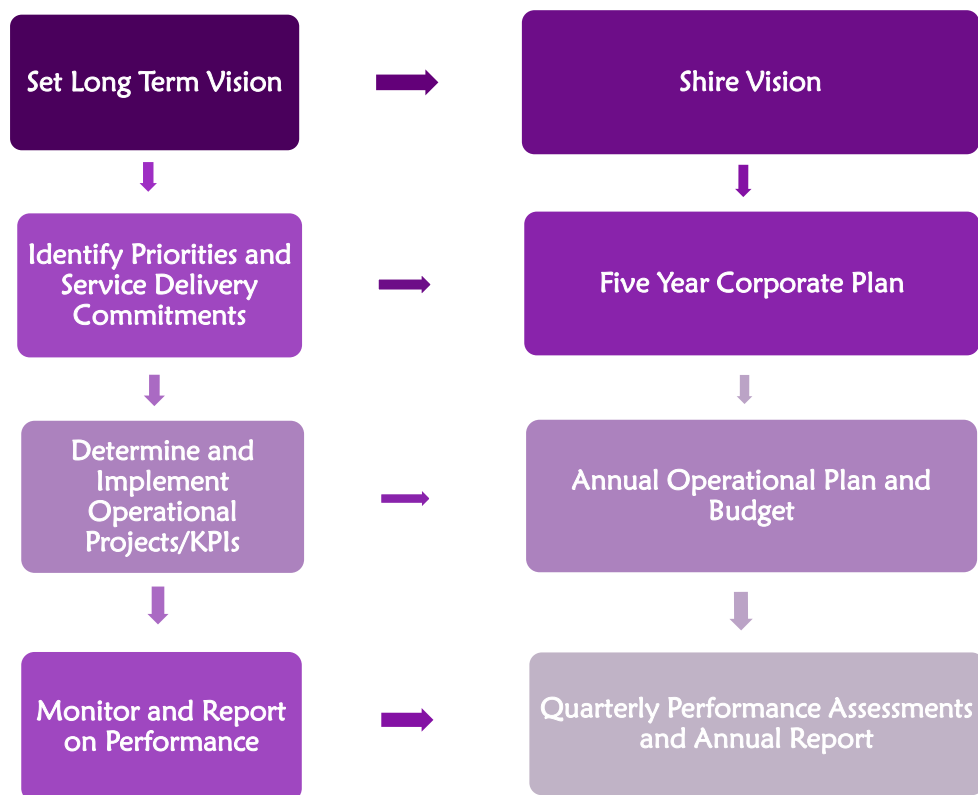


Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

SECTION 1: ABOUT THE OPERATIONAL PLAN

The Mareeba Shire Council Operational Plan 2024/25 is a key plan for the shire, as it translates our priorities and services, set out in our five-year Corporate Plan, into measurable actions for the financial year. Progress is regularly reported during the year to Council. A performance report is presented to Council and the community every three months as well as an Annual Report. These reports include information on the delivery of key projects and achievement of performance targets as per the relevant financial year's Operational Plan.

The diagram below represents the strategic planning framework used by Council and illustrates where the Operational Plan fits within that framework:



Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

SECTION 2: MANAGING OPERATIONAL RISK

Identified operational risks will be managed in accordance with the Council's adopted Enterprise Risk Management Policy and Enterprise Risk Management Framework, having regard to the nature of the risks and the likelihood and consequence ratings applied to them as determined by the risk analysis process.

RISK MANAGEMENT POLICY OBJECTIVES

- Align Council's risk management activities with Council's objectives as identified in, Council's corporate and operational plans;
- Promote risk management principles as a strategic tool to ensure better informed decision making throughout Council; and
- Embed a culture of risk management across the Council.
- Minimise or eliminate adverse impacts from Council's services or infrastructure on the community, visitors and the environment;
- Capitalise on opportunities identified for Mareeba Shire Council;
- Safeguard Council's employees, contractors, committees, volunteers, assets, financial sustainability, property, reputation and information;
- Maintain and improve the safety, reliability and quality of service provided by Mareeba Shire Council, within Council's controls and capabilities.

Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

RISK MANAGEMENT PRINCIPLES

Management and employees must assume responsibility for Enterprise Risk Management (ERM) facilitated by the following guiding principles:

- Adoption of a governance framework - The Enterprise Risk Management Framework and Enterprise Risk Management Process outlines accountabilities and obligations and guides the implementation and ongoing monitoring of risk throughout Council.
- Adds value - Alignment and integration with Council's Corporate and Operational Planning, and budget deliberation processes.
- ERM is an integral part of organisational processes - Management endorsed integration in all business processes.
- ERM informs all decision making - Decision makers are making informed decisions cognisant of relative risks.
- ERM promotes a safer work environment - Risk management integrated with Council's Workplace Health and Safety, promoting safe work practices and a safer work environment.
- Explicitly addresses uncertainty - Taking account of uncertainty, the nature of uncertainty and how it can be addressed.
- Systematic, structured, timely and tailored - Tailored to meet Councils corporate objectives and providing a systematic, structured and timely approach to risk assessment.
- Based on best available information and experience - Utilisation of generally accepted risk mitigation techniques for managing risks.
- Transparent, inclusive and responsive to change - Timely involvement of stakeholders at all levels, ensuring ERM remains relevant and up to date.

Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

SECTION 3: 2024/2025 OPERATIONAL PLAN PROJECTS

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
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
Comprehensive Asset Revaluations: <ul style="list-style-type: none"> Roads Drainage 	FIN 1	Long-Term Financial Plan that supports effective and sustainable financial management	Finance	<ul style="list-style-type: none"> Comprehensive revaluations
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 in-house training and support

Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

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	
Mareeba Industrial Estate	FIN 3	Effective business management	Development & Governance Technical Services	<ul style="list-style-type: none"> • Adopt Masterplan • Implement staged development • Continue promotion and marketing through external agent 	
Tom Gilmore Mareeba Aviation Industrial Precinct	FIN 3	Effective business management	Tourism & Economic Development	<ul style="list-style-type: none"> • Produce Promotional Strategy • Promote development 	
Information Systems Strategy implementation	FIN2 FIN 3	Effective and sustainable financial management Effective business management	Information Systems	<ul style="list-style-type: none"> • Continue to provide further system enhancements • Transition Technology One to CIAnywhere 	
Sustainable Workforce	FIN 4	A skilled and sustainable workforce	Human Resources	<ul style="list-style-type: none"> • Training and development of to improve efficiencies and ensure workplace safety 	
Workforce Management	FIN 2 FIN 3	Effective and sustainable financial management Effective business management	All	<ul style="list-style-type: none"> • Review Recruitment Process & Employer Branding initiatives 	

Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

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	
Arts Connection to Tourism	COM 1	An engaged community	Customer & Community	<ul style="list-style-type: none"> Implementation of public mural action plan 	
Enhanced Online Presence	COM 1	An engaged community	All	<ul style="list-style-type: none"> Improved access to online information and services 	
Community Safety	COM 2	An active, safe and healthy community	Customer & Community Office of the CEO	<ul style="list-style-type: none"> Advocate for community safety 	
Disaster Resilience	COM 3	A community being prepared and resilient to emergencies and disasters	Customer & Community Office of the CEO	<ul style="list-style-type: none"> Promote resilience through Get Ready initiatives 	

Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

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	
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 Undertake condition assessment and defect identification across individual asset classes. Document and review prioritisation maintenance and operational activities Improvement of asset management processes to be reflected in Long Term Asset Management Plan and Long-Term Financial Plan 	
	TCI 4	Public spaces and facilities	Technical Services		
	COM2	An active, safe and healthy community	Finance		
Parks and Open Spaces Strategy	TCI4	Public spaces and facilities	Assets & Projects	<ul style="list-style-type: none"> Complete planned construction for financial year Rectify Disaster impacted infrastructure assets in accordance with QRA/DRFA guidelines and approvals Implement water treatment asset renewal projects 	
Restoration of assets	TCI 1	Sustainable infrastructure for the future	Technical Services		
	TCI 2	Safe and effective transport network	Works		
Secure Water Supply	TCI 3	Securing and managing water resources	Water & Waste		

Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

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	
Waste Management Services Strategy	EAE 1	Environmentally responsible and efficient waste and wastewater management	Water & Waste	<ul style="list-style-type: none"> Review and update Waste Strategy to align with Regional Waste Plan and Council’s future waste management needs 	
	TCI 1	Sustainable Infrastructure for the future	Finance		
Planning Scheme Review	EAE 2	A Sustainable Planning Scheme	Development & Governance	<ul style="list-style-type: none"> Undertake 10 Year review of MSC Planning Scheme and supporting documents Prepare scope of works and community profile for 10 Year review 	
Housing Strategy	EAE3	Support and encourage industrial and commercial growth and development	Development & Governance	<ul style="list-style-type: none"> Implement Local Housing Action Plan (LHAP) 	
Reef Guardian Council	EAE 4	The region’s environmental assets are best managed while promoting economic wellbeing	Technical Services	<ul style="list-style-type: none"> Implement Reef Guardian Action Plan 	

Mareeba Shire Council
OPERATIONAL PLAN 2024/2025

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”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Cybersecurity Enhancements	GOV2	Strong focus on compliance and enterprise risk	Information Systems	<ul style="list-style-type: none"> Continue to monitor security measures as defined by the ACSC Essential 8 Renew incident cyber response partnership Continue Cyber Awareness and Response Training 	
Compliance Monitoring	GOV2	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 	
Accountable Decision Making	GOV 1	Ethical, accountable, transparent and affordable decision making	All	<ul style="list-style-type: none"> Renew Internal Audit engagement Achieve External Audit compliance Prepare and present Annual Report in line with statutory and regulatory requirements Fulfil Audit Committee objectives 	
Strategic Partnerships	GOV 3	Effective advocacy and strategic partnerships	Office of the CEO	<ul style="list-style-type: none"> Continue active participation in FNQROC Continue to Advocate to State and Federal Governments for key priorities 	

8.8 FINANCIAL STATEMENTS PERIOD ENDING 30 APRIL 2024**Date Prepared:** 1 May 2024**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 April 2024.

RECOMMENDATION

That Council;

1. receives the Financial Report for the period ending 30 April 2024
2. seeks approval under *Section 235(c) of the Local Government Regulation 2012* for an exemption from tendering for works to be completed by 31 May 2024 on behalf of Department of Transport and Main Roads.

BACKGROUND

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

For the period ending 30 April 2024, 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.

The budgeted figures reflect the 2023/24 Budget as adopted by Council at the 19 July 2023 meeting.

<i>April 2024 – Snapshot</i>	Actuals YTD	Budget YTD
Total Operating Income *	\$ 66,250,580	43,789,555
Total Operating Expenditure*	\$ 53,516,908	39,443,990
Operating Surplus/(Deficit)	\$ 12,733,672	4,345,565
Total Capital Income (grants, developer contributions)	\$ 3,938,612	150,000
Net Result - Surplus/(Deficit)**	\$ 16,672,384	4,495,565

* Actual Operating Income and Expenditure includes all Disaster Recovery Funding Arrangements (DRFA) income and expenses, however the YTD budget does not include any provision for DRFA.

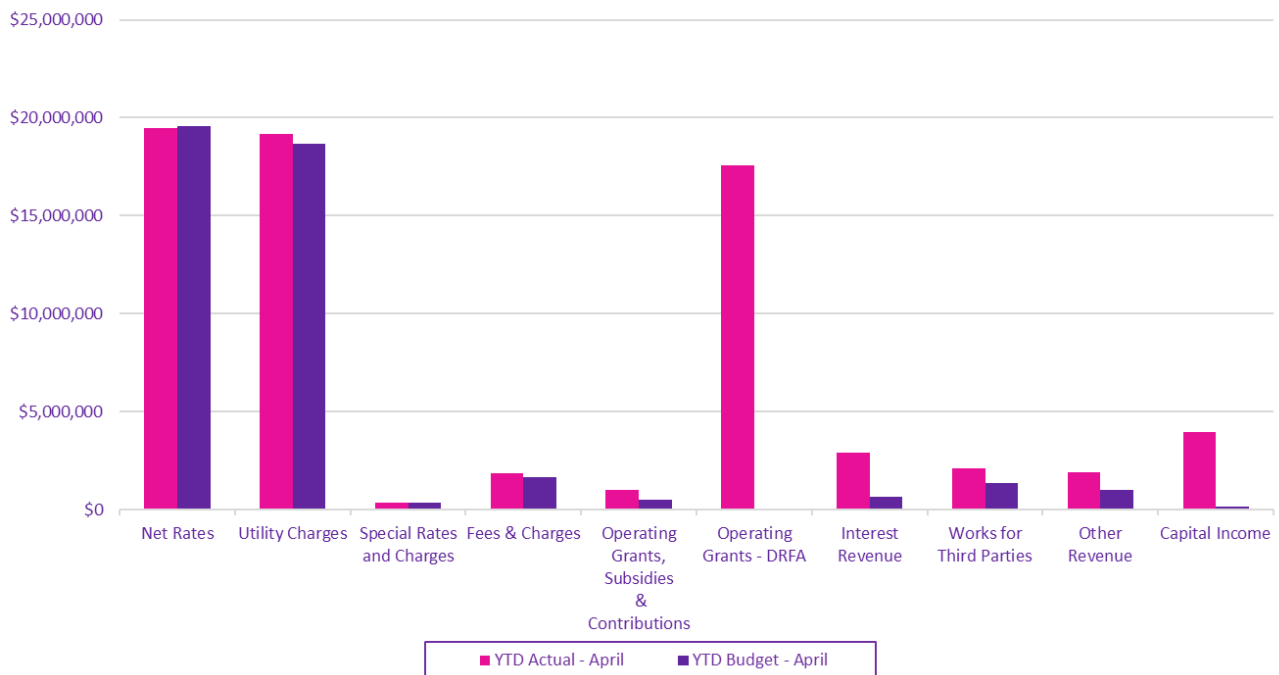
** Please note that the actual surplus net result includes capital income. Council is unable to budget for capital grants as it is unknown at the time the budget is prepared.

Income Analysis

Total income (inclusive of capital income of \$3,938,612) for the period ending 30 April 2024 is \$70,189,192 compared to the YTD budget of \$43,939,555.

The graph below shows actual income against budget for the period ending 30 April 2024.

Actual Income V Budget Income



	Actual YTD	Budget YTD	Note
Net Rates	19,467,825	19,567,409	1
Utility Charges	19,154,286	18,691,663	1
Special Rates and Charges	330,168	333,117	
Fees & Charges	1,846,019	1,669,046	
Operating Grants, Subsidies & Contributions	1,022,969	534,511	
Operating Grants, Subsidies - DRFA	17,543,945	-	2
Interest Received	2,883,352	655,833	3
Works for Third Parties	2,117,389	1,339,022	4
Other Revenue	1,884,627	998,954	5
Capital Income	3,938,612	150,000	6

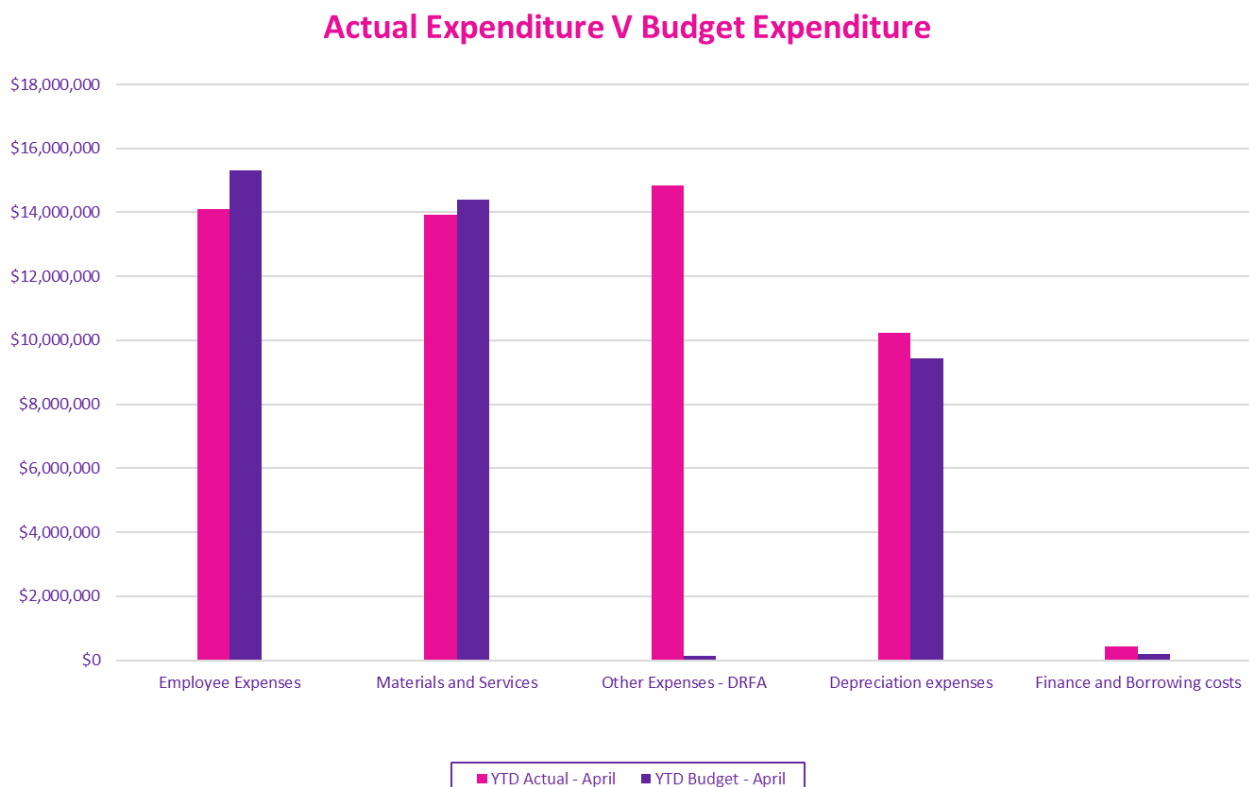
Notes:

1. The Rate Notices for the period ending 30 June 2024 were issued on 5 February 2024 with the discount (due) date being 8 March 2024. The variance for Net Rates relates to a higher number of ratepayers paying before the discount due date then what was originally budgeted. The favourable variance for Utility Charges mainly relates to higher water consumption compared to budget.

2. Funding for Disaster Recovery Funding Arrangements (DRFA) restoration works which is not budgeted for. An expenditure offset will occur against this revenue, please refer to the expenditure table below. The majority of this funding is for restoration relating to the 2022 and 2023 events.
3. Favourable variance above budget due to higher interest rates than original budgeted. This interest is yet to be allocated between constrained reserves (developer contributions), waste, water and wastewater funds.
4. Favourable result due to third party works not budgeted for as well as RMPC income received. RMPC income budget is allocated equally over 12-month period, however actual income (reported) is not following the same trend, however, is reflected in the reported YTD expenditure below. These results will equalise with the budget by 30 June.
5. Sale of four (4) lots at Mareeba Industrial Park earlier this financial year with gross sales totalling \$606k. These proceeds are yet to be transferred into the MIP reserve to fund future MIP development.
6. Some of the capital grants received year to date are from - Black Summer Bushfire Recovery Grant for Mareeba Water Treatment Plant upgrade; DTMR for Rankin Street and Walsh Street upgrade of intersection and Euluma Creek Road widen and seal; QRA for the Bicentennial Lakes Gravity Main Upgrade and Betterment Works for Gully Upgrades and the Activating Local Council Reef Action Plan.

Expenditure Analysis

Total expenses for the period ending 30 April 2024 is \$53,516,908 compared to the YTD budget of \$39,443,990. The graph below shows actual expenditure against budget for the period ending 30 April 2024.



	Actual YTD	Budget YTD	Note
Employee expenses	14,099,893	15,299,530	1
Materials & Services	13,915,341	14,390,482	2
Other Expenses - DRFA	14,844,169	130,870	3
Depreciation expenses	10,225,366	9,429,554	
Finance & Borrowing costs	432,139	193,554	4

Notes:

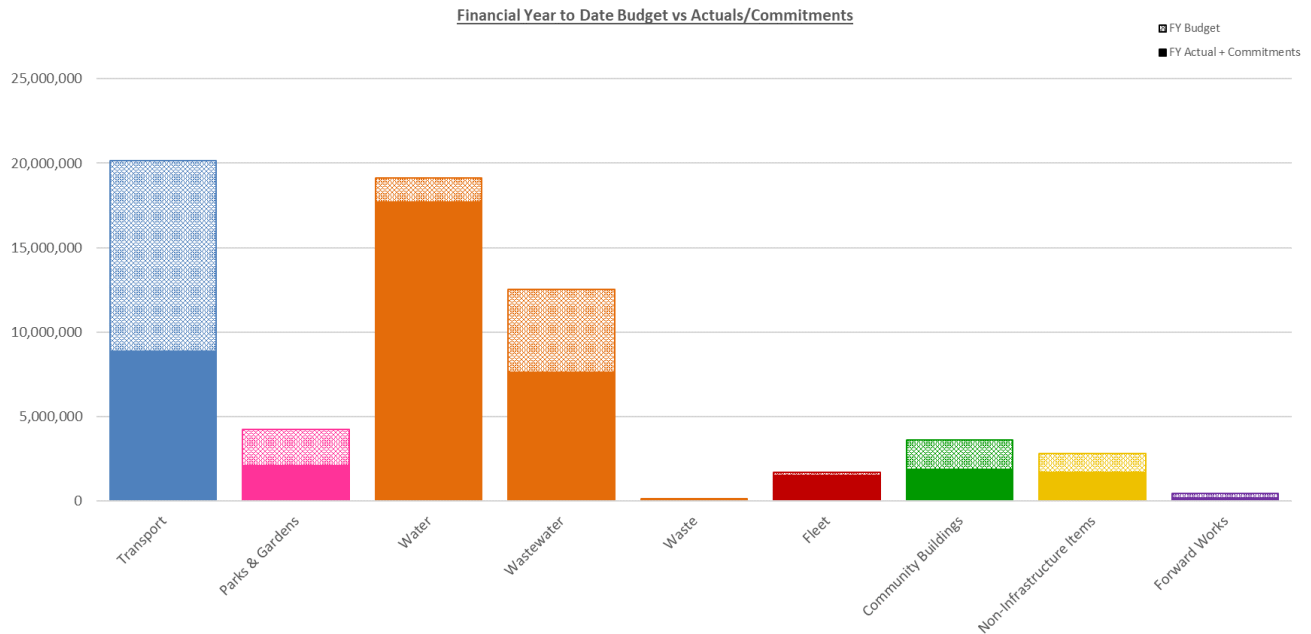
1. There are no significant issues or concerns to report. The reason for the variance in employee expenses is a timing issue between the fortnightly pay processing and the report preparation, staff absences, vacancies, and staff working on capital projects.
2. Variances are the result of minor timing discrepancies between budget and actual spend.
3. This 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 income.
4. The variance is in relation to write-offs for various sundry items relating to floating plant and signs during the year, as well as items sold at public auction in December 2023.

Vandalism Expenses

So far this year, a total of \$23,461 has been spent on repairs and maintenance due to vandalism. These costs include employee expenses and materials and services.

Capital Expenditure

Total capital expenditure of \$41,637,899 (including commitments) has been spent for the period ending 30 April 2024 against the 2023/24 adjusted annual capital budget of \$64,735,072.



Loan Borrowings

Council's loan balance is \$6,582,207 as at 30 April 2024.

Rates and Charges

The total rates and charges payable as at 30 April 2024 are \$2,707,324 which is broken down as follows:

	30 April 2024		30 April 2023	
Status	No. of properties	Amount	No. of properties	Amount
Valueless land	3	97,494	4	76,681
Payment Arrangement	253	255,085	229	247,395
Collection House	527	1,560,552	133	1,033,655
Exhausted – awaiting sale of land	6	58,365	6	47,323
Sale of Land	7	68,930	61	975,504
Other (includes supplementary rates notices)	188	666,898	550	588,295
TOTAL	984	2,707,324	983	2,968,853

The Rate Notices for the period ending 30 June 2024 were issued on 5 February 2024 totalling \$21,875,586, with discount due date being 8 March 2024.

During the month of April;

- 597 Second Reminder Notices were issued on 4 April 2024 with an outstanding value of \$801,718

- The balances for existing files held by Collection House were updated on 8 April 2024
- 401 new files were sent to Collection House on 24 April 2024
- Collection House collected \$108,229 for the month of April 2024
- 126 Supplementary Rate Notices were issued on 19 April 2024 for the value of \$99,196.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 April 2024 is \$252,269 which is made up of the following:

Current	30 days	60 days	90 + days
\$240,121	\$2,530	\$3,051	\$6,567
95%	1%	1%	3%

Procurement

There were no emergency purchase orders for the month of April 2024.

Council is undertaking emergent works on behalf of the Department of Transport & Main Roads along the BDR between Mungana & Trimble's Crossing. As advised by TMR, the project must be completed by the end of May, it is not feasible to follow the typical tender process for gravel, instead quotes have been obtained.

The Local Government Regulation 2012 provides for exceptions to apply the default contacting procedures. *Section 235(c)* specifically applies in instances where a genuine emergency exists.

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	41,173,752	40,677,069	40,677,068
Less Discounts and Pensioner Remissions	(2,221,473)	(2,084,880)	(2,084,880)
Net Rates and Utility Charges	38,952,279	38,592,189	38,592,188
Fees and Charges	1,846,019	1,669,046	2,128,351
Operating Grants and Subsidies	743,053	491,178	8,233,196
Operating Grants and Subsidies - DRFA	17,543,945	-	-
Operating Contributions	279,916	43,333	52,000
Interest Revenue	2,883,352	655,833	787,000
Works for Third Parties	2,117,389	1,339,022	1,606,826
Other Revenue	1,884,627	998,954	1,199,625
Total Operating Revenue	66,250,580	43,789,555	52,599,186
Expenditure			
Employee Expenses	14,099,893	15,299,530	18,378,398
Materials and Services	13,915,341	14,390,482	17,460,588
Other Expenses - DRFA	14,844,169	130,870	157,280
Depreciation expense	10,225,366	9,429,554	11,315,475
Finance and Borrowing costs	432,139	193,554	249,000
Total Operating Expenses	53,516,908	39,443,990	47,560,741
Operating Surplus/(Deficit)	12,733,672	4,345,565	5,038,445
Capital Income			
Capital Contributions	724,035	-	-
Capital Grants and Subsidies	4,318,813	-	6,575,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(1,104,236)	150,000	180,000
Total Capital Income	3,938,612	150,000	6,755,000
Net Result	16,672,284	4,495,565	11,793,445

Budgeted Income Statement by Fund 2023/24 Budget

General			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	21,895,352	21,858,221	21,858,221
Less Discounts and Pensioner Remissions	(2,221,473)	(2,084,880)	(2,084,880)
Net Rates and Utility Charges	19,673,879	19,773,341	19,773,341
Fees and Charges	1,196,613	1,109,355	1,283,965
Operating Grants and Subsidies	725,487	491,178	8,233,196
Operating Grants and Subsidies - DRFA	17,543,945	-	-
Operating Contributions	-	-	-
Interest Revenue	1,615,981	390,000	468,000
Works for Third Parties	2,066,997	1,339,022	1,606,826
Other Revenue	1,679,523	820,621	985,625
Total Operating Revenue	44,502,425	23,923,517	32,350,953
Expenditure			
Employee Expenses	12,441,138	13,622,580	16,362,634
Materials and Services	5,980,638	5,785,388	7,214,898
Other Expenses - DRFA	14,844,169	130,870	157,280
Depreciation expense	7,308,949	6,669,655	8,003,597
Finance and Borrowing costs	351,809	113,943	142,852
Total Operating Expenses	40,926,703	26,322,436	31,881,261
Operating Surplus/(Deficit)	3,575,722	(2,398,919)	469,692
Capital Income			
Capital Contributions	723,671	-	-
Capital Grants and Subsidies	2,272,868	-	4,314,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(259,595)	150,000	180,000
Total Capital Income	2,736,944	150,000	4,494,000
Net Result	6,312,666	(2,248,919)	4,963,692

Budgeted Income Statement by Fund 2023/24 Budget

Waste			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	4,606,706	4,560,330	4,560,330
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,606,706	4,560,330	4,560,330
Fees and Charges	505,313	463,858	729,386
Operating Grants and Subsidies	-	-	-
Operating Contributions	53,604	43,333	52,000
Interest Revenue	190,292	35,000	42,000
Works for Third Parties	22,091	-	-
Other Revenue	165,380	157,500	189,000
Total Operating Revenue	5,543,386	5,260,021	5,572,716
Expenditure			
Employee Expenses	198,204	185,076	222,091
Materials and Services	3,831,405	4,265,016	5,116,750
Depreciation expense	185,717	150,120	180,144
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,215,326	4,600,212	5,518,985
Operating Surplus/(Deficit)	1,328,060	659,809	53,731
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	1,328,060	659,809	53,731

Budgeted Income Statement by Fund 2023/24 Budget

Wastewater			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	6,125,935	6,070,475	6,070,475
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	6,125,935	6,070,475	6,070,475
Fees and Charges	61,012	50,000	60,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	528,199	170,833	205,000
Works for Third Parties	4,071	-	-
Other Revenue	-	-	-
Total Operating Revenue	6,719,217	6,291,308	6,335,475
Expenditure			
Employee Expenses	557,591	557,553	669,805
Materials and Services	1,518,902	1,524,576	1,773,161
Depreciation expense	1,437,816	1,374,294	1,649,153
Finance and Borrowing costs	80,330	79,611	106,148
Total Operating Expenses	3,594,639	3,536,034	4,198,267
Operating Surplus/(Deficit)	3,124,578	2,755,274	2,137,208
Capital Income			
Capital Contributions	364	-	-
Capital Grants and Subsidies	925,846	-	2,261,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(143,514)	-	-
Total Capital Income	782,696	-	2,261,000
Net Result	3,907,274	2,755,274	4,398,208

Budgeted Income Statement by Fund 2023/24 Budget

Water			
	Actual YTD	Budget YTD	2023/24 Budget
Revenue			
Rates and utility charges	8,420,129	8,063,858	8,063,857
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	8,420,129	8,063,858	8,063,857
Fees and Charges	83,082	45,833	55,000
Operating Grants and Subsidies	17,567	-	-
Operating Contributions	-	-	-
Interest Revenue	503,460	60,000	72,000
Works for Third Parties	24,230	-	-
Other Revenue	39,724	20,833	25,000
Total Operating Revenue	9,088,192	8,190,524	8,215,857
Expenditure			
Employee Expenses	902,960	934,321	1,123,868
Materials and Services	2,500,259	2,769,251	3,308,279
Depreciation expense	1,239,758	1,187,193	1,424,631
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,642,977	4,890,765	5,856,778
Operating Surplus/(Deficit)	4,445,215	3,299,759	2,359,079
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	1,120,099	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(701,127)	-	-
Total Capital Income	418,972	-	-
Net Result	4,864,187	3,299,759	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	125,630	124,185	124,185
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	125,630	124,185	124,185
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	226,312	-	-
Interest Revenue	45,420	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	397,362	124,185	124,185
Expenditure			
Employee Expenses	-	-	-
Materials and Services	84,137	46,250	47,500
Depreciation expense	53,126	48,292	57,950
Finance and Borrowing costs	-	-	-
Total Operating Expenses	137,263	94,542	105,450
Operating Surplus/(Deficit)	260,099	29,643	18,735
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	260,099	29,643	18,735

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - APRIL 2024

Date Prepared: 17 April 2024

Author: Manager Assets and Projects

Attachments:

1. Capital Works Highlights - April 2024 [↓](#)
2. Capital Works Summary - April 2024 [↓](#)

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 April 2024.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of April 2024.

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.

Infrastructure Services Capital Works Report

Project Highlights – April 2024



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:

- Bulk earthworks to improve the movement of water
- Earthworks to increase parkland in the southern section
- Construction of a playground and pump track
- New toilet facility
- Footpath improvements
- Construction of outdoor facilities

Progress Update

Waterway improvements

Waterway damaged in Ex-Jasper Flooding and will be reinstated with disaster relief funding.

Mason Street Playground

Toilet construction is complete and will be kept locked with construction fencing until the remaining playground works are complete. Refer Photo

Pump track and playground construction commenced February 2024 and is now well underway after some wet weather delays. Refer Photo.

Footpath renewal Connecting Mason Street to Flat Footbridge Footpath Renewal is complete. Additional footpaths within the new playground footprint are in procurement.

Picnic settings and seating have been dispatched from the supplier and have arrived ready for installation after the playground installation is complete.

Infrastructure Services Capital Works Report Project Highlights – April 2024



Bicentennial Lakes Pump Track Construction



Bicentennial Lakes Playground Construction – Flying Fox

Infrastructure Services Capital Works Report Project Highlights – April 2024



Bicentennial Lakes Playground Construction – Hill Slides



Bicentennial Lakes Southern Section New Public Toilet Construction

Infrastructure Services Capital Works Report Project Highlights – April 2024



Bicentennial Lakes Playground Area Connecting Mason Street to Flat Footbridge Footpath Renewal

Infrastructure Services Capital Works Report

Project Highlights – April 2024



Project Name: SES Building

Program: Cemeteries

Background

Kuranda SES building upgrades to improve the functioning of the operational base during disaster events and training. The extension of the existing SES Headquarters building will be utilised as a sheltered outside training. It will also provide an additional storage area for equipment and be utilised as a briefing/staging area or logistics point.

Scope of Work

Construction of a steel framed, class 10A open skillion structure (9m x 9m) built adjacent to the existing Kuranda SES headquarter building, with a new concrete slab and improved drainage.

Progress Update

Construction is complete and final certification has been received.



Kuranda SES Facility Prior to Upgrade Works

Infrastructure Services Capital Works Report Project Highlights – April 2024



Kuranda SES Facility – Concrete Slab Construction



Kuranda SES Facility Skillion Roof, Slab and Drainage improvement Completion

Infrastructure Services Capital Works Report

Project Highlights – April 2024



Project Name: Springmount Road Culvert and Curve Widening (Ch 11.35 – 12.7)

Program: Rural Roads

Background

Springmount 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.

The project is jointly funded (50%/50%) by the Queensland Government under the Transport Infrastructure Development Scheme (TIDS) and by Council.

Scope of Works

The scope of works includes the widening and bitumen sealing of three narrow sections of pavement and extension of five (5) culverts between Chainage 11.35 and Chainage 12.70.

Progress Update

Works continued throughout April with the extension of two (2) major culverts. Constructing the culverts in the current weather conditions has been very challenging but good progress has been made. In May, earthworks will commence for the road widenings.



Culvert C1-C2 head & wingwall formwork



Culvert C1-C2 after apron installation



Culvert B head & wingwall formwork



Culvert B after apron installation

Infrastructure Services Capital Works Report

Project Highlights – April 2024



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.

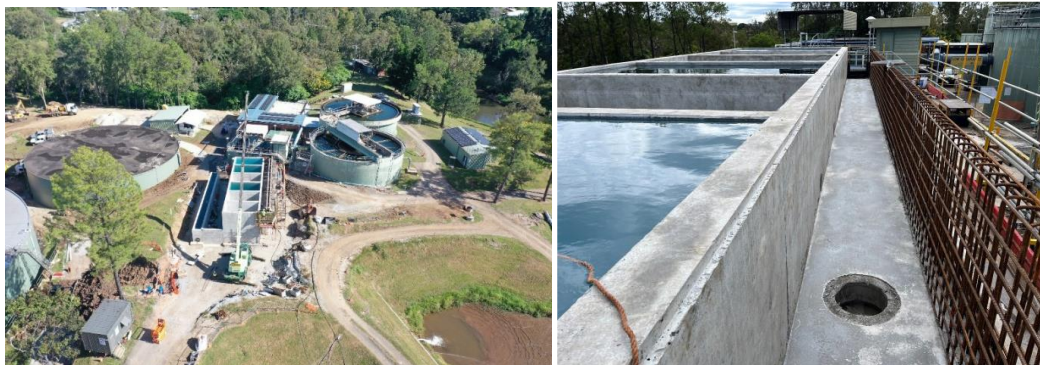
Scope of Works

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

Progress Update

Works commenced and have progressed well with the contractor constructing the new filter cell modules and installing critical pipe work and electrical installation works.



Concrete construction of new filter cell modules and launders

Infrastructure Services Capital Works Report

Project Highlights – April 2024



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.

Progress Update

Works commenced and have progressed well with the contractor undertaking numerous site works.

- Delivery of pump sets
- DN375 and DN450 discharge pipeline cut ins.
- Installation of electrical switchboards and motor VSD's

Infrastructure Services Capital Works Report Project Highlights – April 2024



Site building construction works and electrical switchboard equipment and booster pumps

Infrastructure Services Capital Works Report Project Highlights – April 2024



Project Name: Sewer Manhole Remediation Project

Program: Wastewater

Background

An allocation in the Capital Works Program has been provided to rehabilitate and replace Council's existing sewerage manholes to extend the life of these assets and reduce infiltration into the sewerage network during rain events. This provides further benefits through minimising the risk of sewage overflows and improving efficiency of Council's wastewater treatment facilities during the wet season by reducing inflows. This project is funded in the 2023/24 Wastewater Capital Works Program.

The current program has focussed on the sewerage reticulation network for the Granite Creek Pump Station catchment, specifically around the northern areas of Walsh Street south through to Herberton Street, to reduce inflow and infiltration. The works specification details the remediation works to be completed by a Contractor in this vicinity on sewer manholes (located within private and public property).

Scope of Works

The project comprises rehabilitating the sewerage manholes to extend the life of the assets and/or replace the manholes were deemed necessary and bring them up to FNQROC standard. In some instances, where the manhole is unable to be rehabilitated due to the extent of deterioration, it will need to be replaced.

Progress Update

The contract was awarded in September 2023 and works are due for completion by 30 June 2024. Works are progressing well despite inclement weather interrupting site works.



Sewer manhole remediation works

Infrastructure Services Capital Works Summary Report - April 2024



Project Code	Project Description	Project Stage	Project Comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)			
CP0001020	23/24 Reseal & Asphalt Program	Construction	Reseals commence 02/05/2024 in Dimbulah area.
CP00835	BETTERMENT Co-Contribution	Construction	Gully improvement works commenced on Hurricane Road.
Program: 02 Gravel Resheet			
CP0001022	23/24 Gravel Resheet Program	Construction	No re-sheeting works carried out during April. Further works to be programmed.
Program: 03 Urban Streets			
CP0001023	Recovery Way (WTS) Rehab Ch 0.176-0.272	Not Commenced	Quotations to be called in May.
CP0001024	Myola Rd Ch 0.2-3.06	Procurement	Letter of acceptance sent 01/05/24. Programme for delivery being prepared by contractor.
CP00791	Hastie/Constance Upgrade (School)	Completed	Works complete. Ergon have energized the street lights.
CP00795	TIDS 23-27 Herberton/Constance Inter	Design	Detailed Design and Bill of Quantities being finalised.
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Design	Detailed Design currently underway.
CP00943	Design Only McIver Rd Ch. 0.00-7.20	Design	Design to be completed mid-2024.
Program: 04 Rural Roads			
CP0000948	TIDS 23/24 Springmount Rd Ch 11.35-12.7	Construction	Culvert extensions continue. Wet weather causing some lost time & rework.
CP0000949	TIDS 23-25 Springmount Rd Ch 6.7-7.55	Procurement	Crews have been concentrating their efforts on CP0000948 culvert extensions as the weather has made it very difficult to undertake pavement works.
CP00801	TIDS Ootann Rd Section 1&2 Widen & Seal	Procurement	Construction of earthworks to commence from July 2024, with crews then planned to re-mobilise after the 24/25 wet season to complete pavement and sealing works by end of 2025.
CP00802	TIDS Springmount Rd - Ch13.2 to 18.1	Completed	As constructed and close-out activities in progress.
Program: 05 Bridges			
CP00711	Granite Ck Mba Replace Footbridge Deck	Construction	Work commenced mid March & recent rains have put the bridge underwater again. Will continue with the project when the water has receded.
CP00712	Palm Cl Mba Replace Footbridge Boards	Construction	Work will commence when weather is favourable.
CP00713	Bicentennial Lakes F/bridge Safety Upgr	Procurement	Handrail will be repaired early 2024. Materials procured.
CP00839	Bullaburrah Ck Rd C'way Relieving Slab	Not Commenced	Not commenced.
CP00840	Clohesy River Barron St Inspect & Design	Design	Draft Report received, review underway.
CP00841	Bolton Rd Inspect/Design/Repl Girders	Design	Draft Report received, review underway.
CP00842	Barron Riv. Bridge Oakforest Rd Insp/Des	Design	Consultant finalising plans and documentation.
CP00843	Barron River Cwy Henry H Dr Repl Slabs	Not Commenced	Not commenced.
Program: 06 Drainage			
CP0001021	23/24 Minor Culvert & C/ways Program	Construction	No additional repairs done under this program since March update.
CP00844	MBA Amaroo Drainage Upgrades	Design	Design works will commence as wet season permits.

Infrastructure Services Capital Works Summary Report - April 2024



Project Code	Project Description	Project Stage	Project Comment
CP00938	Tilse Street Upgrade Drainage	Construction	Project delayed due to wet weather conditions, however major works completed. Minor defect, close out activities to occur prior to end of April 2024.
Program: 07 Traffic Facilities			
CP0000947	Mareeba Aerodrome Safety & Repairs	Construction	RFQ for the upgrade of firefighting equipment to be called.
CP0000951	Anzac Ave LATM Upgrades	Procurement	Neighbourhood Entry Treatments and Speed Activated Signs procurement underway. Commencement of Masterplan for Anzac Avenue (Kennedy Hwy to Hastings Drive) to commence this Financial Year.
CP0001025	Design Only Byrnes St Accessibility	Planning	Draft CBD Stormwater Masterplan (Phase 2) received. Awaiting outcome of Grant funding prior to progressing further design.
Program: 08 Parking			
CP00715	Borzi Park Mba Carparking Masterplan	On Hold	On hold pending sporting clubs' grant applications.
CP00846	MBA Heritage Centre Carpark Extension	Design	Layout Plan and Quantities completed. Engagement to commence in mid 2024.
Program: 09 Footpaths			
CP0001026	23/24 Footpath Renewal Program	Construction	Bicentennial Lakes 80m section of old paver footpath replace with 2m wide concrete.
CP0001027	23/24 Footpath Upgrade Program	Planning	Propose to undertake works in conjunction with Lighter, Quicker, Cheaper Program.
Program: 10 Parks and Gardens			
CP0001028	Mary Andrews Park Repaint Play Equip	Construction	80% of the required replacements have been completed. Big Splash will be installing the last two components when they erect the the new play equipment at the Bicentennial Lakes.
CP0001029	Kda Com Precinct Parks Upgrade	Planning	Planning to progress in 2024.
CP0001030	Mba-Dim Rd/Mulligan Hwy Intersection	Not Commenced	Project currently being scoped for presentation at future council workshop.
CP0001031	Byrnes St Median Hedges (Lloyd-Granite)	Not Commenced	Project currently being scoped for presentation at future council workshop.
CP00805	Chillagoe Parks Improvement	Construction	Basketball court complete. Minor works to refresh Chillagoe Hall Playground still to be completed.
CP00806	DIM Parks Refresh	Construction	Swing set install commenced. Seat install for pump track commenced. Works to be completed mid May.
CP00807	KDA Centenary Park Playground Upgrade	Construction	Repurposed Hans Pehl signage structures have been installed. Awaiting outcome of Grant application for footpath improvements.
CP00809	MBA Bicentennial Lakes (Southern) D&C	Construction	Playground earthworks & site shaping complete. Equipment installation due to commence.
CP00817	MBA Byrnes St Medians	Not Commenced	Project currently being scoped for presentation at future council workshop.
CP00853	MBA Byrnes St Traffic Islands (BP)	Not Commenced	Project currently being scoped for presentation at future council workshop.
CP00855	MBA Connection Rd/Byrnes St Intersection	Not Commenced	Project currently being scoped for presentation at future council workshop.
CP00860	KDA Anzac Park Landscaping	Procurement	RFQ documentation for concrete works being prepared.
CP00861	KDA Coondoo Street Refurb	Design	On hold pending grant application outcome.
CP00862	KDA CBD Planter Boxes & Gardens	Not Commenced	On hold pending grant application outcome.
CP00865	IRV Bill Newburn Park Refresh	Procurement	The swing set to be installed by the contractor BigSplash once they have completed the Bicentennial Lakes playground project.

Infrastructure Services Capital Works Summary Report - April 2024



Project Code	Project Description	Project Stage	Project Comment
P00939	Roscommon Park -Renew Exercise Equipment	Construction	Contractor has submitted his sail layout and footing design to his Engineer for structural approval and issuing of a RPEQ Form 15.
Program: 11 Water			
P0001035	23/24 WTP Minor Infra Replace Program	Completed	Works are completed and waiting to clear final commitments so project can be closed out.
P0001036	23/24 AC Water Main Replace Program	Construction	Project completion has been delayed due to QRail not providing a Wayleave approval for an under bore under the rail network. Once the Wayleave approval is received the works can be completed.
P0001037	23/24 Water Telemetry/SCADA Upgrades	Construction	Work is underway and due for completion by end of June.
P0001038	23/24 Retic Valve/Hyd Replace Program	Construction	Wet weather has delayed the completion of works however now the weather has improved we should be able to complete works by 30 June.
P0001039	23/24 Retic Smart Meter Replace Program	Construction	Works on installation of new meters underway and this work will progress for some time.
P00730	Mba WTP Study for Upgrade of WW System	Construction	Works are unlikely to be completed by 30 June as we need two key projects at the Mareeba WTP to be commissioned before we can finalise. Anticipated completion is September 2024.
P00733	BOR6 MWTP Filtration Upgrade	Construction	Project progressing well despite inclement weather affecting construction works.
P00824	MBA Clear Water Booster Pump Station	Construction	Works progressing although the inclement weather has had an adverse affect on this project with underground service installations disrupted due to rainfall. The project is expected to be completed on schedule despite the setbacks form the rain.
P00874	MBA WTP Raw Water Pumps & Electrics	Construction	Works are progressing though the major component of the works has been delayed due to aged infrastructure requiring replacement - two valves that were installed in the late 1950's early 60's are inoperable and need replacing.
P00876	BOR6 22/23 Water Forward Design Program	Design	Qld State Govt agreed to use funds for the design of a 10ML water reservoir, design to be completed by 30 June.
P00878	MBA Decommission Basalt St Elevated Tank	Construction	This work will be done in conjunction with the commissioning of the booster pump station.
P00879	MBA Decommission Granite Ck Pump Station	Planning	Project cannot commence until the new water booster station project has been commissioned.
P00882	WTP Minor Infrastructure Replacements	Completed	Equipment arrived and has been installed and project can be closed out if commitments are cleared.
P00883	MBA WTP Clarifier Infra Process Improv.	Completed	Design report completed and received.
Program: 12 Wastewater			
P0001040	Mba WWTP Purchase Forklift	Procurement	Fleet are sourcing a forklift which has been ordered and staff have started their forklift driver training.
P0001041	Mba WWTP Inlet Works Replacements	Construction	New inlet screens have been installed and commissioned and working well. There is some minor works yet to be completed and once these are done the project will be closed out.
P0001042	Kda WWTP Intet Works Replacements	Completed	New inlet screen installed and commissioned and working well. If commitments are cleared the project can be closed out.

Infrastructure Services Capital Works Summary Report - April 2024



Project Code	Project Description	Project Stage	Project Comment
P0001043	Atherton St Pump Station Refurb	Not Commenced	Project subject to grant funding.
P0001044	Robins St SPS Rising Main Upgrade	Completed	New sewer rising main installed and commissioned and redundant line grout filled. Some road reinstatement works yet to be done and minor pump station works are completed.
P0001046	23/24 WW Telemetry/SCADA Upgrades	Construction	Works well underway and due for completion by end of June.
P0001047	23/24 WW CCTV & Relining Program	Construction	Sewer relining works halted due to the package of pipes identified for relining are mostly PVC. Once the Sewer Fogging and CCTV works underway in Kenneally Estate are completed we can then identify underway and CCTV imaging is due for completion in about three months.
P0001048	SPS New Standby Generators	Construction	Electrical and telemetry connections underway and once completed project can be closed out.
P0001049	23/24 WW Manhole Rehab/Replace Prog	Construction	Works well underway despite inclement weather interrupting site works and project on schedule to be completed end of May early June.
P0001050	Kennedy Hwy PS Control Board Upgrade	Construction	New switchboard construction completed and due to be installed on site once the inclement weather improves.
P0001053	23/24 WWPS Refurbishment Program	Construction	Currently waiting on quotes from various contractors to undertake works identified in condition assessments. Once the quotes are received we can progress to getting the works done.
P00886	MBA Bi-Lakes Sewer Main Capacity	Completed	Project has been completed and once final progress claims have been processed the project can be closed out.
P00889	22/23 MBA Sewer CCTV & Relining	Construction	Sewer reticulation smoke detection and CCTV imaging works currently underway with an expected completion timeframe of end of June.
P00894	Minor WW Pump Station Refurbishments	On Hold	Subject to grant funding.
Program: 13 Waste			
P0001054	23/24 Mba L/Fill Leachate Pump Replace	Planning	On initial inspection it appeared the pumps were in reasonable condition, we've arranged for the pumps to be inspected again during May and if the pumps are still okay, they won't require replacing.
P0001055	23/24 Mba L/Fill PS Pump Replace	Planning	On initial inspection it appeared the pumps were in reasonable condition, we've arranged for the pumps to be inspected again during May and if the pumps are still okay, they won't require replacing.
Program: 15 Fleet			
P0001066	Fleet Replace #14 Grader Caterpillar	Completed	Grader delivered 19th March, available for service.
P0001067	Fleet Replace #401 Mini Excavator	Procurement	Procurement stage.
P0001068	Fleet Replace #619 Job Truck Tipper	Procurement	Truck has been delivered, currently at body fabricators having the body built.
P0001069	Fleet Replace #1206 Mitsu Pool Vehicle	Completed	New vehicle to be delivered 3 June 2024.
P0001070	Fleet Replace #1210 Mitsu Pool Vehicle	Completed	Vehicle delivered and in service 25th March 2024. Project completed
P0001071	Fleet Replace #1231 Toyota WW	Procurement	Vehicle has been ordered expected delivery date July 2024.
P0001072	Fleet Replace #1313 Nissan Dual Cab	Procurement	Vehicle delivered 22 March 2024, vehicle in final stages of fit out.

Infrastructure Services Capital Works Summary Report - April 2024



Project Code	Project Description	Project Stage	Project Comment
P0001073	Fleet Replace #1402 Mazda Oncall Veh	Completed	Vehicle delivered 25 March 2024. Fit out complete, vehicle in service.
P0001074	Fleet Replace #2055 Mitsu P&G	Procurement	Vehicle ordered, expected delivery July 2024.
P00427	GPS Vehicle Management System	In Progress (for the non-infrastructure projects)	As new equipment comes on line, Procurement will commence. Expected July 2024.
Program: 16 Depots and Council Offices			
P0001064	Mba Depot Admin Building Refurb	Construction	Stage 1 works to be completed 13 May.
P00759	Kowa St MSC Depot Emergency Generator	Planning	Investigation underway.
P00940	Kowa St MSC Depot New Fuel Bowser	Procurement	Budgetary estimate received for works, detailed quotes to be sourced for Bowser Replacement.
Program: 17 Community Buildings			
P0000950	Cedric Davies Hub Disaster Resilience Up	Completed	Variation raised to removed damaged louvre windows from western side of building and replace with fixed pane with vent window section.
P0001059	Mba/Dim Aquatic Condition Assessment	Planning	Condition Assessment scope of works in development.
P0001062	23/24 Amenities Refurbishment Program	Construction	Painting completed. Due to the football season starting the epoxying the floors have been deferred to be completed by June 2024.
P0001063	Davies Park Lighting Upgrade	Design	Project on hold, awaiting Grant application.
P0002902	SES SUPPORT Kda SES External Facility	Completed	Final Certification received.
P00749	Aquatic Facility Upgrades & Splash Park	Construction	Preliminary switchboard design & Ergon approval process complete. Design plans RPEQ approved. Ergon Solar notified of upgrade works. UG cabling upgrade works due to commence in preparation for the new switchboard installation and change out.
P00793	MBA Women's Restroom Refurb	Construction	Options report to be developed for facility.
P00819	22/23 Shire Toilet Facility Repl Program	Construction	Epoxy flooring at Davies Park has been postponed due to the football season commencing. Works are programmed to be completed by end of June 2024.
P00905	KDA Community Prec. Toilet Refurb	Completed	Painting works completed.
P00909	KDA Aquatic Cnt 25m Pool Aquaris Upgrade	Procurement	Awaiting receipt of 2nd & 3rd quotes from suppliers, it has proven difficult to source contractors for works.
P00941	23/24 Park/Sporting LED Lights Arnold Pk	Design	Quotes to be called for works.
P00942	22/23 DIM Town Hall A/C/Solar/Lighting	Construction	Works commenced. Works scheduled for completion 28 June 2024.
Program: 18 Non-Infrastructure Items			
P0000946	Mba Cemetery New Mausoleum Wall	Construction	Concrete apron complete.
P0001058	WAT Cemetery Lawn Plaque on Beam	Not Commenced	Beam will be installed after the wet season.
P0001085	Mba Cemetery Expansion Planning	Planning	Investigations into alternative options to commence.
P00446	Kuranda New Cemetery	Construction	Toilet complete & lawn beam installed. General tidy up planned in preparation for burials to commence.
P00932	MBA MIP Expansion	Design	Draft Masterplan under review.

9.2 ADJUSTMENT IN STAFF COMPLEMENT

Date Prepared: 26 March 2024

Author: Manager Technical Services

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval to increase the overall staff complement by an additional 0.76 full time equivalent (FTE) and discontinue the process for tender T-MSC2024-11 Chillagoe Maintenance - Various Facilities, as there are significant savings by doing the works using Council staff.

RECOMMENDATION

That Council

1. Increases the overall staff complement by an additional 0.76 full time equivalent; and
2. Discontinue the process for tender T-MSC2024-11 Chillagoe Maintenance – Various Facilities.

BACKGROUND

Tenders were invited for the provision of General Maintenance and Reporting Duties of specified Council Facilities in Chillagoe which include the Hub, Town Hall, Tennis Courts and 10 Acre Park Amenities, Aerodrome, Cemetery and Water Treatment Plant, with the various requirements of the contract being shared across numerous departments within Council. The tender closed at 11.00am Tuesday 26 March 2024.

Once a review of the Tenders received was undertaken and costed against Council staff carrying out these functions, it is recommended that the tender process be discontinued, and the works be undertaken by Council staff. It was found that a saving more than \$30,000 pa (\$60,000 over the two-year period advertised in the tender) would be achieved by engaging Council staff.

Undertaking taking this work internally necessitates the increasing of the overall staff complement by an additional 0.76 FTE and the increase in the number of permanent FTE's requires Council approval.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

Alternative measures are anticipated to result in a reduction to the operational cost of service delivery more than \$30,000pa.

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

Alternative measures are intended to include a combination of new and existing casual, part-time and full-time staff to redistribute the works to ensure ongoing delivery of services to the community. As an outcome, it is anticipated that the distribution of work within the Chillagoe community may assist to improve employment opportunities in the area.

9.3 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - APRIL 2024

Date Prepared: 17 April 2024

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 April 2024.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for April 2024.

BACKGROUND**Technical Services**Design, quality, and investigations:

Investigation activities undertaken in April included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	59	23
Drainage Investigations	34	12
NHVR Permit Applications	0	23
Traffic Count Surveys	0	8
Parks Investigations	2	2
Miscellaneous e.g. Planning; Local Laws	22	23
Before You Dig Requests	0	45

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The extended wet season has continued to limit the quantity of testing in April, however 136 tests were completed with the majority being for external clients.

GIS

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.

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	On-maintenance
Kuranda	Christiansen Road, Myola Heights – Stage 2a	On-maintenance
Mareeba	Prestige Gardens Stage 5-6	Under construction
Mareeba	Emerald End Road and Country Road – Stage 3	On-maintenance
Mareeba	Emerald End Road and Country Road – Stage 4	Under construction
Mareeba	The Rise – Catherine Atherton Drive – Stage 3	On-maintenance
Mareeba	Amaroo Stage 13a	On-maintenance
Mareeba	Amaroo Stage 12 – Drainage Infrastructure	On-maintenance
Mareeba	Prestige Gardens Stage 1-4	On-maintenance
Mareeba	Prestige Gardens Stage 5-6	Under construction
Mareeba	7 Haren Street	On-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	Far North Queensland Low Pressure Trough, that occurred 1 – 7 February 2022. All contracts achieved practical completion prior to end of calendar year (excluding defects), with the exception of Gamboola Crossing bridge which was demobilised prior to wet season, with work on deck units to be undertaken over the wet.
2022 Betterment	Contract has commenced with works planned for completion by end of 2024 dry season.
2023 DRFA	Northern and Central Queensland Monsoon and Flooding Event, 20 December 2022 – 30 April 2023. Contracts for the reconstruction of essential infrastructure were awarded April 2024.
2023 Cyclone	Declared event December 2023 - 'Tropical Cyclone Jasper, associated rainfall and flooding, 13 – 28 December 2023'. Emergency response activities continue, with the QRA providing an extension to the Emergent Period. Damage assessments are continuing. Julatten, Mt Lewis Road, Bridge: a pedestrian bridge was installed to provide secure access to residents, with the Bridge Replacement Tender prepared for release. Emerald End Road: a temporary bridge remains in place until replacement structure is constructed. Tender for reconstruction works planned to be called May 2024.

Facilities

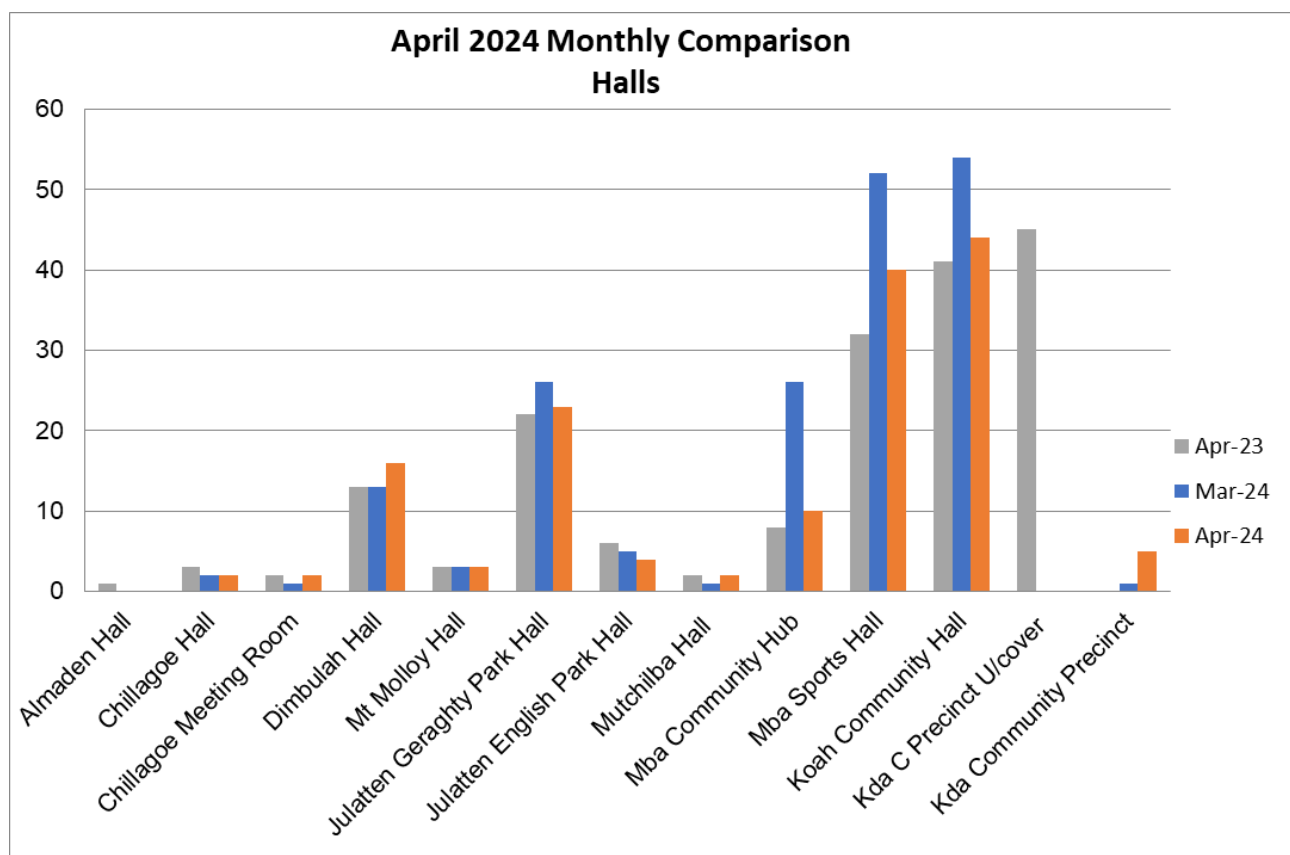
Asset Inspections:

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.

Facility maintenance programs, arising from the defect listing, are progressing well with works underway at numerous facilities.

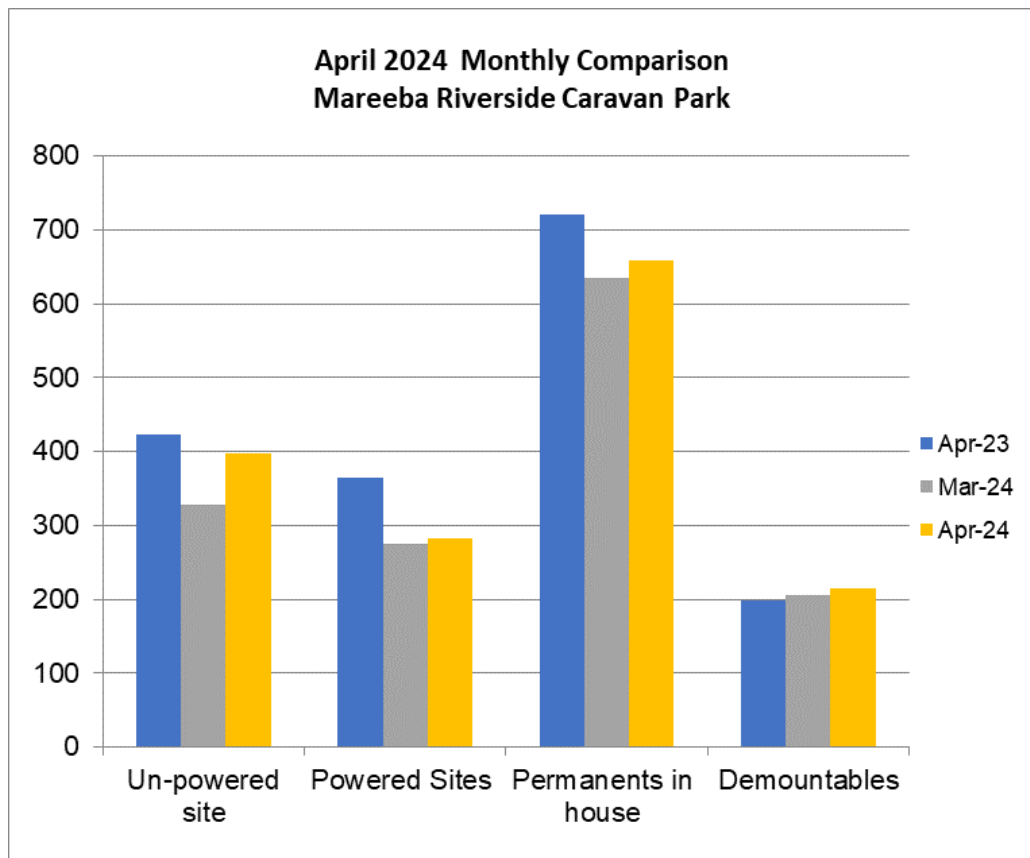
Community Halls:

Maintaining safe and efficient access to Council's Community Halls is recognised as an important aspect for the community's ongoing wellbeing. Although the impacts of Cyclone Jasper continue, utilisation remains strong across almost all facilities.

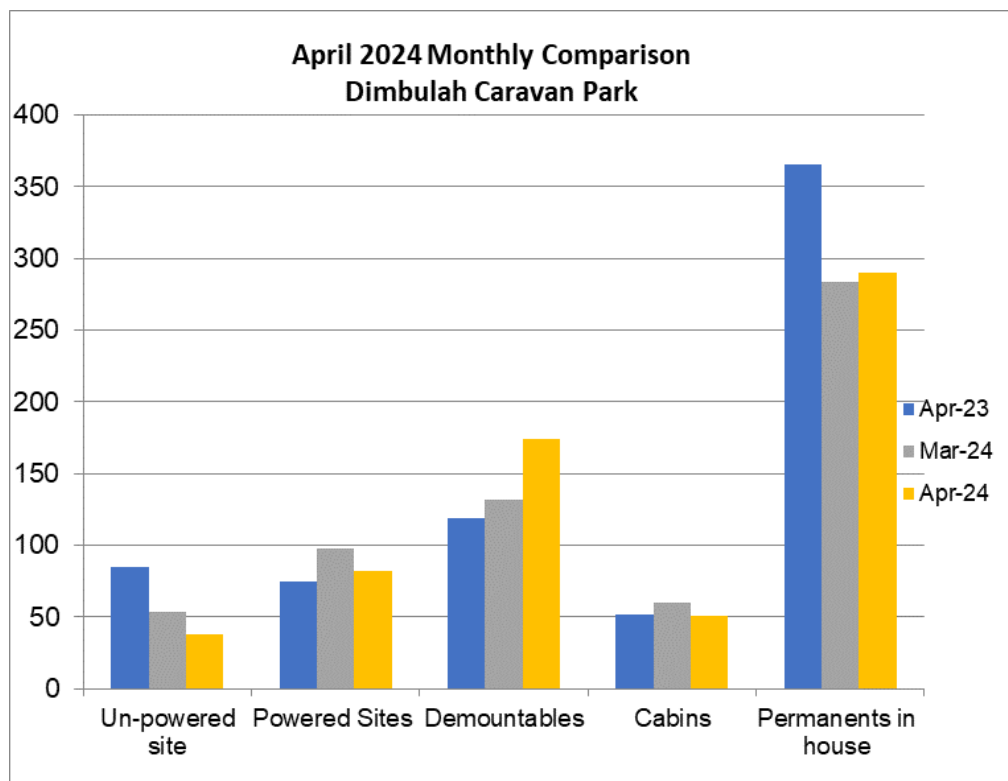


Caravan Parks:

Mareeba Riverside Caravan Park tenant numbers have remained consistent across all sectors with a slight increase in unpowered sites.

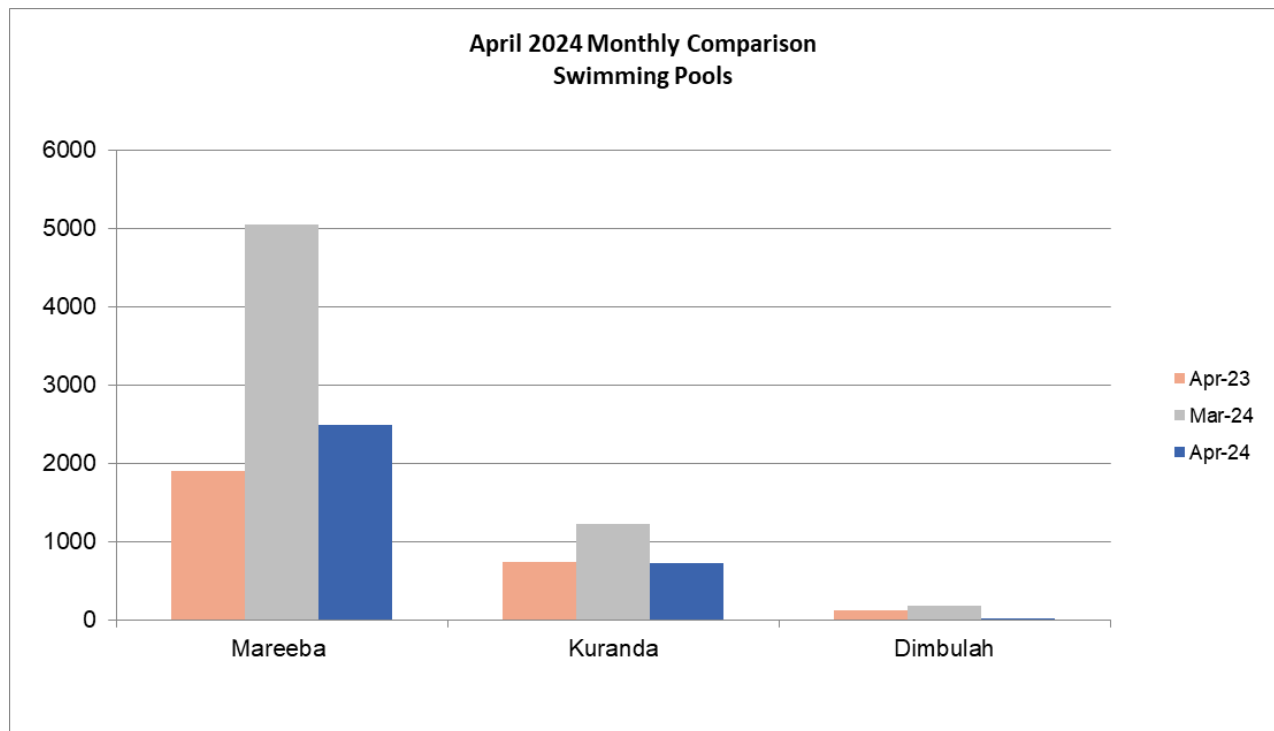


Dimbulah Caravan Park user numbers (total) have generally remained consistent.



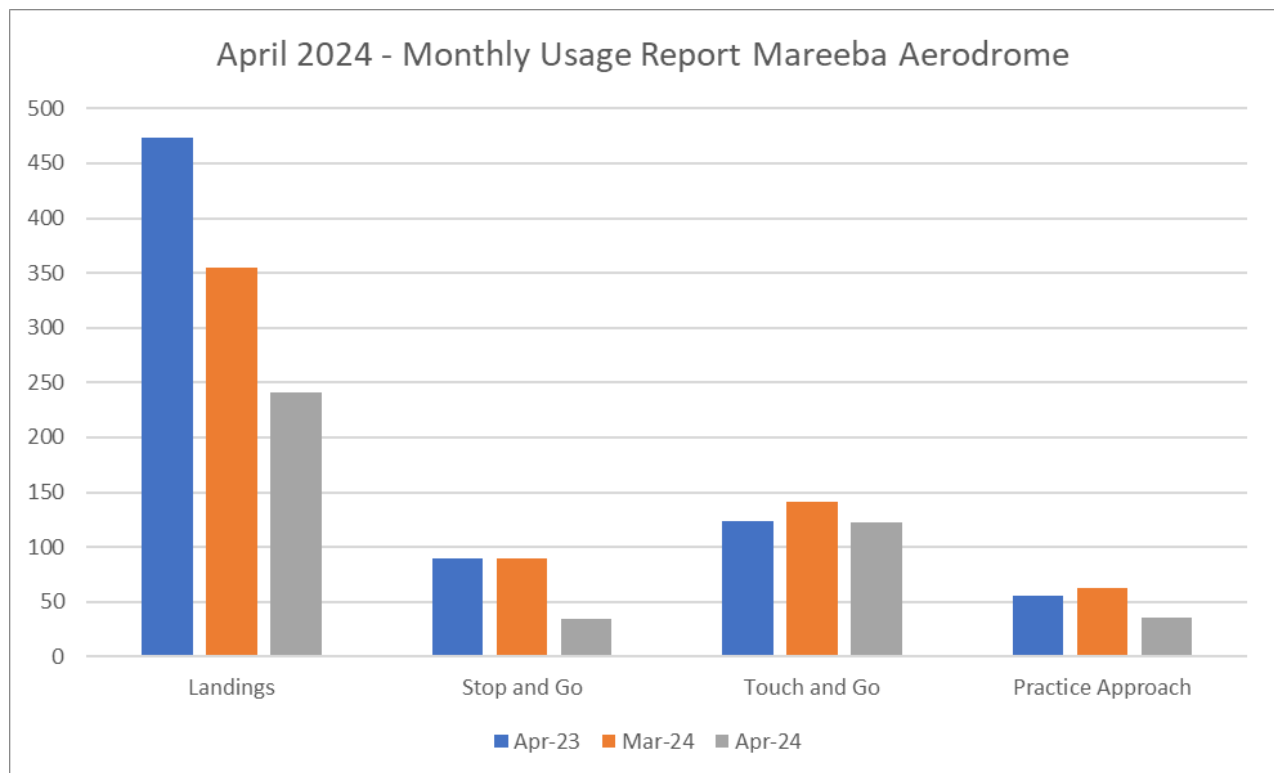
Aquatic Centres

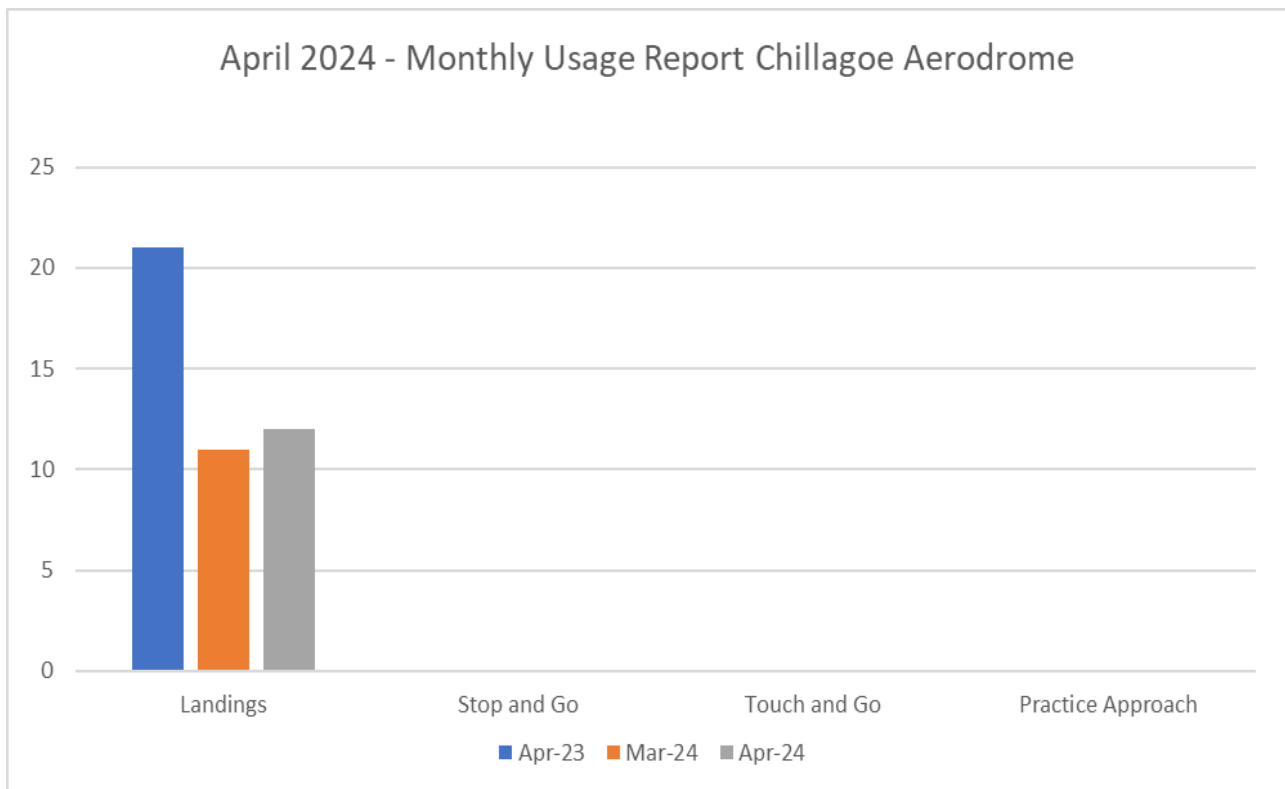
Attendance numbers have shown indications of a potential winter slowdown when compared to March numbers. Some further reduction in utilisation was recorded for Dimbulah.



Aerodromes:

The data recorded below is current for the month of April, however there is usually a lag of some data for each current month from the service provider, which continues to be updated into the next month.





FINANCIAL AND RESOURCE IMPLICATIONS

Operating

Additional cost associated with graffiti and vandalism is expected and will be accommodated within existing budget allocations.

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.

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.

9.4 TENDER AWARD - T-MSC2024-02 MOWING AND LAWN MAINTENANCE WATER AND WASTE

Date Prepared: 9 April 2024
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2024-02 Mowing and Lawn Maintenance Water & Waste.

RECOMMENDATION

That Council awards Tender T-MSC2024-02 Mowing and Lawn Maintenance Water & Waste to CD Nastasi AG Pty Ltd for the amount of \$202,997.00 (excl GST).

BACKGROUND

The tender provides for a three (3) year contract term with the option of two (2), 12-month extensions. The contracted works are on a schedule basis and the tendered pricing is reflective of this. The extension terms of the contract are consistent with the appointed contractor fulfilling the obligations of the contract and meeting satisfactory requirements of the contract.

The Contract commences on 1 July 2024.

Tenders for T-MSC2024-02 Mowing and Lawn Maintenance for Water, Wastewater Treatment Plants, Pump Stations and Waste Facilities closed at 11:00am Thursday, 29 February 2024.

Tenders Received

Five (5) submissions were received. A summary of the tender prices at opening is provided below. Pricing is the annual cost of the service.

Tenderer	Assessment Description Comment	Pricing excl GST
Gary Probyn	Offer did not comply with conditions of tender and no further consideration was given to the tender	N/A
CD Nastasi AG Pty Ltd	Offer met tender specification and within budget	\$ 202,997.00
Trustee for Wilkins Family Services Trust	Offer price is well in excess of allowable budget and no further consideration was given	\$ 939,114.00
Idealism Group	Offer met tender specification but is more than allowable budget	\$ 475,048.00
Scott's Mowing NQ Pty Ltd	Offer met tender specification and within budget	\$ 230,265.00

Tender Assessment

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided below;

Criteria	Weighting
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%
Tenderer's Resources	10%
Demonstrated Understanding	20%
Total	100%

Each tender was evaluated and scored against the criteria, with the criteria scores then weighted to provide a total weighted score for each submission. Additionally, each tender has been assessed for conformance, compliance and discrepancies, against the requested response schedules.

Tenderer	Score (100%)	Rank
Nastasi Contracting	100	1
Scott's Mowing NQ Pty Ltd	83	2
Ideally Group	75	3
The Trustee for Wilkins Family Services Trust	70	4

RISK IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Is the expenditure noted above included in the current budget?

Yes.

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.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

Tenderers will be notified of the outcome of this report.

9.5 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - APRIL 2024

Date Prepared: 17 April 2024
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 April 2024.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for April 2024.

BACKGROUND**Water and Wastewater Treatment:**

All treatment plants are generally performing satisfactorily. Planning to repair damage to Kuranda Water Treatment Plant intake infrastructure which resulted from Cyclone Jasper and ongoing rain is continuing. Wastewater treatment plant volumes have been high due to rainfall and flooding caused by wet weather events.

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)	7,711	701	196	245	145
Number of Connections	4,141	1053	127	246	111
Average daily water consumption per connection (L)	1,862	665	1,544	995	1,309

** Mt Molloy is an untreated, non-potable water supply*

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	5,301	236
Number of Connections	3,519	356
Average daily inflow per connection (L)	1,506	664

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 for the booster pump station and raw water pump station projects and late 2024 for the filtration project.

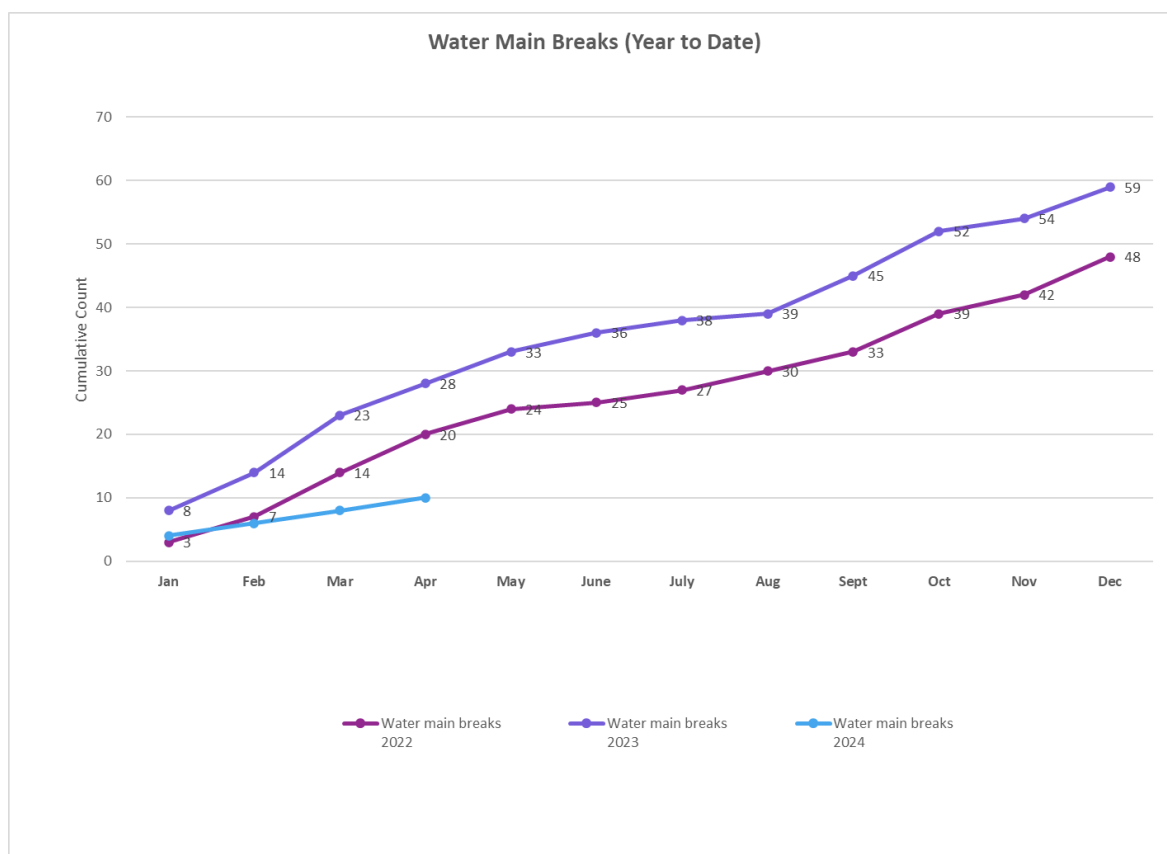
While these works occur at the Mareeba Water Treatment Plant there may be disruptions from time-to-time. As a result, the community has been asked to conserve water and reduce consumption during the upgrades. It may be necessary to introduce water restrictions to enable certainty of water supply to residents.

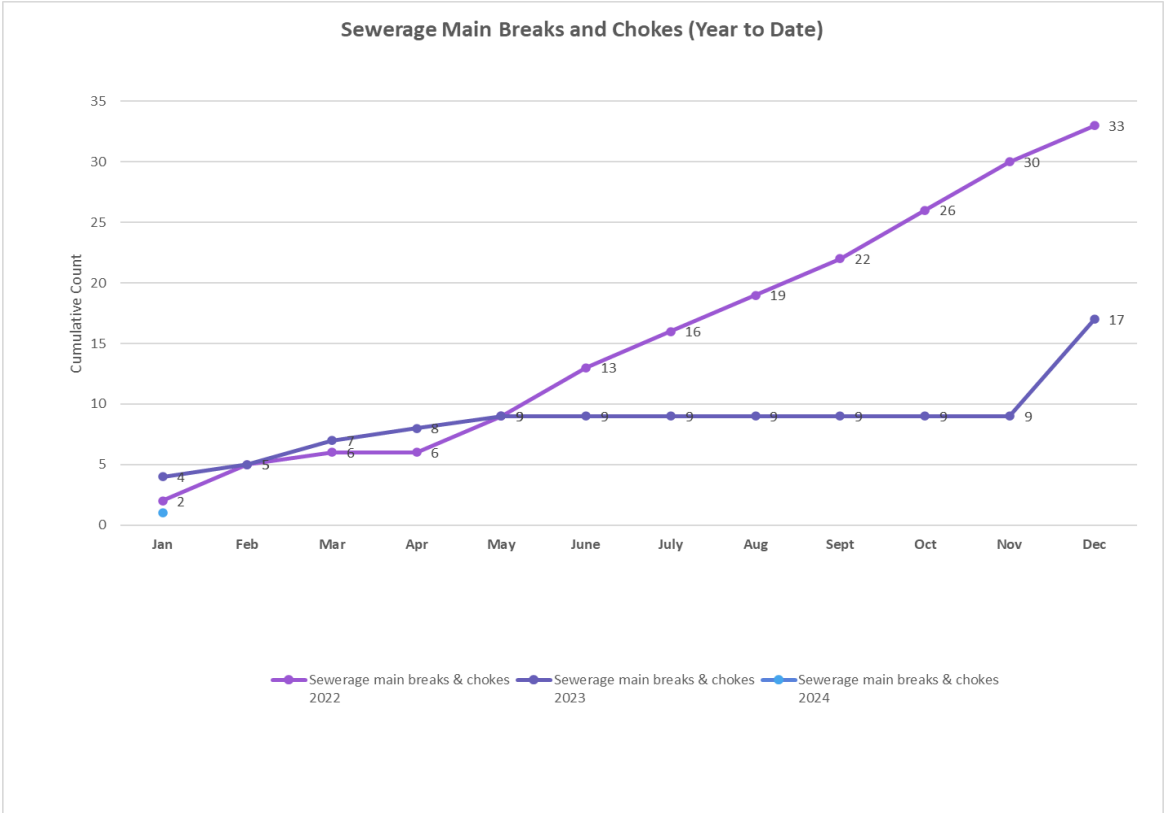
Water and Wastewater Reticulation:

Council's water reticulation crew attended to two (2) water main breaks, and two (2) sewer main breaks/chokes this month, and average response times were within targets set out in Council's customer service standard for water services.

The temporary solution to address the blockage of the Lloyd Street sewer in Mareeba continues to operate to mitigate wastewater discharges to the Barron River which ceased in February. Planning for a long-term solution is underway. The various regulators are satisfied with Council's response to the incident which is now closed out and they have advised that no regulatory action against Council will be taken.

Monthly statistics are shown on the water reticulation main breaks and sewerage main breaks and chokes:

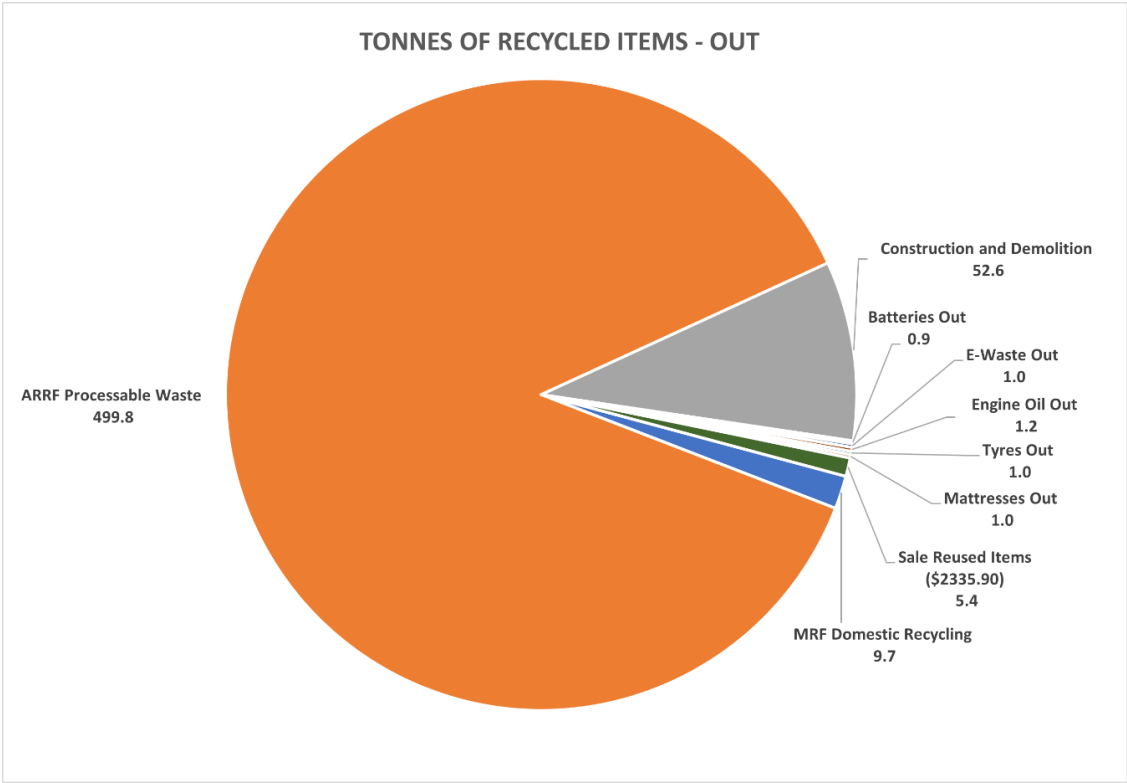




Waste Operations:

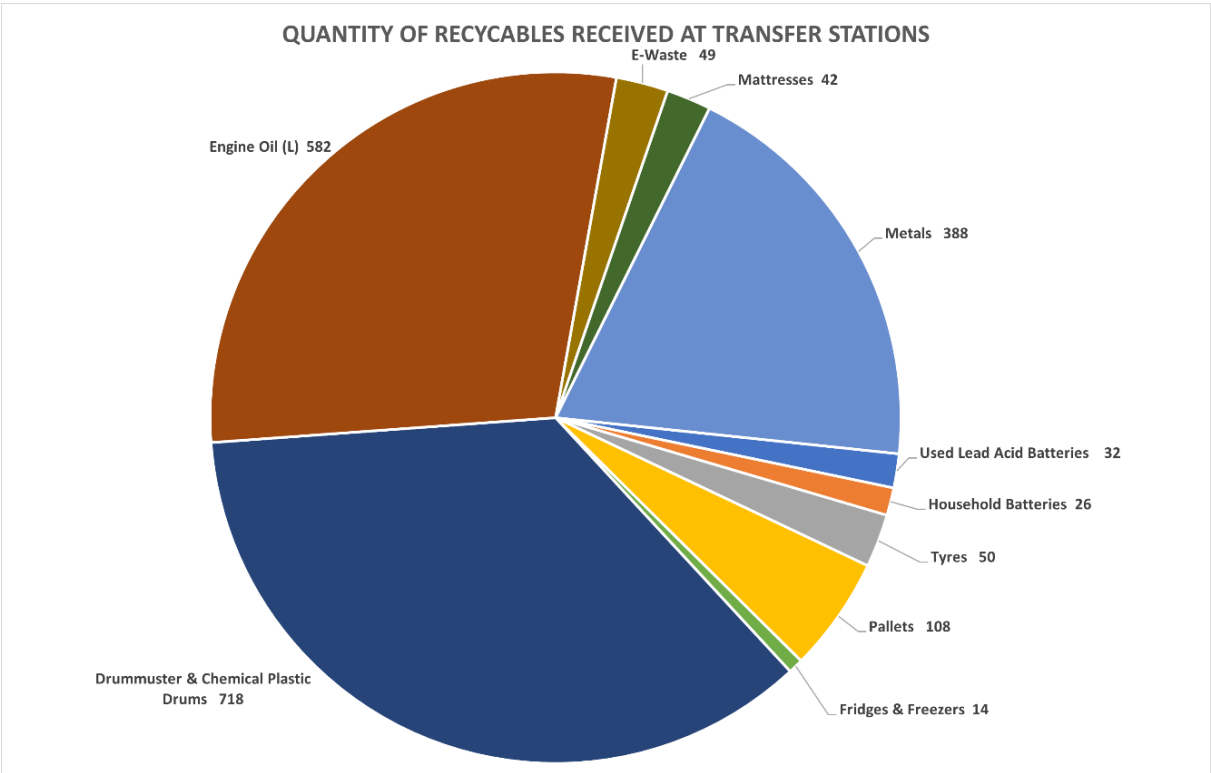
Waste material collected in Kerbside trucks is transported to the Advanced Resource Recovery Facility (ARRF) in Cairns for processing. Residual waste and waste collected at Transfer Stations is transported to Springmount Waste Facility, and recyclable material is transported to the Material Recovery Facility (MRF) in Cairns for processing.

During April, 499.8 tonnes of waste was processed through the ARRF, 193 tonnes of waste was sent to Springmount Waste Facility and 9.7 tonnes of domestic items were recycled at the MRF.



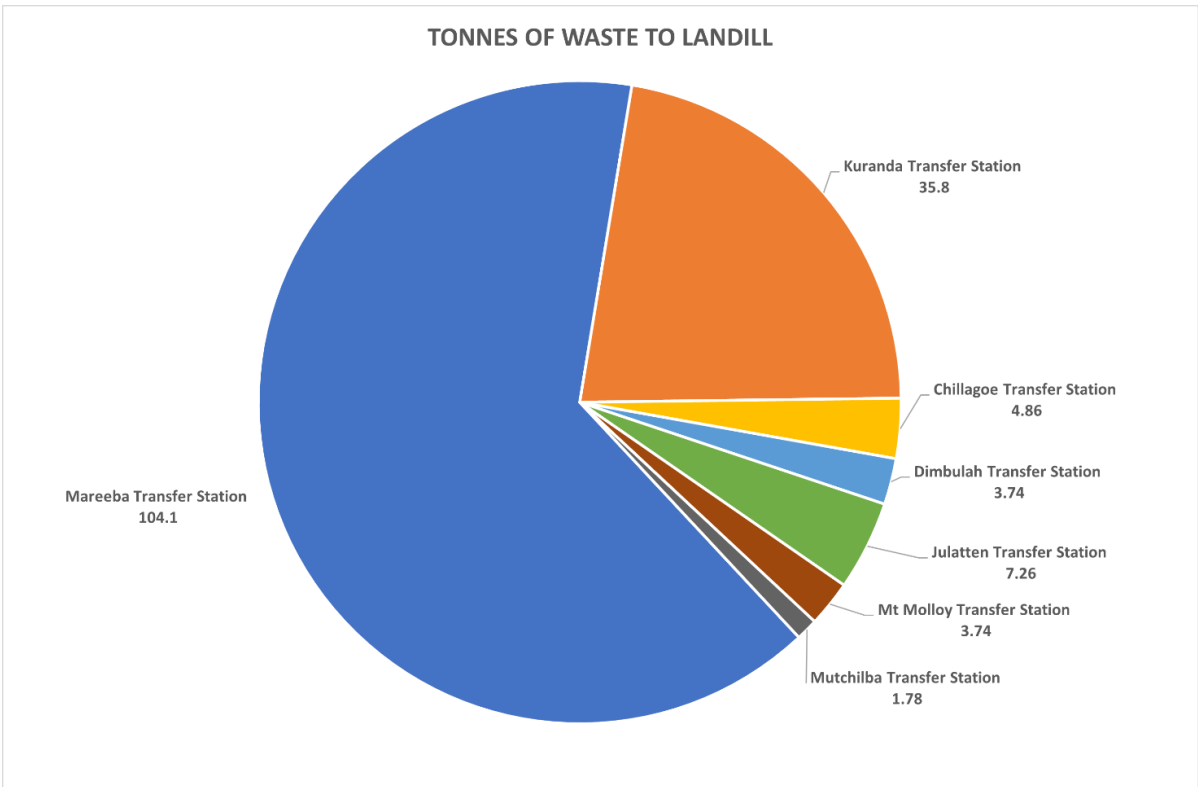
Recycling

Residents continue to recycle at the Transfer Stations. During April the highest count of recyclable items received were 718 drumMuster chemical drums, 582 litres of engine oil and 388 items of scrap metal.



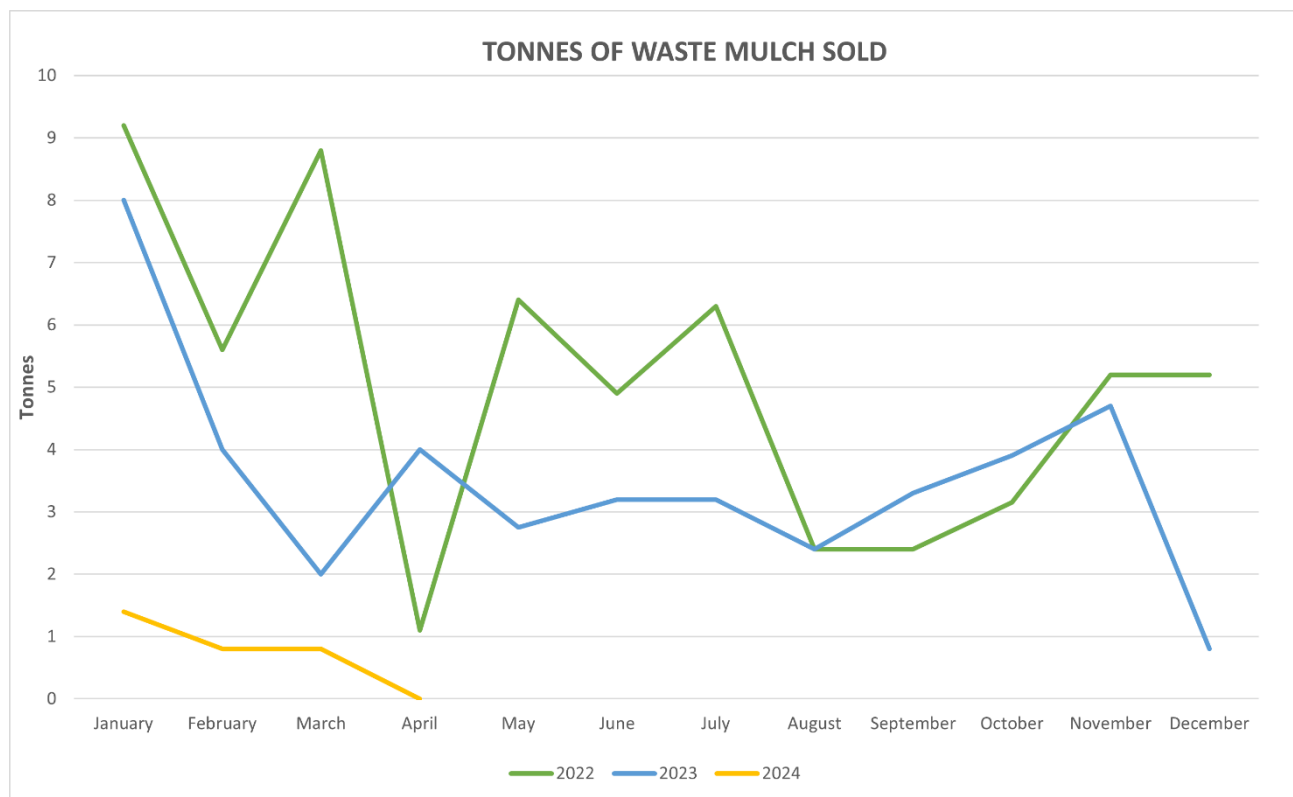
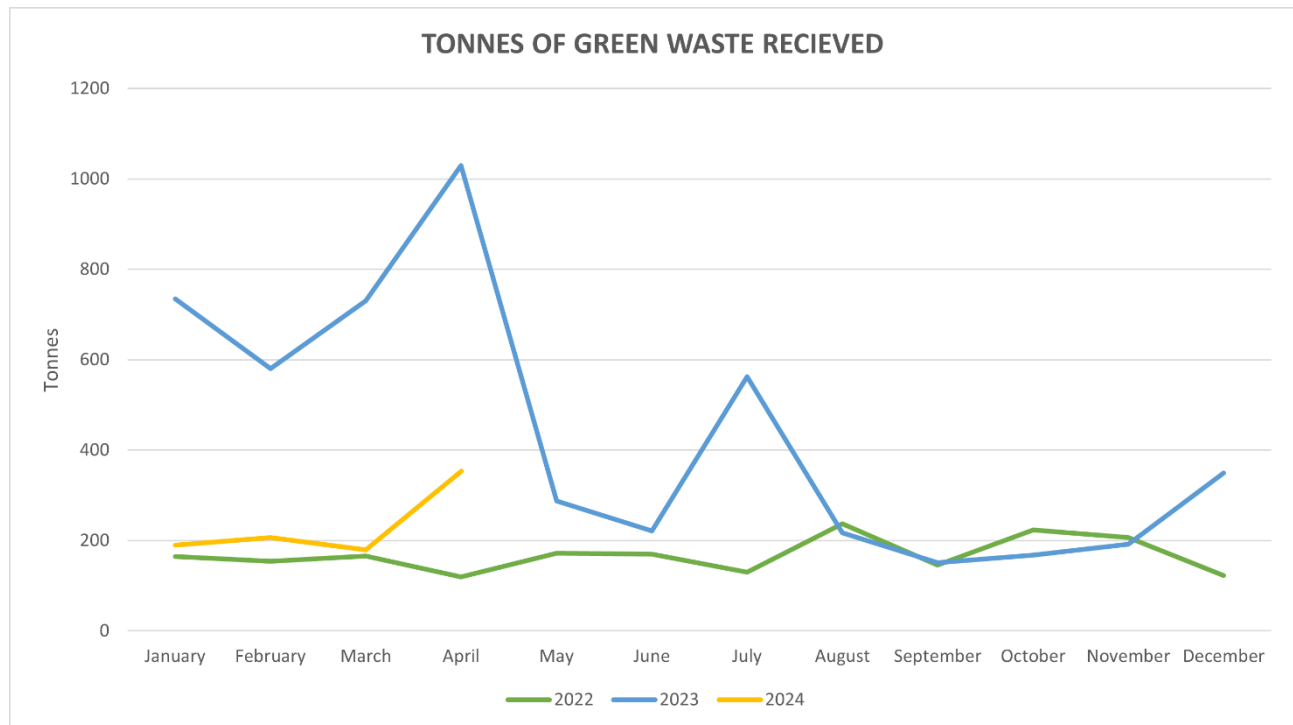
Transfer Station Waste

Transfer Station dry waste is transported off site to the Springmount Waste Facility. During April a total of 193 tonnes of waste was sent to landfill. Mareeba Transfer Station contributed to 124.1 tonnes to landfill, and Kuranda 45.3 tonnes.



Green Waste

During April, Council received a total of 354.1 tonnes of green waste. During the scheduled free green waste days, a total of 161.4 tonnes was received, totalling 714 deliveries. Kuranda recorded 1.8 tonnes of green waste from locations registered as being potentially contaminated with Electric Ants. No mulch was sold during April.



RISK IMPLICATIONS**Environmental**

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

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

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

9.6 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - APRIL 2024**Date Prepared:** 3 May 2024**Author:** Manager Works**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Gardens, TMR Routine Maintenance Performance Contract (RMPC) and Land Protection operational activities undertaken by Infrastructure Services during the month of April 2024.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of April 2024.

BACKGROUND

A summary of works completed in April 2024 is provided below.

Transport InfrastructureGeneral Maintenance

The major maintenance activities carried out in April are listed below;

Activity	Area
Unsealed Road Grading	Julatten, Thornborough, Watsonville, Chillagoe
Slashing	Dimbulah, Mt Carbine, Kuranda, Mt Molloy, Julatten
Herbicide Spraying	Arriga, Paddy's Green, Mt Carbine, Mareeba, Mt Molloy, Bibbohra, Dimbulah
Tree Clearing/Vegetation Management	Julatten, Kuranda, Mutchilba, Mt Molloy, Chillagoe, Mareeba
General Drainage	Mutchilba, Paddy's Green, Speewah, Dimbulah
Unsealed Road Maintenance	Julatten, Watsonville, Mareeba, Mt Molloy, Koah, Kuranda,
Bitumen Patching	All areas
Events	Set up and traffic control - Mt Molloy, Mareeba, Dimbulah, Chillagoe, Kuranda

Tropical Cyclone Jasper, Associated Rainfall and Flooding

Mareeba Shire Council received advice from the Queensland Reconstruction Authority (QRA) that Disaster Recovery Funding Arrangements (DRFA) has been activated for Tropical Cyclone Jasper, Associated Rainfall and Flooding event.

The event has impacted large portions of the shire particularly in the eastern and northern areas.

Due to on-going rain and access difficulties the Queensland Reconstruction Authority has issued an extension of time to the Emergent and Immediate Restoration submissions for Council controlled roads of a further 90 days to 30 June 2024.

At the time of reporting, 223 roads within the shire have recorded expenses for emergent work to temporarily repair damage and maintain access. The number of roads affected will increase as the Walsh and Mitchell River levels drop allowing access to local roads past these crossings.

As an example, at the time of reporting, Council officers had recently gained access to Bulimba Road for the first time since December and the damage is quite significant. Contract crews will be establishing in the area mid to late May to commence emergent works for Council.



Bulimba Road (03/05/2024)



Bulimba Road (03/05/2024)



Bulimba Road (03/05/2024)



Bulimba Road (03/05/2024)

Customer Requests

During April, the Works Group received 196 Customer Requests (CRs) with 261 resolved (resolved requests include those received prior to April 2024). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
April	150	42	4

At the time of reporting, the Works Group had 118 open requests.

TMR Routine Maintenance Performance Contract (RMPC)**89B – Burke Developmental Road (BDR)**

- Emergent works
 - Road repairs along gravel road from Chillagoe Creek to Ferguson’s Crossing
 - Road repairs along gravel road from Fergusons Crossing to Trimble’s Crossing
- Herbicide Spraying - Dimbulah to Almaden
- Repair or replace guide markers - Dimbulah to Almaden
- Rest Area Servicing
- Sign Works
 - Re-instate 1x black and white chevron marker at Eureka Creek causeway
 - Supply new bracket/bolts and re-fix existing flood marker to Pump Creek causeway

6632 – Herberton – Petford Road

- Herbicide Spraying - Watsonville Range to Irvinebank
- Trim trees - Rest Area Irvinebank - Mango Trees

32A - Kennedy Highway (Cairns – Mareeba)

- Rest Area Servicing 32A - Edmund Kennedy Bridge

664 – Mareeba-Dimbulah Road

- Emergent Works
 - On-going pothole patching at various locations as required
- Herbicide Spraying- signs, guideposts and guardrails
- Replace/Straighten guideposts where required - full length of road
- Rural slashing- Dillon Street to Dimbulah two (2) cuts both sides

653 – Mossman-Mt Molloy Road

- Emergent Works
 - Ongoing pothole patching as required
 - Slip clearing
- Herbicide spraying - signs, guideposts, guardrail
- Rest Area - Toilet Servicing - Hunters Creek
- Roadside Litter Collection - 653 - Hunter Creek, Environ Park and Lyons Park
- Rural slashing Molloy to Mossman - Full cut both sides where possible - including traffic control

34B – Mulligan Highway (Mt Molloy – Lakeland)

- Emergent Works
 - Ongoing pothole patching as required
- Herbicide Spraying - entire length of road where possible
- Slashing - Full cut width slashing from Rifle Creek to Spear Creek

- Rest Area Servicing - Rifle Creek, includes toilet cleaning
- Roadside Litter Collection - Rifle Creek, Mt Carbine Truck Stop and Bob's Lookout

34A - Mulligan Highway (Mareeba - Mt Molloy)

- Emergent Works
 - Ongoing pothole patching as required
- Herbicide Spraying - entire length of road where possible
- Rural slashing - Bibbohra to Mt Molloy
- Rural slashing - Brady Road to River Road

In early May, Council's western road crew will begin emergent repairs to the Burke Developmental Road from Mungana to Ferguson's Crossing.

Parks and Open Spaces

Description	Comment
Mowing	Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe now all on scheduled mowing roughly every fortnight as far as practicable.
Playing fields mowing	Davies Park twice per week at 50mm, Borzi Park twice per week at 25mm, Firth Park once per week at 32mm.
General maintenance	Hedging, weeding and brush cutting as time permits. Herbicide spraying on Mulligan Highway and Mareeba-Dimbulah Road town sections.
Gurney crew	Additional works as per CRM's - Pressure washed footpaths at Wetherby Park and Anzac memorial, Bicentennial Lakes footpaths.
Playgrounds	Centenary Park carousal is broken and we are waiting on spare parts. It will be repaired under warranty.
Projects	Mareeba Library Garden Group have started on the final garden, and it is approximately 50% complete at the time of reporting
Burials	Mareeba three (3) burials – mausoleum wall and in ground.
LOA	Mareeba Cemetery and Pioneer Cemetery mowing and brush cutting
Contractors	Bibbohra has been mowed twice this month, Irvinebank and Watsonville cemeteries completed on 22 April 2024. The Rail Trail, Shaban Park, Mooraridgi Park and Eales Park have been slashed. Excavator/Forestry Mulcher completed vegetation control at the Kuranda Heights Cemetery.
Tree maintenance	Dead trees removed from Mareeba northern approaches and Lions Park. Tree pruning was undertaken at Anzac Park prior to Anzac Day.
Fire management	The fire break at Buchan Street, Kowrowa and all tracks Watsonville were mulched.

Land Protection

1. **Parthenium Weed:** Inspections carried out on 13 sites. All landholders are complying with their biosecurity obligation. We continue to monitor 1 site every 2 weeks with the other 12 every 3 weeks.

Gamba Grass: Foliar spraying of Gamba Grass on council roadsides working from Dimbulah back towards Mareeba.

2. **Feral Pigs:** Landholders given advice on baiting, shooting, and trapping. A total of six (6) customer requests were received for April regarding feral pig management.

Tramp Ants: Sentinel site surveys were carried out at MSC Transfer Stations for Electric and Yellow Crazy ants. No positive samples detected.

3.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

All operational works are funded by the section specific 2023/24 maintenance budgets.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil

10 OFFICE OF THE CEO

10.1 COUNCILLOR ATTENDANCE AT CONFERENCES

Date Prepared: 8 May 2024
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to obtain Council approval for the attendance of Cr Wyatt at the Local Authority Waste Management Action Committee Forum (LAWMAC). The forum will be held in Cairns on the 20 June 2024.

It is also recommended that Council approve Councillor attendance at events specific to their representation on appointed Boards, Associations, Committees and Community Organisations as per Council resolution 2024/1 of the Council meeting held 16 April 2024.

RECOMMENDATION

That Council:

1. Approves the attendance of Cr Wyatt at the Local Authority Waste Management Action Committee Forum (LAWMAC) in Cairns on the 20 June 2024; and
2. Approves the attendance of Councillors at events relevant to their appointed roles on various Boards, Associations, Committees and Community Organisations.

BACKGROUND

LAWMAC is a NFP Incorporated Association representing the regional areas of Northern and Central Queensland comprising a membership of twenty-nine Local Government Councils and forty-nine Waste Industry Corporate Members dedicated to best practice waste management and resource recovery.

Council appointed Councillors to various Boards, Associations, Committees and Community Organisations at the Council meeting held 16 April 2024. Some of these include attendance at forums and conferences and it is appropriate for the Councillor to attend.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Yes

Is the expenditure noted above included in the current budget?

Yes

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.

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

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 APRIL 2024**

Date Prepared: 1 May 2024

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for April 2024

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/24/0007	16/04/2024	N Heaney C/- Emergent Building Approvals 14 Santowski Crescent Mount Molloy	Lot 6 on SP241505	MCU Dwelling House - Hill and Slope overlay assessment	Decision Approval
MCU/24/0008	17/04/2024	G Avolio C/- Northern Building Approvals 34 Strattmann Street Mareeba	Lot 36 on M35630	MCU - Duplex Boundary Dispensation assessment	Assessment Stage
MCU/24/0009	26/04/2024	M Z M Sebestyen C/- Scope Town Planning 7B Black Mountain Road Kuranda	Lot 2 on SP287501	MCU - Dual Occupancy	Assessment Stage
RAL/24/0003	22/04/2024	R Tobiano C/- Scope Town Planning 24 Hastie Road Mareeba	Lot 197 on RP900991	ROL (1 into 2 Lots)	Assessment Stage
RAL/24/0004	26/04/2024	Penn Renovations Pty Ltd 16 Troughton Street Mareeba	Lot 42 on M35652	ROL – (1 into 2 Lots)	Application Stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/24/0002	5/04/2024	N Menniti C/- U&I Town Plan	538 Chewko Road Mareeba	Lot 44 on SP217444 and Lot 47 on SP217444	ROL – Boundary Realignment (2 Lots into 2 Lots)
MCU/24/0007	26/04/2024	N Heaney C/- Emergent Building Approvals	14 Santowski Crescent Mount Molloy	Lot 6 on SP241505	Referral Agency Response for Material Change of Use – Dwelling House assessable against the Hill and slope overlay code
MCU/23/0023	29/04/2024	T Tran C/- U&I Town Plan	38 Doyle Street Mareeba	Lot 38 on RP896886	MCU - Multiple Dwelling (6x2 bedroom units)

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

April 2024 (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/24/0007	23/04/2024	D and E Hicks C/- Emergent Building Approvals	12 Brunalli Road Mareeba	Lot 4 on RP735302	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2018 (Class 10a Shed GFA Dispensation)

Extensions to Relevant Period issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Survey Plans Endorsed

Application #	Date	Applicant	Address	Property Description	No of Lots
REC/07/0052	23/04/2024	Hockey Machinery Sales Pty Ltd C/- Twine Surveys Pty Ltd	Summer Street Mareeba	Plan of Lots 79 and 80 on SP342258 (Cancelling Lot 100 on SP345975)	2

April 2024 (Regional Land Use Planning)

14.2 TOURISM & ECONOMIC DEVELOPMENT QUARTERLY REPORT

Date Prepared: 2 May 2024

Author: Tourism & Economic Development Officer

Attachments: 1. Mareeba Shire Tourism Action Plan [↓](#)

TOURISM & ECONOMIC DEVELOPMENT

This report provides information relating to Council tourism and economic development activity for the Mareeba Shire region during the third quarter of the financial year, January 2024 – March 2024.

1. Small Business Recovery Pop Up Hubs

During February and March a number of Small Business Support Pop-Up Hubs were held in the Mareeba Shire to assist businesses following Cyclone Jasper. These hubs were held in partnership with the Department of Youth Justice, Employment, Small Business and Training, to help businesses impacted by the disaster to find out what assistance, grants and loans are available. A Small Business Wellness Coach was in attendance, along with an advisor from Indigenous Business Australia (IBA) to offer advice and assistance to business operators and provide mental health well-being support.

Department of Employment, Small Business and Training
business.qld.gov.au

Small Business Disaster Recovery Pop-Up
If your business has been affected by ex-tropical Cyclone Jasper, we have information and support services to help you get your business back on track.

Mareeba Shire
Come and meet with FNQ Department of Employment, Small Business, and Training representatives to find out what assistance, grants and loans are available to businesses who have been impacted by Tropical Cyclone Jasper.

Meet with representatives from:
RFCSNQ Small Business Wellness Coach: Gain insight into mental health and well-being support and access free financial counselling services.
Indigenous Business Australia (IBA): Learn about assistance for current IBA business finance and home loan customers.

Learn more about the support provided by:

- Office of the Queensland Small Business Commissioner
- Queensland Rural Industry and Development Authority
- RFCSNQ Small Business Financial Counselling
- RFCSNQ Small Business Wellness Coaching
- DESBT Mentoring & Growth

Use the QR codes to register

Kuranda Disaster Recovery Pop Up
Monday 5 Feb 2024
9am - 12pm
Kuranda Community Precinct
18-22 Arara Street
Kuranda

Mareeba Disaster Recovery Pop Up
Tuesday 6 Feb 2024
9am - 12pm
Mareeba Shire Council Library
43 Anzac Avenue
Mareeba

Mount Molloy Disaster Recovery Pop Up
Monday 5 Feb 2024
2pm - 4pm
National Hotel
17 - 19 Main Street
Mount Molloy

In proud partnership with:

Mareeba Shire Council, Tourism Tropical North Queensland, IBA, Queensland Government, Business Queensland

2. Mareeba Airport Promotion

An advert promoting the Mareeba Airport Aviation Industrial Park was placed in the [March Aviation Trader Publication](#), along with some social media marketing via Council's Facebook page.

FOR LEASE

MAREEBA AIRPORT
AVIATION INDUSTRIAL PARK

TOM GILMORE MAREEBA AVIATION INDUSTRIAL PRECINCT

SCAN HERE

STAGE 1
NOW AVAILABLE

Mareeba Airport is approximately 22 nautical miles (10-15 minutes flying time) West of Cairns Airport in Tropical North Queensland. All lease sites have road and airside access, power and potable water. Lease sites over 630m2 have road and airside access, 3-phase power, potable water and sewerage. Long lease terms available – 20 years + 2 x 10-year options.

Enquiries: 1300 308 461 | info@msc.qld.gov.au | www.msc.qld.gov.au

Performance

A\$100.00 spent over 7 days.

Link clicks 316

Cost per Link Click \$0.32

Usually: \$0.27 - \$0.71

Reach 10,947

Activity

Post engagements 329

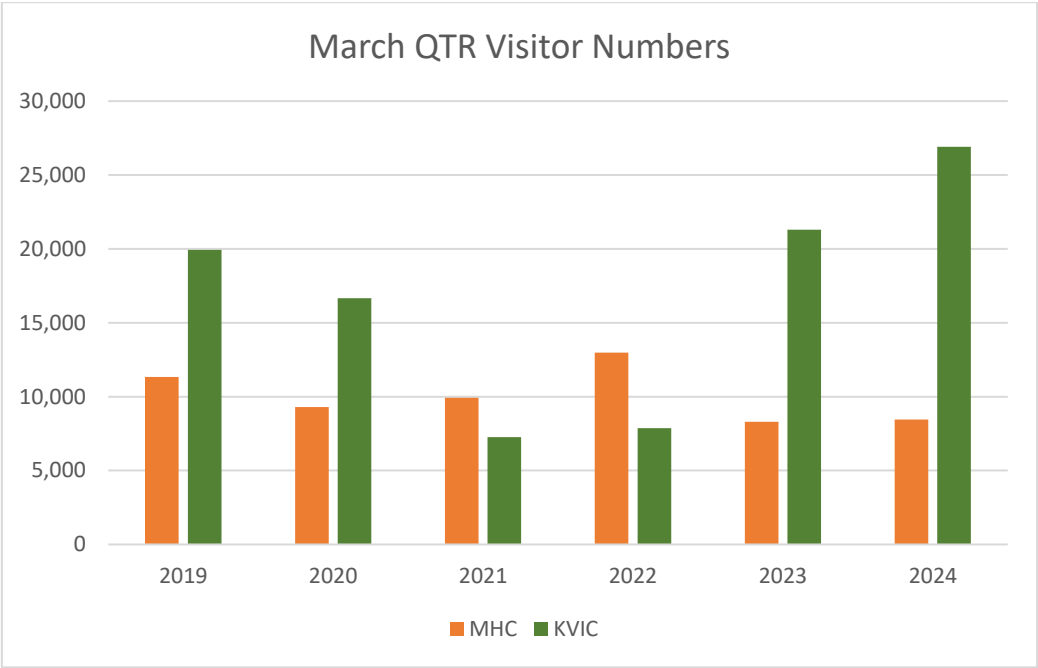
Link clicks 316

Post reactions 11

Post comments 2

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.



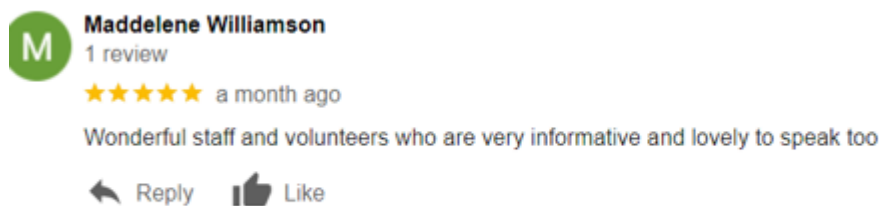
Visitor numbers through the Kuranda Visitor centre for the March quarter 2024 continue to be record highs for the centre. A tourism trainee officer commenced at the Kuranda Visitor Centre in March.

There were some great reviews received during the quarter for both visitor centres.



Till Ich
Local Guide · 84 reviews · 156 photos
★★★★☆ a month ago

There is much more in this museum than you would assume from the outside. Multiple sheds and buildings show everything from aboriginal heritage to tabak farming to modern use. It feels like a huge



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 - Print

Print promotional material was produced for the following publications:

- Worked with Tourism Atherton Tablelands to add in more Mareeba Shire Content to the Atherton Tablelands Touring Map (including Mareeba Shire image for front cover).



5. Mareeba Shire Local Tourism Organisation (LTO)

Mareeba Shire Tourism collaborated with TEQ and TTNQ to host television breakfast show **TODAY** to broadcast in Kuranda following Tropical Cyclone Jasper and encourage a return of visitors to FNQ.

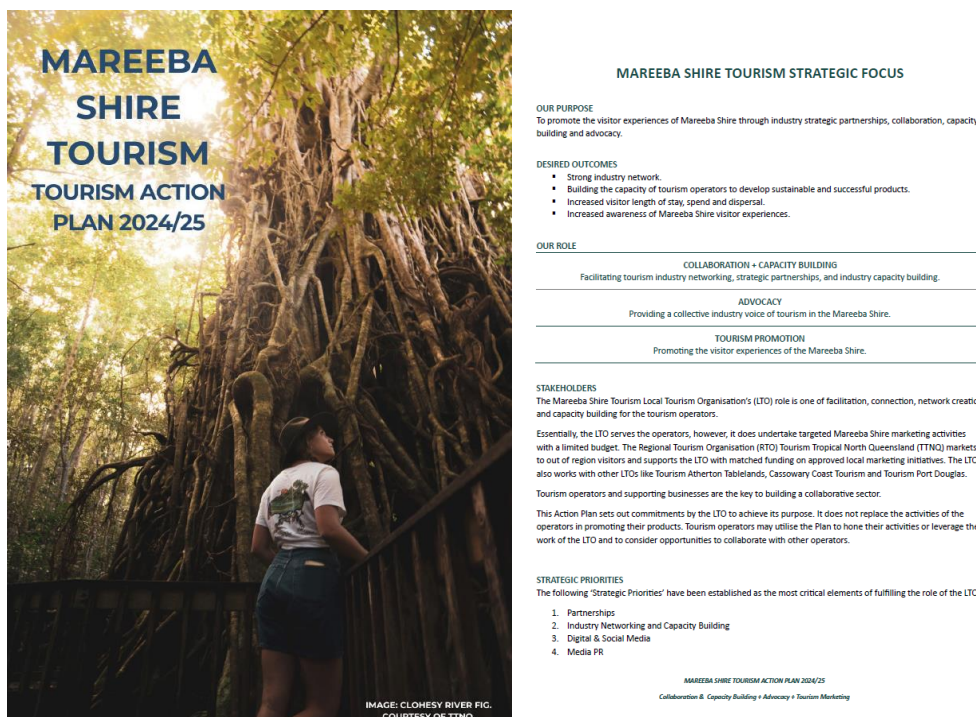


The second Mareeba Shire Tourism industry networking event was held at Camp 64 Museum & Café in Dimbulah in February. There were 35 attendees at the event with discussion sparked by guest speaker, James Dein from Savannah in the Round, on how to leverage events to increase visitation & spending throughout the Mareeba Shire.

There were lots of interesting ideas raised and nights like this allow the industry to come together, get to know each other, and come up with ways to collaborate to promote our region.



Mareeba Shire Tourism held a planning workshop in March, working with a facilitator and 20 tourism industry stakeholders to update the organisation's Tourism Action Plan (attached to this report). Setting a clear direction for the development of tourism in the Mareeba Shire is vital to inform the priorities and strategic work of the LTO.



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

RECOMMENDTION

- That Council receives the Tourism and Economic Development report for the January to March 2024 quarter.

MAREEBA SHIRE TOURISM

TOURISM ACTION PLAN 2024/25

IMAGE: CLOHESY RIVER FIG.
COURTESY OF TTNQ.

MAREEBA SHIRE TOURISM STRATEGIC FOCUS

OUR PURPOSE

To promote the visitor experiences of Mareeba Shire through industry strategic partnerships, collaboration, capacity building and advocacy.

DESIRED OUTCOMES

- Strong industry network.
- Building the capacity of tourism operators to develop sustainable and successful products.
- Increased visitor length of stay, spend and dispersal.
- Increased awareness of Mareeba Shire visitor experiences.

OUR ROLE

COLLABORATION + CAPACITY BUILDING

Facilitating tourism industry networking, strategic partnerships, and industry capacity building.

ADVOCACY

Providing a collective industry voice of tourism in the Mareeba Shire.

TOURISM PROMOTION

Promoting the visitor experiences of the Mareeba Shire.

STAKEHOLDERS

The Mareeba Shire Tourism Local Tourism Organisation's (LTO) role is one of facilitation, connection, network creation and capacity building for the tourism operators.

Essentially, the LTO serves the operators, however, it does undertake targeted Mareeba Shire marketing activities with a limited budget. The Regional Tourism Organisation (RTO) Tourism Tropical North Queensland (TTNQ) markets to out of region visitors and supports the LTO with matched funding on approved local marketing initiatives. The LTO also works with other LTOs like Tourism Atherton Tablelands, Cassowary Coast Tourism and Tourism Port Douglas.

Tourism operators and supporting businesses are the key to building a collaborative sector.

This Action Plan sets out commitments by the LTO to achieve its purpose. It does not replace the activities of the operators in promoting their products. Tourism operators may utilise the Plan to hone their activities or leverage the work of the LTO and to consider opportunities to collaborate with other operators.

STRATEGIC PRIORITIES

The following 'Strategic Priorities' have been established as the most critical elements of fulfilling the role of the LTO:

1. Partnerships
2. Industry Networking and Capacity Building
3. Digital & Social Media
4. Media PR

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

Collaboration & Capacity Building + Advocacy + Tourism Marketing

1

MARKETING ACTION PLAN

Growing out-of-region visitation is critical to generating increased visitor dispersal and expenditure. The initial marketing focus should be to encourage visitation from North Queensland communities in the 600km radius, including their visiting friends and relatives.

The self-drive market presents the greatest opportunity for the region. Supported by Mareeba Shire's position on strategic drive routes including Drive North Queensland, Savannah Way, Great Inland Way and Cooktown & Cape York.

Events have been identified as a driver for visitation to the region, providing future marketing leveraging opportunities to encourage event attendees to stay longer, spend more.

MAREEBA SHIRE TOURISM BUDGET

The LTO will seek funding from the Mareeba Shire Council, Mareeba Chamber of Commerce and sponsors.

MAREEBA SHIRE HERO EXPERIENCES

The Local Tourism Organisation markets the entire Mareeba Shire, including the following hero experiences agreed in the initial Action Plan 2023/24:

- Kuranda 'Village in the Rainforest'
- Chillagoe Caves
- Local Produce and Agritourism
- Nature and Wildlife Experiences
- Heritage and History
- Outback adventure



TARGET MARKETS

An exploration of the top target markets for the region was conducted at a Tourism Think Tank held in March 2023, and these were reviewed at a Planning Day in March 2024. The inclusion of the Target Markets in the LTO's Action Plan is to support the marketing activities of operators and to inform any marketing activities conducted by the LTO at a destination level.

As an overarching theme, it was agreed that the economic profile of domestic travellers has changed in response to the current economic conditions; meaning that domestic travellers are expected to be generally those with greater disposable income seeking a quality tourism experience.

TARGET MARKET	DESCRIPTION	STATUS	MEDIA ENGAGEMENT
Regional 600km drive radius	Targeting North Queensland communities e.g., Townsville to Cairns to Cooktown. 18-49 and 50+ travelling as singles, couples, and families. Additionally targeting VFR (Visiting Friends and Relatives) of North Queensland communities.	<i>Grow.</i> The regional drive market is the greatest opportunity for growth.	Facebook, Instagram, SEO. Local online news media. Regional North Queensland media.
Tropical North Queensland Visitors ex. Cairns	Targeting domestic and international visitors in major tourism nodes e.g., Cairns, Port Douglas, Mission Beach. Includes cruise travellers.	<i>Grow.</i> Opportunity: leverage the work of the RTO to attract more of this market including through 'itinerary building' and bookable products.	Visitor publications, digital media. Outdoor advertising. Visitor Information Centres.
Self-Drive Touring Intrastate & Interstate	Families and Grey Nomads. Travelling to Cape York, Great Inland Way, Savannah Way. 18-49 and 50+ travelling as singles, couples, and families. Brisbane and outer urban areas of eastern Australia.	<i>Maintain.</i> An important target market to continue to focus on.	Facebook, Instagram. RV, Caravan & Camping television shows, print and digital media. Visitor Information Centres.
Event Visitors	Visitors attending major events within region e.g., Savannah in the Round, Mareeba Rodeo. Event visitors will spend time in Mareeba Shire, and operators have the opportunity to ensure their product and their promotions are ready to leverage this opportunity.	<i>Always on.</i> Opportunity to leverage event promotional activities.	Facebook, Instagram. Event websites and eDMs.

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

Collaboration & Capacity Building + Advocacy + Tourism Marketing

3

STRATEGIC PRIORITY 1: PARTNERSHIPS

ACTION	DESCRIPTION
Mareeba Shire Tourism (MST) Partnership with Tourism Tropical North Queensland (RTO)	<p>Maintain MST LTO Partnership with Tourism Tropical North Queensland for opportunities including in-region trade support, media support and collaborative marketing investment to maximise impact with limited resources and leverage RTO audience.</p> <p>Work with TTNQ to track performance and understand trends through current data sources and, where necessary, through primary research.</p> <p>Advocate to market Mareeba Shire as an experience.</p> <p><i>All LTO members join TTNQ for free at the Ambassador of Tourism level.</i></p>
LTO Partnerships	<p>Investigate opportunities to partner with neighbouring LTOs including Tourism Atherton Tablelands, Tourism Port Douglas, Cassowary Coast Tourism and Cooktown Chamber of Commerce and Tourism.</p>
Drive Partnerships	<p>Further develop partnerships with Drive North Queensland, Savannah Way, Great Inland Way, Cooktown & Cape York, identifying Mareeba Shire visitor experience content opportunities.</p> <p>Explore the development of promotional material which showcases the drive across the Mareeba Shire and its diverse landscapes.</p>
Capacity Building Partnerships	<p>Investigate opportunities to build operator capacity through partnerships with experts, including marketing and PR firms. For example, partner with experts to develop operator training plan.</p> <p><i>Funding Model: User-pays + external funding if available + industry sponsorship.</i></p>
Events Partnerships	<p>LTO to recommend that event organisers list all local events on the ATDW.</p> <p>Encourage operators and event organisers to partner to leverage audiences for Mareeba Shire visitor experiences e.g., Savannah in the Round, Mareeba Rodeo and Kuranda Roots Festival.</p> <p>Support local events to promote visitor experience content including imagery, footage and self-drive itineraries through social media pages and eDMs.</p> <p>Support requests for destination focused website tiles on event websites or apps, and inclusion of visitor information by providing access to imagery and itineraries, must dos and drive routes.</p>
Identify Partnerships	<p>Continue to develop partnerships with identified strategic partners within the Mareeba Shire to grow membership and strength of LTO.</p> <p><i>Opportunity: strengthen Mareeba Shire Tourism by encouraging membership from agritourism operators, and agricultural businesses considering diversification into agritourism.</i></p>

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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4

STRATEGIC PRIORITY 2: INDUSTRY NETWORKING & CAPACITY BUILDING

ACTION	DESCRIPTION
Online + ATDW (Australian Tourism Data Warehouse) Member Drive	<p>Every business is listed on ATDW to build online presence for shire across TTNQ, Queensland.com and nationally (ensuring operators can be included in Best of Queensland Experiences Program).</p> <p>Annual review:</p> <ul style="list-style-type: none"> ▪ LTO members on ATDW and targeted contact to encourage the creation of their listing. ▪ Listings on TTNQ and TEQ websites and identify gaps, for example, F&B operators. <p>Workshop bringing industry together how to build and maximise listings run by ATDW team via video conference. Contact ATDW Qld support to arrange.</p> <p>Encourage operators with existing listings to book free 15-minute one-on-one optimisation sessions with ATDW.</p> <p>Encourage operators to develop deals/offers on platform to leverage state level activity. Best practice: operators working together to develop packages, as opposed to discounting products and experiences.</p> <p>Work with TTNQ on developing additional 'journey' listings to support promotion through car rental companies and hotel tour desks.</p> <p><i>ATDW Tourism operator training resources are available at https://www.atdw.com.au/operators/.</i></p>
Industry Communications	<p>Maintenance and growth of an industry/membership database to include all industry (members and non-members).</p> <p>Continue regular eNews updates, including 'what's on' and 'what's new'.</p> <p>Maintain Industry Facebook Group to promote proactive industry – as a way for industry to better connect, engage and stay up to date e.g., marketing, training, grant opportunities.</p>
Industry Famils	<p>Develop a highly anticipated annual in-region famil (1 day) to build awareness of product and experiences in the region for industry. Famil based around a selected key experience and includes pick up and drop off. Inviting VIC staff, hotel concierge, tour sales, car hire, TTNQ, tourism industry staff based in Mareeba, Atherton Tablelands, Cairns and Port Douglas.</p> <p>Extend opportunity to local media if budget available in future.</p> <p><i>Funding model: Partnership. LTO will fund pick up and drop off, experiences to be offered FOC from industry operators.</i></p>
Networking	<p>Develop quarterly industry networking event for members, moving venue locations around the shire e.g., Kuranda, Mareeba, Chillagoe, Mt Molly/Julatten, Irvinebank. Encourage industry to participate and attend TTNQ networking functions.</p> <p><i>Funding model: User-pays + industry sponsorship.</i></p>

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

Collaboration & Capacity Building + Advocacy + Tourism Marketing

5

ACTION	DESCRIPTION
Industry Capacity Building Program	<p>Develop an operator training program to support visitor experience and industry development and support operators to work in experience clusters (supported by Blog content).</p> <p>Seek funding and partnership opportunities for training, upskilling, development of industry from social media/content creation, online booking channels to experience development.</p> <p>Priority areas:</p> <ul style="list-style-type: none"> ▪ <i>Building industry capacity to develop and offer bookable product.</i> ▪ <i>Content marketing to ensure operator information reaches the visitor where they are.</i> ▪ <i>Establishing and encouraging online reviews.</i> <p><i>Funding model: User-pays or externally funded, if available.</i></p>
Visitor Centre Network	<p>Investigate opportunities for Visitor Centre conference to be held in region.</p> <p>Develop networks with Visitor Centres in Cardwell, Tully, Cooktown, Weipa, Bowen and Townsville.</p> <p><i>Visitor Centres are a critical link in the self-drive market.</i></p> <p><i>Funding model: Partnership. LTO (if budget allows) + industry sponsorship required.</i></p>
LTO Annual Networking Event	<p>Host annual MST LTO Networking Event for industry to drive engagement and networking.</p> <p>1 day event to include industry updates and insights, keynote speaker, workshop and networking opportunities.</p> <p>Identify experience development and partnership opportunities.</p> <p><i>Funding Model: User-pays event to cover costs + industry sponsorship.</i></p>

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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STRATEGIC PRIORITY 3: DIGITAL & SOCIAL MEDIA

The strategic focus of the LTO's digital and social media activities is to leverage existing channels, as opposed to creating a new channel or website.

ACTION	DESCRIPTION
Online Presence and Content Review	<p>Review:</p> <ul style="list-style-type: none"> Existing content including images and video available to MST. Existing content on TTNQ and TAT websites. Blog articles, itineraries on TTNQ, Drive North Queensland, Queensland.com, Australia.com, to identify content gaps and updates. Images/footage available in TTNQ gallery, Queensland visual gallery to identify content gaps and collate hero content. Tourism highlights on Mareeba Shire tourism page.
Content Kit	<p>Organise and collate the region's existing high-res images and video footage in an online platform to assist with future media opportunities.</p> <p>Issue a 'call out' to members via industry eNews for high-res images, footage, 100-word bio, website and social media links to assist in promoting members and identifying visitor experiences and experience clusters for the shire.</p> <p><i>Opportunity:</i></p> <p><i>Kuranda Traders Association image library + CAPTA image library.</i></p> <p>Develop updated content gallery to supply Mareeba Shire Industry, TTNQ, TEQ, Drive North Qld and media. Gallery to be reviewed annually.</p> <p>Identify any content gaps. e.g., future content opportunities could include making local coffee in short form video format.</p> <p><i>Opportunity:</i></p> <ul style="list-style-type: none"> <i>Develop short form video showing a route through Mareeba Shire.</i> <i>Identify content pillars and SEO strategy for operators to incorporate into their marketing.</i> <p><i>Principle:</i></p> <p><i>Change the question from, "How can operators get visitors to their websites to how can operators get their information to where their visitors are?"</i></p> <p><i>Visitors are asking Google questions like, "Where is the best coffee in FNQ?" and "Where is the best locally made ice-cream in FNQ?" online content should meet this need.</i></p>
Kuranda.org website	<p>Transition the management and administration of Kuranda.org website and social media, including revenue from website advertising.</p> <p>Maintain and update the site and listings on an ongoing basis.</p> <p><i>Funding Model: self-funded through website revenue.</i></p>

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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7

ACTION	DESCRIPTION
Landing Page	<p>Update Mareeba Shire Tourism highlights page to be a key landing page for all consumer marketing activity featuring footage or hero images (food, landscapes, heritage).</p> <p>Include information e.g. North Queensland, 1hr drive from Cairns.</p> <p>Include links to relevant TTNQ pages and regional drive itineraries. To be updated by Council as part of regular operations.</p> <p>Investigate destination website / landing page opportunities.</p>
Digital Campaign	<p>Engage with TTNQ to run digital campaign under TNF (Tourism Network Fund) with matched spending to attract self-drive visitors (must be outside TTNQ region) using existing hero imagery and short form video, aligning with TTNQ content pillars. Promote experiences and drive content.</p> <p>Work with TTNQ to set KPIs.</p>
Social Media Content Campaigns	<p>Targeted social media advertising focusing on experiences using hero imagery, short form video and itineraries to key target markets.</p> <ul style="list-style-type: none"> - NQ residents 600km drive radius - Visitors already within region - Touring market travelling e.g., Cape York <p>Provide content to existing channels and encourage local industry to include on their social media channels.</p> <p>Visit Mareeba Shire Facebook page: Encourage industry to re-post and share updates that can be shared on consumer facing channels.</p> <p>Supply content to Savannah Way, Great Inland Way and Drive North Queensland to promote outback adventure experiences through channels to raise awareness of visitor experiences across the shire.</p>

When developing future content ensure to include locators e.g. Tropical North Queensland / Queensland, Australia. Where appropriate include map from Cairns.

When writing future copy, include 'Where Rainforest Meets the Outback'.

The 'Mareeba Shire' is not a recognised tourism destination, so this term is not the focus of content. However, operators are encouraged to consider incorporating #lovemareebashire to build a repository of content.

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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8

STRATEGIC PRIORITY 4: MEDIA & PR

The LTO acknowledges that consistent media and PR presence will assist in gaining greater profile and add more depth of Mareeba Shire visitor experiences through editorial style content, however, this requires a significant investment. As a result, the following actions have been developed to contribute to the growth of the area's profile while remaining affordable and deliverable.

ACTION	DESCRIPTION
Visitor Information Centre PR	<p>Visitor Information Centres are often the first contact visitors have in region.</p> <p>Develop collateral for VIC staff to provide to visitors.</p> <p>Develop key trip planning information specifically for drive markets, print and digital. Print to be available at key decision points and VICs, example Mareeba Shire Drive Map where operators pay to advertise.</p> <p>Consider the creation of 'cheat sheets' like, <i>"Everything you need to know when you head out of Cairns"</i> or <i>"The 10 Best Coffee Shops Outside of Cairns"</i>, for example.</p>
Media Famils	<p>Monitor for new media angles and local stories focused on region's hero and new experiences. Work with TTNQ to develop the concept, and partner with TTNQ to host journalists and social media influencers in region to generate media stories and new content.</p> <p>Pitch events within shire, promote shoulder season travel.</p> <p><i>Delivery Model: External funding required + Partnership with TTNQ + FOC from operators.</i></p>
Editorials & Cooperative Advertising	<p>Facilitate co-operative opportunities for LTO members to buy in to print/digital editorial and campaigns to maximise opportunities to grow media presence, where requested by members.</p> <p>Leveraging off strong brand recognition for Kuranda. e.g., Kuranda, Mareeba + Savannah. Where Rainforest Meets the Outback.</p> <p>Publications may include Welcome to Cairns Guide, Caravanning Australia, CMCA Wanderer.</p> <p>Advertising to include geographic locators and QR code to key landing page where possible.</p>

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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9

MONITORING

Based on the strategic priorities, the action plan should be monitored and measured by the following performance indicators, with quarterly reporting to Mareeba Shire Council and annual reporting at MST industry networking functions and via eNews. It is recommended to enter measurable data on spreadsheet to keep annual results for ongoing trends analysis.

CONSUMER	MEASURED BY
Social media - shared social media content reach and engagement measurements from social media insights.	No. of social media content posts created and shared by industry
Google Analytics of landing page/s where social/digital ads refer to.	Number of sessions, unique visitors, referral sites & geographic source
Digital Campaigns - Number created and TTNQ/strategic partner campaigns.	Ad clicks, cost per click
Visitor Centre Enquiries	Monthly VIC enquiries.

INDUSTRY	MEASURED BY
Industry membership and participation Total number of industry membership	Annual membership increases of 10% year-on-year
Industry social media group members Number of users in industry Facebook group.	Social media group followers and engagement
Industry Famil Development and hosting of industry in-region 1-day famil.	Number of famil participants
Mareeba Shire operators and events listed on ATDW.	10% increase of Mareeba Shire operators on ATDW
Attendance at forums, networking events and LTO conference	Number of members attendance

Average visitor spend and length of stay measured through data available from TTNQ (Tourism Research Australia/ABS), and if available economic data from MSC.



IN THE FUTURE

The Mareeba Shire Tourism 'Tourism Action Plan 2024' will be reviewed on an annual basis to ensure the plan aligns with current industry trends and capitalises on new opportunities.

The LTO is also committed to:

- Transitioning the organisation to an independent incorporated body by July 2024.
- Revisiting the marketing partnership with Tourism Atherton Tablelands to pool marketing budgets and create a stronger share of voice.
- Encouraging and supporting new accommodation development and existing accommodation renovations (potentially through incentives) and support new product ideas as part of the broader economic development approach of MSC.
- Supporting operators to develop a local tourism experience pass or packages.
- Assist with development of First Nations and cultural tourism experience offerings in the Mareeba Shire.
- Work towards ecotourism and sustainable tourism certification.

THE DREAM

The purpose of the LTO is to promote the visitor experiences of Mareeba Shire through strategic partnerships, collaboration, capacity building and advocacy; a purpose which is in line with the budget and capacity of the LTO.

However, without the constraints of budget and resourcing, the members dream of:

- Increased visitor dispersal, stay and spend across Mareeba Shire.
- Fully integrated multimedia annual marketing campaign/s with strategic partners.
- Annual industry capacity building program.
- 80% of Mareeba Shire tourism businesses, events and self-drive itineraries updated annually on ATDW.
- Mareeba Shire operators consistently offer bookable experiences.
- A single online platform where operators promote their bookable experiences – one point of entry for visitors to the destination.
- Additional content creation, focused on short form video.
- Engage itinerary specialist / content writer to develop in-region self-drive itinerary to support promotion across shire.
- Investigate opportunities with Skyrail Rainforest Cableway and Kuranda Scenic Railway
- Contracted Marketing and Media PR Specialist (\$30,000 - \$40,000 per annum) including media pitching, media releases, coordination of advertising, coordination of media famils, content writing for editorial and social media.
- Media famils twice per year, based around key experiences: nature, outdoor/outback adventure, history and heritage.
- Outdoor and Billboard Advertising in key drive route locations, accommodation and transport nodes e.g., Cairns CBD (approx. \$8,000 per month), Bruce Hwy Townsville to Cairns.
- A shire wide audit of all roadside signage to identify signage which is out of date or not supporting the self-drive market to explore more of Mareeba Shire.
- Operators work together to offer self-drive circuits or loops including agritourism operators and experiences.
- A safe walking or bike track from Cairns to Mareeba.
- Increased accommodation offerings to enable longer visitor stays.

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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11

APPENDIX 1

MAREEBA SHIRE TOURISM SNAPSHOT

Mareeba Shire Tourism is a joint initiative of Mareeba Shire Council and Mareeba Chamber of Commerce to support tourism in the Mareeba Shire with a collaborative approach to destination marketing and promotion.

Mareeba is the hub of the Mareeba Shire, located an hour's drive west of Cairns in Tropical North Queensland. The shire has a population of 23,000 and includes the smaller towns and districts of Kuranda, Koah, Speewah, Bibbohra, Mt Molloy, Julatten, Mt Carbine, Mutchilba, Dimbulah, Irvinebank, Watsonville, Almaden and Chillagoe.

Agriculture is the key economic driver of the shire; with tourism having a growing positive impact. Kuranda, a well-known tourism destination with significant visitation as the 'Village in the Rainforest' for Skyrail Rainforest Cableway and Kuranda Scenic Railway. The shire is the food bowl of the tropics, with natural assets and attractions that particularly attract independent 'self-drive' interstate and Queensland travellers, grey nomads, working holiday makers, and day-trippers from the major destinations of Cairns and Port Douglas.

TROPICAL NORTH QUEENSLAND SUB-REGIONS VISITOR BREAKDOWN

The below data reflects strong visitation from **intrastate visitors** to the Mareeba Shire.

TNQ SUB-REGION	TOTAL '000s	INTRASTATE %	INTERSTATE %
Cassowary Coast	202	84	16
Atherton Tablelands	212	85	15
Mareeba Shire	110	83	17
Gulf Savannah	136	70	30
Cape York	167	73	27
Torres Strait NPA	65	66	34
Port Douglas Daintree	372	34	66
Cairns & Northern Beaches	1,195	57	43
Southern Cairns	52	54	46
Total*	2,188	65	35

*Totals do not sum due to double counting of sub-regions visited.

Note: 2019 data is presented to reduce travel restriction distortions 2020-2022.

MAREEBA SHIRE DRIVE VISITOR SNAPSHOT

The below data presents domestic drive visitors on overnight trips (by number of nights and number of stopovers) and daytrips to Mareeba Shire comparing 2009, 2019 and 2022 (YTD Sept).

While drawn from a small sample size, the data demonstrates:

- Domestic drive visitors to Mareeba generally stay 1-3 nights (with 1 and 3 nights the most common option)
- If they are making a multi-stop trip, they tend to only spend one night in Mareeba
- Very few visitors are spending longer than a week in Mareeba
- Trend identified: more multi-stop visitors are staying a night in Mareeba during their trip
- Mareeba Shire continues to have a strong day trip visitor market

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Domestic Drive Visitors to Mareeba YTD Sept '000s

		2009	2019	2022
1 night	1 stopover	24.41	20.79	20.54
	Multi-stopovers	6.87	10.57	16.36
2 nights	1 stopover	16.99	20.42	13.16
	Multi-stopovers	0.00	6.08	2.63
3 nights	1 stopover	0.00	29.83	25.26
	Multi-stopovers	2.79	7.2	1.89
4 – 7 nights	1 stopover	14.74	5.78	8.41
	Multi-stopovers	0.45	7.84	2.63
8 – 14 nights	1 stopover	0.00	0.00	4.75
	Multi-stopovers	0.00	0.00	0.00
>14 nights	1 stopover	0.00	0.00	0.00
	Multi-stopovers	0.00	0.00	0.00
Day trip		198.00	258.00	198.00

TROPICAL NORTH QUEENSLAND VISITOR SNAPSHOT - Year ending September 2023



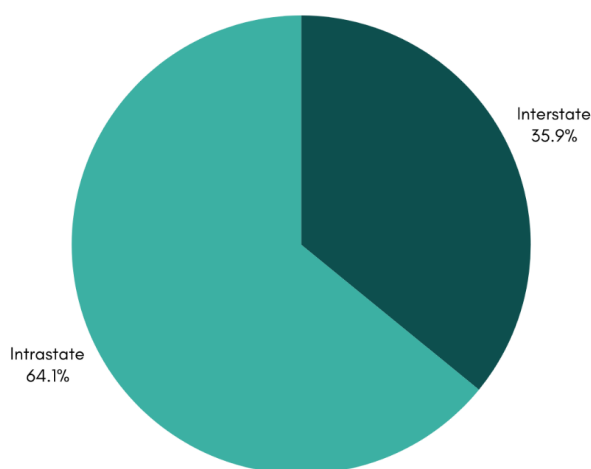
TOTAL INTRASTATE



TOTAL INTERSTATE



Domestic overnight visitation by market



The Intrastate market represented 64.1% of domestic visitors to TNQ in 2023, while the Interstate market was smaller, representing 35.9% of visitors, it generated a larger number of visitor nights in the region (Intrastate Visitors - 6.1m Visitor Nights / Interstate Visitors 6.5m Visitor Nights).



Holiday: 58%



Business: 19%



VFR: 18%

Sources: [TTNQ Fact File](#), [National Visitor Survey](#), [Tourism and Events Queensland Regional Snapshot September 2023](#).

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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DRIVE VISITOR SNAPSHOT

MARKET	TRAVEL MODE	TOTAL VISITORS
Domestic	Domestic Drive Visitors to TNQ Year ending September 2023	1,175,000
International	International Drive Visitors to TNQ Year Ending June 2022	11,000
Domestic	Domestic Drive Visitors to QLD	17,980,000

AIR VISITOR SNAPSHOT – Year ending September 2023

MARKET	TRAVEL MODE	TOTAL VISITORS
Domestic	Domestic Air Visitors to TNQ Year ending September 2023	1,363,000
International	International Air Visitors to TNQ Year Ending June 2022	30,000
Domestic	Domestic Air Visitors to QLD	7,745,000

Sources: [TNQ National Visitor Survey and International Visitor Survey](#)

MAREEBA LOCAL GOVERNMENT AREA PROFILE 2019

2019 data is presented to reduce travel restriction distortions 2020-2022.

Source: [Tourism Research Australia](#).**LOCAL GOVERNMENT AREA PROFILES, 2019****MAREEBA (S), QLD**

AREA POPULATION: 22,730

**TOURISM BUSINESSES**

	TOTAL
Non-employing	109
1-4	89
5-19	55
20+	5
Total	253

DOMESTIC OVERNIGHT

	VISITORS	NIGHTS
Interstate	20K	94K
Intrastate	85K	218K

TOP INTERNATIONAL MARKETS

COUNTRY OF RESIDENCE	VISITORS	NIGHTS
New Zealand	np	np
Japan	np	np
Germany	2K	14K

**KEY TOURISM STATISTICS FOR MAREEBA (S)**

	INTERNATIONAL	DOMESTIC OVERNIGHT	DOMESTIC DAY	TOTAL
Visitors ('000)	12	105	257	373
Nights ('000)	353	312		665
Average nights	30	3		6
Expenditure (M)	\$19	\$32	\$22	\$73
Spend per trip	\$1,633	\$305	\$87	\$197
Spend per night	\$54	\$102		\$77
Spend per night comm accom	\$60	\$136		\$78

Visitors

	INTERNATIONAL	DOMESTIC OVERNIGHT	DOMESTIC DAY	TOTAL
Holiday	9K	51K	114K	174K
Visiting friends and relatives	np	39K	np	115K
Business	np	np	np	np
Other	np	np	np	np



Holiday

Visiting friends and relatives

Business

Other

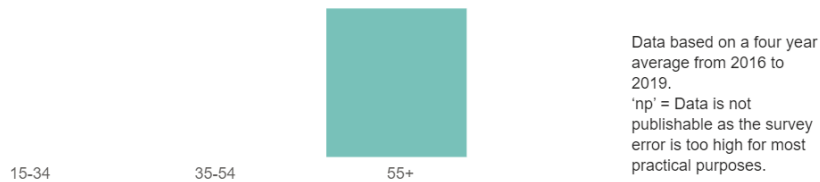
Data based on a four year average from 2016 to 2019.
 'np' = Data is not publishable as the survey error is too high for most practical purposes.

MAREEBA SHIRE TOURISM ACTION PLAN 2024/25*Collaboration & Capacity Building + Advocacy + Tourism Marketing*

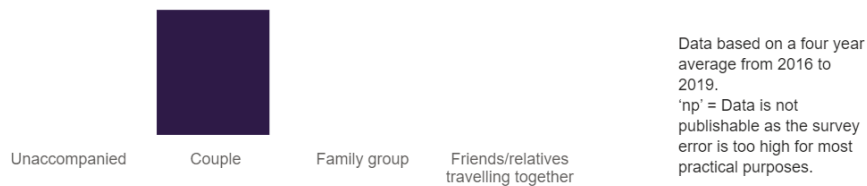
MAREEBA LOCAL GOVERNMENT AREA PROFILE 2019 (Continued)

Source: [Tourism Research Australia.](#)

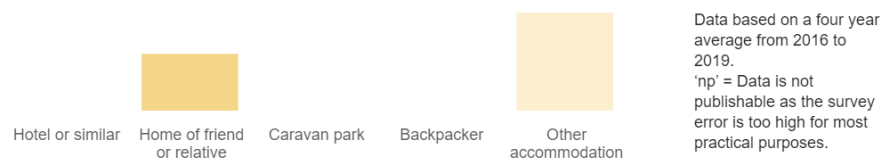
Visitors	INTERNATIONAL	DOMESTIC OVERNIGHT	DOMESTIC DAY	TOTAL
15-34	6K	np	np	np
35-54	np	np	np	np
55+	3K	35K	80K	118K



Visitors	INTERNATIONAL	DOMESTIC OVERNIGHT	DOMESTIC DAY	TOTAL
Unaccompanied	6K	np	np	np
Couple	4K	22K	np	26K
Family group	np	np	np	np
Friends/relatives travelling together	np	30K	np	np



Nights	INTERNATIONAL	DOMESTIC OVERNIGHT	DOMESTIC DAY	TOTAL
Hotel or similar	np	np	np	np
Home of friend or relative	55K	129K	np	185K
Caravan park	38K	np	np	np
Backpacker	np	np	np	np
Other accommodation	240K	79K	np	319K



MAREEBA SHIRE TOURISM ACTION PLAN 2024/25

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APPENDIX 2

National Thrive 2030 Strategy

THRIVE 2030 is Australia's national strategy for the long-term sustainable growth of the visitor economy, revised March 2023.

Queensland Towards Tourism 2032

A collective plan to set the direction of tourism in Queensland for the next 10 years. It provides an enduring framework to guide the industry and government partnership to deliver long-term growth and success for Queensland tourism. Includes 75 recommendations for Queensland's visitor economy.

Ecotourism Plan for Queensland's Protected Areas 2023 - 2028

The plan strategically aligns with the priorities outlined in Towards Tourism 2032 and provides the framework for ecotourism in protected areas while acknowledging the importance of these areas and the legislative, policy and strategic planning requirements of park management.

Tourism Tropical North Queensland Towards Tourism 2032 - Destination Management Plan

Ten-year plan currently in development process.

Tropical North Queensland First Nations Tourism Action Plan 2023-2025

Mareeba Shire Tourism Promotion Strategy 2022/25

Kuranda Traders Association Strategic Marketing Plan 2022-2025

Post-covid recovery strategic plan to attract domestic and international visitors to Kuranda.

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