



AGENDA

Wednesday, 18 September 2024

Ordinary Council Meeting

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

Date: Wednesday, 18 September 2024

Time: 9:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

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- 1 MEMBERS IN ATTENDANCE**
- 2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**
- 3 BEREAVEMENTS/CONDOLENCES**
- 4 DECLARATION OF CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**
Ordinary Council Meeting - 21 August 2024
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 C & C PRATT - MATERIAL CHANGE OF USE - CLUB - LOT 2 ON SP310235 - 3946 KENNEDY HIGHWAY, MAREEBA - MCU/24/0010

Date Prepared: 4 September 2024

Author: Senior Planner

- Attachments:**
1. Proposal Plans [↓](#)
 2. SARA (DTMR) Referral Agency Response dated 2 July 2024 [↓](#)
 3. Submissions [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	C & C Pratt	ADDRESS	3946 Kennedy Highway, Mareeba
DATE LODGED	21 May 2024	RPD	Lot 2 on SP310235
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Club		
FILE NO	MCU/24/0010	AREA	2.157 hectares
LODGED BY	Scope Town Planning	OWNER	C & C Pratt
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	13 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, 13 submissions were received, all of which objected to the proposed development.

The applicants propose to use the existing ice creamery facility as a “club” venue on Thursday, Friday and Saturday nights between 5:00pm and 11:00pm. The application states that the club use will provide an indoor gaming venue for events such as poker tournaments and bingo. The proposed club use will not include the installation/operation of any gaming machines, sports betting or live music. A separate application has been lodged with Council to extend the operating hours of the ice creamery from 5:00pm to 11:00pm on Thursday to Saturday also. The club venue will operate alongside the ice creamery with the menu expanded to cater for club nights, serving drinks and nibbles/tapas in addition to the existing ice creamery menu.

Submitters raised concerns about the appropriateness of the club use within a rural area, the potential for evening and nighttime activity to impact on the amenity of nearby residences, and the increased safety risks associated with additional traffic entering and exiting the site via the busy Kennedy Highway.

Emerald Creek Ice Creamery has been in operation since 2009, having become a popular destination for both locals and tourists alike. The club use will value-add to the existing ice creamery business by providing an easily accessible rural club venue with access to the unique ice creamery menu and facilities. The proposed development is not unlike other café’s, restaurants, pubs, function facilities and even distilleries that can be found in rural areas throughout the Region.

Council officers consider that the development can be appropriately conditioned to minimise noise, light, dust, traffic and privacy impacts on adjoining residences. To help further reduce impacts, the operating days have been scaled back to just Friday and Saturday nights (removal of Thursday night trade). Recent upgrades to the Kennedy Highway frontage have ensured the site can be accessed safely and efficiently with no concerns raised by the Department of Transport and Main Roads about the proposal during the mandatory State referral process.

The development is of an appropriate nature and scale for the Rural zone and can be reasonably conditioned to ensure the rural character and amenity of the area is not compromised. The development does not conflict with any relevant aspect of the Planning Scheme and is recommended for approval, subject to conditions.

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	C & C Pratt	ADDRESS	3946 Kennedy Highway, Mareeba
DATE LODGED	21 May 2024	RPD	Lot 2 on SP310235
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Club		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use – Club

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	MCU/09/0005 Change Application and MCU/24/0010 Club Application Site Plan	Scope Town Planning	-
ARK-001	Layout Plan	Applicant	September 2007

(C) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

The authorised operating hours for the club use is from 5:00pm to 11:00pm on **Friday** and **Saturday only**. No operations are permitted on Public Holidays. “Closed” signage must be placed at the premises gates by no later than 10:00pm each night to discourage the late arrival of club patrons. All club patrons must have vacated the property by no later than 11:00pm.
 - 3.5 The club use must utilise the internal confines of the existing ice creamery building only. No club related activity is permitted on the patio/verandah at any

time other than for dining or for smokers using/accessing any designated outdoor smoking area/s. No dining is permitted on the patio/verandah past 10:00pm.

To minimise noise impacts, all facility doors must be closed for the duration of club events and must be made from solid materials such as glass and/or timber.

- 3.6 Regardless of what is permitted under any issued or subsequent liquor license, liquor is only to be sold to patrons on-site attending club events and is not to be sold to passing trade other than ice creamery patrons.

Liquor sales must cease no later than 10:00pm.

- 3.7 No amplified music or loudspeakers/microphones are permitted on-site at any time. Low level music/sound from televisions is permitted provided it is not audible at any property boundary.

3.8 Signage

1 free standing sign is permitted at the site access to advertise either the club use, ice creamery use or both, and must comply with the following:

- The sign must not exceed 2.4m x 1.2m or a maximum sign face area of 2.9m².
- The sign must only advertise the ice creamery or club use.
- The sign must not be illuminated, revolve, strobe or flash.
- Lighting can be installed to shine onto the site access sign face only (light spillage must be avoided) and must be on a timer so as to run only on Friday and Saturday nights between 5pm and 11pm. No other signage within the property bounds or on the building is permitted to be illuminated in any way.
- The sign must be maintained in good order and safe repair for the life of the development.

- 3.9 No loitering is permitted in the car parking area. Signage must be erected to state as much and staff/management must ensure that loitering does not occur and that patrons leave in a timely manner.

3.10 Waste Management

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

3.11 Noise Nuisance

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

3.11.2 A solid two (2) metre high, neutral colour, sound reflective acoustic fence must be installed along the western boundary of the site extending from a point parallel to the south-west corner of the car park and spanning a length no less than 60 metres.

The design of the acoustic fencing must be endorsed by a suitably qualified acoustic engineer with design plans and a site plan submitted to Council for review prior to any building works commencing.

The fencing required under 3.11.2 must be maintained in accordance with the approved design and in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

3.12 Emissions

Emissions associated with the development (e.g. light, noise, dust, odour) must not cause an 'environmental nuisance' within the meaning of the *Environmental Protection Act (1994)* to any sensitive receptor.

4. Infrastructure Services and Standards

4.1 Access

The existing concrete sealed section of the access driveway must be maintained to its current standard for the life of the development, to the satisfaction of Council's delegated officer.

4.2 Stormwater Management

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

4.2.2 All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Landscaping

4.3.1 A landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval. The landscape plan must include the following:

- a 3-metre-wide vegetated buffer between the access driveway and car parking area and the western boundary. The buffer is not permitted to be planted on any part of Emt A on SP160169. The buffer must span the entire length of the access driveway and car park area and must include shrubs, plants and trees that will grow to form an effective buffer of no less than 3 metres in height at maturity and should include at least 25% larger more advanced plant stock.
- a 3-metre-wide x 10-metre-long vegetated buffer extending from the south-east corner wall the ice creamery building towards the south-east truncated corner of the site. The buffer must include shrubs, plants and trees that will grow to form an effective privacy buffer for the dwelling on adjoining Lot 1 on SP310235.

4.3.2 All plant varieties must be generally in accordance with Schedule A of Planning Scheme Policy No. 9 (Landscaping Policy).

4.3.3 The landscaping of the site must be carried out in accordance with the endorsed landscaping plan, and irrigated, mulched and maintained for the life of the development to the satisfaction of Council's delegated officer.

4.4 Fencing

4.4.1 The applicant/developer must, with the consent of the landowner/s of Lot 512 on SP145485, erect a solid 1.8 metre high, colorbond fence of neutral colour (colour to be agreed to by the landowners of Lot 512) along the front boundary of Lot 512 extending from the south-east corner of the Lot for a distance of 20 metres. The fencing must include a gate/s of the same width as that existing.

The applicant/development must give reasonable notice to the landowner/s of Lot 512 of their intention to begin construction.

If, in the opinion of Council's delegated officer, the landowners of Lot 512 on SP145485 are withholding consent, or not making a genuine effort to help progress the construction of the fence, the development may proceed without the fencing required under this condition.

4.4.2 1.8-metre-high non-acoustic solid screen, neutral colour fencing must be installed along the western boundary of the site extending from the northern end of the acoustic fencing required under Condition 3.11.2 to a point in line with the south-east corner of the existing shed on adjoining Lot 512 on SP145485.

This fencing must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.4.3 2-metre-high non-acoustic solid screen, neutral colour fencing must be installed along the western boundary of the site extending from the southern end of the acoustic fencing required under Condition 3.11.2 to the south-west corner of the site and connecting to the fencing required under Condition 4.4.1.

This fencing must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Water Supply

The quality of water provided on site for human consumption must be of a standard for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

4.6 On-site Wastewater Management

All on site effluent disposal associated with the approved use 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.

4.7 Car Parking/Internal Driveways

The existing 60 metre x 20 metre car parking area is to be maintained at its current size and dimensions for the life of the development.

The car parking area and all other trafficable areas must be surface treated with dust free all weather compacted gravel or pebble/stone treatment and must be appropriately drained, to the satisfaction of Council's delegated officer. The dust

free surface treatment must be maintained in good order and safe repair for the life of the development.

Should Council receive a substantiated dust complaint as a result of traffic on any unsealed surface, all trafficable areas must be surface treated with either asphalt or 2 coat bitumen seal and be appropriately drained and maintained with an intact surface treatment for the life of the development, to the satisfaction of Council's delegated officer.

4.8 Lighting

Where outdoor lighting is installed, 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.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Food Premises

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

(b) The change in the use of the building may also require a change in the classification of the building 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

(f) 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.

(E) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 2 July 2024

(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

- Nil

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

THE SITE

The subject site is situated at 3946 Kennedy Highway, Mareeba, and is described as Lot 2 on SP310235. The site is generally regular in shape, with a total area of 2.157 hectares, and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains 23.5 metres of frontage to the Kennedy Highway and is accessed via a bitumen sealed shared access crossover used to provide access to 4 different allotments.

The site is improved by the Emerald Creek Ice Creamery business and associated infrastructure including a solar panel array and 1,200m² gravel car parking area. The site backs onto Shanty Creek. A shared access easement is established over the entranceway into the site (Emt B on SP310235) which provides lawful access for eastern adjoining Lot 1 on SP310235 which was subdivided off the ice creamery lot in 2020. A 4-metre-wide electricity supply easement also exists along the western side of the site (Emt A on SP160169).

The site is situated in the centre of a cluster of five (5) rural lifestyle lots. Apart from the ice creamery site, all lots contain dwellings.



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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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

MCU/09/0005 – Material Change of Use – Restaurant

Council, at its Ordinary Meeting held on 6 May 2009, approved an application made by G Dixon for Material Change of Use – Restaurant over land then described as Lot 28 on SP160169, situated at 3946 Kennedy Highway, Mareeba. The Decision Notice was issued on 11 May 2009, and a subsequent Negotiated Decision Notice was issued on 8 July 2009.

The approval authorises the use of the site for a retail ice creamery. Emerald Creek Ice Creamery has been in continual operation since 2009. The ice creamery approved operating hours are from 9:00am to 5:30pm Monday to Friday, and from 9:00am to 6:00pm on Weekends and Public Holidays.

Council is currently assessing a request to change the development approval to extend the Ice Creamery operating hours on Thursday, Friday and Saturday evenings to operate up to 11:00pm.

RAL/19/0018 – Reconfiguring a Lot – Subdivision (1 into 2 Lots)

Council, at its Ordinary Meeting held on 18 September 2019, approved an application made by G Dixon for Reconfiguring a Lot – Subdivision (1 into 2 Lots) over land then described as Lot 28 on SP160169, situated at 3946 Kennedy Highway, Mareeba. The subdivision approval was acted upon and new Lots 1 and 2 on SP310235, situated at 3944 and 3946 Kennedy Highway, Mareeba were created around June 2020.

Lot 2 on SP310235 contains the ice creamery.

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The application includes the following details about the development. Note that a separate application is currently being decided by Council to extend the operating hours of the ice creamery.

“Proposed Development Detail

The intention of the proposed Club use is to provide a gaming venue for locals and visitors of the region at the popular Emerald Creek Ice Creamery, utilizing the floor space and service facilities of the business to host Club events. The Club venue will not include the installation / operation of pokies, sports betting or live music. The proposed development is small in scale, is not foreseen to result in security issues and will utilize the existing car parking facilities which, as traffic generation is outside of the existing approved hours of operation, will not intensify and will be less impactful than that generated during current operating hours.

Material Change of Use - Club *The proposed Club is classified as a Community Activity and may utilize the Ice Creamery facilities on Thursday, Friday and Saturday evenings from 5pm to 11pm close. After 5pm on Thursday - Saturday, the public will still have access to the regular Ice Creamery business with doors closing to the public at 10pm. The Club guests will have access to the existing venue bathroom facilities but will be allowed outside of the shop building within the designated outdoor seating area only. The menu will be expanded to cater for the Club nights serving drinks and nibbles/tapas as well as the regular Ice Creamery menu. In respect of neighbouring resident amenity, the following mitigation measures will be provided and strictly adhered to;*

- *Club meetings may occur only on Thursday, Friday and Saturday evenings*
- *Club meetings will strictly close by 11pm Thursday-Saturday*
- *Alcohol service will be conducted strictly per the alcohol service license*
- *The facility doors will be closed during Club meetings*
- *The outdoor seating area will be open for use during Thursday-Saturday evening with no tolerance for noisy or rowdy behaviour by patrons*
- *Acoustic and Illumination mitigation measures will be applied*

Amenity

It is understood that the proposed use will raise concerns regarding the increase of traffic, light and noise pollution. In respect of the amenity and comfort of adjoining property residents, strict mitigation measures will be put in place. The following mitigation measures are proposed options only and any Council Conditions requiring specific mitigation measures will be complied with. The proposed optional mitigation measures are as follows:

Acoustic Pollution Mitigation

- *Acoustic suppressant devices may be installed along the western boundary adjacent to the car park in the form of dense vegetation planting*
- *Acoustic suppressant devices may be installed where required including Earth Mounds (retained or non-retained) and/or cost viable fencing*
- *Club and Ice Creamery patrons visiting after regular business hours (5pm) will be required to comply with the business owners and Council conditions of entry*

- *Activities and events occurring after regular business hours (5pm) will be conducted within the facilities and outdoor seating area*
- *The entry doors will be closed after regular business hours (5pm) until Close of business (11pm), Thursdays, Fridays and Saturdays*
- *No live music or loud music will be allowed at the venue. Should a special event be booked, any related music after hours will gain Council approval*

Light Pollution Mitigation

- *Illumination suppressant devices will be installed along the western boundary adjacent to the car park in the form of dense vegetation planting.*
- *Other illumination suppressant devices may be considered in negation with Council requirements including Earth Mounds (retained or non-retained) and/or cost viable fencing.*
- *All existing outdoor illumination will continue to be operated under the current approval conditions (MCU/09/0005 Condition 7 – Lighting)."*

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:

- *State & Regional Conservation Corridors*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> • Rural Area <ul style="list-style-type: none"> ○ Rural Agricultural Area ○ Rural Other <p>Natural Environmental Elements</p> <ul style="list-style-type: none"> • Biodiversity Areas <p>Transport Elements</p> <ul style="list-style-type: none"> • State Controlled Road • Principal Cycle Route
Zone:	Rural Zone
Overlays:	<p>Agricultural Land Overlay</p> <p>Airport Environs Overlay</p> <p>Bushfire Hazard Overlay</p> <p>Environmental Significance Overlay</p> <p>Transport Infrastructure Overlay</p>

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
Club	<p>Premises used by persons associated for social, literary, political, sporting, athletic, or other similar purposes for social interaction or entertainment.</p> <p>The use may include the ancillary preparation and service of food and drink.</p>	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub, entertainment facility, place of worship, theatre

RELEVANT PLANNING INSTRUMENTS

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

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.

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.

Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement pattern and built environment

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

- (1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.
- (3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the *rural area* in a way which:
 - (a) does not impede or conflict with agricultural activities and production; and
 - (b) does not compromise rural character and scenic qualities; and
 - (c) does not adversely impact on ecological and biodiversity values.

- (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

Emerald Creek Ice Creamery has been in operation since 2009, having become a popular destination for both locals and tourists alike. The club use will value-add to the existing ice creamery business by providing an easily accessible rural club venue with access to the unique ice creamery menu and facilities. The proposed development is not unlike other café's, restaurants, pubs, function facilities and even distilleries that can be found within the Region's rural areas.

Appropriate conditions have been included to help minimise noise, light, dust and privacy impacts on adjoining properties, and the operating days have been scaled back to just Friday and Saturday nights (removal of Thursday night trade). Recent upgrades to the Kennedy Highway frontage have ensured the site can be accessed safely and efficiently.

The development is appropriately scaled for the Rural zone and can be conditioned to ensure the rural character and amenity of the area is not compromised. The development will be conditioned to ensure compliance with Specific outcomes (1), (3) and (5).

3.4 Natural resources and environment

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.*

Comment

In terms of noise quality, it should be noted that the subject site and immediate surrounding properties are not situated within an acoustically pristine environment. These lots front a 100 kilometre per hour section the Kennedy Highway which experiences in excess of 11,000 vehicle movements per day with traffic volumes remaining significant across evening and nighttime hours.

Notwithstanding this, appropriate conditions have been included to help minimise noise, light, privacy and dust impacts on adjoining properties, and the operating days have been scaled back to just Friday and Saturday nights (removal of Thursday night trade). Furthermore, recent upgrades to the Kennedy Highway, including the site frontage have ensured the development can be accessed safely.

The development is appropriately scaled for the Rural zone and can be conditioned to ensure the rural character and amenity of the area is not compromised. The development will be conditioned to comply with Specific outcome (1).

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.*

Comment

The proposed development will be accessed directly off the State controlled Kennedy Highway. The site access was recently upgraded as part of broader upgrades to the Kennedy Highway between Cairns and Mareeba. The Department of Transport and Main Roads were a statutory Referral Agency for the application and have approved the access location with no upgrade requirements.

The development will provide ample off-street parking which will allow vehicles to enter and exit the site in a forward direction.

The proposed development complies with Specific outcomes (1) and (4).

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

- (5) *A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:*
- (a) *tourist attractions and facilities within activity centres;*
 - (b) *cultural interpretive tours;*
 - (c) *nature based tourism;*
 - (d) *sports and recreational activities;*
 - (e) *tourist attractions;*
 - (f) *adventure tourism;*
 - (g) *farm based tourism;*
 - (h) *food based tourism;*
 - (i) *bed and breakfasts;*
 - (j) *camping and recreational vehicle facilities;*
 - (k) *cycle tourism.*
- (6) *Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

Comment

Emerald Creek Ice Creamery has been in operation since 2009, having become a popular destination for both locals and tourists alike. The club use will value-add to the existing ice creamery business by providing an easily accessible rural club venue with access to the unique ice creamery menu and facilities. The proposed development is not unlike other café's, restaurants, pubs, function facilities and even distilleries that can be found within the Region's rural areas.

Appropriate conditions have been included to help minimise noise, light, dust and privacy impacts on adjoining properties, and the operating days have been scaled back to just Friday and Saturday nights (removal of Thursday night trade). Recent upgrades to the Kennedy Highway frontage have ensured the site can be accessed safely and efficiently.

The development is appropriately scaled for the Rural zone and can be reasonably conditioned to ensure the rural character and amenity of the area is not compromised. The development will be conditioned to ensure compliance with Specific outcomes (5) and (6).

Relevant Developments Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 9.3.3 Community activities code
- 9.4.1 Advertising devices 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 solutions (or probable solutions/performance criteria where no acceptable solution applies) 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>
Agricultural land 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>
Airport environs overlay code	<p>The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes</p>

	<p>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>
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>
Community 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>
Advertising devices 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</p>

	order performance outcome. Refer to code documents for full commentary.
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>

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 attached to any approval require all relevant development works be designed and constructed in accordance with FNQROC Development Manual standards.

Planning Scheme Policy 6 - Landscaping and Preferred Plant Species

Plant species used in conditioned landscape buffering must comply with Planning Scheme Policy 6.

Adopted Infrastructure Charges Notice

The proposed development does not place any demand on any of Council’s trunk infrastructure networks. Infrastructure charges are not relevant in this instance.

REFERRAL AGENCY

The application triggered referral to the State Assessment Referral Agency (SARA – Dept of Transport and Main Road) as a Referral Agency.

That Department provided the Referral Agency Response on 2 July 2024 and require it to be included as part of any approval (**Attachment 2**).

Advice

This application did not trigger referral to an Advice Agency.

Internal Consultation

Nil

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 20 June 2024 to 11 July 202. The applicant submitted the notice of compliance on 12 July 2024 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

13 properly made submissions were received, all of which objected to the proposed development.

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

Grounds for objection /support	Comment
Privacy – club patrons able to look into neighbouring properties.	Refer to Planning Discussion section of report for comments on amenity. Recommended conditions of approval will require boundary treatments (fencing) and internal landscaping which will minimise privacy issues. Most patron activity will occur to the west of the ice creamery building where the car parking area and main building entrance is, with the greatest privacy risk to the western adjoining property. Solid screen fencing is required along the western boundary.
Security and safety – The risk of people trespassing onto neighbouring properties will increase under the cover of darkness.	With the implementation of solid screen boundary fencing, the risk of people trespassing can be adequately managed.
Submitters were unaware that a liquor license had already been issued to the ice creamery.	Liquor licences are applied for and granted through the State Office of Liquor and Gaming. It is understood the correct process was followed.
Current boundary treatments like landscape buffering that are supposed to protect neighbours from impacts are not looked after and are ineffective and minimising privacy, noise and dust nuisance.	It is acknowledged that existing landscape buffering required under the 2009 approval is not being maintained properly and is ineffective. Council has also never received a complaint regarding this over the 15 years that the ice creamery has been in operation which is generally the trigger for Council involvement. If approved, the applicant/developers will be required to comply with a fresh set of conditions moving forward. Like most developments, Council is generally made aware of non-compliance through complaints. Council will be responsible for enforcing the maintenance of the conditions of approval moving forward.
Having such a venue will only encourage drink driving and abetting gambling addictions.	This is an assumption. This region contains two (2) public distilleries in rural areas that the assessing officer is aware of – Mount Uncle Distillery and Eventide Distillery on the approach to Tolga which also fronts the Kennedy Highway (old “big peanut”

	site). It is up to the individual responsibility of patrons to not drive under the influence.
Light from vehicle headlights will shine on neighbouring properties/dwellings when patrons enter at nighttime.	Refer to Planning Discussion section of report for comments on amenity. Boundary fencing along the western boundary and along the front boundary of the neighbouring residence will minimise headlight nuisance. The dwelling to the east of the ice creamery should not be impacted by vehicle headlights.
Unsafe ingress and egress from Kennedy Highway. Access crossover provides shared access for 4 allotments.	The application was referred to the Department of Transport and Main Roads who have approved the proposed access location for the proposed club use.
Existing vegetation buffering is not maintained properly and is ineffective at minimising negative impacts such as light, dust, noise and privacy.	Noted. Fresh vegetated buffers will be required as part of any approval. 2m high boundary fencing is also required which will provide effective screening until vegetated buffers become established and reach mature height.
The public notification signage was placed in a location that was not clearly visible to adjoining premises.	It is understood the public notification sign was moved to a more visible location. In the assessing officer’s opinion, the location of the sign did not impact on anyone’s awareness of the proposed development, nor did it impact on anyone’s ability or to lodge a submission.
The application was lodged with Council without any consultation with neighbouring residences.	Consultation with neighbours prior to lodging a development application with Council is recommended, however is not required.
Dust nuisance from an increase in traffic.	Refer to Planning Discussion section of report for comments on amenity.
Noise nuisance from nighttime activity.	Refer to Planning Discussion section of report for comments on amenity.
Increased risk of patrons driving home under the influence of alcohol, particularly due to the location of the site so far from Mareeba which will make taxi pick up difficult.	This is an assumption. This region contains two (2) distilleries in rural areas that the assessing officer is aware of – Mount Uncle Distillery and Eventide Distillery on the approach to Tolga which also fronts the Kennedy Highway. It is up to the individual responsibility of patrons to not drive if intoxicated. The applicant/developer/operator also has responsibilities under their liquor license to ensure patrons do not consume excess amounts of alcohol.
The proposed use is not conducive to the quite rural lifestyle experienced by surrounding residents.	Refer to Planning Discussion section of report. The application has been appropriately conditioned to ensure amenity impacts are minimised. The club use will value-add to the existing ice creamery business by providing an easily accessible rural club venue with access to the unique ice

	creamery menu and facilities. The proposed development is not unlike other café's, restaurants, pubs, function facilities and even distilleries that can be found within the Region's rural areas.
Submitters have concerns about animal welfare – ice creamery and club patrons may unlawfully interact with stock on neighbouring properties.	Conditioned solid screen boundary fencing will minimise the likelihood of this occurring. There is currently no solid screen fencing in place on-site.
Vehicle lights may spook stock on neighbouring properties.	Conditioned solid screen boundary fencing will minimise the likelihood of this occurring. There is currently no solid screen fencing in place on-site.
The current ice creamery business is not operating in compliance with their conditions of approval.	Noted. Council officers have not fielded a single complaint about the ice creamery over its 15 years of operation. Council officers will need to ensure that all conditions have been met prior to the commencement of the club use, and it is ultimately the responsibility of the applicant/developer and Council to ensure that conditions of approval continue to be complied with.
Surrounding residents were not made aware that a liquor licence application had been lodged and approved through the Office of Liquor and Gaming.	Noted. This is not relevant to the assessment of this application.
Submitters request that a suitably qualified professional be engaged to undertake noise monitoring to ensure that noise levels do not increase above 8 decibels above background noise levels.	<p>Appropriate boundary treatments have been conditioned to ensure noise impacts are minimised. The club use must only occur within the confines of the ice creamery building, with not club activity permitted outside the building. The conditions do allow patrons to dine on the patios/verandahs of the ice creamery, which is consistent with what occurs now, and is not considered to generate significant amounts of noise, being generally limited to table conversation.</p> <p>Noise impacts will be further minimised by the implementation of acoustic fencing along the western boundary adjacent the car parking area and ice creamery entrance.</p> <p>The requirement for acoustic monitoring is not considered necessary in this instance.</p>
The car parking area should be fully sealed to minimise dust nuisance.	The Planning Scheme actually allows gravel surfacing for car parking and trafficable areas in the Rural zone. Although submitters have now raised dust nuisance issues, not a single complaint has been received over the 15 years the ice creamery has been in operation.

	<p>A dust free gravel/rock seal is still considered appropriate from the on-set, giving the applicant/developer as “second chance” to maintain the car park surface treatment to ensure dust nuisance is minimised. The presence of the western boundary fencing and landscape buffering should also help minimise any dust nuisance moving forward. Should Council receive any future substantiated dust complaints, the applicants/developers will be required to seal all trafficable areas with either asphalt or bitumen.</p>
<p>The 4m wide electricity supply easement on the western side of the property has been fenced, severing access to the easement area.</p>	<p>This is not relevant to the assessment of this application. The beneficiary of the easement needs to raise these concerns with the landowner directly. An easement area can be fenced; however, access needs to be provided if required.</p>
<p>Mareeba already has adequate club venues.</p>	<p>Noted. The club use will value-add to the existing ice creamery business by providing an easily accessible rural club venue with access to the unique ice creamery menu and facilities. The proposed development is not unlike other café’s, restaurants, pubs, function facilities and even distilleries that can be found in rural areas throughout the Region.</p>
<p>Bingo games are generally attended by older people who will have trouble safely access and exiting the site.</p>	<p>Noted. DTMR have approved the access location with no safety upgrades required.</p>
<p>The facility is more likely to turn into an entertainment facility, used for functions and parties.</p>	<p>This would constitute a separate land use, and a fresh application would need to be submitted to Council for assessment.</p>
<p>Who is responsible for the Responsible Sale of Alcohol (RSA).</p>	<p>Ultimately the operator is responsible for the responsible sale of alcohol under their liquor licence.</p>

Submitters

Name of Principal submitter	Address
1. Carol Henry	3948 Kennedy Highway, Mareeba raisinl2@bigpond.com
2. Janelle Beasley	Vanjan26@hotmail.com
3. Shelley Henry	3950 Kennedy Highway, Mareeba shelley.henry3@bigpond.com
4. Allan William Henry – Bill	3950 Kennedy Highway, Mareeba allanhenry8@bigpond.com
5. Kerry & Owen Brown	PO Box 32, Kairi QLD 4872 brownsonthewallaby@bigpond.com
6. Julie Marshall	38 Iluka Street, Mareeba Julie.marshall79@gmail.com
7. Tamie Brown	PO Box 442, Tolga QLD 4882 tamie.m.brown@bigpond.com
8. Georgia Sloan	134 Kovacic Road, Mareeba Georgia_sloane89@hotmail.com
9. Ron and Catherine Sloane	132 Kovacic Road, Mareeba
10. Ron Sloane	132 Kovacic Road, Mareeba
11. David & Rosemary Tempany	21 Pike Road, Mareeba billabong.land.oz@gmail.com
12. Joanne Geary	3944 Kennedy Highway, Mareeba butlersteve086@gmail.com
13. Lynette Moore	40 Catherine Atherton Drive, Mareeba lynnreemoore@hotmail.com

PLANNING DISCUSSIONRural 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 is part of a cluster of 5 rural lifestyle lots with adjoining dwellings as close as 23 metres from the sites western side boundary and 12 metres from the eastern side boundary (although 56 metres from the patio of the ice creamery). The following site improvements and operational requirements have been included as conditions of approval to help minimise noise impacts on nearby residences:

- 2-metre-high solid screen acoustic fencing spanning a length of 60 metres along the western boundary adjacent the car parking area.
- Non-acoustic solid screen boundary fencing ranging in height of 1.8 – 2 metres along the remaining lengths of the western boundary of the site extending either side of the acoustic fencing.
- A 3-metre-wide vegetated buffer between the car parking area and the acoustic fencing mentioned above, as well as veg buffering on the eastern end of the patio/verandah.
- All club activity must be contained to the inside of the ice creamery building only, with only diners allowed on the patio/verandah areas, with dining ceasing at 10:00pm.
- Access to the site by patrons will not be permitted past 10:00pm, with all patrons required to off the site by no later than 11:00pm.
- Solid glass or timber doors must be installed on all customer entrances/exits of the ice creamery building and must remain closed during club events.
- No amplified or live music is permitted at any time. Noise from televisions is permitted provided it is not audible at any adjoining property.
- No loitering in the car parking area is permitted, with management required to actively manage this.

It is considered that the proposed development has been adequately conditioned to ensure the development does not result in an unacceptable loss of amenity for nearby residents.

Hours of operation

The application initially proposed that the club use would operate on Thursday, Friday and Saturday nights, however as a result of concerns raised by submitters, the applicants have stated that they are willing to scale back the days of operation to just Friday and Saturday nights. Given that the club use is intending to operate up to 11:00pm and Thursday nights are more sensitive given that Friday is a standard workday, it is considered that this reduction in operating days would significantly reduce any impacts experienced by adjoining property owners, particularly those immediately adjacent and that share the same access from the Highway.

The proposed hours of operation are not considered unreasonable for Friday and Saturday nights, and it is considered that the development has been adequately conditioned to ensure that an unacceptable loss of amenity does not occur for those living in the immediate vicinity.

Traffic

The subject site is accessed directly off the State controlled Kennedy Highway. During recent upgrades to the Highway, the site access was upgraded to include decelerations lanes from both east and west directions, upgraded line marking and flag lighting. The current standard of the access into the ice creamery is a significant improvement to what was previously in place. The application was referred the Department of Transport & Main Roads (via SARA) as part of the standard application process. The Department raised no concerns with the access, and no upgrades or works are required to be done. In addition to the recent upgrades carried out by DTMR, the applicants/operators of the ice creamery also concrete sealed a 12m wide by 15-metre-long section of the access driveway into the ice creamery. This section of the driveway is shared with adjoining Lot 1 on SP310235 which is covered by an access easement.

The access from the highway is shared between four (4) individual allotments. Submitters raised concerns with the increased likelihood of vehicle interactions and incidents with club patrons at this shared access point, which would have an impact on lifestyle and amenity. However, the club use will operate on Friday and Saturday nights only, and the likelihood of vehicle interactions at the shared access point only decrease the later into each evening you go, with very little chance of vehicle interaction over the last few hours of operation (8:00pm to 11:00pm). Although some minor traffic impacts may be experienced at this shared access location, they are not likely to result in an unacceptable impact on lifestyle or amenity.

Given that the proposed club use operating hours are from 5:00pm to 11:00pm, of concern to Council officers was the possibility of light nuisance to adjoining premises as a result of vehicle headlights. Solid screen boundary fencing and landscaping has been conditioned which should alleviate most, if not all headlight impacts on adjoining premises. Further to this, a recommended condition of approval requires the install of solid screen boundary fencing including gates along the first 20 metres of the front boundary fencing of western adjoining Lot 512 on SP145485 which will block vehicle light from cars driving into the site. Ordinarily Council officers would not require works like this on an adjoining property, however there is no other practical means of blocking out vehicle lights in this instance, other than moving the club/ice creamery access location. It should be noted that the landowner of adjoining Lot 512 suggested this fencing as a means to mitigate vehicle headlight impacts in their submission to Council.

The proposed development has been appropriately conditioned to mitigate traffic impacts.

Advertising devices

No additional advertising devices are proposed. A condition of approval allows the freestanding front entrance sign to be illuminated with spotlights directed on the sign face. This is proposed to help patrons locate the club/ice creamery after dark. The condition requires that the sign face lighting only be operational between the hours of 5:30pm and 11:00pm on Friday and Saturday nights only. No other signage within the bounds of the property or on the building are permitted to be illuminated. Given the location of this particular sign, and the limited hours the sign will be illuminated, advertising devices associated with the proposed development are not likely to impact on amenity.

Visual amenity

The proposed club use will utilise the existing ice creamery building with no new building works proposed. Solid screen boundary fencing and additional landscape buffering is proposed along the western boundary of the site which will effectively screen the development from view from the dwellings to the west. The dwellings to the east of the site will not be significantly impacted by the development given the car parking and building layout and the location of the dwelling on adjoining Lot 1 on SP310235. Notwithstanding this, an additional landscape buffer has been conditioned to help screen verandah/patio diners from view of this dwelling.

Kennedy Highway users will not be visually impacted by the proposed club use.

Privacy

The proposed development is not likely to impact on the privacy of surrounding residents. Boundary treatments and internal landscape buffering required by the recommended conditions of approval will ensure privacy impacts to adjacent properties are minimised.

Lighting

The proposed development has been adequately conditioned to ensure lighting impacts are minimised. A combination of boundary treatments (fencing), landscaping, restrictions on illuminated signage and restrictions on outdoor lighting levels will ensure neighbouring properties are not affected by light spillage emanating from the club/ice creamery building, signage or vehicle headlights.

Odour

The proposed development is not likely to produce noticeable amount of odour at any nearby residence.

Emissions (dust)

In the Rural zone, the Planning Scheme's Parking and access code requires that car parking and trafficable areas be surface treated to a dust free compacted gravel standard only. The applicants will be required to demonstrate that the existing gravel surface has been appropriately surface treated prior to the commencement of the club use.

The solid screen fencing and landscape buffering required along the western boundary of the site will also help minimise any dust nuisance experienced at the western adjoining properties.

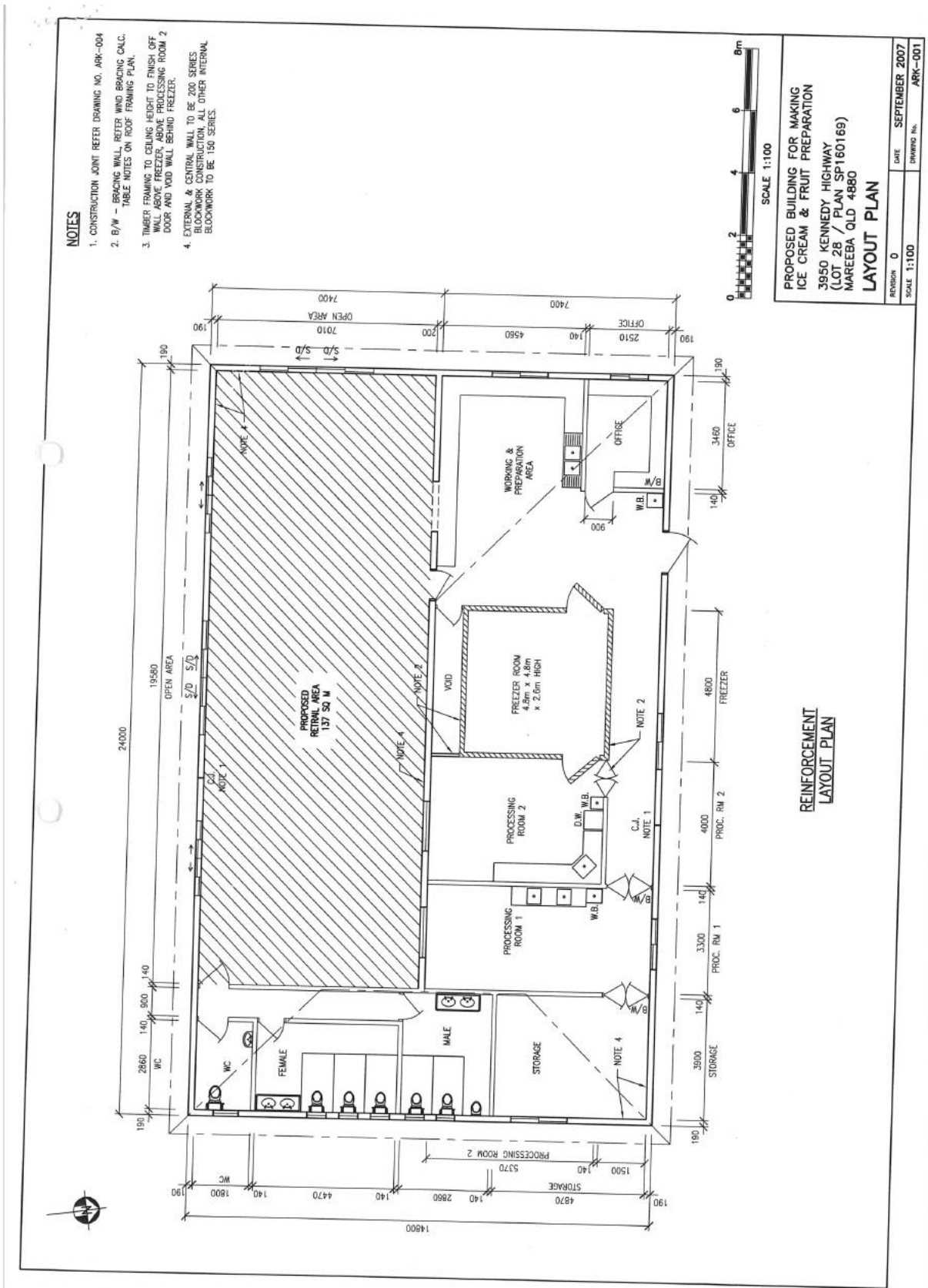
With the inclusion of appropriate conditioning, it is considered that the proposed development can achieve compliance with PO6.

24003 – MCU – 3946 Kennedy Hwy, Mareeba Qld. 4880
MCU/09/0005 Change Application and MCU/24/0010 Club Application Site Plan



Prepared by Scope Town Planning





RA6-N



SARA reference: 2405-40426 SRA
 Council reference: MCU/24/0010
 Applicant reference: 24003

2 July 2024

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

Attention: Carl Ewin

Dear Sir/Madam

SARA referral agency response—3946 Kennedy Highway, Mareeba

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 4 June 2024.

Response

Outcome:	Referral agency response – with conditions
Date of response:	2 July 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit Material change of use (Club)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)

Page 1 of 6

Far North Queensland regional office
 Ground Floor, Cnr Grafton and Hartley Street, Cairns
 PO Box 2358, Cairns QLD 4870

Document Set ID: 4377951
 Version: 1, Version Date: 03/07/2024

2405-40426 SRA

Development application for a material change of use within 25m of a State-controlled road

SARA reference: 2405-40426 SRA

Assessment manager: Mareeba Shire Council

Street address: 3946 Kennedy Highway, Mareeba

Real property description: Lot 2 on SP310235

Applicant name: C & C Pratt
C/- Scope Town Planning

Applicant contact details: 225 Walsh St
Mareeba QLD 4880
scopetownplanning@gmail.com

Human Rights Act 2019 considerations: Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15 – 37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision.

The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the *Human Rights Act 2019* therefore, it is reasonable to conclude the decision is compatible with human rights.

Representations

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

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

For further information please contact Sue Lockwood, Senior Planning Officer, on 40373214 or via email CairnsSARA@dSDLGP.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc C & C Pratt c/- Scope Town Planning, scopetownplanning@gmail.com

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

2405-40426 SRA

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
Material change of use		
[insert SARA trigger reference from above eg 10.9.4.2.4.1 – Material change of use of premises near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The road access location is to be located generally in accordance with TMR Layout Plan (32A – 39.14km), prepared by Queensland Government Transport and Main Roads, dated 14/06/2024, Reference TMR24-042733, Issue A	At all times

2405-40426 SRA

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) version 3.0. If a word remains undefined it has its ordinary meaning.

2405-40426 SRA

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

The proposed development complies with the relevant provisions of State code 1: Development in a state-controlled road environment, as it:

- does not to increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- does not adversely impact the structural integrity or physical condition of the state-controlled road
- does not adversely impact the function and efficiency of state-controlled road
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate the state-controlled road.

Material used in the assessment of the application:

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

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank – attached separately)

2405-40426 SRA

Attachment 5—Documents referenced in conditions

(page left intentionally blank – attached separately)

Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

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

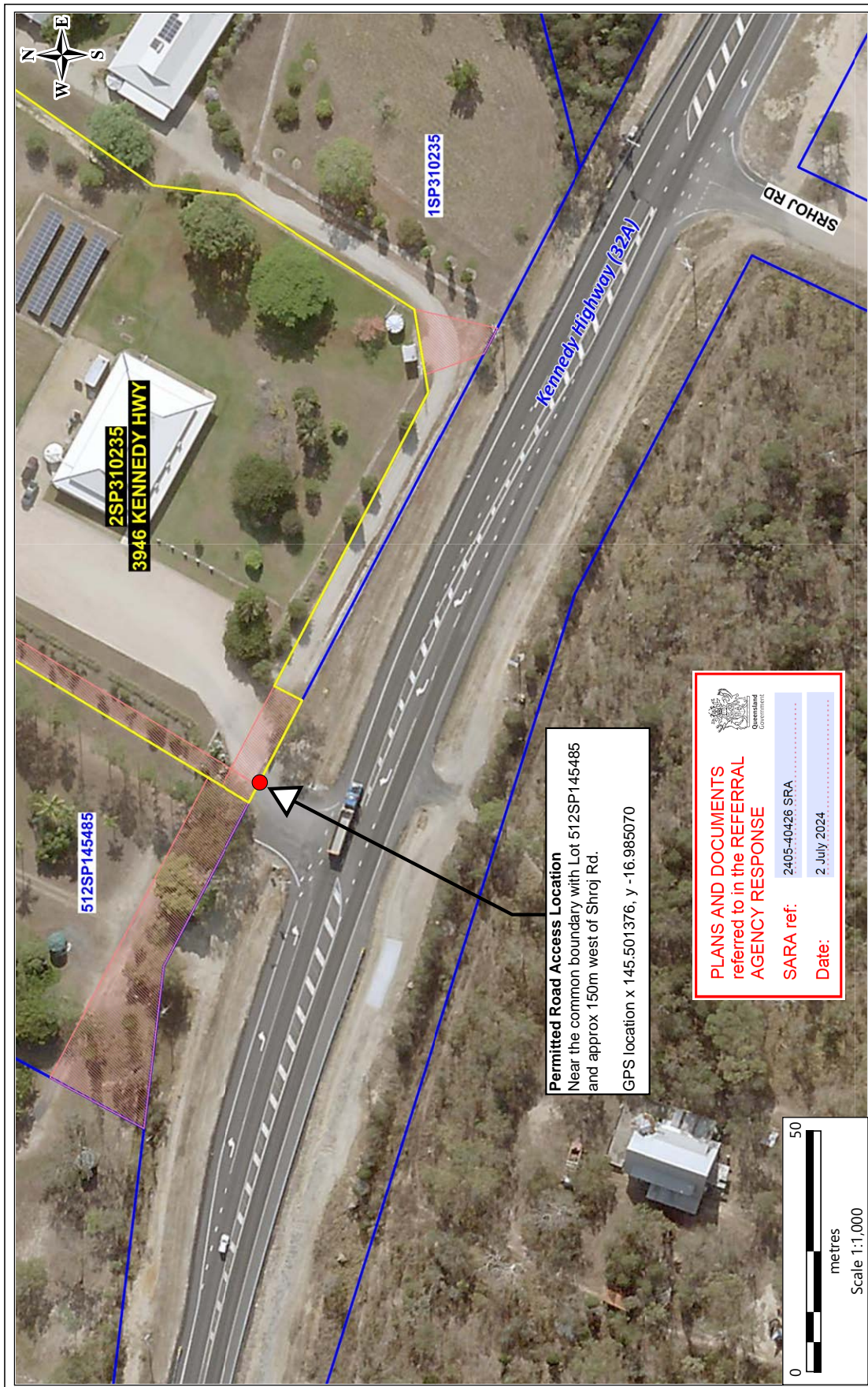
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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



Permitted Road Access Location
 Near the common boundary with Lot 512SP145485
 and approx 150m west of Shroj Rd.
 GPS location x 145.501376, y -16.985070

PLANS AND DOCUMENTS
 referred to in the REFERRAL
 AGENCY RESPONSE

SARA ref: 2405-40426 SRA
 Date: 2 July 2024

Branch/Unit : Corridor Management / Far North District	Land parcels	Subject land	TMR Layout Plan (32A - 39.14km)	Plan: 1 / 1	Queensland Government Transport and Main Roads
Projection/Datum : Geocentric Datum of Australia (GDA) 2020	Easements			Issue: A	
File ref: TMR24-042733				Drawn by: RPK	Date: 14/06/2024
Document Set ID: 4377951					
Version: 1					
Version Date: 03/07/2024					

From: "Carol Henry" <raisinl2@bigpond.com>
Sent: Wed, 26 Jun 2024 13:45:54 +1000
To: "Info" <info@msc.qld.gov.au>
Cc: "Cr Angela Toppin" <mayor@msc.qld.gov.au>; "Cr Lenore Wyatt" <lenorew@msc.qld.gov.au>; "Cr Amy Braes" <amyb@msc.qld.gov.au>; "Cr Nipper Brown" <nipperb@msc.qld.gov.au>; "Cr Ross Cardillo" <rossc@msc.qld.gov.au>; "Cr Kevin Davies" <kevind@msc.qld.gov.au>; "Cr Mary Graham" <maryg@msc.qld.gov.au>; "bob.katter.mp@aph.gov.au" <bob.katter.mp@aph.gov.au>
Subject: Carol Henry MCU/24/0010 and MCU/09/0005 OBJECTION LETTER - Owner of 3948 Kennedy Highway, Mareeba.
Attachments: Carol Henry MCU240010 and MCU090005 OBJECTIONS.pdf
Categories: Added to ECM



Document Set ID: 4375547
Version: 1, Version Date: 26/06/2024



Document Set ID: 4375547
Version: 1, Version Date: 26/06/2024



Document Set ID: 4375547
Version: 1, Version Date: 26/06/2024

P.O. Box 1092
Mareeba Q 4880

23rd June, 2024

Mareeba Shire Council,
65 Rankin Street,
Mareeba. QLD 4880

Dear Sir/Madam,

Re: PROPOSED DEVELOPMENT
Application Ref: MCU/24/0010 and Application Ref: MCU/090005
On 2SP310235, 3946 Kennedy Highway, Mareeba, Qld 4880.

Application Ref: MCU/09/0005 (Change of operating hours)

I will now be living at my residence, 3948 Kennedy Highway, alone following my husbands passing. Our two adult children both reside next door at 3950 Kennedy Highway, and both are in Fly In/Fly out work positions, so I now spend most of the time by myself on our property.

I have very strong objections to the increased operating hours on Thursday, Friday and Saturday nights, due to the increased traffic activities after dark until the hour of 11.00pm. Cars entering and exiting the property currently already cause issues at my residence with dust from the carpark, my animals are constantly upset due to the cars driving in and out, customers walking around the carpark and even over to the boundary fence, looking into my property and litter that blows across onto our property.

My security and safety, I believe, will be at risk of being breached with unauthorised access occurring with all the additional vehicles entering next door during the cover of night. We can currently hear the cars pulling in and be aware of someone not meant to be there, but with increased traffic until 11pm we won't know if the cars pulling in are for the Ice Creamery or something more sinister as scoping out our farm and sheds or theft of the high value horses on property. I live where I live to have a peaceful and safe home. This I fear will be forever changed with the late nights and alcoholic sales at what is meant to be an "Ice Creamery" not a late night bar and gambling facility. What is the use of zoning by Government if it fails to follow the regulations for zoning. This is a Rural Zone, and they are pushing to have a Licenced Venue in it. We were unaware that a licence had even been already given to the Ice Creamery until this Proposal was brought to our attention late on June 21st so would have thought neighbours should be made aware of such information.

The "Illumination suppressant devices" spoken of in the Scope Town Planning Development Permit is laughable. Increasing vegetation as a buffer zone has to date proved unsuccessful. Initial vegetation was stipulated by the then Parks and Gardens manager, Mr Shane Bisseker. This was to be implemented in 2008/9 when the Ice Creamery was approved by Council as a Retail outlet so as to ensure privacy and dust control through the vegetation. The "garden" that is in place is 14 to 15 years old, and has never been maintained or improved by either the original builder or the new owners of three years. The latter having had to be asked to mow the area and tidy it up due to the eyesore that it had been for months with grass cuttings and rubbish having been dumped on our side of the car park, fence side of the supposed garden, and this cleanup took over a month to occur. (**Images attached**). There is no watering system in place to help the garden to improve at all and every year plants and trees along the car park die from lack of watering. I can be seen very easily through from the car park and Ice Creamery on my "Private" rural property by everyone entering the Carpark. I can very easily see and be affected by any lighting and vehicle lights as they go into and out of the property and around the carpark.

Application Ref; /24/0010 (Material change of use - Club)**Club meetings:**

I am sure local clubs would hold their meetings in their own area, rather than at a public venue a distance of 11 kilometres from Mareeba.

Gaming nights (Poker and Bingo)

Poker tournaments, and the serving of alcohol, by being on a major highway such as the Ice Creamery is situated on, is encouraging drink driving and abetting gambling addictions. Mareeba has many pubs and clubs already in operation as venues for these events. Poker nights are currently held in town at the "Anthill Hotel" every Monday night.

Bingo is mainly supported by elderly patrons, specifically at daytime venues, with fund raising games already being held in Mareeba. Surely there is not the necessity to have a late night event held so far out of town, in a rural zone and again with alcohol being consumed.

OBJECTIONS:

In the **Proposed Development Detail, 2.1 (Material Change of Use - Club)** it is stated *that the proposed Club is classified as a Community Activity and the public may utilize the Ice Creamery facilities on Thursday, Friday and Saturday evenings from 5pm to 11pm close. After 5pm on Thursday - Saturday, they will still have access to the regular Ice Creamery business, with doors closing to the public at 10 pm.*

In view of this, traffic can still be coming in until 10pm, causing headlights from vehicles entering to light up and shine directly onto my residence causing a disturbance to my dogs, and trauma to horses on my block. Because of my age, which is no longer young enough to cope with these disturbances, I find it all very upsetting.

This block was purchased by my mother, Beryl Raisin and her husband, Edward John Raisin in 1984 and my husband and I purchased it in 1996 from her estate, long before the adjoining block where the Ice Creamery is now situated, was subdivided and sold and then resold to the Dixons who, without any consultation with us, and as far as I know, nor any other neighbour, they went ahead and built the Ice Creamery as a wholesale outlet, later changing to a retail outlet which is where the risk assessment of the intersection and increase traffic has failed to be identified by those in the planning of the retail development plan in 2008/9. This entrance is very much offset against traffic entering the Ice Creamery. (Photo attached) This latest development has also been put into place with no risk assessment or thought of the courtesy of personally advising neighbours of the intention of extending business hours and change of use, in a prominently rural and residential area.

After receiving the registered letter containing the proposed applications, I have ascertained that I have been the only neighbour advised of the proposed changes. Following the receipt of the notice of the proposed development, I did investigate if any sign had been placed near the entrance to the Ice Creamery, and found that one had been erected on the front fence, deliberately quite some distance away from the entrance, where it was at a disadvantage of being seen by anyone, in particular, any of the surrounding neighbours. The 3944 property owners were not aware and they drive into the Ice Creamery access to get to their house.

On the slim chance that the proposed changes should be allowed to go ahead, privacy to my adjoining block could only be achieved by the erection of a tall colour bond or similar fence from the 3948 shed up to the corner and across to the tree past on the western side of the gate into 3948 and 3950 due to illumination of cars entering and exiting, particularly on the nights of late closing.

- ***Minimum of 2.1m high Colourbond fence from the 3948 block shed around to the corner, across the gate (colour bond gate to be put in place) and additional colour bond fencing across to the fence posts at the tree located on 3948. This to stop the illumination of turning cars into the intersection throughout the additional night time hours proposed.***

(Video can be provided of vehicle entering the intersection at night illuminating private residence of 3948).

- ***Re-Design of the Intersection with additional width being gained out to the boundary fence tree on east of the 3946 block access to allow safer access than is currently occurring. (Recommended widening overhead image and design attached). THIS SHOULD BE DONE WHETHER THE APPLICATION IS APPROVED OR NOT. IT IS A SERIOUS SAFETY ISSUE.***
- ***Mountable Kerb Type 8 or 9 to divide the high traffic flow Ice Creamery from the 3948 and 3950 traffic access. THIS SHOULD BE DONE WHETHER THE APPLICATION IS APPROVED OR NOT. IT IS A SERIOUS SAFETY ISSUE.***
- ***Sealing of the entire Car Park with Asphalt. (Implementation to stop the dust into 3948 as prevailing winds come from the East to South Easterly Direction throughout the year into the private home of 3948. THIS SHOULD BE DONE WHETHER THE APPLICATION IS APPROVED OR NOT.***
- ***Western Garden to have fully functioning watering system to ensure it no longer continues to fail and die during the dry months. This is required to break the sounds from the Ice Creamery and Car Park. THIS SHOULD BE DONE WHETHER THE APPLICATION IS APPROVED OR NOT.***

I appeal to the Mareeba Shire Council to thoroughly look into the disadvantages of these proposals, and consider the already stressful issues I have to deal with on a daily occurrence. It is open seven days a week with no consideration given to us who live here or the issues we contend with due to the business being here.

Yours Sincerely,

Carol Henry.

Mareeba Shire Council
65 Rankin St
Mareeba Qld 4880

7 July 2024

Re: Proposed Development MCU/24/0010 and MCU/09/0005

LETTER OF OBJECTION

To Whom It May Concern,

It has been brought to our attention the proposed development of a 'club' and 'change of operating hours' at the Emerald Creek Ice-Creamery. It is deeply concerning that this business is proposing this development with limited consultation of the neighbouring residents.

As a regular visitor to a neighbour of this business, as well as being a small business of our own who has had to access the premises of the neighbour's property; it is very evident that this is a very busy highway with vehicles travelling at speed to and from the direction of Mareeba. It is often observed that QPS (Queensland Police Service) situate a stationary speed camera vehicle within the vicinity of this area due to the number of vehicles that travel at speed along the stretch of highway.

Being able to exit the premises can be at times extremely dangerous and it can be difficult to get onto the highway. With the proposed development of a club and a change of hours, it can only be assumed that the traffic in and out of the business will only increase, increasing the real risk of accidents and incidences from occurring.

Another hazard is the increased risk of safety to the residents who live within the vicinity of the business. There will no doubt be the increase of patrons who will visit the club / business which brings with them the risk of increased noise and dust pollution. People live in areas that are isolated for the purpose of having a cleaner, quieter and more peaceful lifestyle.

In addition, there is the increased risk of patrons driving home under the influence. With the business being approximately 10km from Mareeba, and a limited number of taxis and no public transport, there will be those who will take the risk to drive due to limited choice of transportation.

I do hope that council use their common sense in making an informed decision around the proposed changes to the existing business and listen to the recommendations that the community are concerned about.

With regards,



Janelle Beasley

From: "Shelley Henry" <shelley.henry3@bigpond.com>
Sent: Mon, 8 Jul 2024 23:49:21 +1000
To: "Info" <info@msc.qld.gov.au>
Cc: "Planning" <planning@msc.qld.gov.au>; "Cr Angela Toppin" <mayor@msc.qld.gov.au>; "Cr Lenore Wyatt" <lenorew@msc.qld.gov.au>; "Cr Amy Braes" <AmyB@msc.qld.gov.au>; "Cr Nipper Brown" <NipperB@msc.qld.gov.au>; "Cr Ross Cardillo" <RossC@msc.qld.gov.au>; "Cr Kevin Davies" <KevinD@msc.qld.gov.au>; "Cr Mary Graham" <MaryG@msc.qld.gov.au>; "Peter Franks" <peter@msc.qld.gov.au>; "sue.lockwood@dmdmip.qld.gov.au" <sue.lockwood@dmdmip.qld.gov.au>; "cairnssara@dmdilgp.qld.gov.au" <cairnssara@dmdilgp.qld.gov.au>; "bob.katter.mp@aph.gov.au" <bob.katter.mp@aph.gov.au>; "hill@parliament.qld.gov.au" <hill@parliament.qld.gov.au>; "cairns.office@tmr.qld.gov.au" <cairns.office@tmr.qld.gov.au>
Subject: Planning Department OBJECTION (REFUSAL) MCU/24/0010 Development Permit for a Material Change of Use - Club - Emerald Creek Ice Creamery, Mareeba.
Attachments: MCU240010 Submission - Objection Refusal Letter - Shelley Henry.pdf
Categories: Added to ECM

Good Morning Again,

Please find attached my official objection to the Development Application - Material Change of Use - Club by the Emerald Creek Ice Creamery.

As we are the two properties most affected by the change we would like you to take in our objection and read it for what it is. A cry for help to try to return our beautifully located property back to some sort of semblance of what we moved here for, the peace and quiet and security of knowing that the risk of unauthorised access is extremely low.... Without the horns of peeved off drivers on the highway after yet another near miss occurs from the exit of the ECIC.

We know we can never have the Ice Creamery closed, that horse has already bolted, but there needs to be some sort of adherence to previously dictated requirements by council. And these two Development Applications are moving us in a direction that is not conducive to a rural zoned lifestyle and the MSC Planning Scheme 2016. We have standards which need to be followed and adhered to.

Please take the time to read this second objection in regards to the Ice Creamery wanting to become a club under which the allowable intake amount of alcohol increases as it will no longer be under the "Restaurant/Cafe" requirements.

As stated in my previous objection to the extended hours application, I would like you to be fully aware of the ramifications of the this application being approved.

I look forward to having you attend the property to see for yourselves the risks that have not been identified by the planning of this application.

Rose coloured glasses don't work in the bush. Forethought, understanding and experience stand us in good stead to ensure we go home safe at the end of every day.

A very wise woman told me once, all the Pre starts, take 5's, JSEA's cannot trump two words....
What if.... Always ask yourself "What If?"

I see these near misses at the Emerald Creek Ice Creamery and I think "What if?" "What if that truck that just missed that tourist bus had his eyes looking elsewhere? What if that truck travelling down the hill from Mareeba lost his brakes when that tourist races out in front of him to get ahead before going down the hill to Cairns. It's not if it's going to happen it is when. And you don't want or need that on your conscience. As I type this email tonight we have just had a truck have his brakes fail on the range and hit 11 cars. Vehicles have failures, humans have failures and we must implement controls to ensure safety is at the forefront. The Club along with its extended hours and alcohol intake are only increasing the risk of these incidents occurring at an already high risk intersection/access. Say No, Please.

Again thank you for your time and please email me immediately if you have any questions.

Kind Regards
Shelley Henry - Red Zephyr Photography
Resident of 3950 Kennedy Highway, Mareeba, QLD, 4880.
shelley.henry3@bigpond.com
Mobile - 0402 079 949

Your Ref: MCU/24/0010

8 July 2024

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

SUBMISSION – OBJECTION (REFUSAL)
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - CLUB
LOCATED AT: 3946 KENNEDY HIGHWAY, MAREEBA
FORMALLY DESCRIBED AS: LOT 2 ON SP310235

Hi, my name is Shelley Henry from 3950 Kennedy Highway, and I have prepared the following submission in relation to the development application which is currently on public notification, which is seeking a Development Permit for a Material Change of Use under the *Planning Act 2016* located at **3946 Kennedy Highway, Mareeba** for a Club on Rural Zoned land. That sounds wrong right, a club in a rural area. Definitely not consistent under the Mareeba Shire Planning Scheme.

I try to spend as much time with my parents as possible. I assist them with their property maintenance during my days off from FIFO work and have observed privacy violations due to the lack of screening or fencing that were required as part of the previous Development Applications put to Council by the Emerald Creek Ice Creamery. From travellers taking photos over the fence into our property to comments being made about my father making his way to his shed (he had Parkinson's), to attempting to get the horses to come over to the dividing fence for a pat by tourists/visitors which creates a biosecurity hazard for my animals. I have a duty of care under legislation to care for my animals and ensure that they are not exposed to disease or pests that could be spread by unauthorised contact by travellers.

I have begun breeding, training and selling Australian Stock Horses which are located on both blocks 3948 and 3950. Of which I have serious animal welfare concerns for in the event that the liquor permit extends with the opening hours resulting in humans doing what humans do best and make bad decisions. Potential for accessing our properties and causing either injury to the horses or themselves. Our Public Liability Insurance will go through the roof if this is passed. Along with the human concern is the lighting pollution into our property and paddocks causing spooking of the horses, potentially causing injury to the high value animals on property.

1 | Page

Document Set ID: 4380011
Version: 1, Version Date: 09/07/2024

As my mother is the closest resident and most affected by close proximity to the proposed development of the Emerald Creek Ice Creamery, I wish to formally lodge my strong objection to their recent submission to increase their current trading hours to open earlier and close at 11pm at night and the nature of the business changing from a Restaurant/Cafe/Ice Creamery to be utilised as a "Club", with alcohol to be served until 11pm. I will also be pursuing this matter with the Office of of Liquor and Gaming Regulation such is my concern with the approval of the licence to the Emerald Creek Ice Creamery and its close proximity to the National Route 1 - Kennedy Highway.

My objections are based on my previous experience with the Emerald Creek Ice Creamery not fulfilling their commitment and complying with the conditions of their current planning permissions and I am concerned that given the proposed changes these will add further detriment to our living situation for both 3948 and 3950. Our only regret is that we didn't lodge complaints earlier, which would have demonstrated through incidents of non-compliance, that even the existing operation is in-consistent with the rural area, and its impacts on those surrounding properties drastically. That the purpose outcomes and strategic outcomes have been compromised through lack of controls. Evidently this use as a "Club" could work elsewhere where adjoining three (3) rural landowners weren't located within 100m of a non-consistent commercial activity in a rural area. Along with my objections I also include a personal impact statement as I believe these changes will negatively impact my wellbeing and personal safety for myself, my elderly mother and my horses.

Neither myself, my brother nor my mother were ever informed of the appropriation of a liquor license to be held at the Ice Creamery. One would like to believe that such an undertaking as serving liquor in a rural area with houses flanking all sides of the commercial business would have to be informed so as to gain any concerns from the residents that may be affected in the future. Particularly as the business now sees fit to want to extend their opening hours to 11pm at night in a rural area? Who in their right mind could think this is a good idea?

When I contacted the OLGR they informed me that a sign would have been posted out the front of the property to inform those living in the area of the liquor permit application. I "assume" it would have been placed in the same location as this Development Application was, hidden behind the tree well east of the access restricting the visibility for us to see it. Until we contacted the council and had it moved to the entrance following mum receiving a registered mail informing her of the Development Application otherwise we would have never know they were planning to follow their current plan. This to me creates a deceitful approach from the Developers.

I would also like the support of the Council to ensure the proprietors are required to undertake the following assessments at their cost to support their application **irrespective** of their application being granted in part or in full:

In the Negotiated Decision Notice Approval 8 July 2009, there was a maximum noise level of 8dB (A) above background levels. It my request that the property engage an appropriate qualified organisation to assess the current noise level and to provide a detailed noise report on the changes to the permitted noise levels at various times of their operational activities given the changes in the level of background noise. I also request that should change be made to their application be granted that they be required to undertake noise monitoring which is reported to the Council or EPA on a routine basis. Any noise pollution mitigation measures must consider all aspects, such as secondary hazards of dust, and be constructed in such a way, and form materials, that does not create a visual hazard nor impact the residential community ambiance of our rural scenic properties surrounding the commercial business.

In the Negotiated Decision Notice Approval 8 July 2009, it was a requirement to have an assessment conducted to the satisfaction of the Department of Main Roads. Since the time of the 2009 assessment the usage of the highway has increased and the vehicle demographic change. It is my opinion that further development is required on the shared driveway access to the residential properties and the business. This requirement is well overdue and the intersection is sub-standard to the amount of traffic that utilises it onto what is an extremely busy highway network. The risk is compounded by the number of stop and go on the range creating non-stop sections of traffic for what can be a 5 minute wait to leave our access.

Now I know from living here that I may have to wait that long and that if a vehicle is anywhere on the straight towards Cairns I need to wait. Particularly if I have my trailer on as they are doing 100km/hr and if I cross and go towards Mareeba that they will catch me before I get going. And the same for Mareeba direction. If any vehicles are on the "jump up" I will not drive out and towards Cairns as I know that they will catch me very quickly and have to brake or hit me. The design of the intersection was suitable back in the early 2000's - Pre having a Commercial building aka "Emerald Creek Ice Creamery" being put in place in amongst our cozy rural acreage. It certainly does not allow for the size or number of vehicles or trucks that call in there, 7 days a week, every week..... With only Christmas Day and Boxing Day to give us a break from the constant traffic flow, noise and dust. Now they would like the addition of 14 hour days (9am - 11pm) to add to our anguish. It should be completely separated from the two western block access's of 3948 and 3950. With absolutely NO extension of opening hours.

We have been forced to shut our front gate to stop random vehicles driving into our private driveway. This is due to the compressed and bottle necked access. Remember, this was originally only for the two blocks with two families and for this purpose it was fit. The travellers assume they can park inside as they believe it to be part of the Ice Creamery. And many times also back in next to our front gate, on the nature strip. Whilst having to open and shut this gate only increases our risk of being contacted by incoming and out going vehicles whilst we are trying to gain entry to our private property.

I regularly utilise our designated access to transport horses in my large gooseneck trailer and tow vehicle. In 2020 the bottleneck configuration and high traffic flow in and out of the Ice Creamery resulted in me reaching out to the Mareeba Shire Council for assistance, who then directed me to contact TMR about my concerns with near miss head ons. When I attempted to drive straight ahead and wait to enter the flow of traffic, to allow traffic out of the Ice Creamery and towards Cairns, drivers of vehicles coming from Mareeba would not wait for my vehicle to clear the intersection and drove around in front of me and down the exit into the oncoming exiting vehicles out of the Ice Creamery, I also had vehicles exiting from the Ice Creamery drive out, and across in front of me whilst I was attempting to leave. Following TMR feedback about my concerns and explanation of the near miss incidents, I now have to exit our entrance of our property and cross the intersection using my vehicle configuration to block the entire access to stop all traffic from entering or exiting all properties until I can safely enter the Kennedy Highway. As explained earlier this can sometimes take some time due to the large number of vehicles on the Kennedy Highway. FNQROC reports over 11,000 daily traffic movements between Cairns and Mareeba.

In the Negotiated Decision notice Approval 8 July 2009, it was a requirement to adequate space for a mini bus to turn around in the designated carpark allocation. It is my request that either the business is limited to the supporting minibuses only OR the planning approvals are extended to mandate appropriate conditions are in place for larger buses and vehicles towing caravans be implemented. Including the full sealing of said parking. No further increase to be given in the development footprint as the surrounding properties amenity will only get impacted further, is crucial when considering such a already non-compliant project.

Furthermore, in the Negotiated Decision Notice Approval 8 July 2009 it was a requirement to pave the vehicle used areas, both access and parking to help with the potential of generated dust. I want to have this a requirement mandated as while she may not have made formal complaints to the Council, my mother has been negatively affected – both in health and hygiene by dust generated by the vehicle access area. I would also propose that the property be required to undertake dust monitoring, by a qualified business, to ensure they are not creating an airborne or psychosocial hazard. And for the entire car park and access to be fully sealed to eliminate the dust pollution into the private residence of the 3948 home of Carol Henry.

We are not suggesting that this is something that supports the current club application, as something that is reasonable and supports the current DA is NOT our message. We are simply talking about the current **non-compliance** with the **existing approvals MSC** granted in the past, of which we believe should never have been granted in this location with some many close neighbours and the limited access onto the Kennedy Highway, with no apparent room for access improvement. This information I have gained from discussions with the numerous planning departments and DTMR.

In the Negotiated Decision notice Approval 8 July 2009 t was a requirement to have detailed landscaping designed for both aesthetics and the mitigation of business produced pollutants

(noise, dust, light). It is my request that the landscaping design be resubmitted addressing the aesthetics aspect to not deter from the nature of the residential setting which they have established their business between. The proposal shall also include a timeline for completion and additional information on supports such as reticulation to ensure the landscaping is well maintained and continues to flourish instead of its failure over the previous 15 years since its establishment.

The proposed control relating to patron noise on the late operation nights is insufficient as '*no tolerance for noisy or rowdy behaviour by patrons*' is not a control but a '**wish**' statement. It is my request that a more suitable control, using the hierarchy of controls be implemented, such as the elimination of outside patrons (i.e. removing the outdoor seating) after 5pm or similar. Clientele to be inside closed building to reduce exterior noise which then travels to the closely located homes of the surrounding neighbours.

Furthermore, I would request detailed reports by an acoustic and air engineer be completed demonstrating compliance with Environmental Protection Policy's for Air and Noise. Non-negotiable essentially. If not you are not undertaking your work in the interest of the community, then its not in the interest that these DA's be supported.

Should the Council officers consider this to be acceptable in a rural area, then I would insist on clause stating no new outdoor seating or other areas which would see people congregate outside for more than access to vehicles upon leaving.

Should the Council officers consider this to be acceptable in a rural area, then I would insist on adding to the proposed control for live music or loud music requiring council approval expanded to requiring all surrounding residents' approval as well. With all contact to be received and documented by council.

Please note, these points are not an acceptance for the go ahead of the development, far from it, they are to help mitigate the damage if somehow it is successful. Even with the huge amount of negative effects on the people who live right next to the business and are affected by it everyday.

In review, these are the considerations for the Council -

Primary duty of care

"A PCBU must eliminate risks arising from the work environment and facilities, or if that is not reasonably practicable, minimise the risks so far as is reasonably practicable."


- **Noise Pollution**
- **Dust Pollution**
- **Light Emissions**
- **Public Safety - Dangerous Intersection**
- **Failings by the business to implement the requirements by council in earlier development plans.**

- Failure during the planning process to correctly identify and control the risks.
- Security concerns for both residents, animals and property with the late closing.
- Biosecurity Concerns

Mareeba Shire Council Planning Scheme 2016 - Major Amendment No. 1 of 2023 version I find "Part 6 in 6.2.10.3 Criteria for Assessment":

Table 6.2.10.3 - Rural Residential Zone Code - For accepted development subject to requirements and assessable development
Page 220

PART 6	
Performance outcomes	Acceptable outcomes
Non-residential development	
<p>PO8 Non-residential development:</p> <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) does not impact on the orderly provision of non-residential development in other locations in the shire; and (d) directly supports the day to day needs of the immediate residential community; or (e) has a direct relationship to the land on which the use is proposed. 	<p>AO8 No acceptable outcome is provided.</p>
Amenity	
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO9 No acceptable outcome is provided.</p>
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO10 No acceptable outcome is provided.</p>



Part 6 — 220

Mareeba Shire Council planning scheme

Councillors and Lady Mayor, please take into consideration that my family has lived on this property for nearly 40 years, I realise this isn't quite being considered a local as yet, although we are planning on being here for another 40+ years.

It is our family home, we love the Mareeba District and all it stands for with its strong agricultural sector and, as the Mareeba Shire Council states in its Planning Scheme "**value its relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced**" we hope to ensure this strategic outcome is followed by the Planning Department, Elected Councillors, Lady Mayor and CEO of the MSC.

My horses and rural photography will become my home business following the cessation my current employment. We will not be driven out of our home by a development that is inconsistent with the intended character of the Rural Zone/Rural Residential Zone in which we reside.

I already come home from my week away at work and find myself so upset and frustrated with the lack of privacy, the noise and dust pollutions emanating from the Ice Creamery. As well as the stress and anxiety when trying to use our own council designated access to enter or exit our own home, and have near misses with vehicles leaving the Ice Creamery (they should be giving way to their right but this has failed many times resulting in the near miss hits). Remember this business is open every day of the year except two days.....

My elderly mother has to deal with this day in, and day out, all year round. I truly have serious concerns regarding her health and safety in regards to security with the proposals which have been put forward, on top of what she already has to deal with.

I invite you all to attend our properties of 3948 and 3950 Kennedy Highway to witness our concerns. I would like request to be able to attend the Council Meeting when the Development Applications are put to vote if this is possible, please. Supporting video and photographic evidence is available on request.

Should there be any questions or queries in relation to the submission presented, I would appreciate if you contact me via email immediately.

Yours faithfully,

Shelley Henry
3950 Kennedy Highway
Mareeba, QLD, 4880
shelley.henry3@bigpond.com

ALLAN WILLIAM HENRY

0421 724 469
allanhenry8@bigpond.com

3950 Kennedy Highway
Mareeba Queensland
4880 Australia

8 July 2024

Mareeba Shire Council
65 Rankin Street,
Mareeba. Queensland 4880

Dear Sir/Madam,

RE: Proposed Development Applications - Emerald Creek Ice Creamery

Applications - MCU/24/0010 - Material Change of Use (Club)

I live at 3950 Kennedy Highway, Mareeba, utilising the same access driveway as the Emerald Creek Ice Creamery. I would like to offer my thoughts and extreme objection on the proposed Change of Use to a "Club" from a "Cafe". And the change of operating hours.

It is quite evident to me that not once in the Planning stage of these proposals were the very close neighbours to the Ice Creamery considered at all. No one has contacted us prior to the Registered mail received by Carol Henry, my mother, even though I use the same access and are affected by the changes I was not officially informed. And when I mentioned to the rest of the family that there should be a sign up, no one had seen one. Upon a walk down to the front fence, a sign was in fact found placed behind a large tree at the front of the Emerald Creek Ice Creamery so as it wasn't easily sighted when we entered. This has since been rectified following our contacting the council. Indicating to me that it was not in a regulation approved location. Which we agree on.

I have lived here since "Pre-Ice Creamery" and I can honestly state that it has been nothing but a serious accident waiting to happen with the existing access which has never been improved to allow for the large amount of traffic in and out of the Ice Creamery.

The other three properties, mine included have not increased. When my block was sub-divided off from my parents, we were made by council to pay a contractor - Greg Williams of NQCEC to develop to TMR standards a turn in lane from Mareeba into our access, paid for by the Henry family. As "there would be additional people living at our address due to the sub-division", never mind we all lived at the original house together so had the same amount of people. At this time the Ice Creamery was not built. And the access was suitable to be used by the families living in the blocks utilising it.

Scott and Geoff Dixon and their development of the Ice Creamery under the Mick Borzi Mayorship, was put through without our knowledge, and no such requirement was made to them and their business in regards to a turning lane from Cairns into the Ice Creamery. Please note that the only addition to the

entrance was a home made widening of a metre or two of fill done by Mr Dixon himself towards the eastern side of the access. There has been no further improvement to the access with the increased traffic since its initial establishment. Increased traffic = increased risk. If this access is unable to be improved to ensure the safe passage of Ice Creamery generated traffic onto the state-controlled road, the Council will fail in its obligations to its constituents and visiting travellers in regards to their safety.

I have seen the amount of dust that lands on my mothers furniture from the traffic travelling on the unsealed carpark, I don't believe it is reasonable or acceptable for her to be dealing with this at all in her private residence. One would think that such a highly trafficked area would be fully sealed with asphalt to protect her health and well being as she is on the down wind side of the dust, I am also downwind but not as close or as affected as she is with the dust emissions from the Ice Creamery. She can clean her tables and furniture on Monday and by Wednesday there is a layer of dust on them again. Totally unacceptable.

The "privacy" given by the garden on the western side of the car park is not adequate at all, with my father, may he rest in peace, was subjected to children yelling to their parents that "that man is drunk!".... My father suffered from Parkinson's until his passing last month. They do not deserve to have people being able to see into and around their private property and be subjected to such comments. They have absolutely no privacy and I also can be seen from the carpark in my yard such is the lack of vegetation on the Western side of the car park. It has failed to comply with the requirements of the previous Approval by council in the application for change of use by Dixons in 2009.

As with the ability to see into our property I can see now how much the night time opening hours will affect us all with vehicle lighting and lighting from the Ice Creamery building itself. As well as the vehicles accessing the driveway from the Cairns side shines straight into both our houses. We have tested this and have documented it. Videos will be shared with Councillors and Lady Mayor upon their visit to site.

The extended hours to 11pm at night ARE NOT justified or reasonable. It is a RURAL Zone, and as such a gambling facility is not a justified use. Particularly with the sale of alcohol in an area not readily covered by taxi's in the event of too much alcohol being consumed. You will be adding fuel to the mix by allowing such hours and the sale of alcohol. A big no from me.

I strongly believe a duty of care is required from the MSC, TMR and the Emerald Creek Ice Creamery to work together to ensure that works are conducted in a timely manner to design, and implement a safe access onto the Kennedy Highway from the Ice Creamery. This is a very unsafe intersection and must be taken seriously.

Sincerely yours,

Allan William Henry - Bill

E: brownsonthewallaby@bigpond.com
 Ph: 0427453445.

K.A & O.F Brown,
 P.O. Box 32,
 KAIRI. Q 4872

7th July, 2024.



The Chief Executive Officer,
 Mareeba Shire Council,
 65 Rankin Street,
 MAREEBA Q. 4880

Re: Proposed Development Applications – Emerald Creek Ice Creamery
MCU/24/0010 Material Change of Use – Club
MCU/09/0005 Change application – change of operating hours

Dear Sir/Madam,

In writing this submission we wish to express our serious concerns regarding the above proposed changes at the Emerald Creek Ice Creamery. The issues are several.

We are regular visitors to the very close western neighbours of the Ice Creamery at Emerald Creek. The Owner of this peaceful rural property at '3950 Kennedy Highway' have been in an increasing state of concern since receiving the registered advice regarding the above application.

We consider the issues are as set out below.

- Their privacy
- Their sense of security
- The dust factor
- The noise of vehicle movements & lights
- Disturbance of animals
- Accessing the Kennedy Highway

With the proposed developments we can see nothing but increased problems.

Their Privacy: Should extended hours be approved, this once quiet rural property will be bombarded with even more vehicles and people being able to view every movement and activity on the adjoining land. This elderly lady does not need to be feeling she is constantly 'on show' to neighbouring clients. Her sense of privacy will be further strained.

Sense of Security: To have public and vehicles accessing and departing the neighbouring property till 11pm attending functions, meetings, parties, bingo and Poker nights with alcohol being served and being catered for outside the building at times, is a risk concern in this rural setting. Where is the security? When clients need to be responsible and call a taxi, what chance do they have, being approximately 12km out of Mareeba? A very narrow chance – just ask the taxi company. If the taxi does agree to come, the clients could be waiting around for a considerable time.....this is more of a security concern. You must understand, to be alone in your home and feel insecure and/or frightened because of possible impatient people wandering around the road entrance to your property late a night, is not acceptable.

allow oneself to get out of the 100km/hr traffic: vehicles parked in the driveway exiting the Ice Creamery property trying to get across the high speed traffic to head west: I have no where to go.

The Dust Factor: Constantly the south eastly winds are blowing from the very close car park and drive in area, directly into the home next door. Arrangements were supposed to be put in place years ago to mitigate the dust factor. The garden/tree line has not been planted and cared for in the manner required to control the dust and give a suitable barrier – and consideration should not be given to even more hours of dust and disturbance to the neighbour.

Noise of vehicle movements & Lights: Vehicles are continually slowing down, backing up and driving into the neighbours driveway space, just to enter the business next door. With further client vehicles, delivery vehicles, tourist buses, car and caravan movements the noise will only increase in the extended hours. Vehicle lights will light up the whole home and to have this happening until 11pm at night is not acceptable. You would be constantly wondering if they are coming to 'your home' or checking out your property. To stop vehicles accessing their property, the neighbours have chosen to close their gates. This makes it even more difficult for them to enter their property quickly when others are trying to enter or exit the neighbouring business.


Disturbance of their animals: Again remembering this is a rural zoned property next door, their animals are on constant alert and agitation with vehicles and people so close and visable to the animals boundary.

Accessing the Kennedy Highway:

The very narrow access to their property, that currently serves three (3) private rural zoned properties and one (1) property which is a shop/business with significant traffic movements is a serious problem. This scenerio is just an accident waiting to happen. I have been in the position of trying to access the neighbouring property off the Kennedy Highway coming from the west. There has been a car and caravan parked in the pull over area off the highway, infront of the neighbours property that should allow oneself to get out of the 100km/hr traffic: vehicles parked in the driveway exiting the Ice Creamery property trying to get across the high speed traffic to head west: I had no where to go.

The entrance to the Ice Creamery is not sufficient to handle the traffic off the highway, let alone have caravans or buses parked nearby, obstructing vision and pullover space. Should you wish to take a truck and trailer out of the the neighbours property, it is almost impossible to access the highway safely if any vehicles are moving in or out of the Ice Creamery. They dart around you off the highway to get out of the 100km traffic or pull out in front of your turning vehicle to get onto the Highway. This turning/access entry is just so dangerous, and consideration of late night movements will see more chances of yet another casualty on this extremely busy fast-flowing highway.

We request Council give deep consideration and vote to NOT agree to this proposed development. People in this area chose to live here because it was a rural quiet enviroment. These neighbours do not wish to live next to a busy business, with vehicles, noise, lights, peering sticky-beaks and extended hours of agitation and insecurity. IWe are deeply concerned for our friend with this proposed development.

Sincerely,

Kerry & Owen Brown

From: "Julie Marshall" <julie.marshall79@gmail.com>
Sent: Tue, 9 Jul 2024 09:08:52 +1000
To: "Info" <info@msc.qld.gov.au>
Cc: "Cr Angela Toppin" <mayor@msc.qld.gov.au>; "Cairns.office@tmr.qld.gov.au" <Cairns.office@tmr.qld.gov.au>; "bob.katter.mp@aph.gov.au" <Bob.Katter.MP@aph.gov.au>; "cook@lnp.org.au" <cook@lnp.org.au>; "hill@parliament.qld.gov.au" <hill@parliament.qld.gov.au>
Subject: Proposed Development Applications - Emerald Creek Ice Creamery Applications - MCU/24/0010 - Material Change of Use (Club) MCU/09/0005- Change Application (Other Change - Change of Operating Hours
Attachments: Julie Marshall Objection Letter Emerald Creek Ice Creamery 9 July 2024 - Letter 2.pdf, Julie Marshall Objection Letter Emerald Creek Ice Creamery 8 July 2024 - Letter 1.pdf
Categories: Added to ECM

Good Morning

Please find attached my updated formal objection letter to the two Emerald Ice Creamery Development Applications for Change of Use and Extending of Open Hours.

Feel free to contact me if you have any questions.

Regards,

Julie Marshall

Mob: 0429881245

Your Ref: MCU/24/0010

9th July 2024

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street,
Mareeba, Queensland 4880

Attention: Planning Department

Dear Councilors and Lady Mayor,

SUBMISSION – OBJECTION (REFUSAL)
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - CLUB
LOCATED AT: 3946 KENNEDY HIGHWAY, MAREEBA
FORMALLY DESCRIBED AS: LOT 2 ON SP310235

I would like to officially document my objection to the above proposed changes to the Emerald Creek Ice Creamery.

I have visited the western properties adjacent to the Emerald Creek Ice Creamery for the past 11 years since moving to Mareeba and years before that.

During this time, I have witnessed the development of the Ice Creamery and the continued growth in the traffic.

Entering and exiting the property of 3948 & 3950 Kennedy Highway has developed into a serious hazard. On more occasions than I can care to remember, exiting the property I have nearly been hit by oncoming or exiting traffic to the Ice Creamery, who fail to give way to exiting traffic from the above-mentioned property.

Also, the noise and dust that travel to the property is of a genuine concern, I have witnessed the constant clean up that is required and do wonder what health impacts this is having on Carol Henry in her later stages of life.

I honestly believe if this application is passed that it will have a detrimental effect on Carol's health and mental state with the recent passing of her husband of 56 years. Also, the potential for traffic accidents due to the inadequate access to the Emerald Creek Ice Creamery that I would not wish on my worst enemy.

The sales of alcohol and extended hours will only exacerbate the already unsafe environment.

I sincerely hope that you consider the impact that this is going to have on the neighboring properties and any innocent people that could be effected by this.

Julie Marshall
38 Iluka Street
Mareeba, QLD, 4880
Julie.marshall79@qite.com
PH: 0429881245

To:
The Chief Executive Officer,
Mareeba Shire Council,
65 Rankin Street,
MAREEBA Q. 4880

From:
Ms Tamie Brown
PO Box 442
TOLGA QLD 4882

8th July 2024

To Whom It May Concern,

Re: Proposed Development Applications – Emerald Creek Ice Creamery
MCU/24/0010 Material Change of Use – Club

It has come to my attention that the Emerald Creek Ice Creamery have applied to change the use and if approved, will include functions such as meetings, parties, bingo and poker nights with alcohol being served. I wish to express my concerns with regards to the above mentioned proposed changes and I urge council to REJECT this proposal.

I have visited the neighbouring property at '3950 Kennedy Highway' often, both before the Ice Creamery was established, as well as after, and the effect this business has already had on the quiet rural residences and landscape since being opened is significant.

The once peaceful, quiet existence of this rural property has been severely interrupted. On multiple occasions while I have been present at the property since the establishment of the Ice Creamery, situated very close up against the eastern boundary next door I have witnessed these problems.

1. The privacy of the neighbours at 3950 Kennedy Highway during opening hours of the ice Creamery is non-existent outside the confines of their home building. As soon as you step out of the door of the residence, you seem to be 'on show' as Ice Creamery clientele peer over the fence, watching the horses or simply the coming and going of the residents and their visitors whilst they converse in the carpark.
2. The dust that accumulates daily on every available surface of this neighbours home created by the traffic going to or coming from the unsealed Ice Creamery carpark would bring anyone to tears. This dust creates considerable work for the retired house proud residents of 3950 Kennedy Highway. This dust pollution is a health hazard and needs to be addressed. With more traffic evident by more functions only spells more problems for this business's neighbours. It was my understanding that the Ice Creamery was supposed to ensure that a privacy/dust barrier was installed and maintained when it was originally approved by Council, however this has not been the case.
3. On more than one occasion I have witnessed, 'near miss' traffic accidents whilst trying to access or exit the property at 3950 Kennedy Highway. The access is very narrow and serves as an access to not only the said business, but three other rural properties. With an increase in business this can only become a bigger problem. This area of highway is a 100km/hr zone and on many days traffic can be seen backing up on the highway trying to access the Ice Creamery. I have witnessed caravans parked across the driveway to the Ice Creamery while other vehicles are trying to exit the Ice Creamery carpark. Visibility for the vehicle exiting the access is therefore diminished. The residents of 3950 Kennedy Highway have had to shut their boundary gate to prevent people from coming in their driveway, thinking that it is part of the Ice Creamery. I have almost been hit by a car exiting the Ice Creamery whilst I have left my car to close the property gate. Adding alcohol to this already dangerous inter-action just adds to the significant problem already existing.

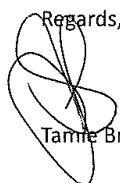
4. The rural property is home to expensive and very well loved Austrlian Stock Horses which are bred on the property. Already, I have seen these horses spooked by honking car horns, often due to a near traffic incident nearby. On one occasion a foal almost ran through an internal fence in fright. They have had adults and children leaning over the fence and calling out to try and pat/feed these expensive horses – and this was during the daylight. Imagine what damage having a commercial business, serving alcohol, creating extra noise and extra traffic could do to the animal’s wellbeing. Should the boundry gate be ‘opened’ these horses would have complete access to the 100km/hr traffic of the Kennedy Highway. We all know that intoxicated people in general do not make great choices. The constant anxiety of being hypervigilant of people trespassing or accessing the property already exists. Making more occasions available to the Ice Creamery only creates more chances of these problems happening. It is not unreasonable for the residents of 3950 Kennedy Highway to be deeply concerned for the animals.

5. Every person has a right to peaceful, quiet enjoyment of their residence and property. Every person has the right to feel safe in their own home. With this business being situated literally a stones throw from the residence at 3950 Kennedy Highway it is already causing anxiety to the residents.

Granting the Change of Use for this business creates a bigger problem in this rural zoned area. There are other venues within the shire that cater for these types of activities.

The residents of 3950 Kennedy Highway are connected to their land which was passed down from parent to child and has been in this family for 40 years. They have put up with a lot of unnecessary angst since the construction of the Emerald Creek Ice Creamery in this rural zone.

I urge Council to reject this application.

Regards,

 Tamie Brown

Georgia Sloan

Owner of neighboring property
Lot 276 RN 134 Kovacic road
Mareeba QLD 4880

8 July 2024

Mareeba Shire Council,
65 Rankin Street,
Mareeba, Queensland, 4880

Dear Sir/Madam,

Regarding the proposed development by the Emerald Creek Ice Creamery, I strongly oppose the two developments put to council and request that the Council consider us as the surrounding property owners and say NO.

The Developments that I respectfully object to are:

MCU/24/0010 – Material Change of Use – Club

MCU/09/005 – Change of Operating Hours

We purchased the property due to its location outside of the township and away from such venues as pubs and clubs for its serenity privacy and security.

I do not wish to have my rights as a rural property owner not valued in your decision making at the time this goes to Council Meeting.

I have other concerns that I can submit to also have addressed if needed.

My current residential address is:

11 Merauke street Soldiers Hill Qld 4825

My phone number is :

0427398868

Sincerely yours,

Georgia Sloane

Ron and Cathy Sloan

OBJECTION (Refusal) to MCU/24/0010

Development Permit for a Material Change of Use - Club

Located at: 3946 Kennedy Highway, Mareeba (Lot 2 on SP310235)

8 July 2024

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

ATTN: Planning Department

Dear Sir/Madam,

I would like to submit my official rejection of the Development Permit for the Material Change of Use - Club by the Emerald Creek Ice Creamery. The Ice Creamery is currently a Restaurant/Cafe, and that is exactly what it should stay as. No one in their right mind would want a Club with the previously requested extended hours near their private residence in what is classified and zoned as a rural zone.

Absolutely no support from us or our family in regard to this application and I strongly hope that the council takes into consideration the effects of the those in the surrounding areas. In particular down wind from the business, you can put up fences and grow more plants but that will not reduce the effect of the club related activities and noise which will inevitably travel and disrupt the surrounding area. Keep it in town, utilise the International Club, Bowls Club, Golf Club and numerous other venues that are readily available for use by people and more accessible for taxi's to help old mate out when he has one too many beers.

I would also like to add that I drove into the driveway today and I have observed that the 4.2 metre easement that was gazetted for powerline access up to Lot 134 Kovacic Road has been incorrectly fenced. It has an approximate width of 1 metre wide and is fully wire fenced across the ground and up to an additional fence line on the eastern side of the boundary fence blocking the easement access to our family property. This is going against the Property Plans. I request that the Mareeba Shire Council and Planning Department enforce the correct easement regulations for 3944 Kennedy Highway to allow the access for the easement to the creek and through to our property.

Sincerely yours,

Ron Sloane
0456 236 586

132 Kovacic Road, Mareeba, QLD 4880 Australia

Cathy Sloane 10.7.24.

Ron and Cathy Sloan

OBJECTION (Refusal) to MCU/24/0010

Development Permit for a Material Change of Use - Club

Located at: 3946 Kennedy Highway, Mareeba (Lot 2 on SP310235)

8 July 2024

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

ATTN: Planning Department

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Absolutely no support from us or our family in regard to this application and I strongly hope that the council takes into consideration the effects of the those in the surrounding areas. In particular down wind from the business, you can put up fences and grow more plants but that will not reduce the effect of the club related activities and noise which will inevitably travel and disrupt the surrounding area. Keep it in town, utilise the International Club, Bowls Club, Golf Club and numerous other venues that are readily available for use by people and more accessible for taxi's to help old mate out when he has one too many beers.

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Sincerely yours,

Ron Sloane
0456 236 586

RSloane. 8.07.2024

132 Kovacic Road, Mareeba, QLD 4880 Australia

PO Box 1107.

Mareeba

QLD. 4880.

9th July 2024.

Mareeba Shire Council,

65 Rankin Street,

Mareeba.

QLD. 4880.

Re: PROPOSED DEVELOPMENT

Application Ref: MCU/24/0010.

On 2SP310235, Kennedy Highway, Mareeba, QLD 4880.

Application Ref: MCU/24/0010 (material change of use -Club).

Further to our stated objection to the proposed change of trading hours by the Emerald Creek Ice-creamery as a traffic safety concern; we further that by objecting to this proposal which defies logical thinking.

The stated objective is to extend trading hours on Thursday, Friday and Saturday nights. The proposed business model suggests a **Club** where people can congregate to play Poker and Bingo.

I'm sure the township of Mareeba is well catered for in regards of these to activities.

I perceive an incongruency with this suggestion.

The Ice-creamery is not a particularly big building. It can accommodate a few people inside and potentially a slightly larger number on the veranda facing it's Highway front.

Having hosted Bingo for fund raising activities several times in years past, my observations generally, helped me establish an awareness that predominantly older people, mostly women **play Bingo.**

It is not a younger persons social/recreational activity.

Bingo games are generally held during daylight hours where older people can **safely access** the venue either because it's within walking distance or driving is safer during daylight hours and in a more controlled environment.

So as a long-term resident of this area, I am at a loss as to where these particular interest group could be sourced from except a distance away which requires driving OR the utilisation of a bus service as Local Taxi's do not transport people so far out of town.

Older people where possible avoid driving at night and I'm failing to innerstand why an approximate 12klm drive to **play bingo on a Thursday/ Friday or Saturday** night would be appealing. Particularly on a regular basis.

Perhaps the Proprietors of the Ice-creamery could furnish a validated survey to support their proposal.

Poker is more likely to attract a different clientele. The idea of these same older Bingo players lining up for a quick game of Poker seems preposterous.

Then we circulate back to the question of reasonable space to hold these "entertainments".

Then to suggest that serving alcohol (presently a license is held? limited) to this clientele holds an appeal just does not resonate at all. Perhaps to the Poker set it might.

No doubt with the games proposed, people would want other clubby activities happening – music (does this mean loud music), is there any enforceable control on noise limits at an out-of-town venue at night. Rural settings are great for turning up the volume, but noise is noise. Are there any enforceable control mechanisms for this.

Are we to think that regularly without fail patrons (not the elderly Bingo set) will control their own individual noise level especially where alcohol is consumed.

Who is responsible for the RSA – Responsible Service of Alcohol. This is a very reasonable question. Who will enforce that to prevent people who may be susceptible to higher blood alcohol readings from entering into highway traffic.

So, we are now looking at an awkward, potentially dangerous Limited Access turn in/out on a highway to an out-of-town venue serving alcohol late at night on a regular basis.

It is difficult to sustain a thought that supports the idea this proposal remains in the realms of a soft gambling activity like Bingo and presumably Poker.

It is duly noted that Town Planning service , SCOPE has recommended approval.

Yours faithfully

David and Rosemary Tempany.

From: "butlersteve086@gmail.com" <butlersteve086@gmail.com>
Sent: Thu, 11 Jul 2024 03:13:59 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: OBJECTION (REFUSAL) MCU/24/0010 DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - CLUB LICENCE
Categories: Added to ECM

To Whom It May Concern

I would like to state that I object to the development on the following grounds:

- Entry to property – dangerous entry to and from highway. One entry is shared with 4 neighbours.
- Disturbance of peace quiet and enjoyment.
- Significant increase of traffic coming and going late at night.

Regards

Joanne Geary
3944 Kennedy Highway
MAREEBA QLD 4880
M: 0427716626

Development Permit: MCU into a CLUB Rejection/Objection for MCU/24/0010

40 Catherine Atherton Drive
Mareeba, Queensland, 4880
0438 165 420
lynnreemoore@hotmail.com

11 July 2024

Mareeba Shire Council,
65 Rankin Street,
Mareeba, Queensland, 4880

Dear Lady Mayor and Councillors,

I have only become aware of the Development Application that has been put into the Council by the Emerald Creek Ice Creamery and its Landholders. And would like to take this rushed opportunity to reject the proposal for the Material Change of Use - CLUB.

As a property owner myself in a rural zoned area, I find it inconceivable that the business owners could possibly believe that this will not affect the surrounding landowners? I would question whether any of the surrounding property owners were consulted regarding the potential concerns of those in the area in the event this is allowed through by council. Is it even an acceptable use of rural land?

Currently this business is a Restaurant/Cafe, selling Ice Cream primarily along with food to go with the Liquor Licence that has been approved for such with the Restaurant. With this licence you are required to sell food with your alcohol. And more food is to be sold than alcohol, assisting in reducing alcohol consumption. This change to a Club is not in the best interest of road users once it is allowed through Council. Please consider this application very seriously. Enough with the deaths on our roads due to drink driving which this will inevitably encourage. A Club is most certainly not suitable for the current location of the business. Affected people will be those surrounding property owners, us as road users with that dicky little access that we have to use to get into the business. One would hope that it is looked at seriously by the Planning Department of the Mareeba Shire Council as I for one believe it is not acceptable as a tourist destination with such a ridiculous set up to enter and

exit. I have observed caravans parked outside the property along the nature strip outside the fence whilst I was trying to leave, one would be led to believe by the Road Rules that this is illegal, is it not? Adding yet another direction in this dicky access, for vehicles to have to watch for.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

(1) Rural areas include rural activities and land uses of varying scale, consistent with surrounding rural land use, character and site conditions.

(2) Land in rural areas is maintained in large lot sizes, to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 60ha in the Rural zone except for where:

(a) The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or

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

(3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:

(a) does not impede or conflict with agricultural activities and production; and

(b) does not compromise rural character and scenic qualities; and

(c) does not adversely impact on ecological and biodiversity values.

Sincerely yours,

Lynette Moore

8.2 PROPOSED SUBDIVISION OF JUNEVALE STATION - LOT 3708 ON PH164, LOCALITY OF CRYSTALBROOK

Date Prepared: 4 September 2024
Author: Coordinator Planning Services
Attachments: 1. Preston Law email of 9 August 2024 [↓](#)

EXECUTIVE SUMMARY

Preston Law, acting on behalf of the Porter family (the landholders), have written to Council seeking views in relation to the proposed subdivision of Lot 3708 on PH164, Locality of Crystalbrook into three (3) rolling term leases.

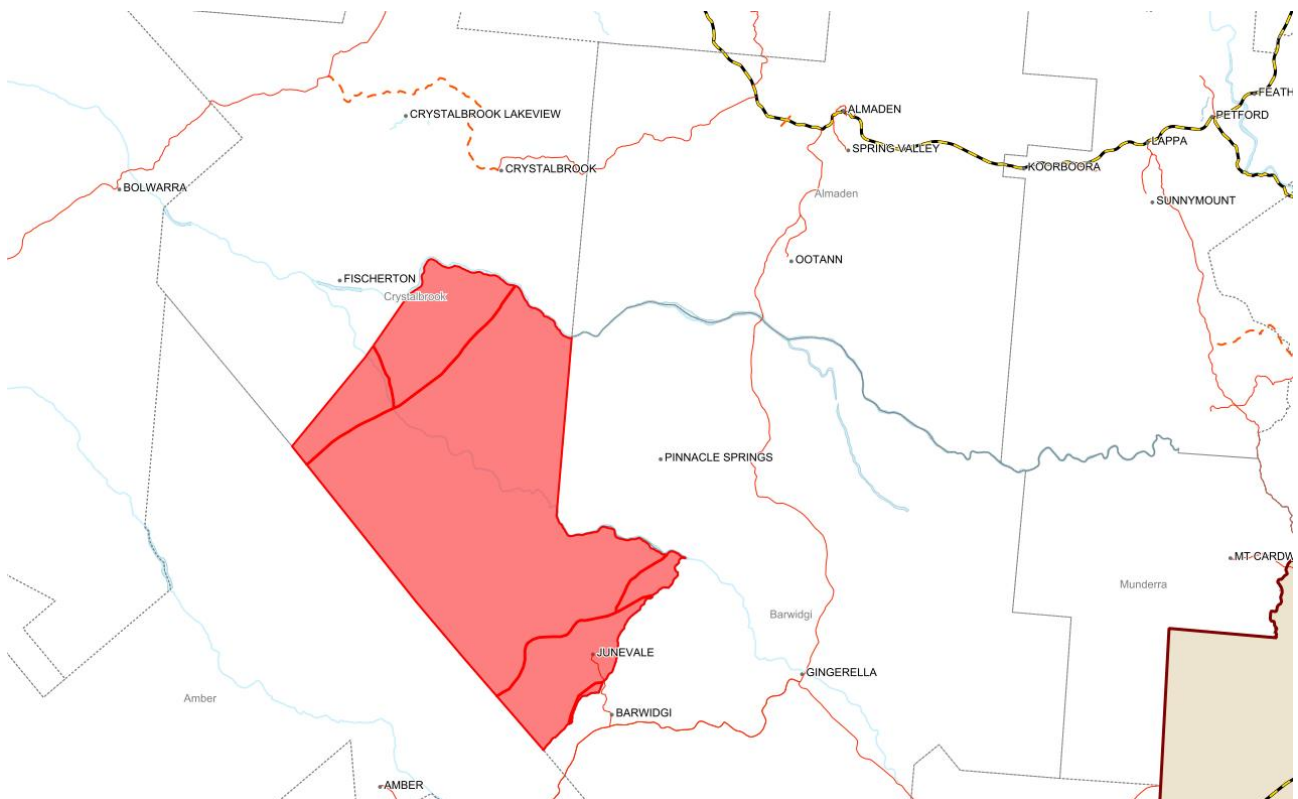
As Lot 3708 on PH164 is leasehold, the subdivision application is made to the Department of Resources, and they have directed the landholders to seek the views of Council.

RECOMMENDATION

That Council offer no objection to the proposed subdivision of Lot 3708 on PH164 into three (3) rolling term leases, subject to legal and practical access being provided to each lease area.

BACKGROUND

The subject land is Junevale Station having an area of 46,400 hectares and is situated to the south of the Tate River, approximately 30 to 40 kilometres south-west of Almaden.



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.

The existing rolling term lease is current until 31 December 2046.

Preston Law seek Council's views on the subdivision of Junevale Station into three (3) rolling term leases.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Lot 3708 on PH164 is zoned Rural under the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme).

The Agricultural Land Overlay of the Planning Scheme identifies the majority of Lot 3708 as Broadhectare Rural.

Performance Outcome PO4 of the Agricultural Land overlay code is as follows:

PO4

The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.

The landholders propose to divide Junevale Station into Junevale 1 (12,000 ha), Junevale 2 (12,000 ha) and Portervale (24,000 ha).

To support the application, the Department of Agriculture and Fisheries (DAF) have carried out a suitability (viability) assessment of the proposed new lease areas (**Attachment 1**). DAF concludes that there appears to be no significant issues impacting on the suitability of the proposed leases as stand-alone operations.

Based on DAF's assessment, the proposal would satisfy the applicable Planning Scheme provisions.

Subject to the provision of legal and practical access to each of the proposed leases, there would be no planning objection.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Economy and Growth: Promote and encourage investment in local industry to build a resilient economy.

IMPLEMENTATION/COMMUNICATION

Preston Law will be informed of Council's decision by letter.

Brian Millard

From: Planning
Sent: Friday, 16 August 2024 2:04 PM
To: Info
Subject: FW: Proposed subdivision of Junevale Station - Lot 3708 on PH 164 [PL181238]
Attachments: Proposed subdivision of rolling term lease lot 3708_Junevale Station_EC_06082024.pdf

From: Julian Bodenmann [REDACTED]
Sent: Friday, August 9, 2024 7:50 AM
To: Brian Millard <BrianM@msc.qld.gov.au>
Subject: RE: Proposed subdivision of Junevale Station - Lot 3708 on PH 164 [PL181238]

Hi Brian

Hope you're well.

You may recall a discussion we had last year about Junevale Station. I act for the landholders, and the landholders are proposing to make an application to the Department of Resources (**DOR**) to subdivide their pastoral holding.

As part of the application, DOR requires:

- an analysis of the proposed subdivision to be carried out by a subject matter expert, such as the Department of Agriculture and Fisheries (**DAF**);
- evidence of Council's views.

The DAF analysis has now been obtained, and is **attached**. I understand from our discussion last year that Council wanted to see a copy of that analysis before responding with a position.

My clients understand that if any formal approval is required by Council, for example under the *Planning Act 2016*, then those approvals would need to be obtained. However, the purpose of this email is to see whether Council has any concerns about what is contained in the **attached**, or with the proposal generally in principle, so that those views can be shared with DOR for the purposes of my clients' application.

I look forward to hearing from you, and happy to discuss any aspect.

Regards

Julian Bodenmann
 Partner | **Preston Law**

[REDACTED]
 Cairns | Townsville | Brisbane



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**Queensland
Government**

Department of Agriculture and Fisheries

State Land Assesment Managment
Department of Resources

August 06, 2024

Re: Proposed subdivision of rolling term lease lot 3708, Junevale Station, into three separate rolling term leases.

For the purpose of its proposed subdivision, this document is provided to offer insight into the characteristics of Junevale Station, and the current businesses that operate independently on this property. Junevale Station has been owned by the Porter family since the early 1930's. Junevale has operated between two brothers (William and Phillip) since 1993. Traditionally, Junevale supplied the bullock trade, which was typical for that era in North Queensland. Historically very little development has occurred on Junevale, so it has been difficult to optimise grazing management resulting in the property largely being understocked.

In 2017, William Edward Porter transferred his 50% share of Junevale to his two sons, Mark and Michael Porter. In 2019, Philip Henry Porter transferred his 50% share of Junevale to his son Phillip John Porter. Junevale continues to support three stand-alone businesses. For the purpose of this document, the three businesses on Junevale station will be referred to separately as "*Junevale 1*" (Mark Porter and Rene Ramsay), "*Junevale 2*" (Michael and Lucy Porter) and "*Portervale*" (Phill and Shirley Porter). Further detail will be provided for each separate business.

Mareeba Beef extension officers Niilo Gobius and I (Emily Corbett) have worked closely with each of the three business on Junevale station throughout the last year while supporting the development of both business plans and property mapping. This process built relationships which has allowed ongoing support for the progress of the three separate beef operations. This support has been delivered on-property focusing on building business prosperity and sustainability. The three businesses operate completely independent of the other and have separate Property Identification Codes (PIC's) for their cattle enterprises.

What follows in this document is a summary of the sustainable business work that DAF has being doing with the three business' on Junevale Station. I start by describing the work done on understanding long-term carrying capacity and demonstrating one of the indicators of the Stations land condition - ground cover. We then briefly summarise the efforts, management and understanding that the Porters demonstrate towards running their own sustainable and successful enterprises.

Defining a 'living area' in relation to extensive beef enterprises in the Gulf is problematic due to:

- (i) the range of management practices and herd production efficiencies evident across the industry,
- (ii) the inherent productivity, land condition and infrastructure development on particular properties,
- (iii) the range of business and property management skills,
- (iv) the number of families relying on a particular enterprise for an income, and
- (v) the various off-farm income opportunities available to beef producers and their families.

1

Although current market prices are buoyant, debt and financial pressures will continue to impact on enterprise productivity and profitability across the region over the next 5-10 years.

Securing finance is problematic when there are two or more operations on one lease and penalty interest rates can be imposed in these situations. Financial autonomy with rural lenders is critical for all three families and operations going forward. Given the available land condition and business information, there appears to be no significant issues impacting on the suitability of Junevale 1, Junevale 2 and Portervale as stand-alone operations and separate leases (the former two approximately 12,000 ha, the latter approximately 24,000 ha).

Please contact me if you require additional information or clarification.

Kind Regards



Emily Corbett

Beef Extension Officer, Animal Science
Department of Agriculture and Fisheries

T 07 4017 0782 M 0474 103 635 E emily.corbett@daf.qld.gov.au W www.daf.qld.gov.au
Block B, 28 Peters Street, Mareeba QLD 4880
PO Box 1054, Mareeba QLD 4880
Customer Service Centre – 13 25 23 (weekdays 8am to 6pm) / 07 3404 6999

Junevale land type, land condition and carrying capacity assessments.

During the business planning process in 2023, Niilo Gobius, Senior Beef Extension Officer, Mareeba, supported all three business with the development of updated property maps. This process encouraged discussion around infrastructure development and the carrying capacity of land types existing on Junevale Station. Along with land condition, land type and existing infrastructure such as water points and fences, are the three key influences on the carrying capacity of grazing land in northern Queensland. These discussions led to the development of an updated whole of property land type map (Figure 1).

Junevale Land types

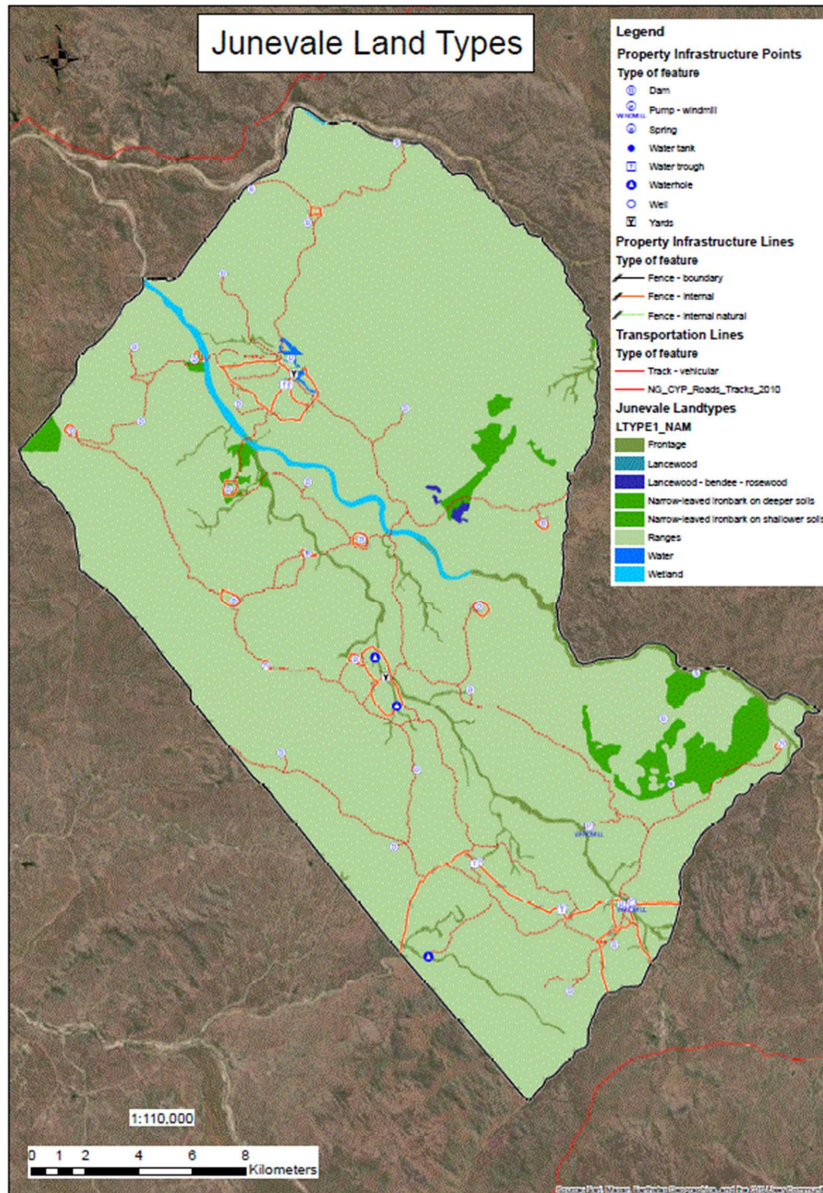


Figure 1: Junevale Station Land Types

GIS mapping determined that the majority of land on Junevale Station is classified as “Range” land type.

Figure 2 shows a picture of the typical “Range” land type. This land type is typical of the Northern Gulf region in far north Queensland.

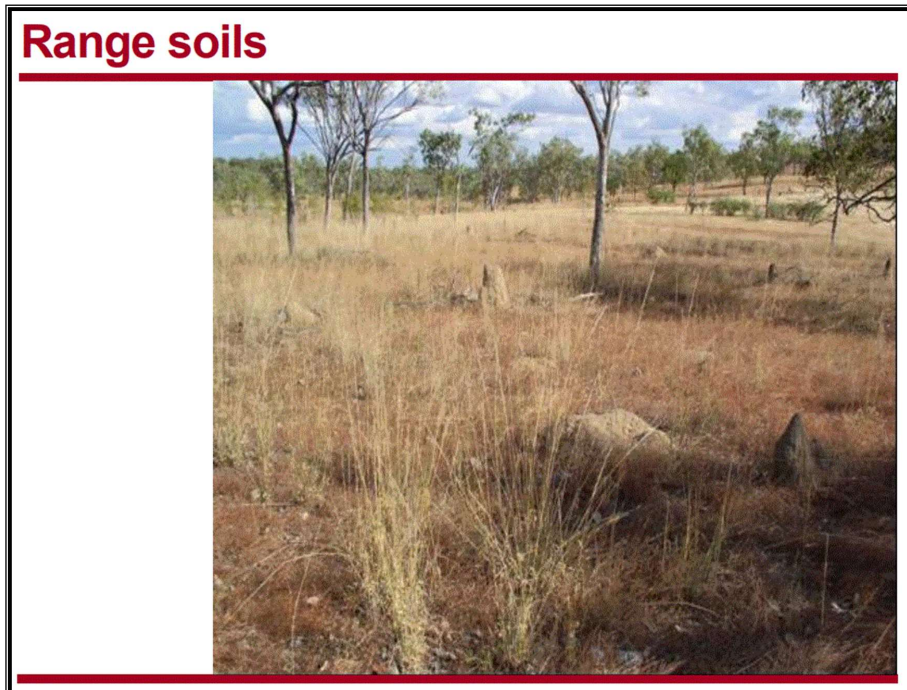


Figure 2: Typical “Range” Land Type

The FutureBeef website resource ‘Northern Gulf region GLM land types’ provides long term carrying capacity information for this land type (Table 1), enabling us to estimate the long-term carrying capacity for Junevale (<https://futurebeef.com.au/wp-content/uploads/2022/06/NG08-Range-soils-v4.0.pdf>).

Table 1: Long-term carrying capacity of range soils

Long-term carrying capacity information (A condition)

Based on fully watered area for 1AE = 450 kg animal consuming 8kg DM/day				
Median annual rainfall 692 – 927 mm				
Pasture type	Median tree cover (TBA m ² /ha) (FPC %)	Median annual pasture growth (DM kg/ha)	Safe annual utilisation pasture growth (%)	LTCC (ha/AE)
Native species	0 TBA/FPC	920 - 2040	15%	10 - 21
	7 TBA 18 FPC	300 - 980	15%	20 – 65

Qld DAF estimated carrying capacity of Junevale Station

Grazing land management is about managing your cattle to make the most of your pastures while maintaining or improving land condition and biodiversity. Managing for climate, wherever possible, also plays a significant role in grazing land management strategies. Stubble and ground cover should be maintained above 50% at the break of the season for improved pasture response and reduced erosion potential. Pasture recovery and production will be greater over the wet season, providing more feed and potentially more profit long term. This approach also ensures that the 3P grasses (perennial, productive, palatable) do not decline over time, providing quality feed throughout the year.

It is recommended that for moderate productivity soils the safe utilisation of native pastures is 15% of what is grown. The carrying capacity recommendations in Table 1 are based on 15% pasture utilisation of 'Range soils in A land condition'.

There are few, if any properties in the Northern Gulf region that are in an overall A land condition. Therefore, to calculate the long-term carrying capacity of Junevale (48,000 Ha in total), a more realistic standard suggested is to use a B minus land condition level (about 50% of the productivity of A Land condition), and 15% pasture utilisation. Both increased water availability and the addition of improved native pastures with Stylo's can increase dry matter per hectare, especially on range soils.

Calculations based on Table 1

- 8kg of dry matter is consumed per animal equivalent (AE) per day
- The median annual pasture growth on Junevale for areas which are open and not limited by timber thickening (Tree Basal Area (TBA) = 0), would be approximately 1500kg of dry matter per hectare.
- The median annual pasture growth on Junevale for areas which are partially limited by timber thickening (TBA=10), would be approximately 700kg of dry matter per hectare
- 50% productivity of A condition table.

We assume that 50% of Junevale (24,000 ha) is open and not limited by timber thickening and has a LTCC (Long-term carrying capacity) of 15ha/AE. Twenty-four thousand ha divided by 15ha/AE equates to a LTCC of 1600 AE. This area should grow 36,000T DM @ 1500kg DM/ha.

We assume the other 50% of Junevale (24,000 ha) is partially limited by timber thickening and has a LTCC of 30ha/AE. Twenty-four thousand ha divided by 30ha/AE equates to a LTCC of 800 AE. This area should grow 16,800T DM @ 700kg DM/ha.

So conservatively, the total LTCC for Junevale Station = 1600 + 800 = 2400AE, or 20ha/AE.

To double check this figure:

8kg DM/AE/day x 365 days = 3T of dry matter per AE per year

3T x 2400 AE = 7,200 Tons of DM required per year

At 15% utilisation Junevale Station would need to grow 48,000 tons of DM.

The calculations above indicate Junevale should grow 52,800 tons of DM.

Using this figure, the total LTCC for Junevale Station

= 52,800 (T DM grown) x 0.15 (utilisation rate) ÷ 3 (T/AE/yr) = **2,640 AE**

A good compromise LTCC figure for Junevale Station would be **2500 AE**

Porter Reviewed LTCC

In 2016, Niilo had worked with the Porters to establish what they considered a safe long-term carrying capacity for Junevale (the names of the land types were adjusted to suit the common terminology of producers in this area) (Table 2). In recent times during the business planning process, I once again reviewed these figures together with all three business on Junevale. It was agreed that these figures remained true to their own stocking rate standards, but they needed to be adjusted according to the much improved water availability and spatial spread that have been developed in the intervening years.

In comparison with the suggested Qld DAF standards for long-term carrying capacities on Junevale (Table 1), it was found that the Porters considered a lighter stocking rate more beneficial for the long-term benefit of the country. Further infrastructural improvement of fences, paddocks and waters since 2016 has increased Junevale Stations carrying capacity.

Table 2: Porter reviewed Junevale carrying capacity (2016)

Junevale Land Types Porter Assessed	Area (ha)	Area (ac)	Porter Stocking Rate (Ha/AE)	Stock Numbers (AE)
Blue Granite Country	18378	45945	24	759
Narrow Creek Flats	1387	3467	7	191
Red Country	5985	14963	12	494
Sandridge Country - Ti-tree & Wattle	22245	55612	73	306
Grand Total	47995	119987		1750
Average SR			45	

Affect of land condition on long-term carrying capacity.

To provide insight into the influence that land condition has on long-term carrying capacity, I have used simple calculations to suggest how improved (A condition) and declined (C condition) land condition would impact the potential long term carrying capacity of Junevale station. (*These approximate LTCC allow for some seasonal variability.)

“A” Land Condition (Range Soils)

Assuming 1500kg/Ha of pasture yield per year at a 15% utilisation rate and 8kg of dry matter is consumed per animal equivalent (AE) per day.

1500 (kg/Dm/Ha/Year) x 48000 (Ha) / 1000 = 72T of pasture growth.

15% (Utilisation) of 72 T = **10.8 T** (utilisable pasture)

8kg DM/AE/day x 365 days = **3T** (Dry matter per AE per year)

10.8T (utilisable pasture) / **3T** (Dry matter required/AE per year) = Approx **3600 (LTCC; AE’s)**

“C” Land Condition (Range Soils)

C land condition is typically calculated as 45% of “A” land condition.

45% of 1500 = 675. Therefore 675kg/Ha of pasture yield per year at a 15% utilisation rate and 8kg of dry matter is consumed per animal equivalent (AE) per day.

675(kg/Dm/Ha/Year) x 48000 (Ha) / 1000 = 32.4T of pasture growth.

15% (Utilisation) of 32.4T = **4.8T** of utilisable pasture.

8kg DM/AE/day x 365 days = **3T** of dry matter per AE per year

4.8T (utilisable pasture) / **3T** (Dry matter required/AE per year) = Approx **1620 (LTCC; AE’s)**

Long term ground cover on Junevale Station

The Vegmachine website (<https://vegmachine.net/>) was used to determine the long-term fractional ground cover trends for Junevale 1 (Figure 3), Junevale 2 (Figure 4) and Portervale (Figure 5). These graphs provide a summary of the trends from 1988 to 2023.

The bottom bar graphs represent rainfall distribution; bare ground is represented by the red line; the green fraction of ground cover is represented by the green line; the dead fraction of ground cover is represented by the blue line; and total ground cover is represented by the black line.

The ground cover data is represented as a percentage value between 0 and 100. Gaps in this data are a result of missing satellite imagery.

The highs and lows in ground cover represent the seasonal differences in ground cover, typical of the wet and dry periods of north Queensland’s climate. Although it cannot be defined through this resource what is contributing to the total ground cover on Junevale, it is positive to see that total ground cover has slightly increased over time with less seasonal variation.

This could be either a result of improved management or the reality of ever-increasing density of timber in the Northern Gulf (even though this dataset supposedly removes the groundcover provided by trees).

Regardless, 98% ground cover recorded in 2023 for each of the three areas is an excellent result, having a positive impact on water retention, reducing run off in the wet season, and improving the pasture response to rain.

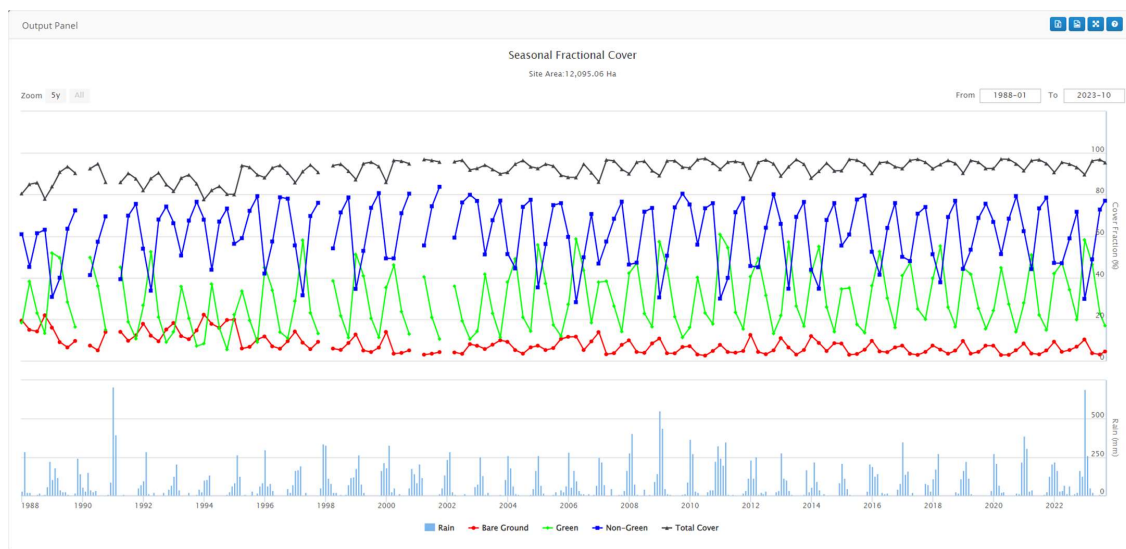


Figure 3: Junevale 1 Fractional Ground cover trends 1988 - 2023

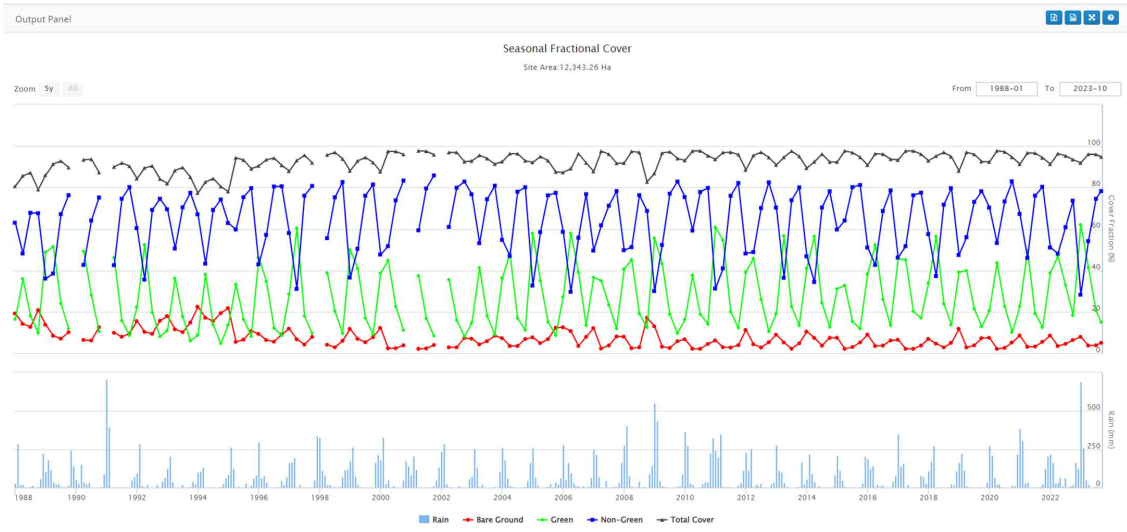


Figure 4: Junevale 2 Fractional Ground cover trends 1988 - 2023

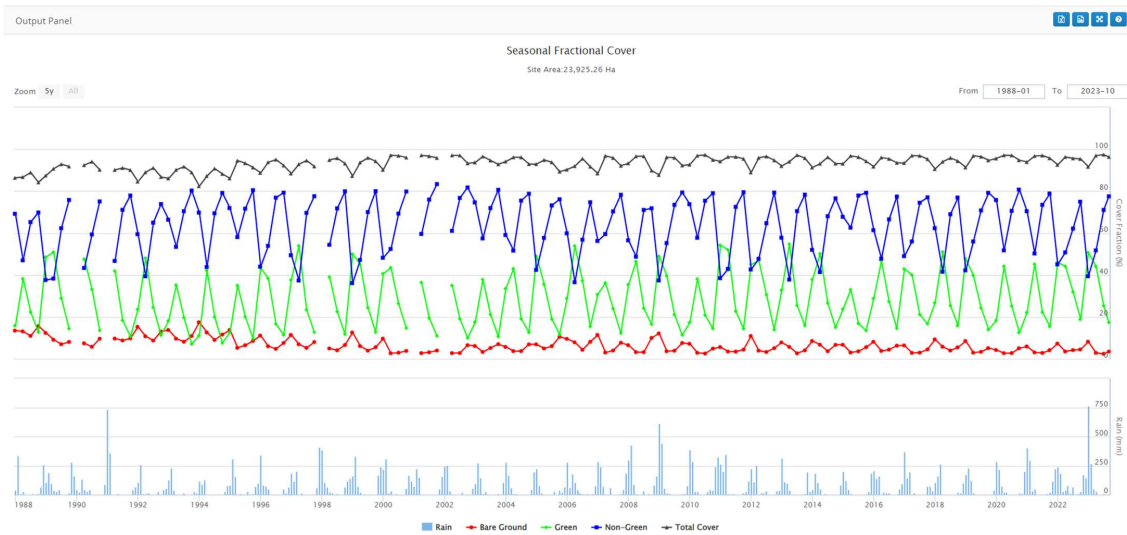


Figure 5: Portervale Fractional Ground cover trends 1988 - 2023

Summary

All three businesses on Junevale Station are at different stages of growth and development. It is clear that each business has a focus on improving their productivity and sustainability to ensure viability long term.

Grazing lands of the northern gulf are complex systems and highly variable. The management of these grazing lands need to be adaptive according to the season. As discussed, the long-term ground cover on Junevale station paired with their long-term carrying capacity figures (LTCC), provides evidence of proactive land management over the years in relation to season. It was made apparent to me through the business planning process, that each of the three businesses endeavour to maintain flexible stocking rates to match carrying capacity which is adjusted accordingly in response to seasonal conditions.

The three businesses have discussed continued additional fencing to increase paddock numbers and dam squares to improve ease of mustering and ability to segregate cattle. They have goals to continue to develop dams and bores to improve water distribution and fill gaps in the grazing circles which have been mapped for each business (figures 7,9,11). Through such infrastructure development, grazing pressure will continue to be distributed across the property. This development increases carrying capacity thereby improving the productivity of grazing land and the viability of the beef business. In time, such infrastructure development will allow for wet season spelling of paddocks during the growing season. It is encouraged that the weaner paddocks will be spelled annually and additionally each paddock once every three to five years in a rotational spelling system.

The Queensland Governments Grazing Futures Livestock Business Resilience Project (GFLBR) supports DAF regional livestock extension to all beef businesses across Queensland. The aim is to provide whole-of-business services toward improving business resilience in a variable climate. This service will continue and so the relationship between myself and the Porter family on Junevale will be ongoing. I will continue to assist with business planning, identifying key business risks, assessing management options and implementing practices to cope with drought and other business challenges when preparing and better managing for low rainfall years.

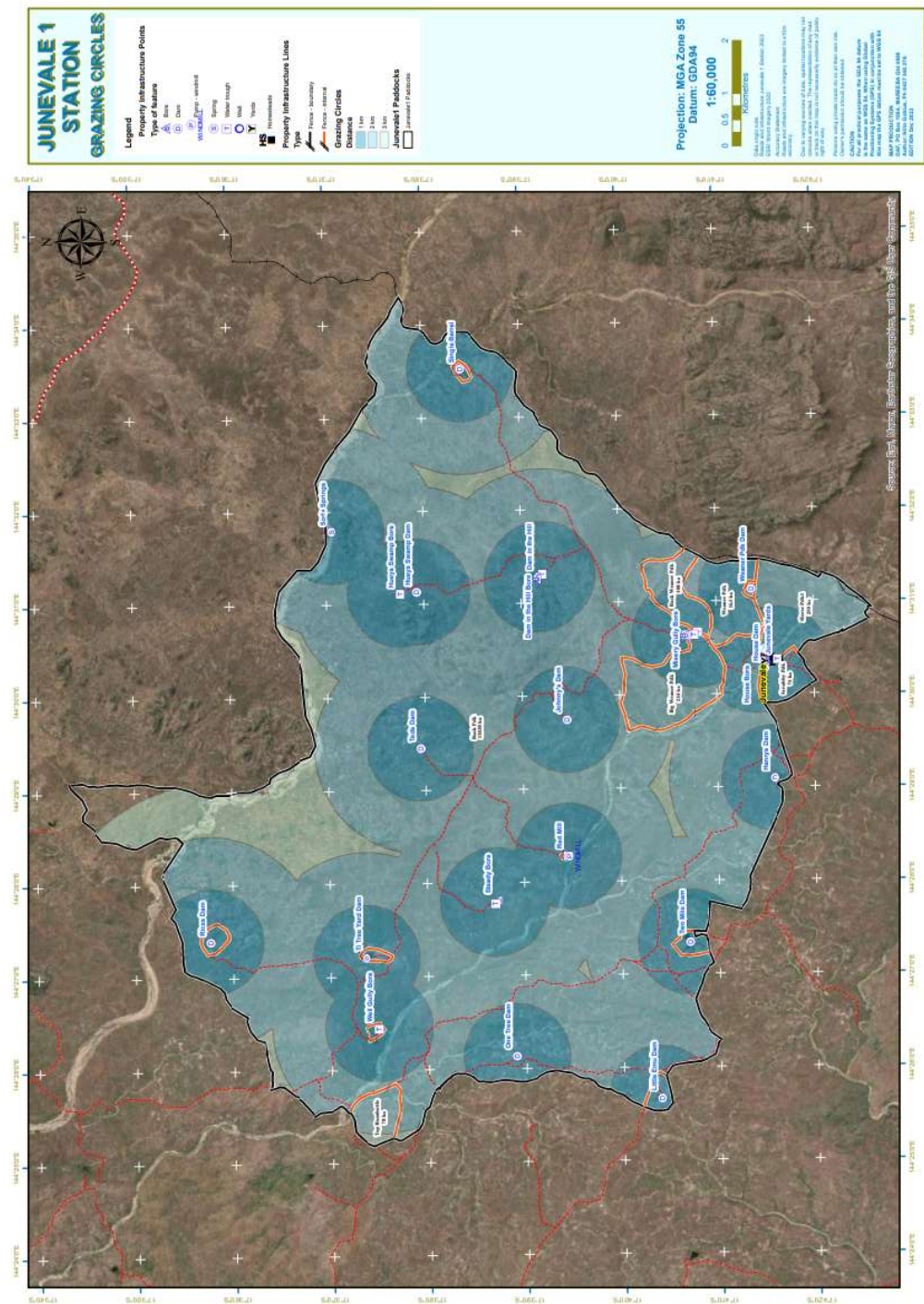


Figure 7: Junevale 1 grazing distribution through water availability map

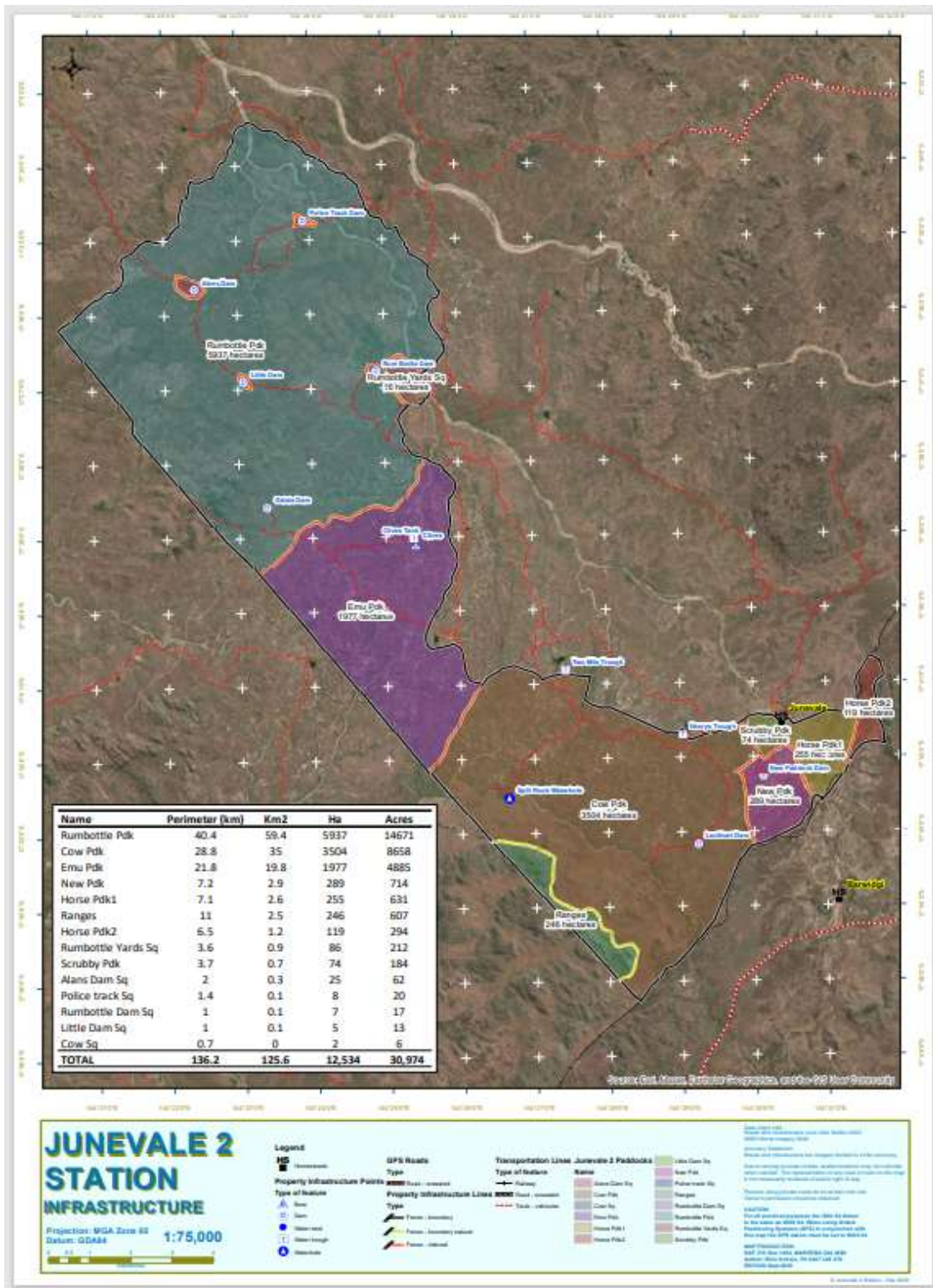


Figure 8: Junevale 2 infrastructure map.

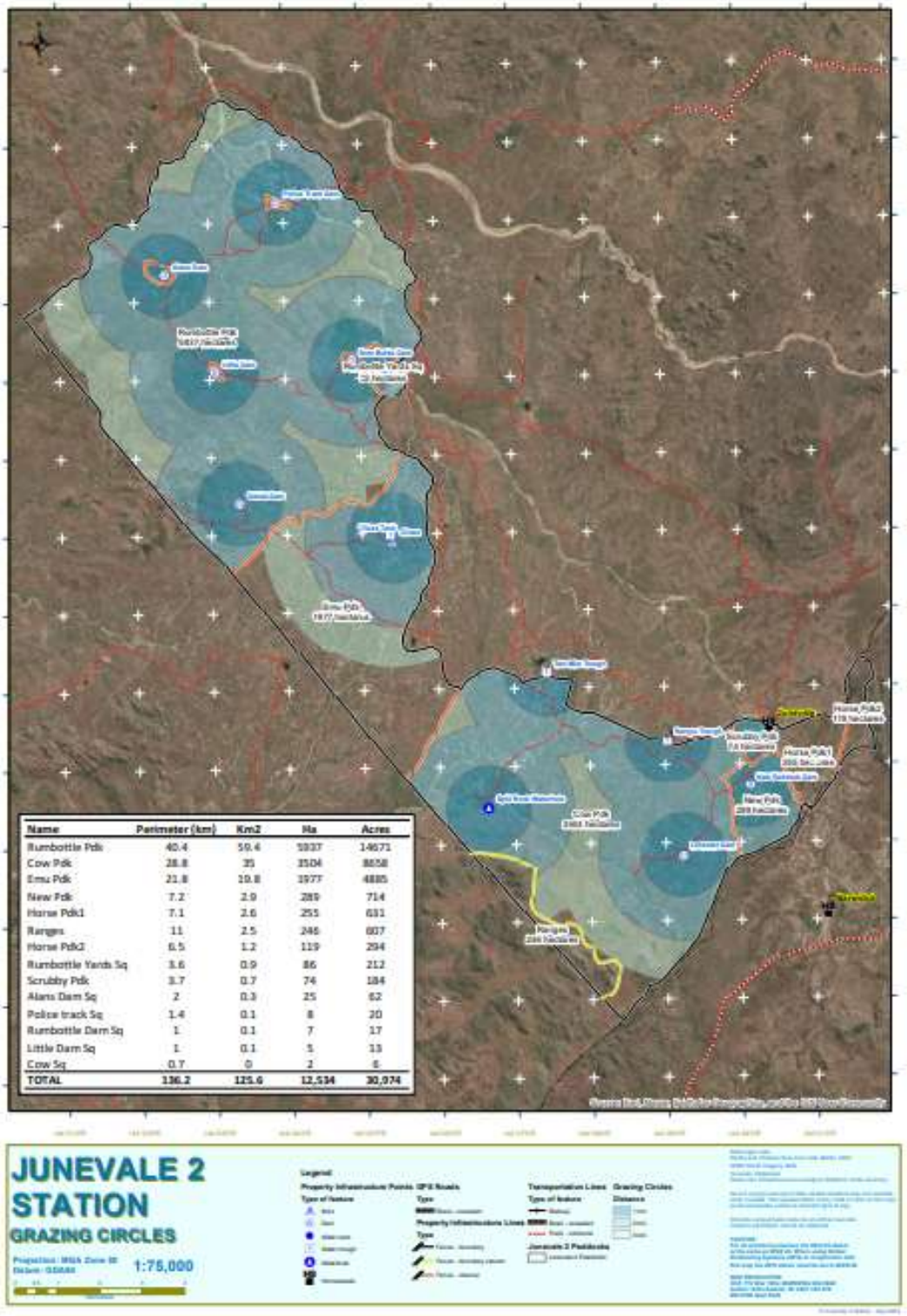


Figure 9: Junevale 2 grazing distribution through water availability map.

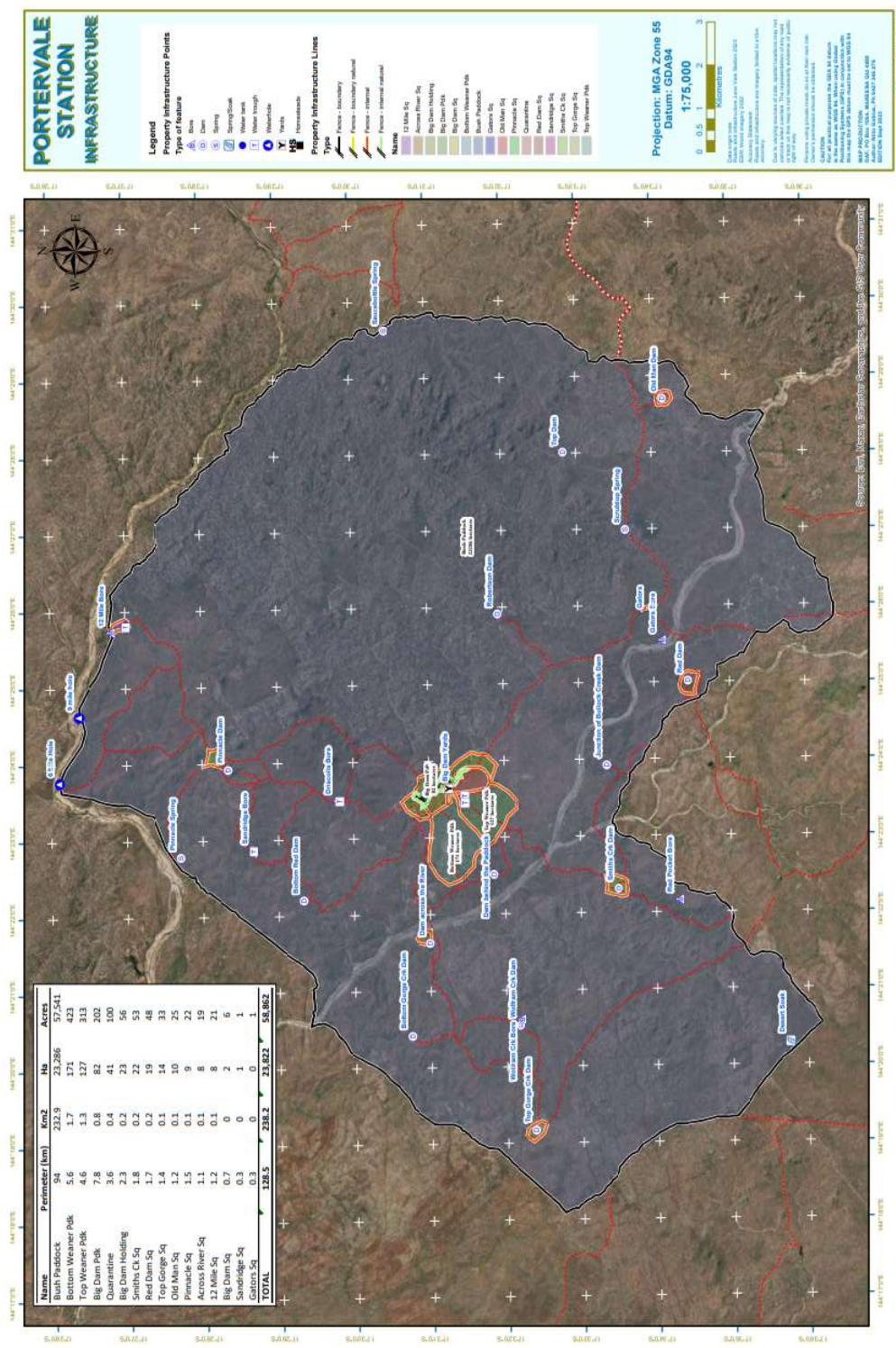


Figure 10: Portervale infrastructure map.

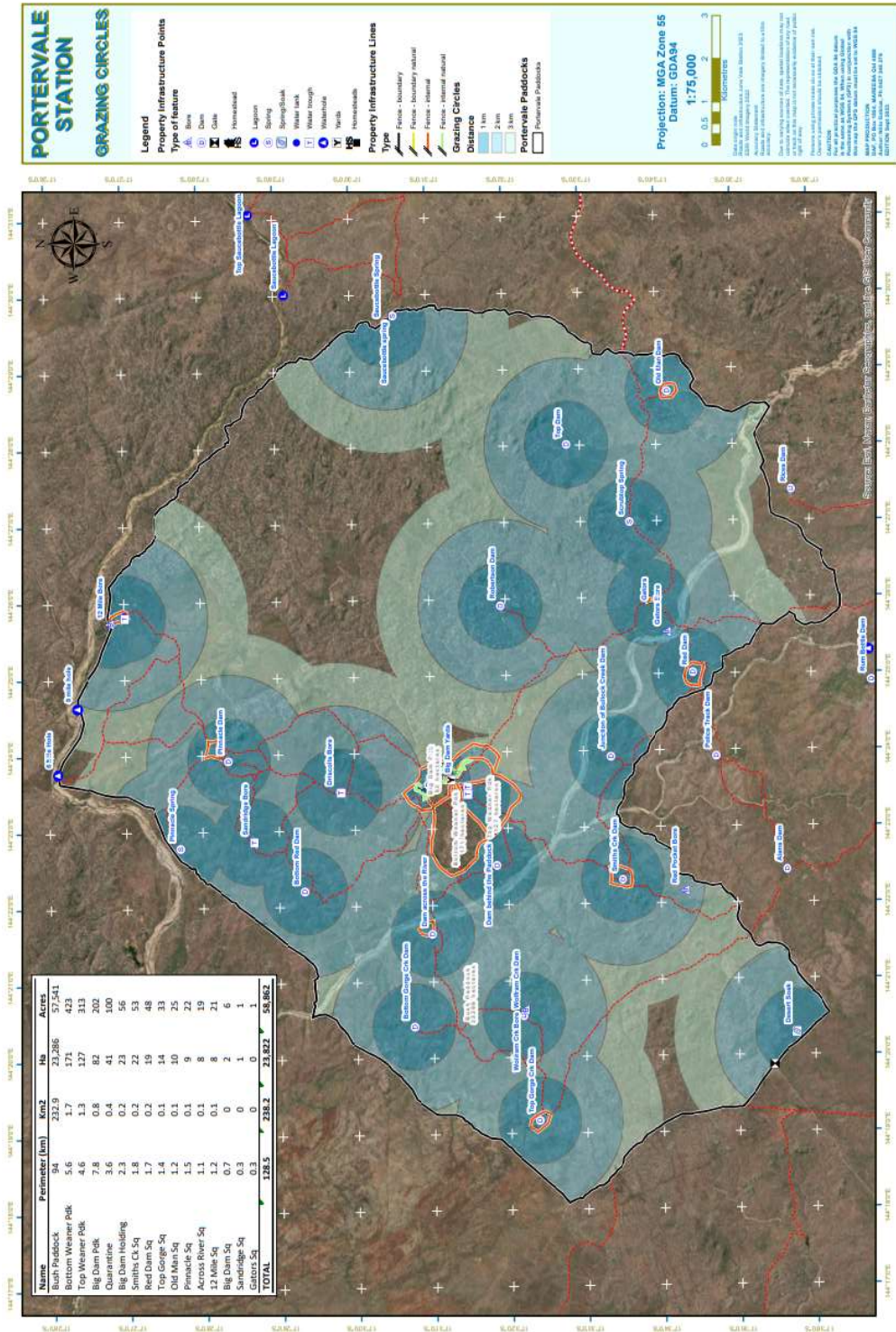


Figure 11: Portervale grazing distribution through water availability map

8.3 NEGOTIATED DECISION NOTICE - TWO RIVERS COMMUNITY SCHOOL - MATERIAL CHANGE OF USE - EDUCATIONAL ESTABLISHMENT - LOT 71 ON SP292140 - CHEWKO ROAD & 267 MCIVER ROAD, MAREEBA - MCU/23/0012

Date Prepared: 29 August 2024

Author: Coordinator Planning Services

- Attachments:**
1. Decision Notice dated 18 July 2024 [↓](#)
 2. Applicant's Request for Negotiated Decision Notice (Change Representations) dated 28 August 2024 [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Two Rivers Community School	ADDRESS	Chewko Road & 267 McIver Road, Mareeba
DATE REQUEST FOR NDN LODGED	28 August 2024	RPD	Lot 71 on SP292140
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Educational Establishment		
FILE NO	MCU/23/0012	AREA	28.73 hectares
LODGED BY	Freshwater Planning Pty Ltd	OWNER	Stelbay Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Six (6)		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 17 July 2024, subject to conditions.

The application was impact assessable and six (6) properly made submissions were received in response to public notification of the application.

In response to a request by the owner of adjoining Lot 1 on RP708284, Freshwater Planning Pty Ltd, on behalf of the applicant, have made written representations about Condition 4.6.2(iii) seeking the removal of the requirement for a 1.8 metre high solid screen fence.

As a result of those representations and the support of the adjoining landowner, Council officers recommend that Condition 4.6.2(iii) be amended to remove the requirement for a 1.8 metre high solid screen fence.

It is recommended that the application be approved in full.

OFFICER’S RECOMMENDATION

It is recommended that:

1. “In relation to the written representations made by Freshwater Planning Pty Ltd regarding conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	Two Rivers Community School	ADDRESS	Chewko Road & 267 Mclver Road, Mareeba
DATE REQUEST FOR NDN LODGED	28 August 2024	RPD	Lot 71 on SP292140
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Educational Establishment		

and in accordance with the Planning Act 2016, the following

- (a) Condition 4.6.2(iii) of Council’s Decision Notice issued on 18 July 2024 be amended as follows:

4.6 Landscaping and Fencing

4.6.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

4.6.2 The landscaping plan must incorporate the following:

- (i) A minimum 10 metre wide vegetated landscape buffer for the full length of the buffer zone shown on the approved plans.*
- (ii) A minimum 10 metre wide vegetated landscape buffer for 115 metres along the common boundary with Lot 1 on RP708284, directly to the south of the sports field/running track.*
- (iii) The existing rural fence must be maintained along the site’s common boundary with Lot 1 on RP708284 for the full length of the vegetated landscape buffers required under (i) and (ii).***
- (iv) The planting of one (1) shade tree for every six (6) parking spaces.*

2. A Negotiated Decision Notice be issued to the applicant, referral agencies and submitters advising of Council’s decision”.

THE SITE

The subject site is situated at Chewko Road, Mareeba and is described as Lot 71 on SP292140. The rural address for the subject site is 267 Mclver Road, Mareeba, however practical access is only available via Chewko Road.

The site is irregular in shape with an area of 28.73 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

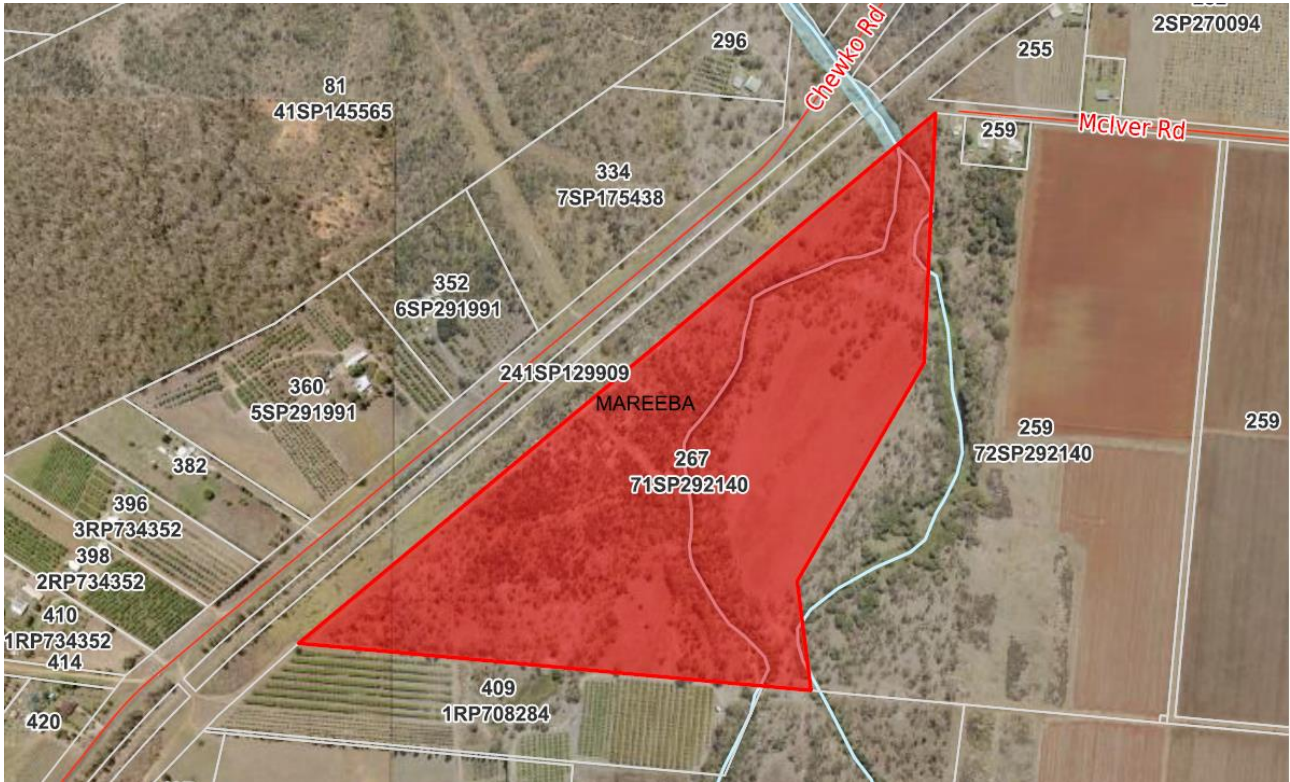
The site contains approximately one (1) kilometre of frontage to an unnamed road reserve running parallel to Chewko Road. None of the site’s frontage is constructed. Access is obtained via a gravel

driveway at the site's south-western corner. The gravel driveway crosses a rail level crossing before connecting to Chewko Road.

Chewko Road is constructed to approximately 6 metre wide bitumen sealed standard. The Mareeba-Dimbulah railway line also runs parallel to the site's frontage.

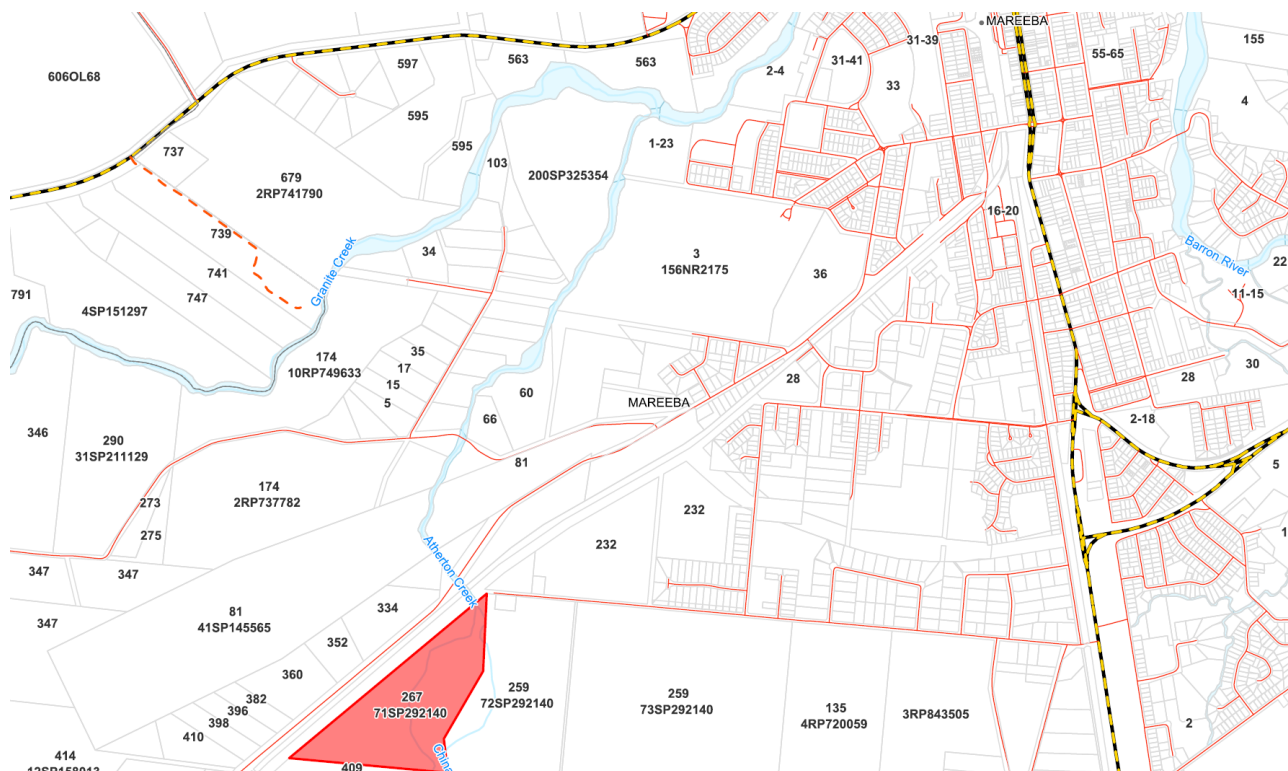
The site is unimproved and mostly vegetated, except for several old agricultural clearings. Chinaman Creek and Atherton Creek both traverse the site.

Surrounding properties are zoned rural and are primarily used for rural purposes.



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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BACKGROUND AND CONTEXT

Council at its Ordinary Meeting on 17 July 2024 approved an application made by Freshwater Planning Pty Ltd on behalf of Two Rivers Community School for the issue of a development permit for Material Change of Use – Educational Establishment over land described as Lot 71 on SP292140, situated at Chewko Road and 267 Mclver Road, Mareeba.

The approval was granted subject to conditions and the Decision Notice was issued on 18 July 2024 and is included as **Attachment 1**.

Freshwater Planning Pty Ltd on behalf of the applicant, has written to Council making Change Representations (**Attachment 2**) and requesting the issue of a Negotiated Decision Notice.

APPLICANT’S REPRESENTATIONS

Condition 4.6.2(iii)

4.6 Landscaping and Fencing

4.6.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

4.6.2 The landscaping plan must incorporate the following:

- (i) A minimum 10 metre wide vegetated landscape buffer for the full length of the buffer zone shown on the approved plans.*

- (ii) *A minimum 10 metre wide vegetated landscape buffer for 115 metres along the common boundary with Lot 1 on RP708284, directly to the south of the sports field/running track.*
- (iii) ***A 1.8 metre high colorbond (neutral colour) solid screen fence must be established along the site's common boundary with Lot 1 on RP708284 for the full length of the vegetated landscape buffers required under (i) and (ii).***
- (iv) *The planting of one (1) shade tree for every six (6) parking spaces.*

Representation by Applicant

"The adjoining neighbours, being Marco and Tammy Tiraboschi have been in discussions with Council's Planning Officers in relation to the Conditioned Fencing. The discussions focus on the objection to the 1.8 metre solid screen fence. The Tiraboschi's note that "This is a rural property and that type of fencing goes against the rural nature of the area and is more in line with what is seen at a commercial construction site. I dare say that it would also go completely against the general principles and ethos of the school, which is working along a nature-based program setting. The height of 1.8m is totally unnecessary as well. A standard boundary fence height (approx. 1 – 1.2m) would more than suffice.

Why does the existing boundary fence not suffice in this instance? This would be more than acceptable for us, as the neighbouring property owners.

We do not accept this proposed style of solid colorbond fencing along our boundary and recommend a simple but strong, visually more appealing large squared, wire mesh fence (e.g. standard pig type fence) as an alternative, IF the current boundary fence is deemed insufficient."

It is requested that the Conditioned Fencing be deleted due to the affected neighbours' concerns and that Council consider the existing Fence to be adequate."

Response

Due to the agreement of the adjoining landowners (submitter) and the applicant, there is no objection to the amendment of Condition 4.6.2(iii) to delete the requirement for a 1.8 metre high solid screen fence.

It is proposed that Condition 4.6.2(iii) be amended as follows:

4.6 Landscaping and Fencing

- 4.6.1 *Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.*
- 4.6.2 *The landscaping plan must incorporate the following:*
 - (i) *A minimum 10 metre wide vegetated landscape buffer for the full length of the buffer zone shown on the approved plans.*
 - (ii) *A minimum 10 metre wide vegetated landscape buffer for 115 metres along the common boundary with Lot 1 on RP708284, directly to the south of the sports field/running track.*
 - (iii) ~~*A 1.8 metre high colorbond (neutral colour) solid screen fence must be established along*~~ *The existing rural fence must be maintained along* *the site's common boundary with Lot 1 on RP708284 for the full length of the vegetated landscape buffers required under (i) and (ii).*

(iv) The planting of one (1) shade tree for every six (6) parking spaces.



65 Rankin Street
 PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
 F: 07 4092 3323

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

18 July 2024

Planning Officer: Brian Millard
 Direct Phone: 074086 4649
 Our Reference: MCU/23/0012
 Your Reference: F22/21

Two Rivers Community School
 C/- Freshwater Planning Pty Ltd
 17 Barron View Drive
 FRESHWATER QLD 4870

Dear Applicant/s

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 July 2024, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/23/0012
Street Address:	Chewko Road and 267 Mclver Road, Mareeba
Real Property Description:	Lot 71 on SP292140
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use Educational Establishment
Date of Decision:	17 July 2024

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

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CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “*necessary infrastructure condition*” for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

(C) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council’s delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit applicable to each stage must be complied with to the satisfaction of Council’s delegated officer prior to the commencement of the relevant stage of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of each stage of the 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 development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.

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-
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds 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.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.5 Waste Management
- 3.5.1 On site refuse storage area/s must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid fence or building.
- 3.5.2 Where bulk bins are used and are to be serviced on site, prior to the issue of a development permit for building works, 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.
- 3.5.3 All waste storage areas must remain covered and no food scraps disposed of on-site so as to not encourage scavenging from wildlife and birdlife.
- 3.6 Noise Nuisance
- Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.
- 3.6 Air Conditioner & Building Plant Screening
- The applicant/developer is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

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3.8 Emissions

Emissions associated with the development must not cause an 'environmental nuisance' within the meaning of the Environmental Protection Act (1994) to any sensitive receptor.

3.9 Safety fencing

A child proof fence or physical barrier is provided to prevent unintended access to the following areas, directly from indoor or outdoor areas intended to accommodate children:

- (a) Vehicle manoeuvring and parking areas;
- (b) Refuse storage and servicing areas; and
- (c) Air conditioning, refrigeration plant and mechanical plant.

The location and extent of fencing shall be determined by the applicant/developer after carrying out a risk assessment.

3.10 Student Enrolments

The total number of enrolled students shall not exceed three hundred (300), unless prior approval is granted by Council for an expansion of the existing use.

3.11 Bushfire Management

3.11.1 A Bushfire Hazard Management Plan for the site, incorporating evacuation procedures, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Bushfire Hazard Management Plan at all times.

3.11.2 An on-site water supply for firefighting purposes must be provided with a minimum capacity of 5,000 litres that must comprise either:

- (a) a stand-alone tank; or
- (b) a reserve section in the bottom part of the main water supply tank; or
- (c) a dam; or
- (d) a swimming pool.

Where tank water supply is provided, the outlet must be fitted with a 50mm ball valve with a camlock fitting for connection to firefighting appliances.

Mareeba Shire Council

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3.12 Biosecurity Management Plan

A Biosecurity Management Plan must be prepared and implemented for the site.

4. Infrastructure Services and Standards

4.1 Development Access

- 4.1.1 The access off Chewko Road must be designed and constructed in accordance with FNQROC Development Manual standard drawing for Rural Access S1105. The width and turn radius of the seal must be determined based on swept paths of the largest vehicle that would enter and exit the site.
- 4.1.2 The full length of the access road from Chewko Road to the property boundary must be upgraded/constructed to provide pavement and seal of a suitable standard to accommodate expected traffic volumes accessing the school.
- 4.1.3 The access road must be of a suitable width to accommodate two-way traffic including two buses passing each other. Turning paths confirming that vehicles can safely navigate the bends along the access road must be provided as part of the Operational Works application.
- 4.1.4 The railway level crossing must be upgraded in accordance with the State Assessment and Referral Agency response dated 30 May 2024.
- 4.1.5 The intersection of the existing access to the neighbouring properties to the south must be formalised from the new access road.

The works described above must be undertaken prior to commencement of use of Stage 1, at no cost to Council and will require approval under an Operational Works permit.

4.2 External Works

- 4.2.1 Design and construct the widening of Chewko Road pavement and seal on both approaches to the access intersection to provide trafficable shoulders of a width and length in accordance with Austroads Guide to Traffic Management Part 6 and Austroads Guide to Road Design Part 4A for a Rural Basic left and right turn treatment (BAL and BAR).

The works described above must be undertaken prior to commencement of use of Stage 1, at no cost to Council and will require approval under an Operational Works permit.

4.3 Revised Traffic Impact Assessment – Stage 6

4.3.1 A revised Traffic Impact Assessment (TIA) report must be submitted to Council prior to Stage 6 when all facilities constructed as part of Stage 1 to 5 is in operation. The TIA should analyse the impact that the development related traffic will have on Council's road network as a result of this stage and be based on actual traffic counts at the time.

Any external works determined to be required by Council following review of the revised assessment must be undertaken at no cost to Council and will require approval under an Operational Works permit.

4.4 Car Parking/Internal Driveways

4.4.1 The applicant/developer must ensure the development is provided with staged on-site car parking spaces generally in accordance with the approved plans, which are available solely for the parking of vehicles associated with the use of the premises.

4.4.2 All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

4.4.3 The car park must be designed in accordance with AS2890.1 Off-Street Car Parking including parking bay dimensions, aisle widths, speed control etc. The design is to be certified by an RPEQ that the car park provisions comply with Australian standards.

4.4.4 An internal traffic circulation design plan demonstrating swept paths must be submitted as part of the development application for Operational Works to demonstrate that adequate provision has been made for the manoeuvring of vehicles and buses.

4.4.5 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.

4.5 Stormwater Management

- 4.5.1 Prior to building or operational works commencing, the applicant/developer must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. The Stormwater Management Plan must allow for the proposed staging of the development.
- 4.5.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.
- 4.5.3 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and Report.
- 4.5.4 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.6 Landscaping and Fencing

- 4.6.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.
- 4.6.2 The landscaping plan must incorporate the following:
- (i) A minimum 10 metre wide vegetated landscape buffer for the full length of the buffer zone shown on the approved plans.
 - (ii) A minimum 10 metre wide vegetated landscape buffer for 115 metres along the common boundary with Lot 1 on RP708284, directly to the south of the sports field/running track.
 - (iii) A 1.8 metre high colorbond (neutral colour) solid screen fence must be established along the site's common boundary with Lot 1 on RP708284 for the full length of the vegetated landscape buffers required under (i) and (ii).

(iv) The planting of one (1) shade tree for every six (6) parking spaces.

4.6.3 Landscaping associated with 4.6.2 (i) and (ii) must include ground cover, shrubs and trees that will grow to form an effective buffer of no less than four (4) metres in height.

4.6.4 Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

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

4.6.6 All landscaping must be maintained for the life of the development.

4.7 Lighting

Where installed, external lighting must be designed and installed in accordance with AS4282 – *Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to residents or obstruct or distract pedestrian or vehicular traffic.

4.8 Non-Reticulated Water Supply

The development must be provided with a potable water supply 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".

4.9 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (AS/NZS1547) to the satisfaction of the Council's delegated officer.

Note: 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.

4.10 Electricity Supply

The development must be connected to the electricity supply network.

4.11 Telecommunications Infrastructure

The development must be provided with a connection to the national broadband network or telecommunication services.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

- Schedule 10, Part 3, Division 4, Table 3 - Clearing native vegetation
- Schedule 10, Part 9, Division 4, Table 1 – Aspect of development stated in schedule 20 (Purpose 14 – Educational establishment)

The State Assessment and Referral Agency provided its response dated 30 May 2024.

A copy of the response conditions is attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
162/A021 Issue 5	Existing Site - 2021	LIFE Design Consulting	24/07/2023
162/A031 Issue 9	Masterplan – Final Entire Site	LIFE Design Consulting	10/10/2023
162/A041b Issue 7	Masterplan -2041 School	LIFE Design Consulting	10/10/2023
162/A041c Issue 6	Masterplan 2041 School B&W	LIFE Design Consulting	10/10/2023
162/A111 Issue 5	Stage 1 Plan	LIFE Design Consulting	24/07/2023
162/A112 Issue 3	Stage 1 Plan – Parking and Drop-off	LIFE Design Consulting	24/07/2023
162/A121 Issue 5	Stage 2 Plan	LIFE Design Consulting	24/07/2023
162/A131 Issue 6	Stage 3 Plan	LIFE Design Consulting	24/07/2023
162/A141 Issue 4	Stage 4 Plan	LIFE Design Consulting	24/07/2023
162/A151 Issue 4	Stage 5 Plan	LIFE Design Consulting	24/07/2023
162/A161 Issue 7	Final Plan	LIFE Design Consulting	24/07/2023
162/A162 Issue 3	Final Plan – Parking and Drop-off	LIFE Design Consulting	24/07/2023
162/A901 Issue 4	3D Views - Birdseye	LIFE Design Consulting	24/07/2023

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162/A902 Issue 4	3D Views - Birdseye	LIFE Design Consulting	24/07/2023
162/A903 Issue 4	3D View from Entry	LIFE Design Consulting	24/07/2023
162/A911 Issue 4	3D Views – Internal courtyard	LIFE Design Consulting	24/07/2023

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(D) ASSESSMENT MANAGER’S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council’s Fees & Charges Schedule for each respective financial year.
- (c) 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

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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.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work
- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work

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SUBMISSIONS

There were six (6) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

Name of Principal submitter	Address
1. E Maksuti	42 Catherine Atherton Drive, Mareeba QLD 4880
2. C & S Bassani	PO Box 468, Mareeba QLD 4880
3. A Islam	akilislam@gmail.com
4. M Iminov	259 McIver Road, Mareeba QLD 4880 cynthiamurat@hotmail.com
5. A Webb	1 Owens Street, Mareeba QLD 4880 webbyfng@gmail.com
6. M & T Tiraboschi	PO Box 867, Mareeba QLD 4880 thelimeman@bigpond.com

RIGHTS OF APPEAL

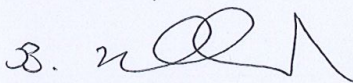
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

If you wish to obtain more information about Council’s decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING SERVICES

- Enc: Approved Plans/Documents
 Referral Agency Response
 Appeal Rights
 Adopted Infrastructure Charge Notice

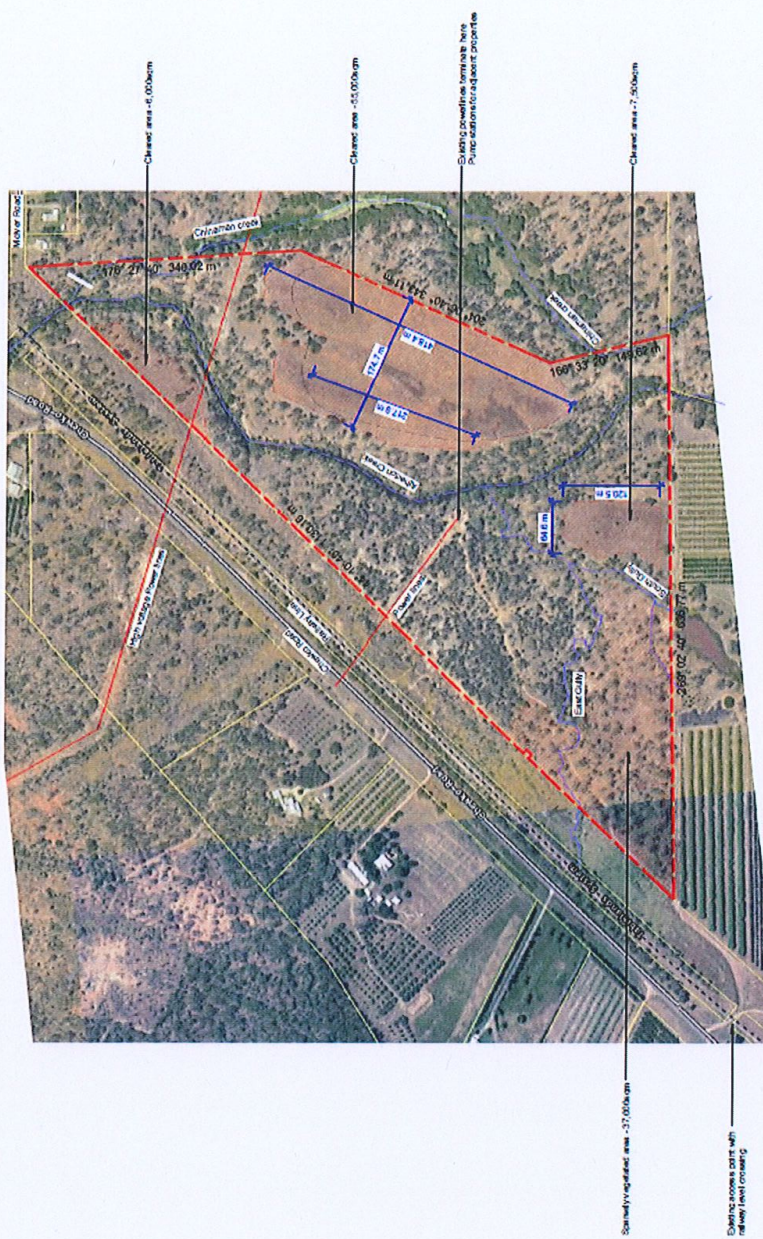
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Approved Plans/Documents



1: 4000 @ A3
Existing Site - 2021
19/21 AD21
20/2023 20/219

DATE	BY	REVISION
19/11/2021	MS	1
19/12/2021	MS	2
19/12/2021	MS	3

Client: Mareeba Shire Council, 64285074, mareebasprn.a...@mareebasprn.a...

LIFE Design
267 McIver Road, Mareeba QLD 4883 (access off Chewio Road)
Lot 71 on SP292-140, 287,300sqm, Zoned Rural

Document Set ID: 4383822
Version: 3, Version Date: 22/07/2024

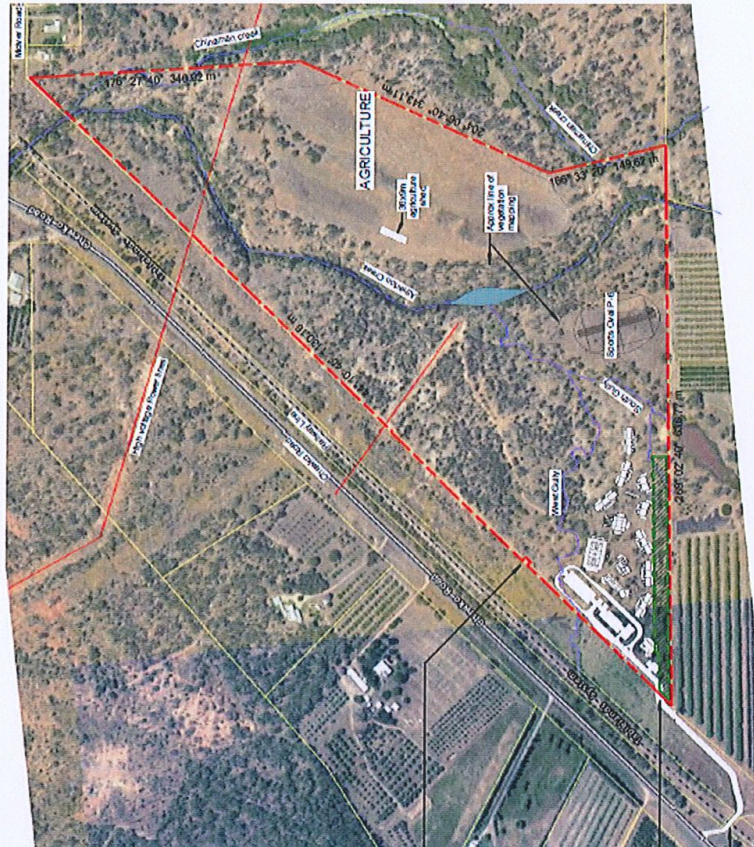
18/7/2024
B. M. [Signature]

Mareeba Shire Council

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Suggested Egoon Transmission
Location (existing)
(T&E)

Site Entry

Existing access point with
railway line crossing

LIFE Design | Two Rivers Community School, Mareeba
267 Malver Road, Mareeba QLD 4883 (access off Chewko Road)
Lot 7.1 on SP232140, 287,300sqm, Zoned Rural

Scale: 1:4000 @ A3
Masterplan - Final Entire Site
16.2 / A031
30/05/23 15:35:32

Author	Project Manager	Client
Designer	Project Engineer	Contract No.
Checker	Project Coordinator	Drawn By
Approver	Project Director	Scale
Issue Date	Issue No.	Issue Description

Document Name: 157110223
Vendor: 1, Version Date: 157110223

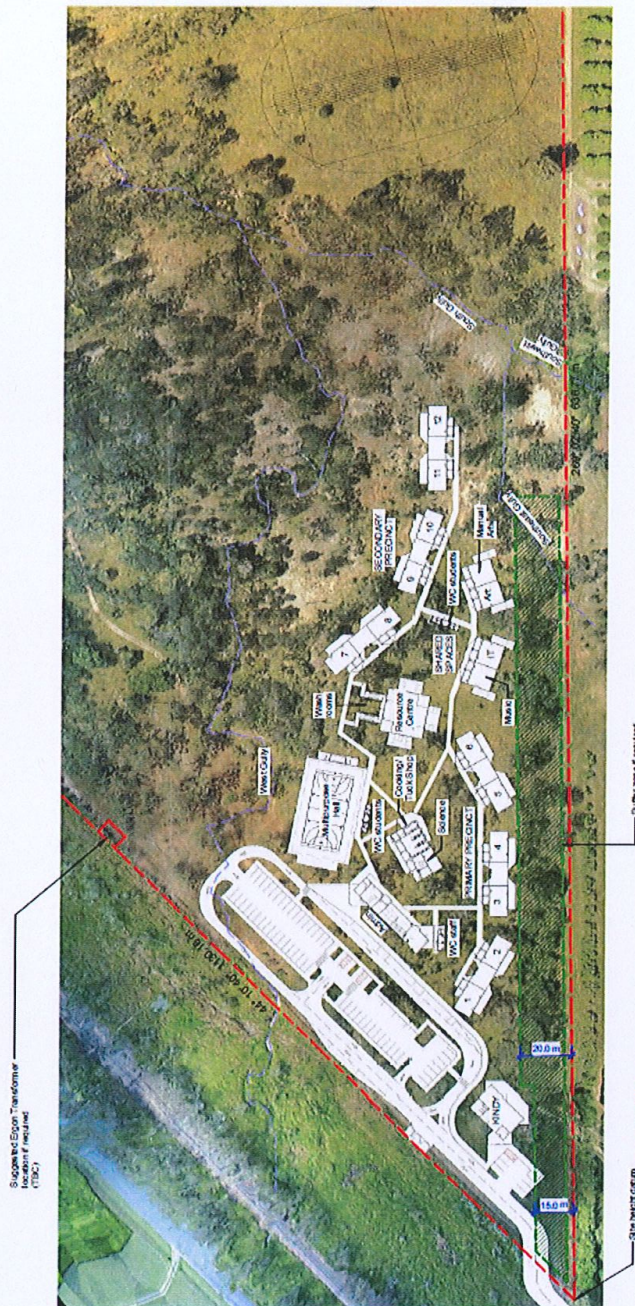
18/7/2024
B. n. [Signature]

Mareeba Shire Council

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LIFE Design

Two Rivers Community School, Mareeba
267 Midver Road, Mareeba QLD 4873 (access off Chewick Road)
Lot 7.1 on SP 232140, 257, 300sqm, Zoned Rural

Scale: 1:1250 @ A3
Masterplan - 2041 School
162 / 15/04/15

Rev	Date	Description
1	15/04/15	Issue for Approval
2	15/04/15	Issue for Approval
3	15/04/15	Issue for Approval
4	15/04/15	Issue for Approval
5	15/04/15	Issue for Approval

Version: 1, Version Date: 15/04/2015
Client: Mareeba Shire Council, 162/15/04/15, 162/15/04/15

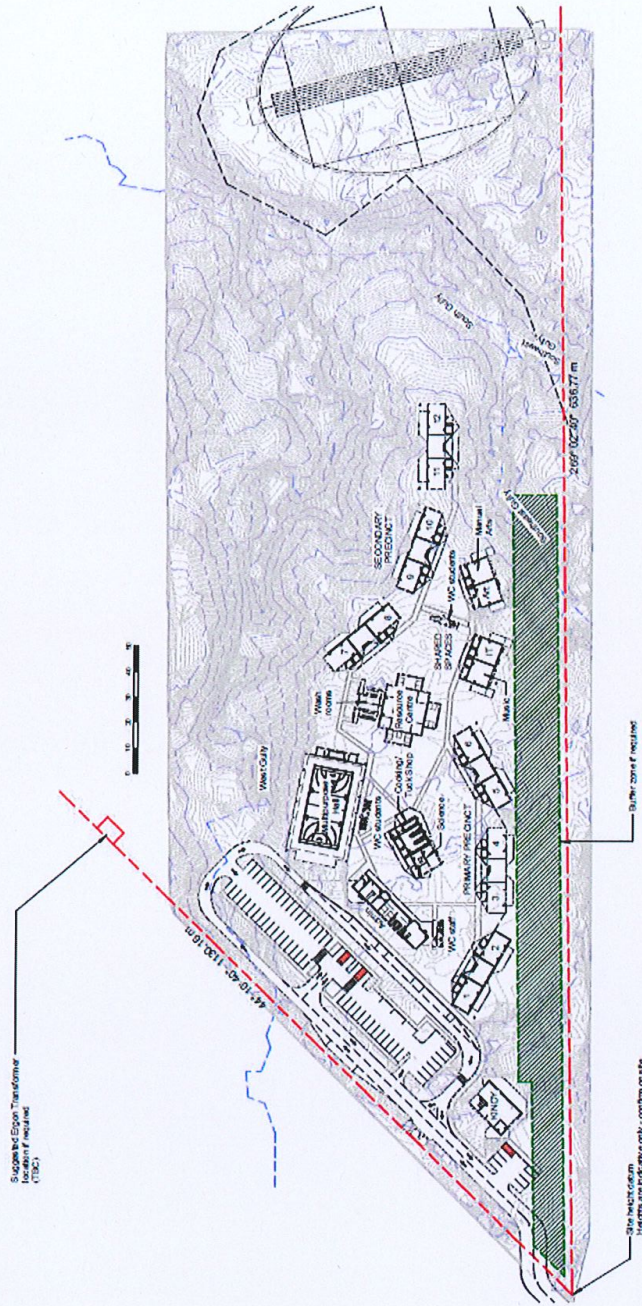
18/7/2024
B. [Signature]

Mareeba Shire Council

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LIFE Design

Two Rivers Community School, Mareeba
287 McIver Road, Mareeba QLD 4883 (access off Chenwick Road)
Lot 71 on SP 292140, 287,300sqm, Zoned Rural

Scale: 1:1250 @ A3
Masterplan 2041 School B&W
152 / A041c
30/05/2023 15:38:19

Document Set ID: 4383822
Version: 3, Version Date: 22/07/2024

Author: J. Wilson
Date: 15/12/23

Client: Mareeba Shire Council

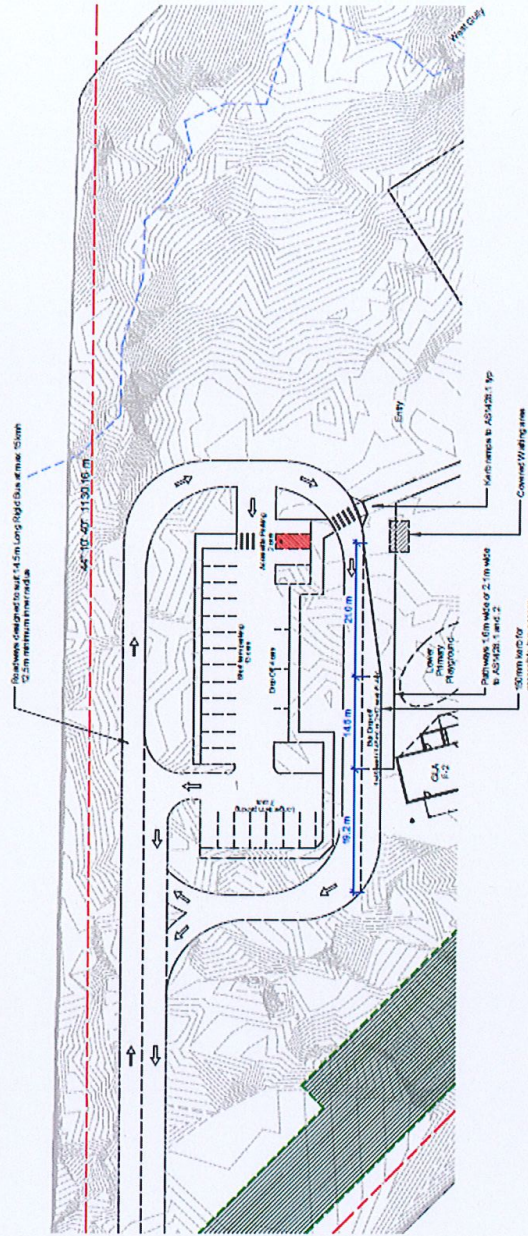
18/7/2024
B. [Signature]

Mareeba Shire Council

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LIFE Design

Two Rivers Community School, Mareeba
 257 Midver Road, Mareeba QLD 4883 (access off Chewio Road)
 Lot 71 on SP 252140, 257,300sqm, Zoned Rural

1: 500 @ A3
 Stage 1 Plan - Parking and Drop-off
 16.2 / 3112
 24/07/2023 10:00:00

Client: Mareeba Shire Council, 645 6774, mareebashire.qld.gov.au

Author	18/07/2023
Check	18/07/2023
Issue	18/07/2023

Document Name: Stage 1 Plan - Parking and Drop-off
 Version: 1, Version Date: 18/07/2023

18/7/2024
 B. [Signature]

Mareeba Shire Council

Document Set ID: 4383822
Version: 3, Version Date: 22/07/2024

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LIFE
Discipline

Two Rivers Community School, Mareeba
257 McIver Road, Mareeba QLD 4883 (access off Chewio Road)
Lot 71 on SP 252140, 257,300sqm, Zoned Rural

1:750 @ A3
Stage 2 Plan
152 / 5121
30/07/2023 15:00:51

Item	Code	Description	Quantity	Unit	Value
1	01	Site Preparation	1	Lot	100,000
2	02	Foundation	1	Lot	100,000
3	03	Structure	1	Lot	100,000
4	04	Roofing	1	Lot	100,000
5	05	Interior Fit-out	1	Lot	100,000
6	06	External Works	1	Lot	100,000
7	07	Professional Fees	1	Lot	100,000
8	08	Contingency	1	Lot	100,000
9	09	Other	1	Lot	100,000
10	10	Total			1,000,000

Document Name: 152-1023
Version: 1, Version Date: 15/10/23
Client: Mareeba Shire Council

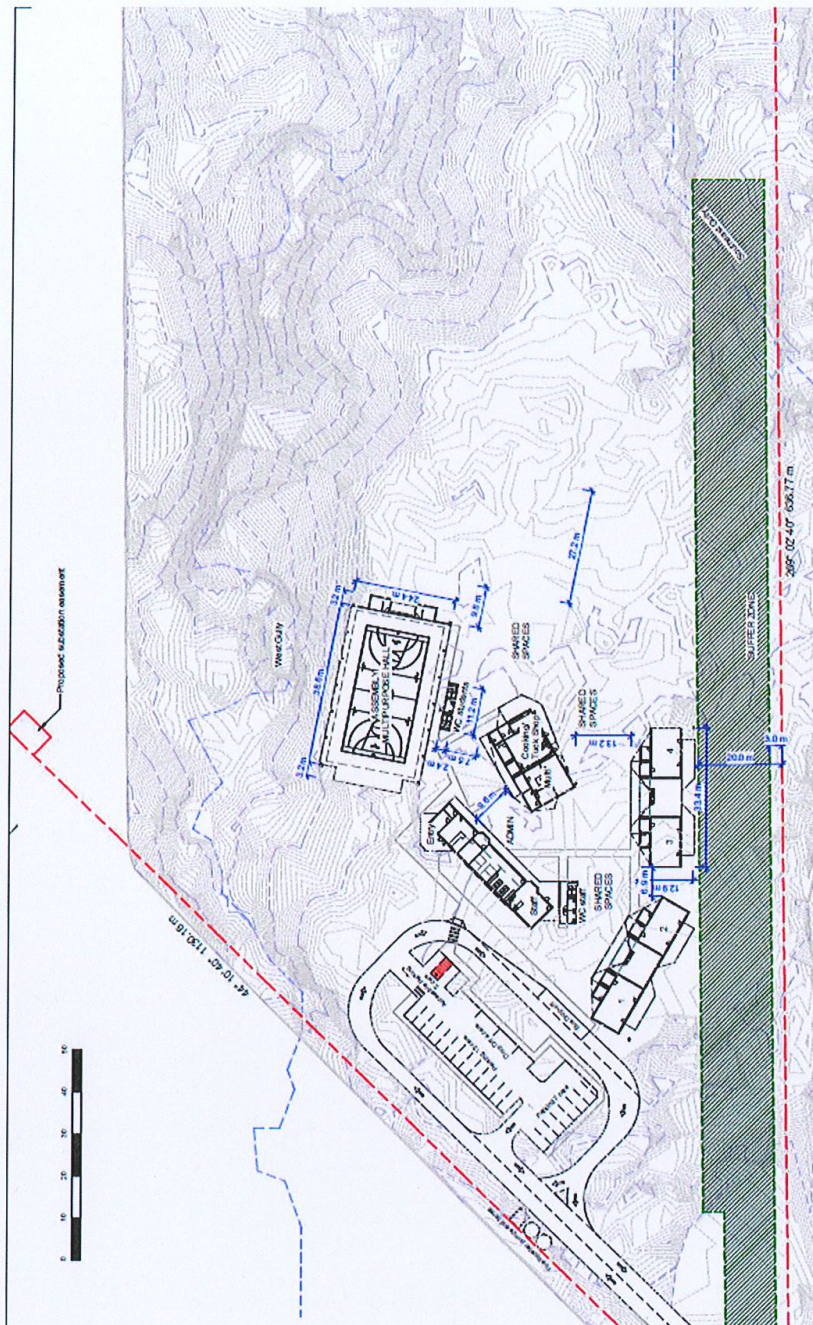
18/7/2024
B. n.c.

Mareeba Shire Council

Document Set ID: 4388822
Version: 3, Version Date: 22/07/2024

DECISION NOTICE

MCU/23/0012
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LIFE
Design

Two Rivers Community School, Mareeba
257 Michel Road, Mareeba QLD 4883 (access off Chewio Road)
Lot 71 on SP 252140, 257, 300sqm, Zoned Rural

1:750 @ A3
Stage 3 Plan
162 / A131
24/02/2023 15:00:54
C:\P\162\162\162\162.dwg

NO.	DATE	DESCRIPTION	BY	CHK
1	24/02/2023	ISSUED FOR PERMIT		
2	01/03/2023	REVISED PERMIT		
3	01/03/2023	REVISED PERMIT		
4	01/03/2023	REVISED PERMIT		
5	01/03/2023	REVISED PERMIT		

Document Name: 162-162.dwg
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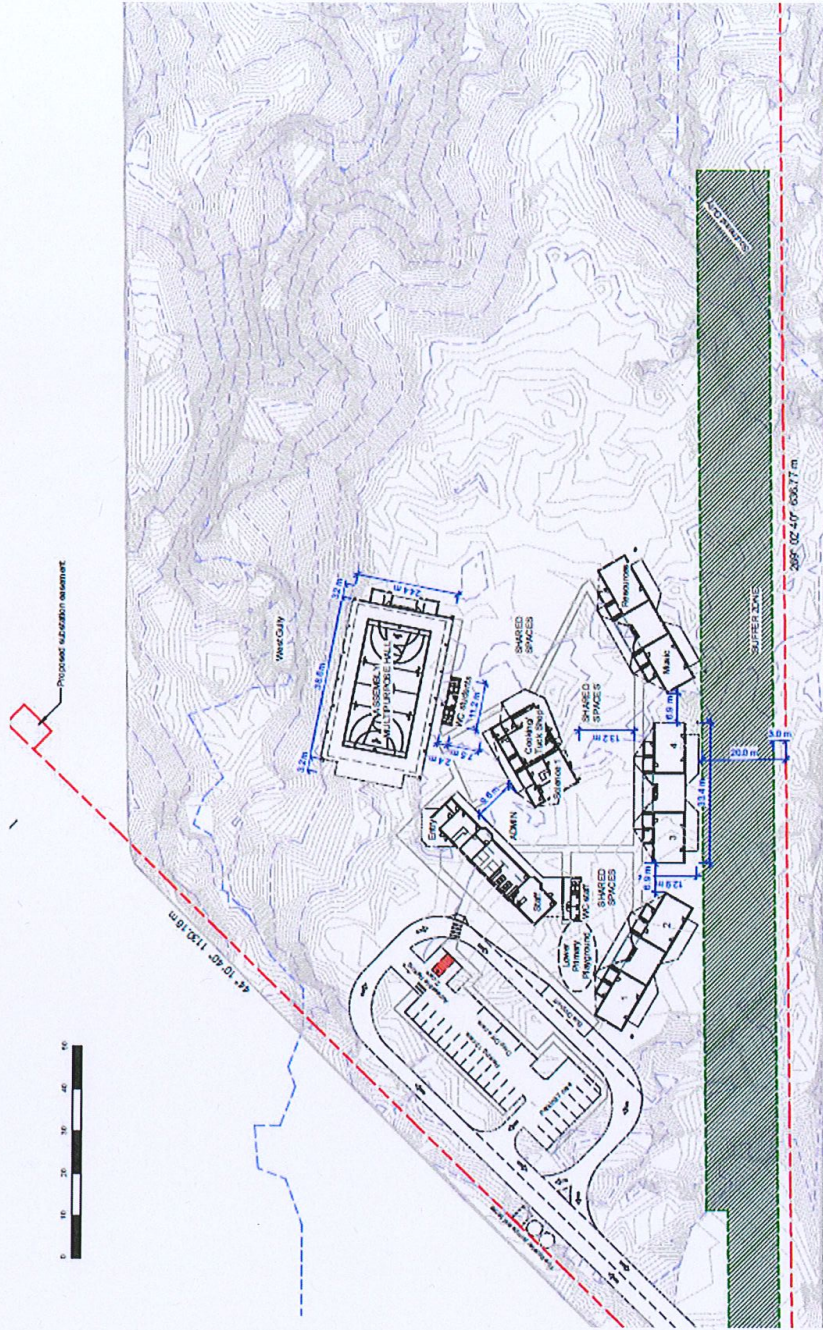
18/7/2024
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Mareeba Shire Council

Document Set ID: 4388822
Version: 3, Version Date: 22/07/2024

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LIFE DESIGN

Two Rivers Community School, Mareeba
257 Midver Road, Mareeba QLD 4883 (access off Chewink Road)
Lot 71 on SP 232140, 257, 300sqm, Zoned Rural

Scale: 1:750 @ A3
Stage 4 Plan
152/5141
24/07/2023 - 30/09/2023

Author	Checked	Date
Design	Checked	Date
Drawn	Checked	Date
Client	Checked	Date

Customer: Mareeba Shire Council, 10001711, 10001711, 10001711, 10001711

Version: 1, Version Date: 09/11/2023

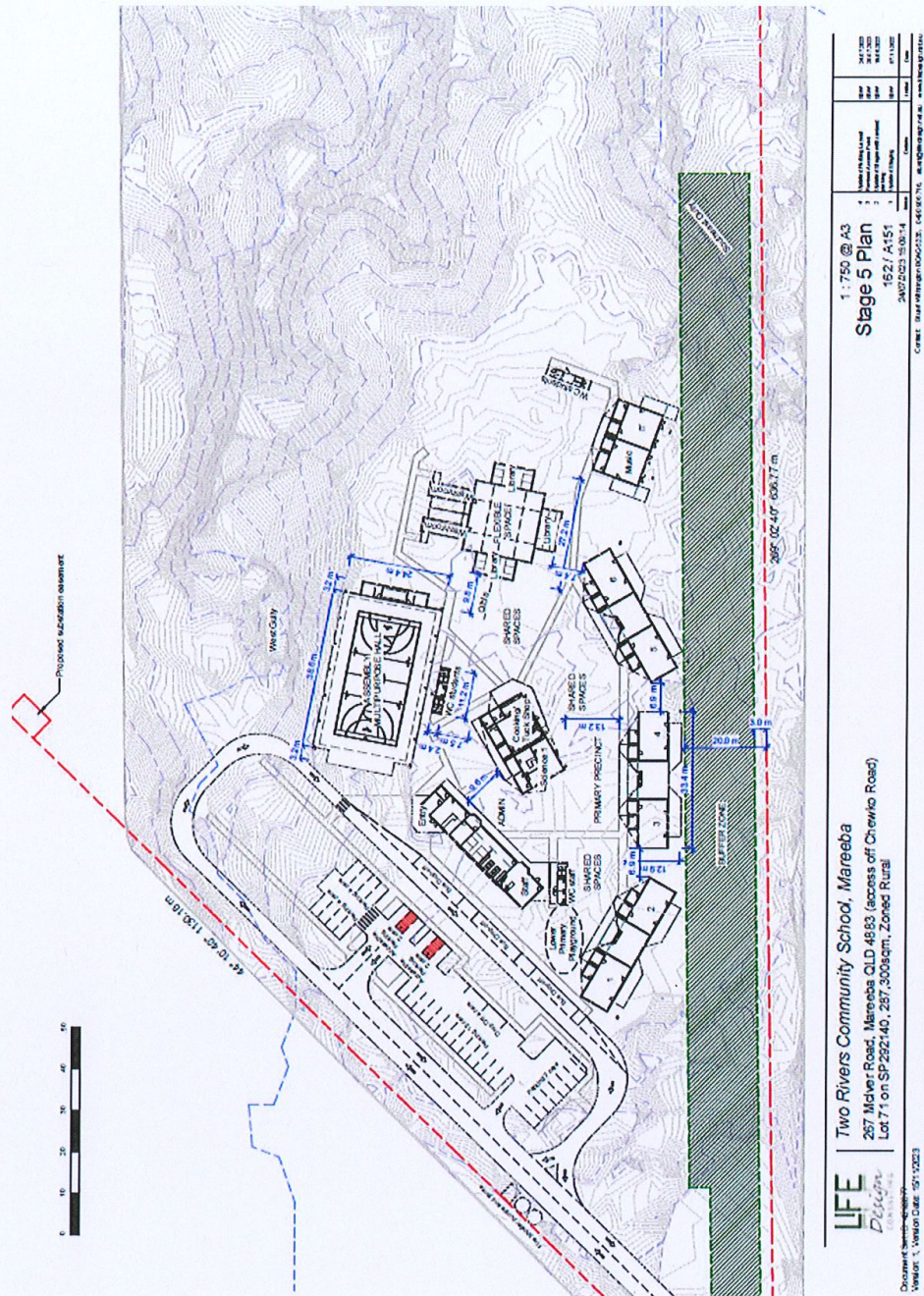
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Mareeba Shire Council

Document Set ID: 4383822
Version: 3, Version Date: 22/07/2024

DECISION NOTICE

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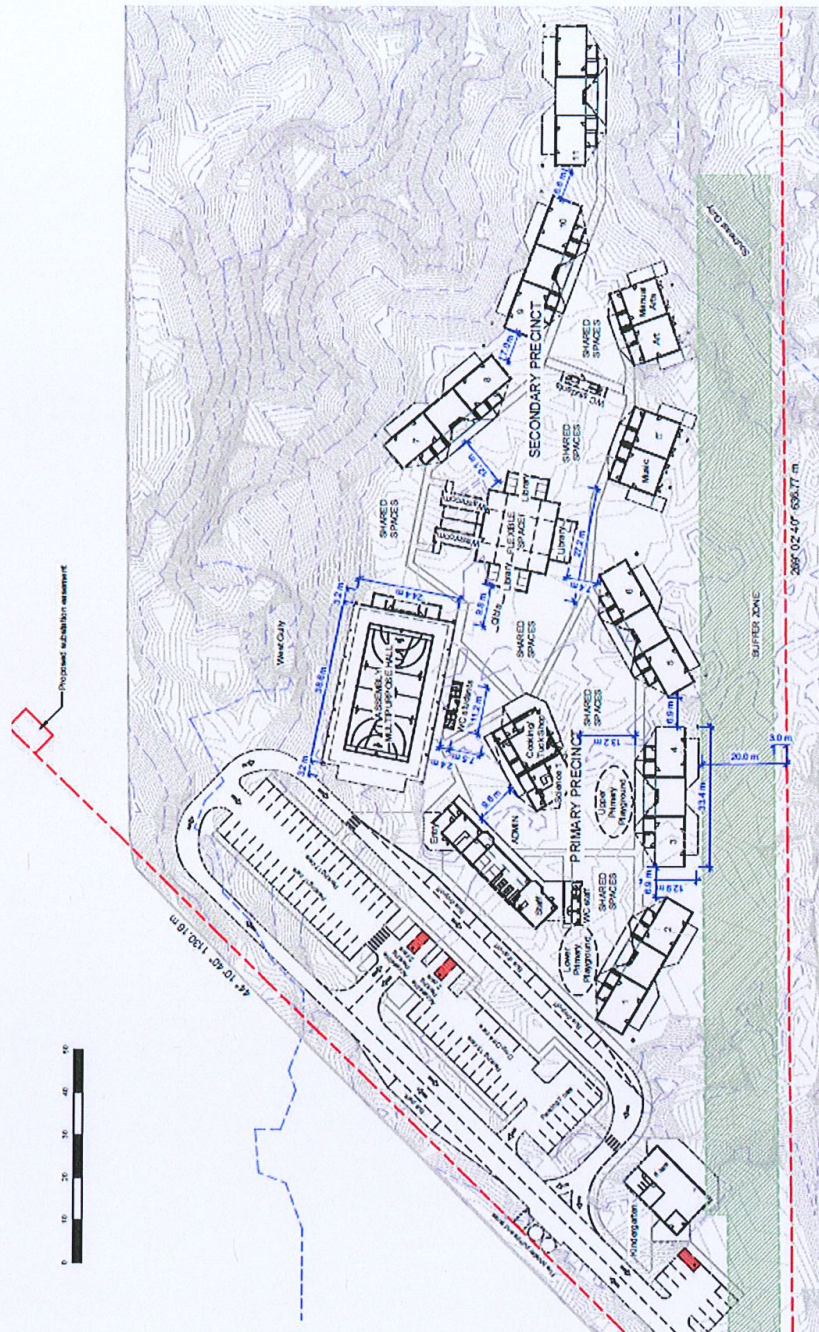
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Mareeba Shire Council

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LIFE DESIGN
 Document Set ID: 4383822
 Version: 3, Version Date: 22/07/2024

Two Rivers Community School, Mareeba
 257 Midler Road, Mareeba QLD 4883 (access off Chewio Road)
 Lot 71 on SP282140, 287,300sqm, Zoned Rural

Scale: 1:750 @ A3
 Final Plan
 1527 A161
 28/07/2023 10:05:21
 Client: MAREEBA SHIRE COUNCIL | 0487521111 | www.mareeba.qld.gov.au

Rev	Date	Description	By	Appr
01	28/07/2023	Issue For Public Comment
02	01/08/2023	Issue For Public Comment
03	01/08/2023	Issue For Public Comment
04	01/08/2023	Issue For Public Comment
05	01/08/2023	Issue For Public Comment
06	01/08/2023	Issue For Public Comment
07	01/08/2023	Issue For Public Comment
08	01/08/2023	Issue For Public Comment
09	01/08/2023	Issue For Public Comment
10	01/08/2023	Issue For Public Comment
11	01/08/2023	Issue For Public Comment
12	01/08/2023	Issue For Public Comment
13	01/08/2023	Issue For Public Comment
14	01/08/2023	Issue For Public Comment
15	01/08/2023	Issue For Public Comment
16	01/08/2023	Issue For Public Comment
17	01/08/2023	Issue For Public Comment
18	01/08/2023	Issue For Public Comment
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42	01/08/2023	Issue For Public Comment
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45	01/08/2023	Issue For Public Comment
46	01/08/2023	Issue For Public Comment
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49	01/08/2023	Issue For Public Comment
50	01/08/2023	Issue For Public Comment

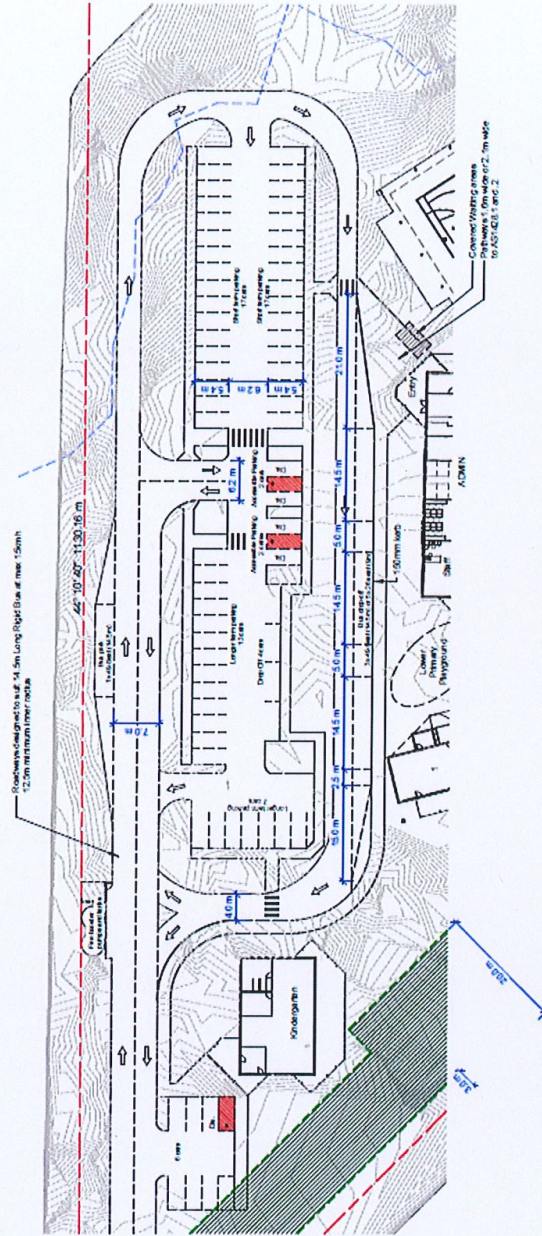
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 B. [Signature]

Mareeba Shire Council

Document Set ID: 4383822
Version: 3, Version Date: 22/07/2024

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LIFE DESIGN CONSULTANTS

Two Rivers Community School, Mareeba
267 Malver Road, Mareeba QLD 4853 (access off Chewio Road)
Lot 71 on SP 292140, 267,300sqm, Zoned Rural

Final Plan - Parking and Drop-off
1:500 @ A3
162 / A162
24/02/2023/15/09/25

Author	1	24/02/2023
Check	1	24/02/2023
Issue	1	24/02/2023

Document Number: 49112023
Version: 1, Version Date: 09/11/2023

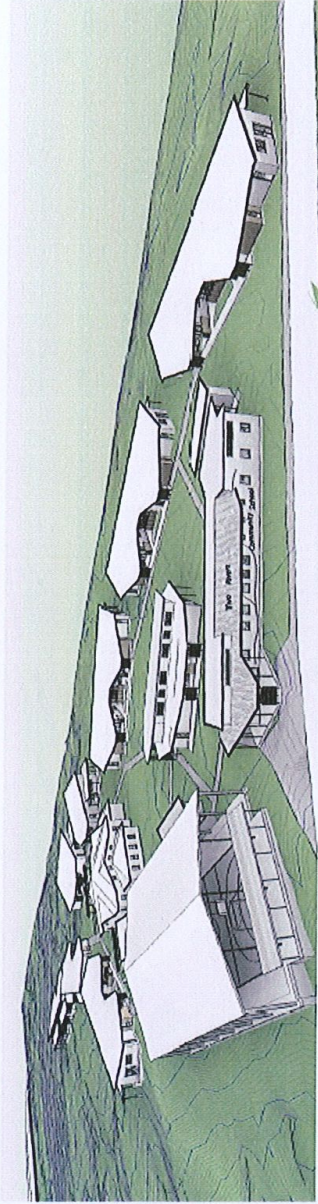
18/7/2024
B. n. Q.

Mareeba Shire Council

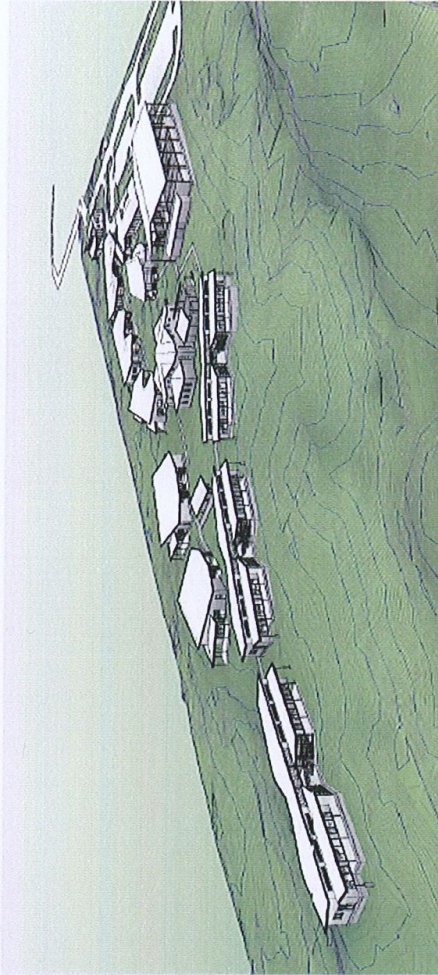
Document Set ID: 4368822
Version: 3, Version Date: 22/07/2024

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1 Persp - Birdseye from car park



2 Persp - Birdseye from East

LIFE Design

Two Rivers Community School, Mareeba
 287 McIver Road, Mareeba QLD 4883 (access off Chewio Road)
 Lot 71 on SP 292140, 257,300sqm, Zoned Rural

@ A3
 3D Views - Birdseye
 16.2 / 5.901
 24/07/2023 10:01:12

Author	Designer	Checker	Date

Document Set ID: 4383822
 Version: 3, Version Date: 22/07/2024

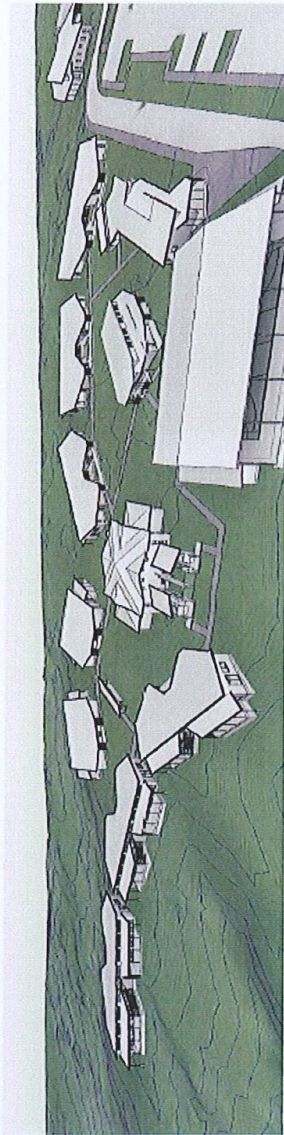
18/7/2024
B. Hill

Mareeba Shire Council

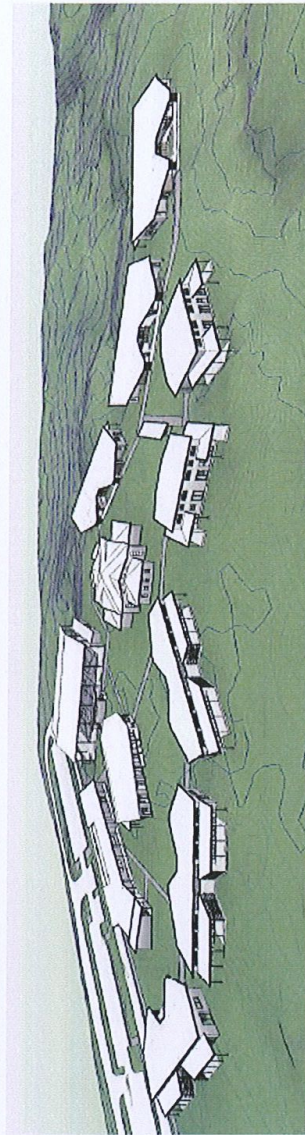
Document Set ID: 4383822
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1 Persp - Birdseye from North



2 Persp - Birdseye from South

LIFE | Two Rivers Community School, Mareeba
 267 McIver Road, Mareeba QLD 4853 (access off Chewko Road)
 Lot 71 on SP252/40, 287,300sqm, Zoned Rural

3D Views - Birdseye @ A3
 152/ A502
 3AUG2023 15:10:54

Document Set ID: 4383822
 Version: 3, Version Date: 15/11/2023

Author	Issue	Date
Number of Views	Number of Views	Number of Views
Number of Views	Number of Views	Number of Views

Client: Mareeba Shire Council, 15/11/2023

18/7/2024
B. n. [Signature]

Mareeba Shire Council

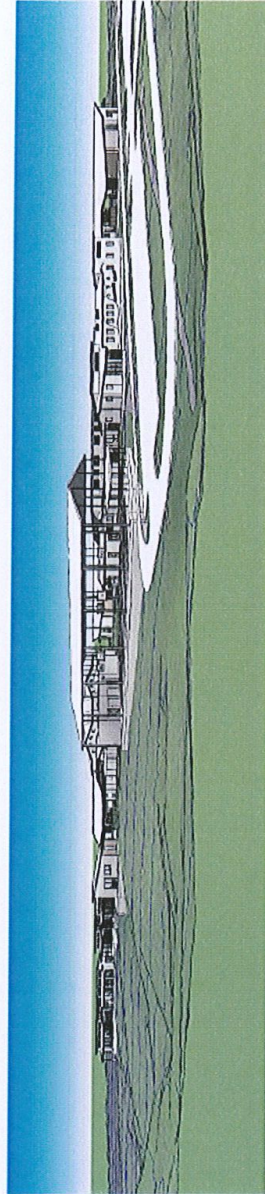
Document Set ID: 4383822
Version: 3, Version Date: 22/07/2024

DECISION NOTICE

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1 Perso - Entry



2 Perso - from bridge

LIFE | Two Rivers Community School, Mareeba
 257 Malver Road, Mareeba QLD 4883 (Access off Chewio Road)
 Lot 71 on SP 292140, 257, 300sqm, Zoned Rural

3D View from Entry @A3
 1527 A903
 24/07/2023 15:11:30

Client: BATHWATER ROAD/0322, 04883, QLD
 24/07/2023 15:11:30

Author	24/07/2023
Check	24/07/2023
Issue	24/07/2023
Rev	24/07/2023

Document Set ID: 4383822
 Version: 3, Version Date: 22/07/2024

18/7/2024
 B. [Signature]

Mareeba Shire Council

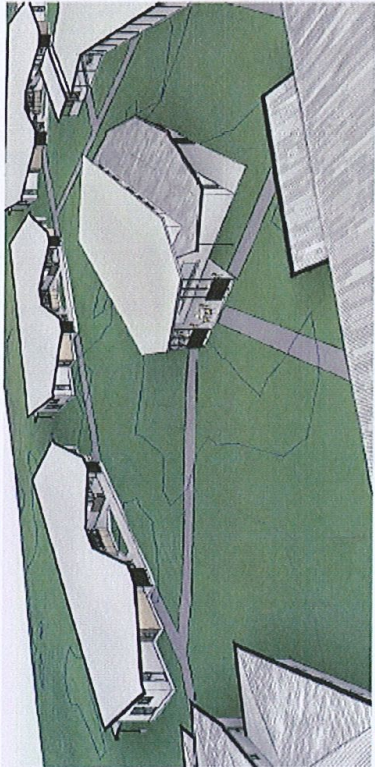
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Version: 3, Version Date: 22/07/2024

DECISION NOTICE

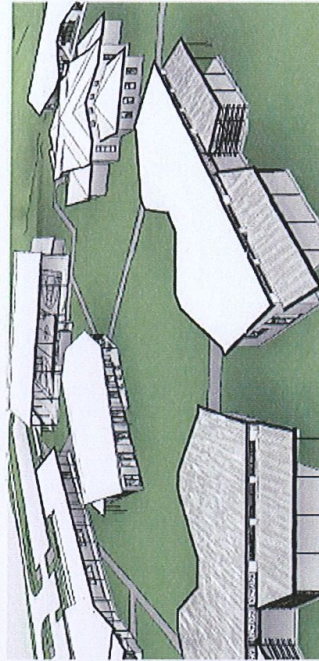
MCU/23/0012
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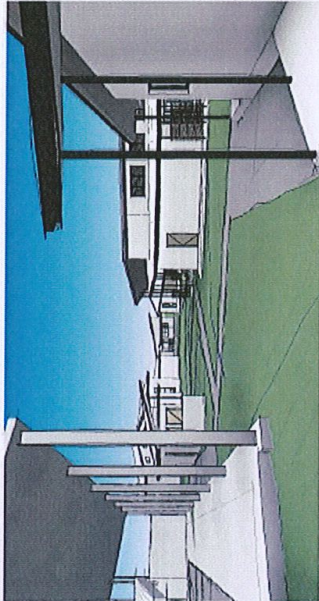
4 Persp - Courtyard from Hall



1 Persp - Courtyard from North



2 Persp - Courtyard from South



3 Persp - Courtyard from Entry

Item	Description	Area (sqm)	Volume (m ³)	Value (\$)
1	Roof	1527.0	1527.0	1527.0
2	Walls	1527.0	1527.0	1527.0
3	Floors	1527.0	1527.0	1527.0
4	Windows	1527.0	1527.0	1527.0
5	Doors	1527.0	1527.0	1527.0
6	Other	1527.0	1527.0	1527.0
Total		1527.0	1527.0	1527.0

3D Views - Internal courtyard @ A3

Two Rivers Community School, Mareeba
267 McIver Road, Mareeba QLD 4883 (access off Chewio Road)
Lot 71 on SP 292140, 287,300sqm, Zoned Rural



Document Set ID: 4383822
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18/7/2024
B. [Signature]

Mareeba Shire Council

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Referral Agency Response

RA6-N



SARA reference: 2311-38006 SRA
Council reference: MCU/23/0012
Applicant reference: F22/31

30 May 2024

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4680
planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

SARA referral agency response

(Referral agency response given under section 58 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 21 December 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	30 May 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material change of use - Educational Establishment
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3, Item 1 (10.3.4.3.1) of the Planning Regulation 2017 - Clearing native vegetation	

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

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2311-38006 SRA

Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) of the Planning Regulation 2017 - State transport infrastructure thresholds

SARA reference: 2311-38006 SRA
 Assessment manager: Mareeba Shire Council
 Street address: 267 Mciver Road, Mareeba
 Real property description: Lot 71 on SP292140
 Applicant name: Two Rivers Community School C/- Freshwater Planning Pty Ltd
 Applicant contact details: 17 Barron View Drive
 Freshwater QLD 4870
 freshwaterplanning@outlook.com

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

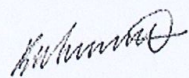
Representations

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

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

For further information please contact Isley Peacey, Senior Planning Officer, on 4037 3202 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

- cc Two Rivers Community School, freshwaterplanning@outlook.com
- enc Attachment 1 - Referral agency conditions
 Attachment 2 - Advice to the applicant
 Attachment 3 - Reasons for referral agency response
 Attachment 4 - Representations about a referral agency response provisions
 Attachment 5 - Documents referenced in conditions

State Assessment and Referral Agency

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Attachment 1—Referral agency conditions

(Under section 58(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use – Educational Establishment		
10.3.4.3.1 – Native vegetation clearing - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Clearing of vegetation must: (a) only occur within Area A(A1) and Area C(C1) as shown on the attached: (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2311-38006 SRA, Sheet 1 of 1, version 1; and (ii) Attachment to Vegetation Management Plan VMP 2311-38006 SRA Derived Reference Points for GPS; (b) not exceed 3.314 hectares.	At all times
2.	Built infrastructure, other than for roads, tracks, fences and underground services, must not be established, constructed or located within Area C(C1) as shown on the attached: (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2311-38006 SRA, Sheet 1 of 1, version 1; and (ii) Attachment to Vegetation Management Plan VMP 2311-38006 SRA Derived Reference Points for GPS.	At all times
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing

No.	Conditions	Condition timing
Material change of use – Educational Establishment		
10.9.4.1.1.1– State transport infrastructure thresholds—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
Stormwater management		
4.	(a) The stormwater management of the development must not cause a worsening to the operating performance of the railway corridor such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the railway corridor. (ii) concentrate or increase the velocity of flows to the railway corridor. (iii) interfere with and/or cause damage to the existing stormwater drainage on the railway corridor (iv) surcharge any existing culvert or drain on the railway corridor. (v) reduce the quality of stormwater discharge onto the railway	(a) At all times

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	<p>corridor.</p> <p>(b) Submit RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p> <p>(c) Submit RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first, for the first stage</p> <p>(c) Within 20 business days of the completion of works, for the relevant stage</p>
Railway level crossing safety		
5.	<p>(a) The railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) must be upgraded to include the following:</p> <ul style="list-style-type: none"> (i) the road approaching the crossing is aligned to be perpendicular to the railway corridor between its intersection with Chewko Road and extending for at least 20m beyond the outer rail track (edge running rail) on the southern approach to the crossing. (ii) a road carriageway width at the level crossing that is at least 7.5m (2 x 3.75m traffic lanes), plus a 1.5m wide verge on both sides of the road. (iii) a sealed surface of asphaltic concrete, or similar material, which extends over the crossing and for a minimum distance of 10m from the outer rail track (edge running rail) on each road approach to the crossing, ensuring a maximum grade change of 6%, in accordance with the following standards: <ul style="list-style-type: none"> • 'Level crossings – Details of Sign Posting', prepared by Queensland Rail, dated 13/08/20, drawing number QR-C-S3394 and issue A. • 'Level crossings – Details of Private and Queensland Rail Maintenance Road Grading and Sign Posting', prepared by Queensland Rail, dated 13/08/20, drawing number QR-C-S3395 and issue A. • a RPEQ certified crossing foundation suitable for the proposed weight and volume of the maximum design vehicle. <p>(b) Provide written evidence from the railway manager to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads confirming that the development has been designed and constructed in accordance with part (a) of this condition.</p>	<p>(a) and (b) Prior to the commencement of operational work or building work, whichever occurs first</p>
6.	<p>(a) The railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) must be upgraded to include the following safety controls in accordance with AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>, comprising the following for each road approach to the level crossing:</p> <ul style="list-style-type: none"> (i) a RX-2 assembly with R6-25 signage with two pipe posts in accordance with section 2.2.2 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i> and associated Queensland Rail's 'Standard Level 	<p>(a) and (c) Prior to the commencement of operational work or building work, whichever occurs first</p>

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	<p>Crossings Traffic Signs for Private & QR Maintenance Level Crossings', dated 25/05/2005 and drawing number 2588;</p> <p>(ii) stop lines in accordance with section 3.3 and Figure 4.6 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>;</p> <p>(iii) no-overtaking barrier line in accordance with Section 3.5 and Figure 4.6 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>; and</p> <p>(iv) incident Reporting Signage (quoting crossing reference 2336) in accordance with 'Level Crossings – Incident Reporting Sign', prepared by Queensland Rail, dated 16/02/06, drawing number 2622 and Issue A</p> <p>(v) railway crossing advance warning signage on both Chewko Road approaches to the railway level crossing in accordance with Section 2.2.5 and Figure 4.10 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i></p> <p>(vi) railway crossing advance warning signage on the southern approach (Unnamed Road) to the railway level crossing in accordance with:</p> <ul style="list-style-type: none"> • Section 2.2.5 and Figure 4.10 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>; OR • Figure 4.5 of AS1742.7:2016 <i>Manual of uniform traffic control devices, Part 7: Railway Crossings</i>. <p>(b) The existing safety controls at the railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) namely, the railway crossing stop assembly (RX-2) must be removed.</p> <p>(c) Provide written evidence from the railway manager to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads confirming that the development has been designed and constructed in accordance with part (a) and (b) of this condition.</p>	<p>(b) Following the completion of part (a) of this condition</p>
Public passenger transport		
<p>7.</p>	<p>(a) Provide a school bus setdown facility at the location shown on the Stage 1 Plan – Parking and Drop-off, prepared by Life Design, dated 24/07/2023, drawing number 162/A112 and issue 3 (as amended in red).</p> <p>(b) The school bus setdown facility must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components:</p> <p>(i) one (1) continuous bus zone with capacity to accommodate the setdown of 1 x single unit rigid bus of 14.5m in length in accordance with Section 5.6.3.1 and Table 5-7 of Chapter 5 of the <i>Public Transport Infrastructure Manual 2015</i>.</p> <p>(ii) bus zone line marking and bus zone signage at either end of the bus zone in accordance with AS1742.11 – <i>Manual of uniform traffic control devices, Part 11: Parking controls</i>.</p> <p>(iii) a waiting area with shelter, seats and a bin in accordance with P2.1 – P2.4, S2, Outcome 1, Table 2 of <i>Planning for Safe Transport Infrastructure at Schools</i>.</p>	<p>(a) and (b) Prior to the commencement of use for Stage 1</p>

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Version: 3, Version Date: 22/07/2024

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2311-38008 SRA

8.	<p>(a) Provide a school bus setdown facility at the location shown on the Final Plan – Parking and Drop-off, prepared by Life Design, dated 24/07/2023, drawing number 162/A162 and issue 3 (as amended in red).</p> <p>(b) The school bus setdown facility must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components:</p> <ul style="list-style-type: none"> (i) one (1) continuous bus zone with capacity to accommodate the concurrent setdown of 3 x single unit rigid buses of 14.5m in length with independent operation in-between in accordance with Section 5.6.3.1 and Table 5-7 of Chapter 5 of the <i>Public Transport Infrastructure Manual 2015</i>. (ii) bus zone line marking and bus zone signage at either end of the bus zone in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls. (iii) a waiting area with shelter, seats and a bin in accordance with P2.1 – P2.4, S2, Outcome 1, Table 2 of <i>Planning for Safe Transport Infrastructure at Schools</i>. 	(a) and (b) Prior to the commencement of use for Stage 5
9.	<p>The property access and internal roadway shown on Masterplan 2041 School B&W, prepared by Life Design, dated 10/10/2023, drawing number 162/A041c and issue 6 (as amended in red) must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 14.5m in length:</p> <ul style="list-style-type: none"> (c) accommodate the swept path of a single unit rigid bus of 14.5m in length in accordance with Austroads Design Vehicles and Turning Path Templates; (d) include wayfinding signage to identify the separate vehicular routes to passenger loading zones, parking areas, exits and the like in accordance with the Queensland Manual of Uniform Traffic Control Devices, Part 2: Traffic Control Devices for General Use; and (e) provide priority movement to the 'bus route' over private vehicle routes by installing give way pavement marking and signage in accordance with sections 2.5 and 5.5.2 of Queensland Manual of Uniform Traffic Control Devices, Part 2: Traffic Control Devices for General Use. 	Prior to the commencement of use for the relevant stage
Pedestrian and cyclist access		
10.	<p>(a) Provide the external and internal pedestrian pathway network, generally in accordance with the Stage 1 Plan – Parking and Drop-off, prepared by Life Design, dated 24/07/2023, drawing number 162/A112 and issue 3 (as amended by SARA in red).</p> <p>(b) The active transport network in part (a) of this condition must be in accordance with Table 1: Active Transport and Schedule 1 of <i>Planning for Safe Transport Infrastructure at Schools</i>.</p>	(a) and (b) Prior to the commencement of use for the relevant stage

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Attachment 2—Advice to the applicant and assessment manager

Advice to the applicant:

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
Clearing of native vegetation	
2.	To request an electronic file of the GPS coordinates/Derived Reference Points contained in an Attachment of this decision notice, email a request to the Department of Resources at vegetation.support@resources.qld.gov.au include application reference 2311-38006 SRA.
Works on a railway corridor	
3.	<p>Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager’s written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>All works in the railway corridor such as but not limited to pipeline crossings, service and utility connections and level crossing upgrades will require relevant approvals to be obtained from the railway manager such as a licence to enter and construct and a wayleave agreement. Please refer to Queensland Rail specification MD-20-173 – <i>Civil Non-Queensland Rail Underground Services in Queensland Rail Property</i>.</p> <p>Please note: The Department of Transport and Main Roads advise that the upgrades to the railway level crossing will be designed and constructed by the railway manager (Queensland Rail) or its approved contractor at the applicant’s expense. The applicant is responsible for obtaining any necessary approvals, contract arrangements, and/or other agreements from the railway manager for the design and construction of the upgraded level crossing.</p> <p>You will also need to contact the railway manager to discuss available track closures to schedule the work, if approved.</p> <p>Please be advised that this referral agency response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the railway manager.</p> <p>The applicant should contact the Queensland Rail property team at QRPropertyWayleaves@qr.com.au in relation to obtaining the necessary approvals.</p>

Advice to the Assessment Manager under section 56(3) of the *Planning Act 2016*:

General advice	
1.	<p>The railway level crossing of the Mungana Branch Line at Chewko Road (ID: LXR_02336) is a public level crossing and will need to be included within the Interface Agreement with Queensland Rail.</p> <p>Please contact Queensland Rail to discuss this - QRPropertyWayleaves@qr.com.au</p>

State Assessment and Referral Agency

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Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

The development complies with SDAP State code 6: Protection of state transport networks. Specifically, the development:

- Does not have an adverse impact on state transport infrastructure, public passenger transport infrastructure, active transport infrastructure and public passenger services
- Maintains the operating performance of the transport network;
- Ensures development enables safe and convenient access to public passenger transport
- does not create a safety hazard for users of state transport infrastructure or public passenger services
- does not result in a worsening of the physical condition or operating performance of the state transport network
- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- provides public passenger transport infrastructure to enable development to be serviced by public passenger transport;
- provides safe and direct access to public passenger transport infrastructure or active transport infrastructure, including access by cycling and walking.

The development complies with SDAP State code 16: Native vegetation clearing. Specifically, the development:

- clearing is minimised in order to conserve vegetation, avoid land degradation and loss of biodiversity, and maintain ecological processes;
- greenhouse gas contributions are minimised through continued ability for carbon sequestration processes to occur;
- adequate vegetation is maintained to sustainably manage the impacts of clearing on ecosystems and biodiversity, and avoids significant residual impacts upon MSEs; and
- impacts on vegetation are minimised where avoidance is not possible.
- There are no notices requiring compliance, vegetation management requirements or legally secured offset areas within the development site.

Material used in the assessment of the application:

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

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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State Assessment and Referral Agency

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Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

¹ Pursuant to Section 68 of the *Planning Act 2016*
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

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Part 7: Miscellaneous**30 Representations about a referral agency response**

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

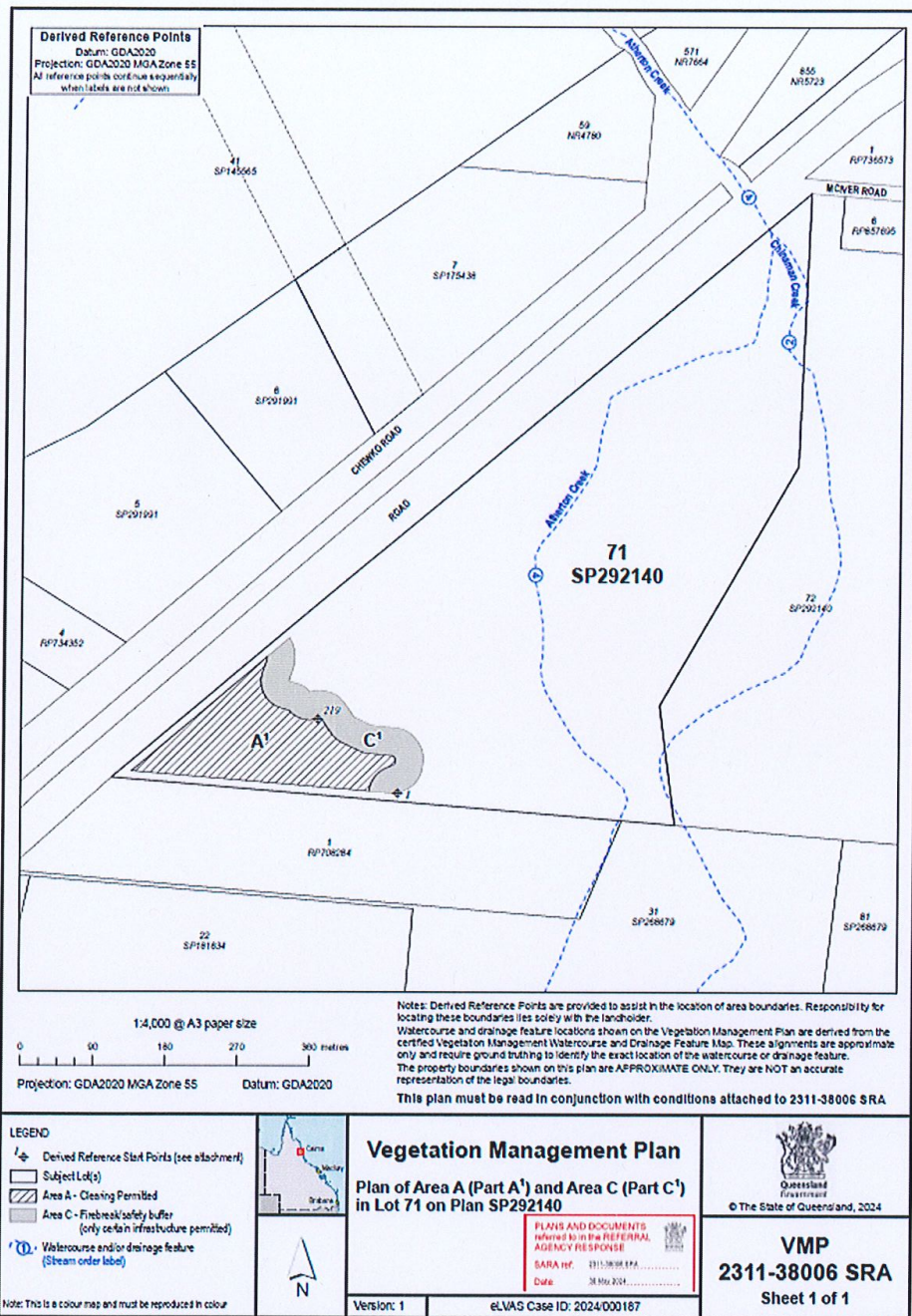
³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

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**Attachment to Plan: 2311-38006 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55**

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2311-38006 SRA.....

Date: 30 May 2024.....



Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s). Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
C1	181	329252	8117310	A1	241	329183	8117295				
C1	182	329253	8117308	A1	242	329188	8117293				
C1	183	329253	8117308	A1	243	329192	8117292				
C1	184	329253	8117308	A1	244	329197	8117291				
C1	185	329255	8117306	A1	245	329206	8117291				
C1	186	329256	8117306	A1	246	329207	8117290				
C1	187	329257	8117303	A1	247	329210	8117290				
C1	188	329258	8117301	A1	248	329215	8117290				
C1	189	329259	8117299	A1	249	329215	8117290				
C1	190	329260	8117296	A1	250	329224	8117289				
C1	191	329261	8117294	A1	251	329225	8117289				
C1	192	329261	8117292	A1	252	329225	8117288				
C1	193	329261	8117290	A1	253	329227	8117286				
C1	194	329262	8117288	A1	254	329227	8117285				
C1	195	329262	8117285	A1	255	329227	8117284				
C1	196	329262	8117283	A1	256	329227	8117279				
C1	197	329262	8117282	A1	257	329227	8117278				
C1	198	329261	8117275	A1	258	329226	8117278				
C1	199	329261	8117274	A1	259	329218	8117274				
C1	200	329260	8117271	A1	260	329218	8117274				
C1	201	329260	8117269	A1	261	329214	8117272				
C1	202	329259	8117267	A1	262	329209	8117269				
C1	203	329258	8117265	A1	263	329206	8117266				
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C1	208	329252	8117255	A1	268	329196	8117245				
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C1	213	329244	8117248	A1	273	329068	8117409				
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C1	215	329241	8117247	A1	275	329067	8117407				
C1	216	329233	8117243	A1	276	329062	8117392				
C1	217	329231	8117242	A1	277	329061	8117387				
C1	218	329230	8117242	A1	278	329060	8117382				
A1	219	329132	8117335	A1	279	329061	8117377				
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A1	226	329141	8117327	A1	286	329080	8117350				
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A1	228	329144	8117323	A1	288	329095	8117345				
A1	229	329146	8117319	A1	289	329096	8117345				
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A1	231	329148	8117317	A1	291	329100	8117341				
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A1	239	329176	8117298								
A1	240	329178	8117298								

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GENERAL NOTES:

1. ALL DRAWINGS MUST BE SUBMITTED TO THE MANAGER CIVIL ENGINEERING FOR APPROVAL.
2. FOR DETAILS OF ALL ROAD SIGNS AND REFERRED TO BY THESE CONDITIONS AND THEIR PLACEMENT, REFER TO ALL 17/24, "THE HIGHWAY AND RAIL SAFETY CROSSING SAFETY STANDARD CONDITIONS, SIGNALLING AND RAIL SAFETY CROSSING SAFETY STANDARD CONDITIONS, THE INFRASTRUCTURE MAINTENANCE SHALL INCLUDE WITH AND ABOVE ROAD AND SIGNAGE TO KEEP ROADWAYS AT LEVEL CROSSINGS. ROAD SIGNAGE SHALL BE INSTALLED AT A MINIMUM DISTANCE OF 100M ON BOTH SIDES OF THE ROADWAY.
3. ROAD SIGNAGE TO BE INSTALLED AT A MINIMUM DISTANCE OF 100M ON BOTH SIDES OF THE ROADWAY.
4. THE INFRASTRUCTURE MAINTENANCE SHALL INCLUDE WITH AND ABOVE ROAD AND SIGNAGE TO KEEP ROADWAYS AT LEVEL CROSSINGS. ROAD SIGNAGE SHALL BE INSTALLED AT A MINIMUM DISTANCE OF 100M ON BOTH SIDES OF THE ROADWAY.
5. THE INFRASTRUCTURE MAINTENANCE SHALL INCLUDE WITH AND ABOVE ROAD AND SIGNAGE TO KEEP ROADWAYS AT LEVEL CROSSINGS. ROAD SIGNAGE SHALL BE INSTALLED AT A MINIMUM DISTANCE OF 100M ON BOTH SIDES OF THE ROADWAY.
6. WHILE SIGNS ARE TO BE PROVIDED AT ALL CROSSINGS IN ACCORDANCE WITH THE SAFETY STANDARD CONDITIONS, THE MANAGER CIVIL ENGINEERING AND OTHER RELEVANT AGENCIES AS REQUIRED BY THE MAIN ROAD SIGNAGE, SIGNALLING AND RAIL SAFETY STANDARD CONDITIONS PUBLICATION.
7. WHILE SIGNS ARE TO BE PROVIDED AT ALL CROSSINGS IN ACCORDANCE WITH THE SAFETY STANDARD CONDITIONS, THE MANAGER CIVIL ENGINEERING AND OTHER RELEVANT AGENCIES AS REQUIRED BY THE MAIN ROAD SIGNAGE, SIGNALLING AND RAIL SAFETY STANDARD CONDITIONS PUBLICATION.
8. STANDARD FENCE FOR DETAILS REFER STANDARD DRAWING NOS 254, 254 AND 254.
9. STANDARD FENCE FOR DETAILS REFER STANDARD DRAWING NOS 254, 254 AND 254.
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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

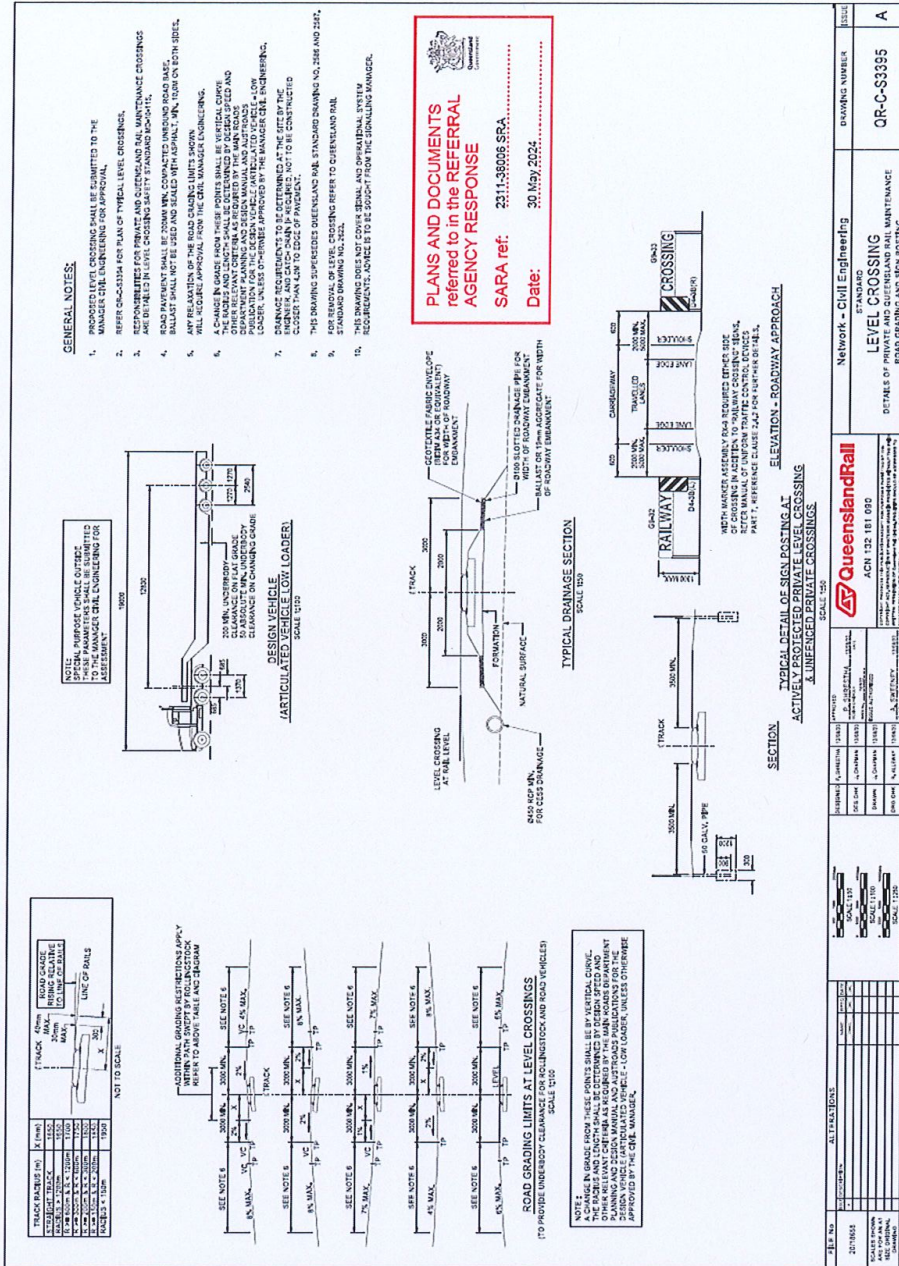
SARA ref: 2311-39006 SRA

Date: 30 May 2024

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DATE	12/09/2023	ISSUED BY	MANAGER CIVIL ENGINEERING
DATE	12/09/2023	ISSUED BY	MANAGER CIVIL ENGINEERING
DATE	12/09/2023	ISSUED BY	MANAGER CIVIL ENGINEERING
DATE	12/09/2023	ISSUED BY	MANAGER CIVIL ENGINEERING
DATE	12/09/2023	ISSUED BY	MANAGER CIVIL ENGINEERING

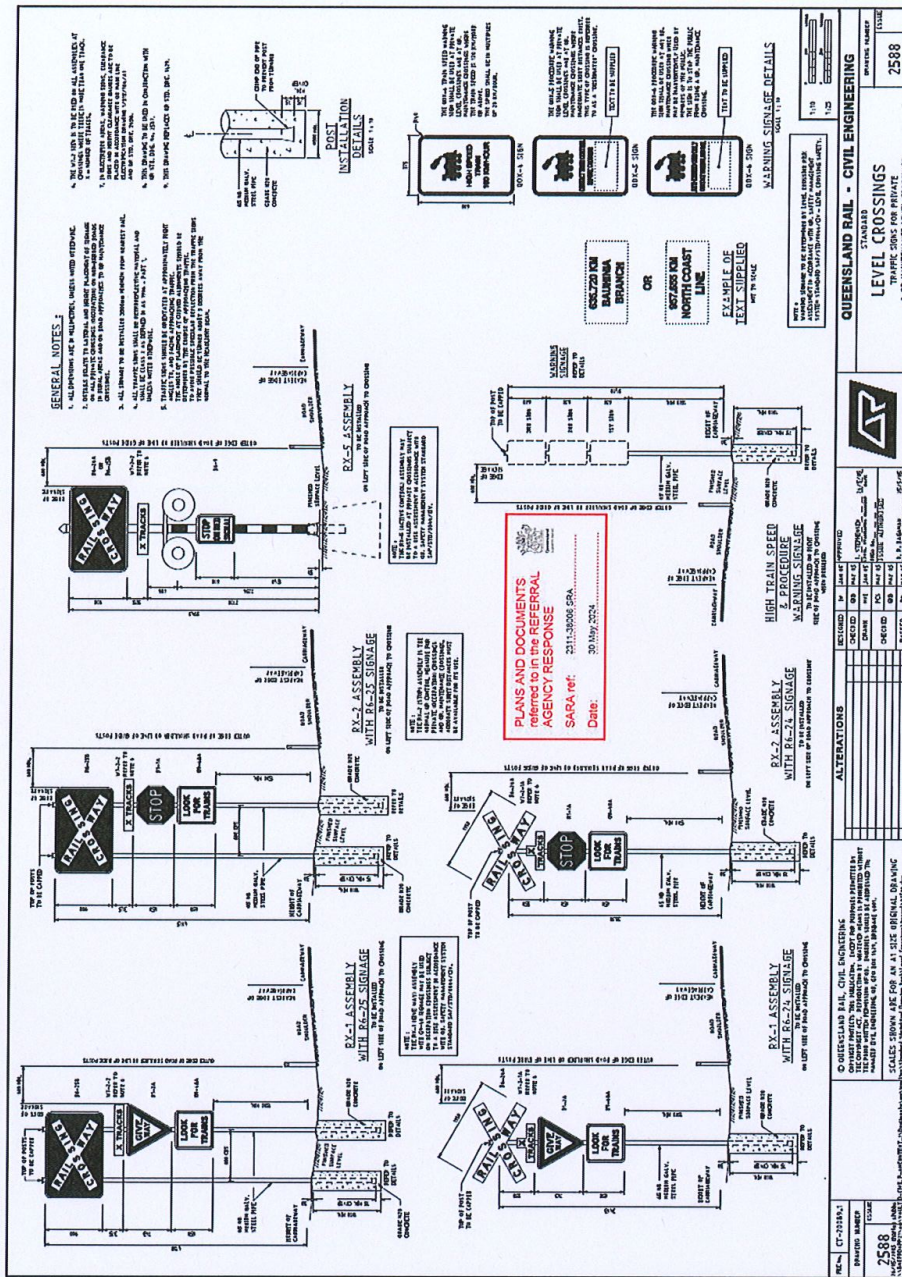
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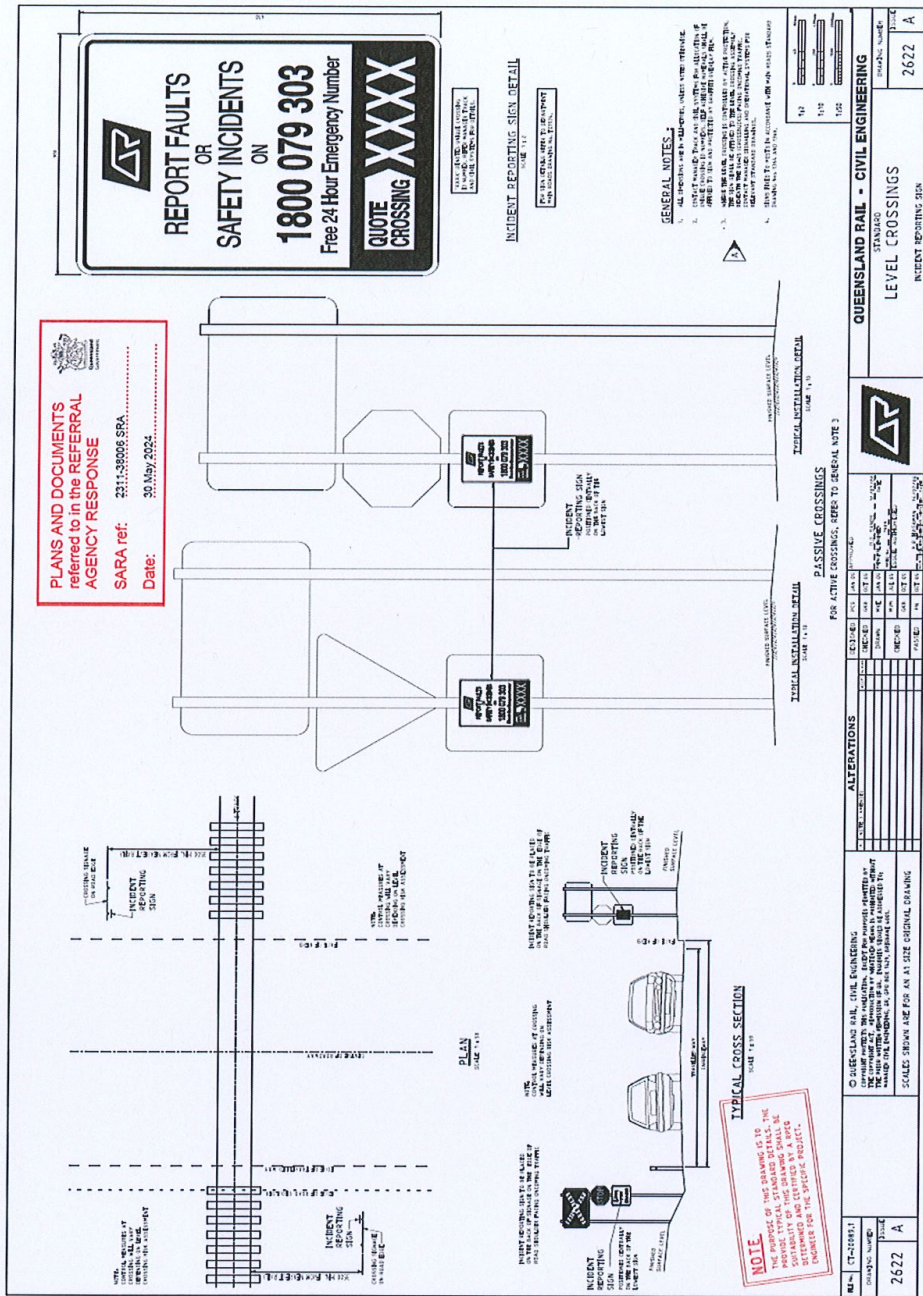


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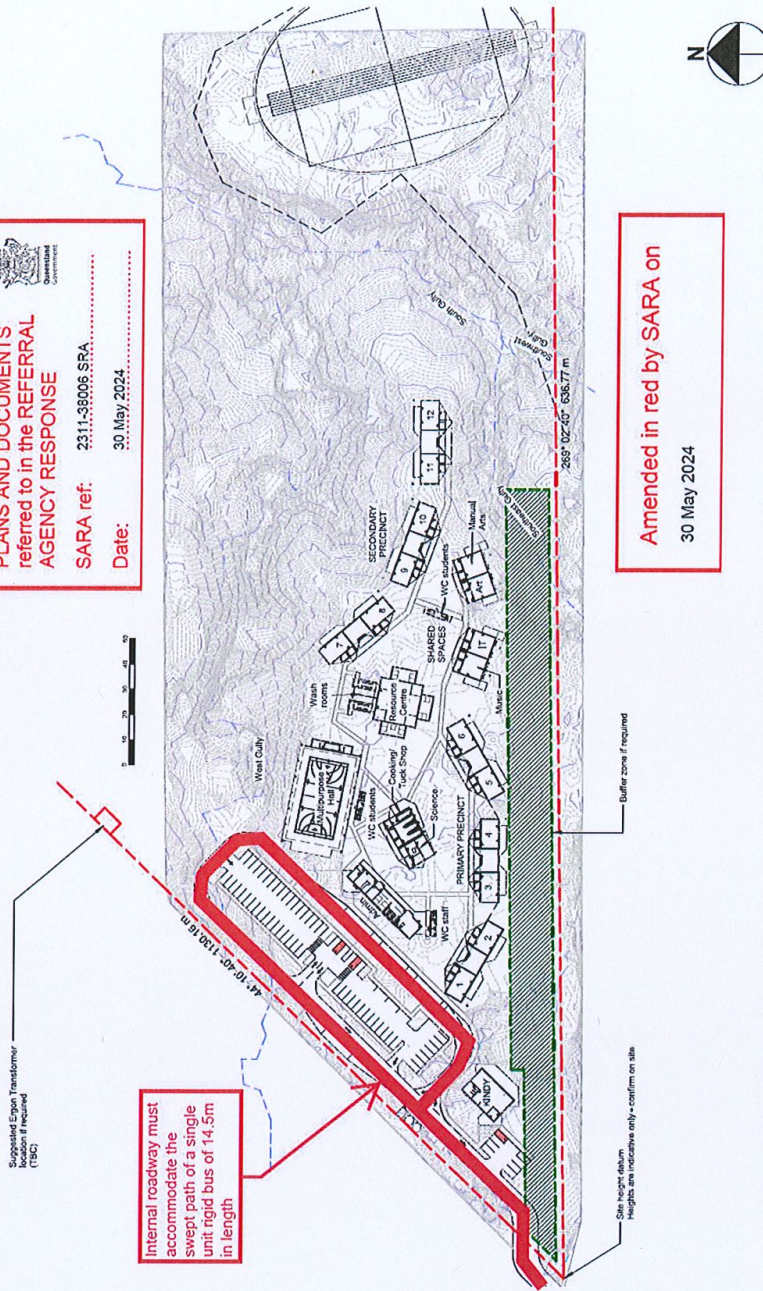
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SARA ref: 2311-38006-SPA
Date: 30 May 2024

Amended in red by SARA on 30 May 2024



Internal roadway must accommodate the swept path of a single unit rigid bus of 14.5m in length

Suggested Eriqon Transformer location if required (TBC)

Clear height within Heights are indicative only - confirm on site

Buffer zone if required

LIFE | Two Rivers Community School, Mareeba
267 Melver Road, Mareeba QLD 4883 (access off Chowko Road)
Lot 71 on SP292140, 287,300sqm, Zoned Rural

1: 1250 @ A3
Masterplan 2041 School B&W
162 / A041c
10/10/2023 15:54:19

Author	10/10/2023	10/10/2023
Checked	10/10/2023	10/10/2023
Approved	10/10/2023	10/10/2023
Issue	10/10/2023	10/10/2023
Revision	10/10/2023	10/10/2023
Drawn	10/10/2023	10/10/2023
Scale	1:1250	1:1250
Date	10/10/2023	10/10/2023

Contact: Ruari Whittoway (04)3833115, ruari@lifedesign.com.au, www.lifedesign.com.au

Mareeba Shire Council

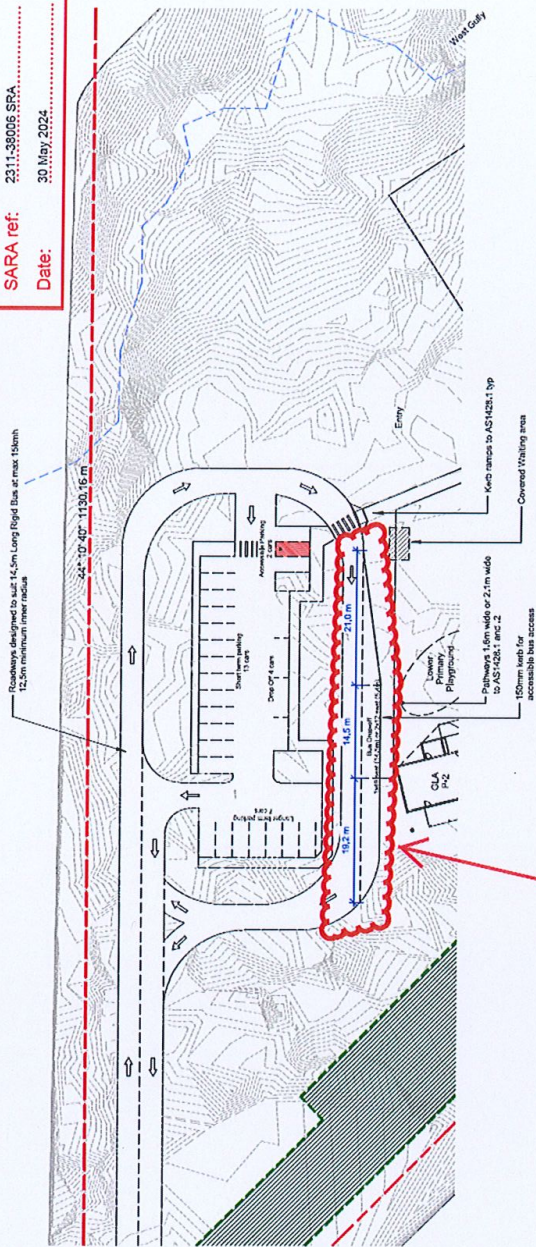
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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2311-38006 SRA
Date: 30 May 2024



Provide bus setdown facility in accordance with the conditions of the SARA Referral Agency Response

Amended in red by SARA on 30 May 2024

LIFE DESIGN CONSULTANTS

Two Rivers Community School, Mareeba
267 Melver Road, Mareeba QLD 4883 (access off Chewko Road)
Lot 71 on SP252140, 287,300sqm, Zoned Rural

1:500 @ A3
Stage 1 Plan - Parking and Drop-off
162 / A112
24/07/2023 15:00:00

NO	DATE	BY	DESCRIPTION
1	24/07/2023
2	24/07/2023
3	24/07/2023

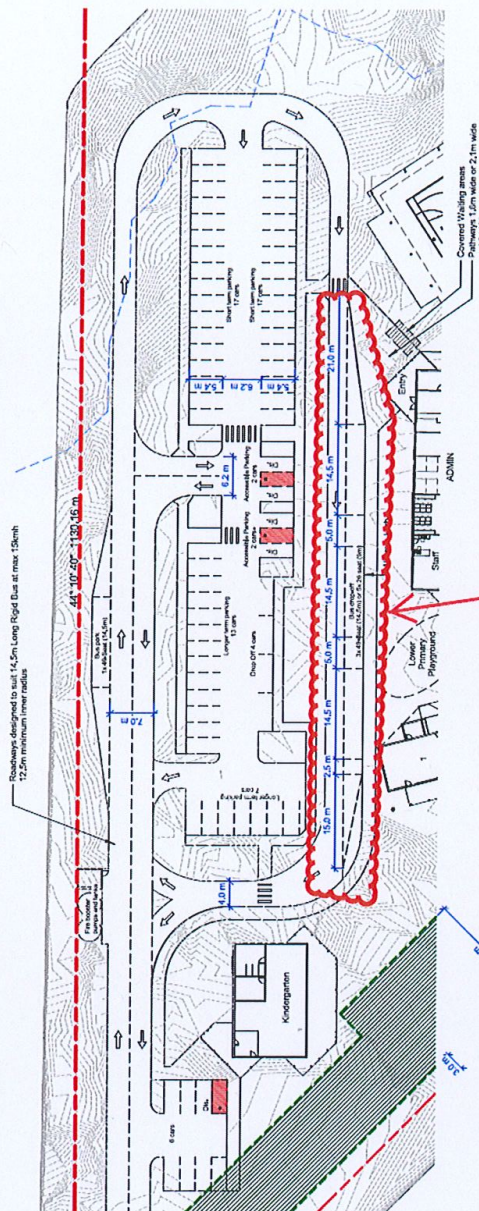
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Amended in red by SARA on
30 May 2024

Provide bus setdown
facility in accordance
with the conditions of
the SARA Referral
Agency Response

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2311-38006 SRA
Date: 30 May 2024

LIFE Design CONSULTING

Two Rivers Community School, Mareeaba
267 Melver Road, Mareeaba QLD 4883 (access off Chenwiko Road)
Lot 71 on SP292140, 287, 300sqm, Zoned Rural

Final Plan - Parking and Drop-off

1 : 500 @ A3
162 / A162
24/07/2023 - 15/07/2024

Author	Drawn	Checked	Scale
Project Manager	Client	Issue	Date

Client: Mareeaba Shire Council, 0800 55 7116, info@mareebacouncil.qld.gov.au

Mareeaba Shire Council

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DECISION NOTICE

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Page 50**Appeal Rights**

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution**Part 1 Appeal rights****229 Appeals to tribunal or P&E Court**

- (1) Schedule 1 of the Planning Act 2016 states –
- (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-

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- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
decision includes-
 - (a) conduct engaged in for the purpose of making a decision; and

DECISION NOTICE

MCU/23/0012
Page 52

- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Mareeba Shire Council

Document Set ID: 4383822
Version: 3, Version Date: 22/07/2024

From: Freshwater Planning <FreshwaterPlanning@outlook.com>
Sent: Wednesday, August 28, 2024 1:31 PM
To: Brian Millard <BrianM@msc.qld.gov.au>
Subject: RE: MCU/23/0012 - Educational Establishment

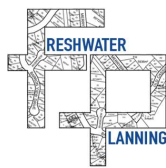
Good Afternoon Brian,

Please see attached Representation to the Council's Conditions of Approval for the abovementioned Development Application.

Please do not hesitate to contact me to discuss should you require anything additional or have any further concerns.

Thanks and Regards,

Matt



Matthew Andrejic
Director
Freshwater Planning Pty Ltd

M: 0402 729 004
E: freshwaterplanning@outlook.com
A: 17 Barron View Drive, Freshwater, Q4870

1.1 Landscaping and Fencing

1.1.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

1.1.2 The landscaping plan must incorporate the following:

- (i) A minimum 10 metre wide vegetated landscape buffer for the full length of the buffer zone shown on the approved plans.
- (ii) A minimum 10 metre wide vegetated landscape buffer for 115 metres along the common boundary with Lot 1 on RP708284, directly to the south of the sports field/running track.
- (iii) ~~A 1.8 metre high colorbond (neutral colour) solid screen fence must be established along the site's common boundary with Lot 1 on RP708284 for the full length of the vegetated landscape buffers required under (i) and (ii).~~

The adjoining neighbours, being Marco and Tammy Tiraboschi have been in discussions with Council's Planning Officers in relation to the Conditioned Fencing. The discussions focus on the objection to the 1.8 metre solid screen fence. The Tiraboschi's note that *"This is a rural property and that type of fencing goes against the rural nature of the area and is more in line with what is seen at a commercial construction site. I dare say that it would also go completely against the general principles and ethos of the school, which is working along a nature-based program setting. The height of 1.8m is totally unnecessary as well. A standard boundary fence height (approx. 1 – 1.2m) would more than suffice.*

Why does the existing boundary fence not suffice in this instance? This would be more than acceptable for us, as the neighbouring property owners.

We do not accept this proposed style of solid colorbond fencing along our boundary and recommend a simple but strong, visually more appealing large squared, wire mesh fence (e.g. standard pig type fence) as an alternative, IF the current boundary fence is deemed insufficient."

It is requested that the Conditioned Fencing be deleted due to the affected neighbours' concerns and that Council consider the existing Fence to be adequate.

- (iv) The planting of one (1) shade tree for every six (6) parking spaces.

- 1.1.3 Landscaping associated with 4.6.2 (i) and (ii) must include ground cover, shrubs and trees that will grow to form an effective buffer of no less than four (4) metres in height.
- 1.1.4 Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.
- 1.1.5 The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.
- 1.1.6 All landscaping must be maintained for the life of the development.

8.4 ASSIGNMENT OF LEASE INTEREST AND GRANT OF NEW LEASE - LEASE F ON SP155203 - VICARY ROAD, MAREEBA AERODROME

Date Prepared: 6 September 2024

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

Richard and Linda Rudd are the current Lessees of Lease F in Lot 1 RP714240 on SP155203 ("Lease F"). Lease F expired on 21 August 2024. On 17 July 2024, Council resolved to extend the lease, under the holding over provisions, for a further 12 months.

Council has subsequently received a request from Richard and Linda Rudd to transfer (assign) Lease F to James Raihman of Mars Aviation Pty Ltd. Council has also received an Application from James Raihman for a long term lease of Lease F for the purposes of operating an aircraft maintenance business.

This report presents recommendations for dealing with these matters and seeks:

- Council consent for the assignment of the lessee's interests in Lease F in Lot 1 RP714240 on SP155203, located on Vicary Road at the Eastern end of the Mareeba Aerodrome. Richard and Linda Rudd currently hold Lease F.
- Council consent to grant a new Aerodrome Lease to Mars Aviation Pty Ltd for Lease F in Lot 1 RP714240 on SP155203.

RECOMMENDATION

That, subject to the completion of a Deed of Agreement in a form satisfactory to Council in its absolute discretion, Council:

1. Consents to the assignment of the current lessee's interests in Lease F in Lot 1 RP714240 on SP155203 ("Lease F"), located at Mareeba Aerodrome by Richard and Linda Rudd, as assignor, to Mars Aviation Pty Ltd, as assignee, subject to the following conditions:
 - (a) Full payment of all amounts of lease rental and rates, fees and charges due as at the date of the assignment being effected, including any outstanding amounts;
 - (b) All legal fees associated with lease interest assignment and lodgement of necessary legal instruments with Queensland Titles Registry to effect the assignment being borne by the assignor. This includes any legal fees, reasonably incurred by Council, to achieve this outcome; and
 - (c) Confirmation of incorporation of Mars Aviation Pty Ltd, or Council being satisfied with the proposed assignee's legal entity.
2. Subject to the completion of the assignment of the lessee's interests in Lease F detailed in Item 1, and the subsequent surrender to Council of Lease F, consent to the grant of a new Lease interest for the Lease F site to Mars Aviation Pty Ltd, on the following terms:
 - (a) Term of 20 years, with 2 x 10-year options;
 - (b) Rental consideration for first year of \$6,690.00 (plus GST);

- (c) Permitted Use: Storage and Maintenance of Aircraft and for no other purpose whatsoever;
 - (d) Otherwise, in accordance with Council's standard Aerodrome Lease conditions; and
 - (e) All legal fees associated with the grant of new lease interest, including lodgement with Queensland Titles Registry, to be borne by the Lessee. This includes any legal fees, reasonably incurred by Council, to achieve this outcome.
3. That Council delegates the Chief Executive Officer to negotiate, execute, and do all things necessary to finalise the Deed of Agreement, Assignment and Surrender of the existing lease interest in Lease F, and grant of a new Lease to Mars Aviation Pty Ltd for Lease F on SP155203.

BACKGROUND

Assignment of Lease F

The current Lessees, Richard & Linda Rudd, hold Lease F in SP155203 on Vicary Road at the Eastern end of the Mareeba Aerodrome. Lease F has an aircraft hangar constructed upon it.

The Lease expired on 21 August 2024. On 17 July 2024, Council resolved to extend the lease, under the holding over provisions, for a further 12 months.

On 14 August 2024, Richard & Linda Rudd wrote to Council requesting Council consent to assign their interest in Lease F. The proposed assignee is Mars Aviation Pty Ltd ("proposed assignee"). Council is advised that a company to be named Mars Aviation Pty Ltd is in the process of being registered for the purpose of entering into this agreement and Council is awaiting confirmation of this.

Clause 12 of the Lease requires the written consent of Council, before a Lease can be assigned.

Conditions to Council's Consent

It is recommended that Council's consent to the assignment of Lease F be subject to:

- (a) Full payment of all amounts of lease rental and rates, fees and charges due as at the date of the assignment being effected, including any outstanding amounts;
- (b) All legal fees associated with lease interest assignment and lodgement of necessary legal instruments with Titles Queensland to effect the assignment being borne by the assignor. This includes any legal fees, reasonably incurred by Council, to achieve this outcome; and
- (c) Confirmation of incorporation of Mars Aviation Pty Ltd, and Council being satisfied with the legal entity.

Grant of new Aerodrome Lease for Lease F on SP155203

Council has received an Application to Lease the Lease F area from James Raihman of Mars Aviation Pty Ltd.

Council is advised that Mr Raihman has significant professional aircraft repair and maintenance experience and intends to use the premises for storage and maintenance of aircraft.

It is recommended that, once the existing Lease F has been surrendered, Council grant a new Lease for Lease F to Mars Aviation Pty Ltd (if incorporated) on the following terms:

1. Term: 20 years + 2 x 10-year options;

2. Rent: First year \$6,690.00 + GST;
3. Permitted Use: Storage and Maintenance of Aircraft and for no other purpose whatsoever;
4. Otherwise, in accordance with Council's standard Aerodrome Lease terms and conditions.

Local Government Regulation 2012 (Qld) compliance

It is noted that Council Resolution Item 6 of 20 April 2016 Ordinary Council Meeting provides that all future leasing of land at the Mareeba Airport is in accordance with the exemption from the public tender of auction process provided for by s. 236(1)(c)(vii) of the *Local Government Regulation 2012* ("LGR"). Therefore, the grant of this lease is compliant with the LGR.

To satisfy the requirements of s. 236(3) LGR, Council has obtained a Valuation Report by a registered valuer to determine the annual rental amount.

RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Compliance with the terms of the Lease as it relates to an assignment of Lease.

Compliance with *Local Government Regulation 2012* (Qld) as it relates to granting of new Lease.

LINK TO CORPORATE PLAN

Financial Sustainability and Governance: A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.

Liveability and Environment: Improve the liveability of the Shire by enhancing amenity and valuing natural assets.

Economy and Growth: Promote and encourage investment in local industry to build a resilient economy.

IMPLEMENTATION/COMMUNICATION

Communication of Resolution to Assignor and James Raihman or their legal representatives.

8.5 BUILDING CERTIFICATION FEES

Date Prepared: 6 September 2024

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

In the event that a Private Building Certifier ceases to operate, Council as the Assessment Manager for building approvals under the *Building Act 1975*, will be impacted. It is proposed that Council adopt a new building certification fee to manage Council's obligations arising in these circumstances.

RECOMMENDATION

That Council:

1. Adopts a Building Certification Fee for lapsing applications that must be assessed by Council whereby the fee shall be that of engaging a suitable Private Building Certifier with an additional administrative charge of 20%; and
2. Conducts an expression of interest to call for applications from private building certifiers for the provision of building certification services, information and advice including inspections required to be conducted on behalf of Council.

BACKGROUND

Mareeba Shire Council does not provide a building certification service. In the Mareeba Shire, as in many local government areas, building certification services are provided by suitably qualified private building certifiers. In the event that a private building certifier ceases to operate, Council as the Assessment Manager under the *Building Act 1975*, will be impacted in two ways:

1. Clients of the former private certifier may request Council to make a referral to another private certifier on their behalf for works to complete the approval, noting this request must be in writing; and
2. A new private certifier will need to be appointed by Council to provide consultancy services and conduct building inspections on behalf of Council as required.

1. Council as referral agency

When a private certifier ceases to operate, it is likely there will be clients with lapsing applications as the private certifier has granted a building development approval, and the building works, the subject of those outstanding approvals, will not have been finalised at the time the private certifier disengages from the client. A lapsing building approval is an **approval that expires**. For most buildings there is two years in which to complete the project and have it inspected. If the project will not be completed outside of this time, the building owner either needs to renew the building approval or have it finalised.

The *Building Act 1975* provides for those disengaged clients with active building approval applications to have the choice to:

- a) Request in writing that Council provides the building certification service; or
- b) Engage another private certifier directly, or

- c) Request in writing that Council engages a private certifier on their behalf.

As Council does not provide a building certification service, Option a) above does not apply.

The preferred referral process is Option b) above as it provides for the best outcome for the building owner while allowing Council to fulfill its legal responsibilities. Council's intention would be to encourage and provide information to assist the building owner to make a direct referral to an alternate building certifier.

Many other Councils not providing building certification services also apply Option b) and charge a Building Certification Inspection Fee which is the actual fee charged by the building certifier as well as an additional administration fee of up to 20% to cover the cost of Council Officers making the referral on behalf of the building owner.

2. Consultancy services

In accordance with the Procurement Policy, it is recommended Council conducts an expression of interest to call for applications for the appointment of a building certifier to engage as required for inspections on behalf of Council and to provide information and advice. This is required for some compliance matters and for those building applications approved by Council over the years for which a final building inspection was not conducted but is now required.

RISK IMPLICATIONS

Financial

A new building certification fee plus 20% administration charge is recommended to cover the costs of any written requests from building owners for Council to organise a referral to a new building certifier.

Legal and Compliance

Promoting the direct referral option as well as provisioning for any written requests to provide a referral on behalf of a building owner with a lapsing application meets Council's legal responsibilities.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil.

Is the expenditure noted above included in the current budget?

Additional tasks will be covered by existing staff positions and the new fee will assist with cost recovery for any building certification referrals required to be made by Council.

LINK TO CORPORATE PLAN

Financial Sustainability and Governance: A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.

Economy and Growth: Promote and encourage investment in local industry to build a resilient economy.

IMPLEMENTATION/COMMUNICATION

Nil.

8.6 COUNCIL POLICY REVIEW

Date Prepared: 9 September 2024

Author: Coordinator Governance & Compliance

Attachments:

1. [Library Conditions of Entry Policy](#) ↓
2. [Library Terms and Conditions of Entry](#) ↓

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. Adopts the:
 - (a) Library Conditions of Entry Policy;
 - (b) Library Terms and Conditions of Entry.

BACKGROUND

Library Conditions of Entry Policy and associated Library Terms and Conditions of Entry (new)

Purpose

To establish a clear set of rules and expectations of library visitors.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Financial Sustainability and 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.



Library Conditions of Entry Policy

Policy Type	Governance Policy	Version:	1.0
Responsible Officer	Manager Customer & Community Services	Date Approved:	18/09/2024
Review Officer:	Manager Customer & Community Services	Review Due:	18/08/2027
Author:	Library Coordinator	Commencement:	18/09/2024

1. PURPOSE

The purpose of this policy is to ensure the libraries are safe, welcoming and respectful places for all members, visitors, and staff.

2. SCOPE

Conditions of Entry apply to the four Mareeba Shire Library premises including the immediate vicinity of the buildings.

3. POLICY STATEMENT

Council is committed to providing library environments where:

- the security and safety of people and property is respected
- due regard is shown for the needs, interests and rights of others
- customers respect the right of other users to feel welcome and safe
- the designation of particular areas for specific purposes is respected
- a rich diversity of residents and visitors can interact freely, in comfort in a child-friendly environment
- customers behave in a manner consistent with the overall enjoyment and safety of everyone in the facility
- use of equipment including public computers and recording devices is done in accordance with the law
- the civic values of access, diversity, equity and a culture of inclusion is upheld

The requirements, guidelines and processes for library use are outlined in Council’s Library Terms and Conditions of Entry.

4. REPORTING

No additional reporting is required.

5. DEFINITIONS

Child Friendly Environment - children are able to participate without worrying about what is shared and adults use appropriate language, tools and games.

Library Terms and Conditions of Entry

6. RELATED DOCUMENTS AND REFERENCES

Classification (Publications, Films and Computer Games) Act 1995 (Cth)

Copyright Act 1968 (Cth)

Disability Discrimination Act 1992 (Cth)

Privacy Act 1988 (Cth)

Library Terms and Conditions of Entry (MSC)

7. REVIEW

It is the responsibility of the Manager Customer & Community Services 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.

Library

Terms and Conditions of Entry



CONDITIONS OF ENTRY

These terms and conditions of entry apply to the four Mareeba Shire Library premises including the immediate vicinity of the buildings. This means that anybody entering these premises, or its immediate surrounds agree to follow these conditions upon entry.

STANDARDS OF BEHAVIOUR

Mareeba Shire Libraries welcome all people and ask that patrons of the library follow standards of behaviour to ensure that:

- a. the security and safety of people and property is respected;
- b. due regard is shown for the needs, interests, and rights of others, and
- c. the designation of areas for specific purposes is respected.

AUTHORISED ACTIVITIES

Those entering the library, or its immediate surrounds must:

- a. act in a courteous and respectful manner
- b. make property available for inspection by Council staff if requested
- c. maintain reasonable dress and hygiene standards
- d. abide by reasonable directions given by Council staff
- e. leave if directed to do so by Council staff, and
- f. only enter the premises when authorised

PROHIBITED ACTIVITIES

Those entering the library, or its immediate surrounds must not:

- a. cause distress or fear to persons
- b. assault, threaten, intimidate, or harass
- c. disrupt others or the library operations
- d. present in a manner to suggest prior use of alcohol or illicit drugs
- e. consume or administer alcohol or illicit drugs
- f. smoke tobacco or use vaping devices within the legislated distance from entrances
- g. leave personal possessions unattended
- h. undertake fund raising without prior consent, including the sale of raffle tickets

- i. use audio or visual recording devices without approval
- j. take photographs or other imagery of a person without the person's consent
- k. operate or solicit a business
- l. leave an unattended minor
- m. display offensive or objectionable material including pornography, expressions of hatred or representations of violence
- n. display any notice, pamphlet or promotional material not approved by library staff
- o. use library systems, property, assets, or processes inappropriately
- p. make excess noise in quiet study areas

FEES AND CHARGES

Council will adopt a schedule of fees and charges each year for library activities and services and other related library resources. All fees and charges must be paid upfront and in full.

DRESS CODE AND HYGIENE REQUIREMENTS

To ensure the comfort, safety and family-friendly environment of the library Council requires at a minimum:

- a. singlet top, shorts, skirt, or dress
- b. footwear
- c. cleanliness
- d. personal hygiene that does not disrupt use of the library

ASSISTANCE ANIMALS

- a. In accordance with *The Guide, Hearing and Assistance Dogs Act 2009* (Qld), library customers must not bring a dog or animal into the library (including foyer), except for certified Guide, Hearing or Assistance dogs.
- b. The *Disability Discrimination Act 1992* (Qld) recognises that a suitably trained Assistance Animal is a tool facilitating the functioning of a person with a disability.
- c. The owner of an Assistance Animal should, on request, be able to present documentation

showing that it is qualified, accredited, and serving the person they are with.

- d. An Assistance Animal will have a jacket with branding from the organisation that qualified it.
- e. All Assistance Animals must be securely restrained.
- f. Pets must not enter the library and must be securely restrained away from walkways, outdoor activity areas and the immediate vicinity of the buildings.

RESPONSE TO BREACHING THE CONDITIONS OF ENTRY

Mareeba Shire Council reserves the right to:

- a. remove a person from the libraries who is in breach Council policies;
- b. cancel or suspend library memberships; or
- c. resort to public prosecution if required.

The initial response to breaching the conditions of entry will be to alert the offending person to the fact that their behaviour is contrary to the conditions. A warning or direction may be given.

Failure to comply with a direction by library staff or repeated breaches of the conditions may result in a ban from entry and use of library resources. A written notice of intention to ban will be issued to persons in breach of the conditions together with the opportunity to respond.

So that the nature of the breach is fully understood, specific details of the breach will be included in the notice of intention to ban. The delegated Council officer will consider any response received and decide on the proposed ban.

In the case of dangerous or unlawful behaviour an immediate ban can be imposed.

A person who enters any Mareeba Shire Council Library premise while they are under a ban is trespassing and may be removed by Queensland police officers.¹ A person who is trespassing may also be prosecuted under Queensland law.²

RECORD KEEPING

Records will be maintained at Council's offices and managed in accordance with *Public Records Act 2002*

(Qld) and standard record keeping practices. Records may be amended to remove or correct inaccuracies.

ACCESS TO YOUR INFORMATION

Under Queensland information privacy law, you are entitled to access any personal information that Mareeba Library holds about you, and to ask us to update personal information we hold about you.

COPYRIGHT

To comply with Australian copyright law, the National Library of Australia has negotiated document delivery provisions for Australian libraries however copyright restrictions will still apply.

Under Australian copyright law, a person can copy a "reasonable portion" of a work for purposes of research or study or for use by a member of parliament.³

DEFINITIONS

Certified Assistance Animals: All certified dogs have passed the Public Access Test (PAT) which sets a minimum standard for certification. Dog owners must work with an approved trainer or training institution to train a dog, conduct a PAT test, and certify the dog.

Library for purposes of copyright a Library is defined as a library that makes its collections available to the public.

Reasonable portion for copyright legislation can be described as:

- I. Journals - 1 article per issue, or 2 or more articles per issue if those articles relate to the same subject matter
- II. Other published works - a reasonable portion (defined as the greater of 10% or 1 chapter from a book of 10 or more pages).

ASSOCIATED FORMS & DOCUMENTS

- *National Library of Australia copyright and document supply for libraries*
- *Getting certified- Public access tests and certification*
- *State Library of Queensland Information privacy and website security*

¹ See Criminal Code s 277. See also *Police Powers and Responsibilities Act 2000* (Qld) s 48.

² See *Summary Offences Act 2005* (Qld) s 11.

³ See *Copyright Act 1968* (Cth) s 50.

8.7 FINANCIAL STATEMENTS PERIOD ENDING 31 AUGUST 2024

Date Prepared: 2 September 2024

Author: Manager Finance

- Attachments:**
1. **Budgeted Income Statement by Fund 2024/25** [↓](#)
 2. **Capital Works Program 2024/25** [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2024 to 31 August 2024.

RECOMMENDATION

That Council;

1. receives the Financial Report for the period ending 31 August 2024;
2. empanels three (3) suppliers to be added to the Sole Supplier Register;
3. approves the amended 2024/25 Capital Works program to include the carryovers from 2023/24.
4. Approves the allocation of funds from the Sustainability Reserve to support the Community Compositing Workshop.

BACKGROUND

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

The 2023/24 financial year end audit is nearing its final stages of completion, with impact on final end of year figures (if any) yet to be identified. The 2023/24 Financial Statements were presented to the Audit Committee for the annual audit on 14 August 2024.

For the period ending 31 August 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, any variances at this stage are due to either budget allocation timing issues and year-end journals that have not been finalised yet until audit has been completed and financial statements signed off.

The budgeted figures reflect the 2024/25 Budget as adopted by Council at the 17 July 2024 meeting.

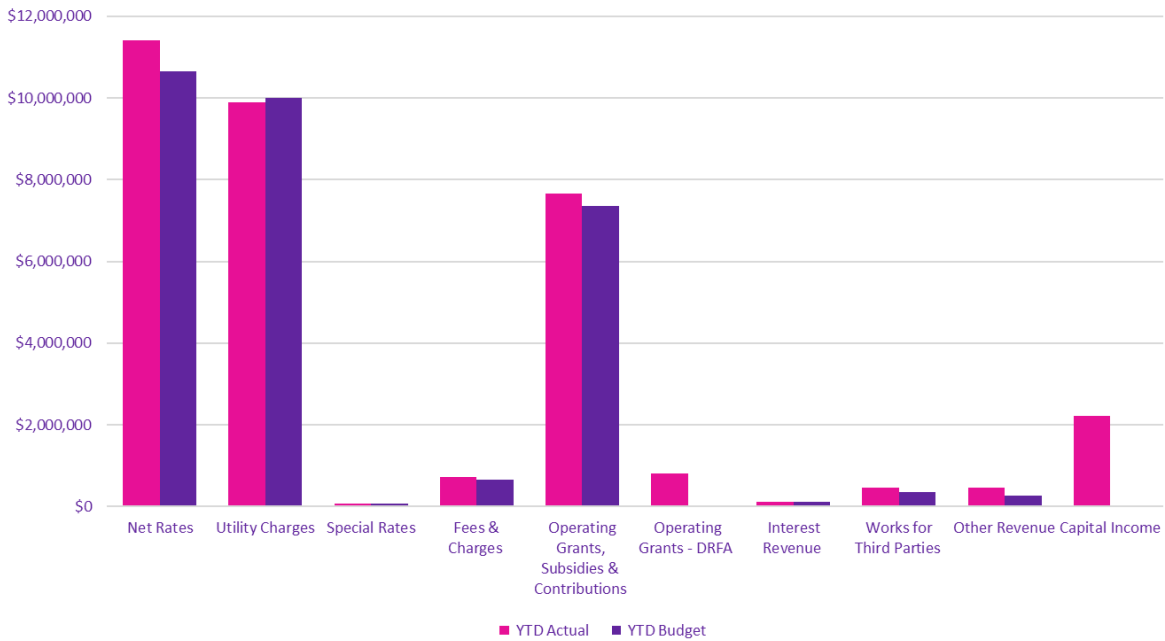
<i>August 2024 – Snapshot</i>	Actuals YTD	Budget YTD
Total Operating Income	\$ 31,577,503	29,466,799
Total Operating Expenditure	\$ 14,957,279	10,154,880
Operating Surplus/(Deficit)	\$ 16,620,224	19,311,919
Total Capital Income	\$ 2,225,558	-
Net Result - Surplus/(Deficit)	\$ 18,845,782	19,311,919

Income Analysis

Total income (inclusive of capital income of \$2,225,558) for the period ending 31 August 2024 is \$33,803,060 compared to the YTD budget of \$29,466,799.

The graph below shows actual income against budget for the period ending 31 August 2024.

Actual Income V Budget Income



	Actual YTD	Budget YTD	Note
Net Rates	11,413,512	10,653,346	1
Utility Charges	9,883,182	10,004,791	1
Special Rates and Charges	66,007	65,892	1
Fees & Charges	730,705	652,690	
Operating Grants, Subsidies & Contributions	7,650,421	7,365,500	
Operating Grants, Subsidies - DRFA	801,903	-	2
Interest Received	110,578	113,000	
Works for Third Parties	465,655	345,000	
Other Revenue	455,539	266,580	3
Capital Income	2,225,558	-	4

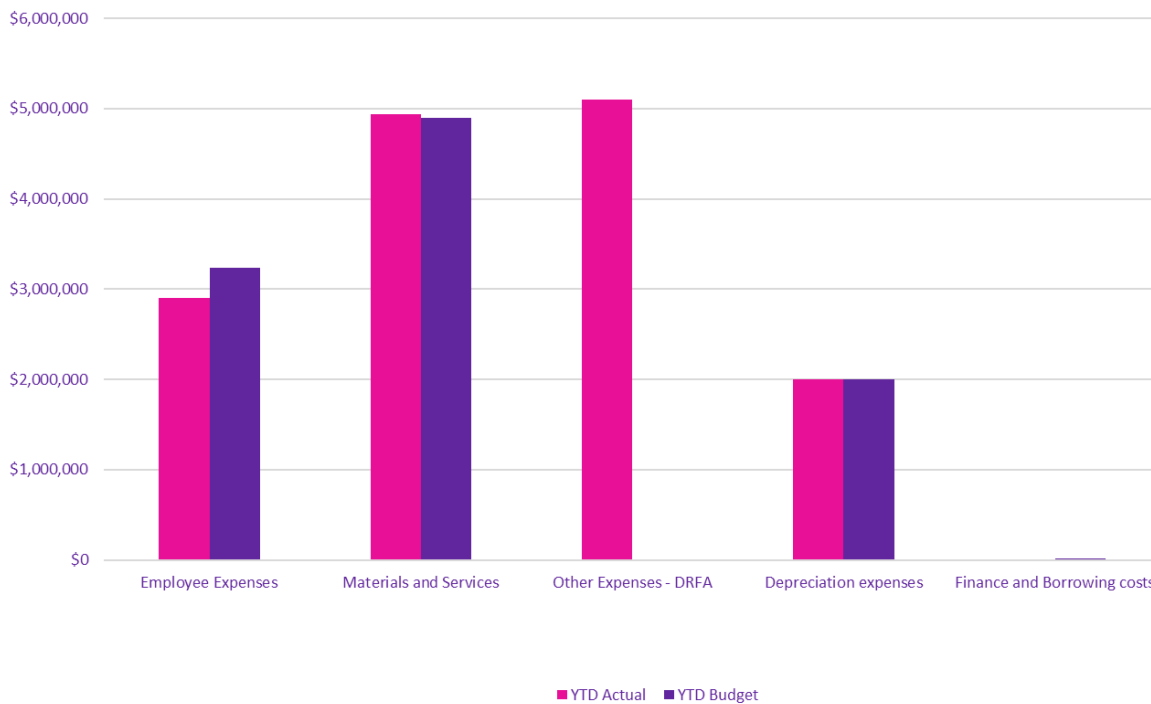
Notes:

1. Rates for the half year ending 31 December 2024 were levied in August. The gross rates levies are recognised as revenue until rates discount is taken, we expect to see the rates income reduce up to and including the end of the discount period – 13 September 2024. The favourable variance relates to the rates discount, which is only recorded when rate payments are made.
2. The favourable variance for Disaster Recovery Funding Arrangements (DRFA) restoration works which is not budgeted for. An expenditure offset will occur against this revenue.
3. Annual invoices have been raised for some rent and leases. Whilst the variation is currently favourable, the annual rental is not anticipated to exceed the annual budget.
4. Capital income represents Capital Grants, Developer Contributions and interest earned on constrained reserves received for the month of July.

Expenditure Analysis

Total expenses for the period ending 31 August 2024 is \$14,957,279 compared to the YTD budget of \$10,154,880. The graph below shows actual expenditure against budget for the period ending 31 August 2024.

Actual Expenditure V Budget Expenditure



	Actual YTD	Budget YTD	Note
Employee expenses	2,898,775	3,329,225	
Materials & Services	4,938,163	4,896,528	
Other Expenses - DRFA	5,103,788	-	1
Depreciation expenses	2,005,519	2,005,519	
Finance & Borrowing costs	11,033	13,608	

Notes:

1. The variance relates to the expenditure incurred for the Disaster Recovery Funding Arrangements (DRFA) restoration works which is not budgeted for. This expenditure is offset against income.

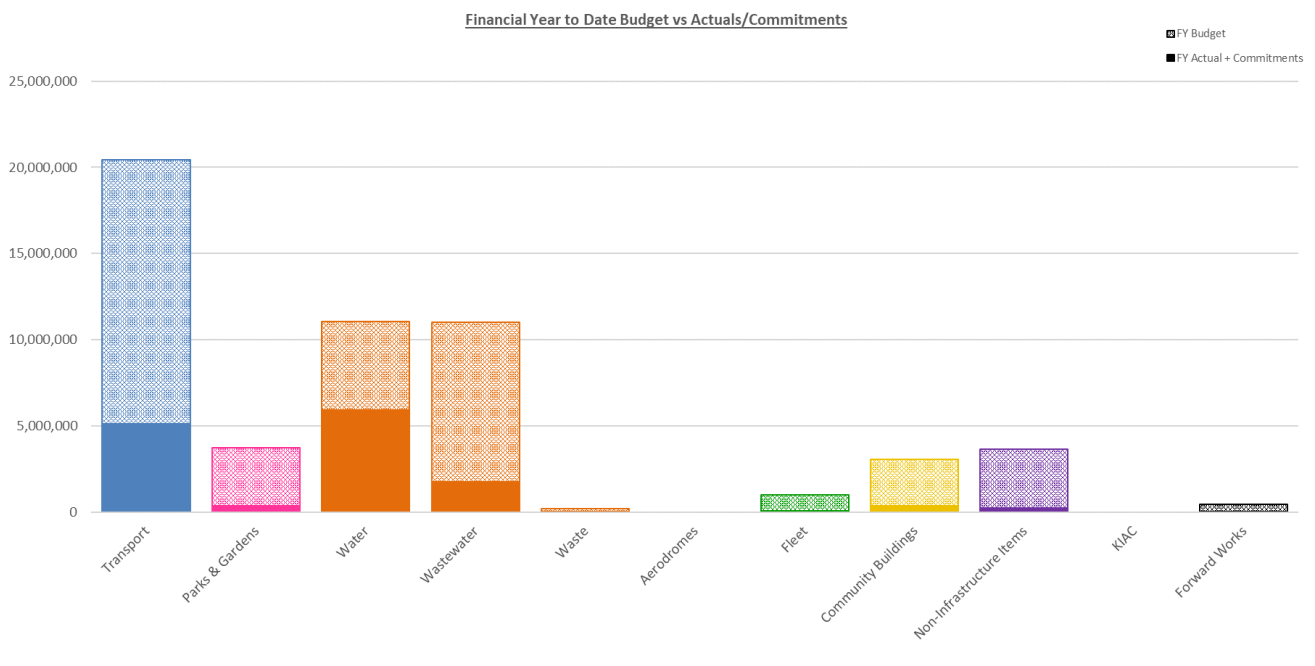
Vandalism Expenses

So far this year, a total of \$7,481 has been spent on repairs and maintenance due to vandalism. These costs include employee expenses and materials and services.

Capital Expenditure

Carry over capital works from 2023/24 of \$29,553,945 are proposed to be added to the 2024/25 program, which will bring the total annual capital budget to \$54,592,906. This relates to incomplete or multi-year projects which are to be undertaken in 2024/25.

Total capital expenditure of \$13,865,396 (including commitments) has been spent for the period ending 31 August 2024 against the 2024/25 annual capital budget of \$54,592,906.



Loan Borrowings

Council's loan balance is \$6,496,256 as at 31 August 2024.

Rates and Charges

The total rates and charges payable as at 31 August 2024 are \$16,513,314 which is broken down as follows:

Status	31 August 2024		31 August 2023	
	No. of properties	Amount	No. of properties	Amount
Valueless land	-	-	4	88,593
Payment Arrangement	107	181,790	44	81,402
Collection House	232	1,426,975	190	1,168,476
Exhausted – awaiting sale of land	10	96,169	6	54,272
Sale of Land	-	-	*58	1,114,516
Other (includes current rates notices)	6,559	14,808,380	8,229	16,009,757
TOTAL	6,908	16,513,314	8,531	18,517,016

* These were the Kuranda Resort properties which were up for Sale of Land.

The Rate Notices for the period ending 31 December 2024 were issued on 12 August 2024 with a discount due date of 13 September 2024. The rate notices last year were issued two weeks later than usual, which explains the favourable variance shown above.

The total gross rates and charges levied for the six (6) month period amounted to \$22,260,973.

Collection House collected \$111,748 for the month of August 2024.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 August 2024 is \$750,534 which is made up of the following:

Current	30 days	60 days	90 + days
\$722,880	\$9,444	\$14,678	\$3,532
96.32%	1.26%	1.95%	0.47%

Procurement

There were no emergency purchase orders for the month of August 2024.

Council's Procurement Policy prescribes the methods for purchasing goods and services. In accordance with Section 235 of the *Local Government Regulation 2021* titled "Other exceptions", Council is able to empanel the contractors that Council deems to be a Sole Supplier if:

- a) Council resolves that, it is satisfied that there in only one (1) supplier who is reasonably available; or,

- b) Council resolved that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous to invite quotes or tenders.

SUPPLIER NAME	SERVICES RENDERED
State Penalties Enforcement Registry (SPER)	SPER is the only agency for the collection and enforcement of unpaid fines and penalties.
Ulverscroft Australia (Library)	<p>Ulverscroft are the only vendor for new release large print items which includes Australian content.</p> <p>They are also the only supplier of audio featuring Australian authors and voiced by Australian voice actors- which are preferred by many of our older customers.</p> <p>Other large print suppliers have discontinued or re-merchandised inventory from International suppliers but no original new release Australian authors or titles.</p>
Bolinda Digital (Library)	Bolinda have sole supply contacts with top selling Australian and International authors and provide unmatched selection and curation services.

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

Financial Sustainability and Governance: A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.

IMPLEMENTATION/COMMUNICATION

Nil

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Budgeted Income Statement by Fund 2024/25 Budget

Consolidated			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	21,926,029	21,923,452	43,846,904
Less Discounts and Pensioner Remissions	(563,328)	(1,199,423)	(2,398,846)
Net Rates and Utility Charges	21,362,701	20,724,029	41,448,058
Fees and Charges	730,705	652,690	2,075,409
Operating Grants and Subsidies	7,650,421	7,356,500	9,272,056
Operating Grants and Subsidies - DRFA	801,903	-	-
Operating Contributions	-	9,000	54,000
Interest Revenue	110,578	113,000	678,000
Works for Third Parties	465,655	345,000	2,070,000
Other Revenue	455,539	266,580	1,267,130
Total Operating Revenue	31,577,503	29,466,799	56,864,653
Expenditure			
Employee Expenses	2,898,775	3,239,225	19,959,729
Materials and Services	4,938,163	4,896,528	18,908,537
Other Expenses - DRFA	5,103,788	-	-
Depreciation expense	2,005,519	2,005,519	12,033,115
Finance and Borrowing costs	11,033	13,608	338,828
Total Operating Expenses	14,957,279	10,154,880	51,240,209
Operating Surplus/(Deficit)	16,620,224	19,311,919	5,624,444
Capital Income			
Capital Contributions	78,024	-	-
Capital Grants and Subsidies	1,928,951	-	9,422,669
Interest on Contributions/Reserves	218,583	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	180,000
Total Capital Income	2,225,558	-	9,602,669
Net Result	18,845,782	19,311,919	15,227,113

Budgeted Income Statement by Fund 2024/25 Budget

General			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	11,976,840	11,852,769	23,705,538
Less Discounts and Pensioner Remissions	(563,328)	(1,199,423)	(2,398,846)
Net Rates and Utility Charges	11,413,512	10,653,346.00	21,306,692
Fees and Charges	605,158	514,515	1,246,360
Operating Grants and Subsidies	7,650,421	7,342,000	9,185,056
Operating Grants and Subsidies - DRFA	801,903	-	-
Operating Contributions	-	-	-
Interest Revenue	61,615	78,000	468,000
Works for Third Parties	463,201	345,000	2,070,000
Other Revenue	401,669	228,747	1,040,130
Total Operating Revenue	21,397,479	19,161,608	35,316,238
Expenditure			
Employee Expenses	2,543,984	2,884,873	17,795,080
Materials and Services	3,383,369	2,867,904	8,336,168
Other Expenses - DRFA	5,103,788	-	-
Depreciation expense	1,419,576	1,419,576	8,517,457
Finance and Borrowing costs	11,033	13,608	139,691
Total Operating Expenses	12,461,751	7,185,962	34,788,396
Operating Surplus/(Deficit)	8,935,729	11,975,646	527,842
Capital Income			
Capital Contributions	21,740	-	-
Capital Grants and Subsidies	1,928,951	-	4,477,504
Interest on Contributions/Reserves	173,548	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	180,000
Total Capital Income	2,124,239	-	4,657,504
Net Result	11,059,967	11,975,646	5,185,346

Budgeted Income Statement by Fund 2024/25 Budget

Waste			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	2,447,625	2,398,834	4,797,668
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	2,447,625	2,398,834	4,797,668
Fees and Charges	99,244	113,925	683,549
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	9,000	54,000
Interest Revenue	12,397.00	10,000	60,000
Works for Third Parties	2,455	-	-
Other Revenue	34,299	32,833	197,000
Total Operating Revenue	2,596,019	2,564,592	5,792,217
Expenditure			
Employee Expenses	30,640	30,497	183,095
Materials and Services	554,939	864,798	5,065,787
Depreciation expense	38,409	38,409	230,456
Finance and Borrowing costs	-	-	100,000
Total Operating Expenses	623,989	933,704	5,579,338
Operating Surplus/(Deficit)	1,972,030	1,630,888	212,879
Capital Income			
Capital Contributions	56,284	-	-
Capital Grants and Subsidies	-	-	-
Interest on Contributions/Reserves	13,425	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	69,709	-	-
Net Result	2,041,739	1,630,888	212,879

Budgeted Income Statement by Fund 2024/25 Budget

Wastewater			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	3,239,849	3,226,114	6,452,227
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,239,849	3,226,114	6,452,227
Fees and Charges	13,334	11,833	71,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	11,774.00	16,667	100,000
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	3,264,957	3,254,613	6,623,227
Expenditure			
Employee Expenses	117,409	114,629	697,878
Materials and Services	329,053	404,249	2,011,082
Depreciation expense	288,983	288,983	1,733,901
Finance and Borrowing costs	-	-	99,137
Total Operating Expenses	735,446	807,861	4,541,998
Operating Surplus/(Deficit)	2,529,511	2,446,753	2,081,229
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	2,700,500
Interest on Contributions/Reserves	18,165	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	18,165	-	2,700,500
Net Result	2,547,676	2,446,753	4,781,729

Budgeted Income Statement by Fund 2024/25 Budget

Water			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	4,195,708	4,379,843	8,759,687
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,195,708	4,379,843	8,759,687
Fees and Charges	12,969	12,417	74,500
Operating Grants and Subsidies	-	14,500	87,000
Operating Contributions	-	-	-
Interest Revenue	23,100.00	8,333	50,000
Works for Third Parties	-	-	-
Other Revenue	19,571	5,000	30,000
Total Operating Revenue	4,251,348	4,420,093	9,001,187
Expenditure			
Employee Expenses	206,498	209,226	1,283,676
Materials and Services	624,346	718,394	3,448,400
Depreciation expense	247,966	247,966	1,487,794
Finance and Borrowing costs	-	-	-
Total Operating Expenses	1,078,809	1,175,585	6,219,870
Operating Surplus/(Deficit)	3,172,539	3,244,508	2,781,317
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	2,244,665
Interest on Contributions/Reserves	8,300	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	8,300	-	2,244,665
Net Result	3,180,839	3,244,508	5,025,982

Budgeted Income Statement by Fund 2024/25 Budget

Benefited Area			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	66,007	65,892	131,784
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	66,007	65,892	131,784
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	1,692.00	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	67,698.62	65,892	131,784
Expenditure			
Employee Expenses	243	-	-
Materials and Services	46,456	41,183	47,100
Depreciation expense	10,585	10,585	63,507
Finance and Borrowing costs	-	-	-
Total Operating Expenses	57,284	51,768	110,607
Operating Surplus/(Deficit)	10,415	14,124	21,177
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Interest on Contributions/Reserves	5,145	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	5,145	-	-
Net Result	15,560	14,124	21,177

2024-25 Capital Works Program

Project #	Project Description	Budget Type
Transport Renewals		
CP00835	BETTERMENT Co-Contribution	Carry Over
CP0001020	23/24 Reseal & Asphalt Program	Carry Over
CP0001022	23/24 Gravel Resheet Program	Carry Over
CP0003731	24/25 Bitumen & Asphalt Reseal Program	24/25 Budget
CP0003732	24/25 Gravel Resheet Program	24/25 Budget
Roads		
CP00797	TIDS Rankin/Walsh St Roundabout	Carry Over
CP00801	TIDS Ootann Rd Section 1&2 Widen & Seal	Carry Over
CP00795	TIDS 23-27 Herberton/Constance Inter	Carry Over
CP00943	Design Only Mclver Rd Ch. 0.00-7.20	Carry Over
CP0000948	TIDS 23/24 Springmount Rd Ch 11.35-12.7	Carry Over
CP0000949	TIDS 23-25 Springmount Rd Ch 6.7-7.55	Carry Over
CP0001023	Recovery Way (WTS) Rehab Ch 0.176-0.272	Carry Over
CP0001024	Myola Rd Ch 0.2-3.06	Carry Over
CP0003753	MBA Byrnes St Safety Upgrades	Carry Over
CP0002040	KDA Barron Falls/Masons Rd/Falls Lookout	24/25 Budget
CP0002041	KDA Barron Falls Rd Thongon-Mason Roads	24/25 Budget
CP0002042	MBA James St Mill & Fill	24/25 Budget
CP0002048	KDA Kuranda Heights Rd Intersection	24/25 Budget
CP0002050	MBA Mclver Rd Rehab & Widen	24/25 Budget
CP0002060	KDA Oak Forest Rd Rehab & Widen	24/25 Budget
CP0002066	DIM Leafgold Weir Rd Widen Curves	24/25 Budget
CP0002069	MBA Chewko Rd Rehab/Widen & Seal	24/25 Budget
Bridges		
CP00712	Palm Cl Mba Replace Footbridge Boards	Carry Over
CP00713	Bicentennial Lakes F/bridge Safety Upgr	Carry Over
CP00839	Bullaburrah Ck Rd C'way Relieving Slab	Carry Over
CP00841	Bolton Rd Inspect/Design/Repl Girders	Carry Over
CP00842	Barron Riv. Bridge Oakforest Rd Insp/Des	Carry Over
CP00843	Barron River Cwy Henry H Dr Repl Slabs	Carry Over
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	24/25 Budget
CP0001564	KDA Oak Forest Rd, Barron River Bridge	24/25 Budget
Drainage		
CP00844	MBA Amaroo Drainage Upgrades	Carry Over
CP00938	Tilse Street Upgrade Drainage	Carry Over
CP0001021	23/24 Minor Culvert & C/ways Program	Carry Over
CP0001598	24/25 Renew Minor Culverts & Minor Drainage	24/25 Budget
CP0003689	MBA CBD Drainage Upgrade Stage 1	24/25 Budget
CP0003690	MBA Ray Rd Culvert Upgrade	24/25 Budget
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	24/25 Budget

Project #	Project Description	Budget Type
Traffic Facilities		
CP0000947	Mareeba Aerodrome Safety & Repairs	Carry Over
CP0000951	Anzac Ave LATM Upgrades	Carry Over
Parking		
CP00715	Borzi Park Mba Carparking Masterplan	Carry Over
CP00846	MBA Heritage Centre Carpark Extension	Carry Over
Footpaths		
CP0001026	23/24 Footpath Renewal Program	Carry Over
CP0001027	23/24 Footpath Upgrade Program	Carry Over
CP0001665	Mt Molloy Footpath & Furniture Refurb	24/25 Budget
CP0001666	KDA Barron Falls Rd Replace Footpath	24/25 Budget
CP0001742	MBA WNP Constance-Lloyd St Footpath	24/25 Budget
Parks and Open Spaces		
CP00806	DIM Parks Refresh	Carry Over
CP00807	KDA Centenary Park Playground Upgrade	Carry Over
CP00809	MBA Bicentennial Lakes (Southern) D&C	Carry Over
CP00860	KDA Anzac Park Landscaping	Carry Over
CP00861	KDA Coondoo Street Refurb	Carry Over
CP00862	KDA CBD Planter Boxes & Gardens	Carry Over
CP00805	Chillagoe Hall Playground Improvement	Carry Over
CP0001029	Kda Com Precinct Parks Upgrade	Carry Over
CP0001805	MBA Bicentennial Lakes Northern	Carry Over
CP0001803	Julatten Geraghty Pk Refurb Playground	24/25 Budget
CP0001843	KDA Hunter Park Fallon Rd Bollards	24/25 Budget
CP0001871	MBA Centenary Park Upgrade Fencing	24/25 Budget
CP0001874	KDA Barron River Walk Reconstruction	24/25 Budget
CP0003670	MBA Amaroo Park Shelter & Shade	24/25 Budget
Water		
CP00730	Mba WTP Study for Upgrade of WW System	Carry Over
CP00733	BOR6 MWTP Filtration Upgrade	Carry Over
CP00824	MBA Clear Water Booster Pump Station	Carry Over
CP00874	MBA WTP Raw Water Pumps & Electrics	Carry Over
CP00876	BOR6 22/23 Water Forward Design Program	Carry Over
CP00878	MBA Decommission Basalt St Elevated Tank	Carry Over
CP00879	MBA Decommission Granite Ck Pump Station	Carry Over
CP0001035	23/24 WTP Minor Infra Replace Program	Carry Over
CP0001036	23/24 AC Water Main Replace Program	Carry Over
CP0001037	23/24 Water Telemetry/SCADA Upgrades	Carry Over
CP0001038	23/24 Retic Valve/Hyd Replace Program	Carry Over
CP0001039	23/24 Retic Smart Meter Replace Program	Carry Over
CP0002670	24/25 - WTP Minor Infrastructure	24/25 Budget
CP0002671	24/25 - Water Main Replacement	24/25 Budget
CP0002672	KDA WTP Turbidity Meters	24/25 Budget
CP0002674	DIM WTP Turbidity Meters	24/25 Budget

Project #	Project Description	Budget Type
CP0002675	Replace Chlorine Analysers	24/25 Budget
CP0002677	24/25 - Telemetry/SCADA Upgrades	24/25 Budget
CP0002680	24/25 - Hydrants & Valve Renewal	24/25 Budget
CP0002682	Irvinebank Ibis Dam PS	24/25 Budget
CP0002683	DIM WTP Pump Replacement	24/25 Budget
CP0002684	24/25 - Smart Meters Replacement	24/25 Budget
CP0002762	MBA WTP Refurbish Clarifiers	24/25 Budget
CP0002764	MtM Replace Hunter Ck Weir	24/25 Budget
CP0002921	MBA Booster Pump Station	24/25 Budget
CP0003667	Irvinebank Ibis Dam Valves	24/25 Budget
CP0003668	CHI Renew Water Line	24/25 Budget
CP0003734	MBA WTP Fuel Pod For Generator	24/25 Budget
Wastewater		
CP00889	22/23 MBA Sewer CCTV & Relining	Carry Over
CP0001040	Mba WWTP Install Gantry (Blower Room)	Carry Over
CP0001041	Mba WWTP Inlet Works Replacements	Carry Over
CP0001043	Atherton St Pump Station Refurb	Carry Over
CP0001045	23/24 WW Retic Pump Renewal Program	Carry Over
CP0001046	23/24 WW Telemetry/SCADA Upgrades	Carry Over
CP0001047	23/24 WW CCTV & Relining Program	Carry Over
CP0001049	23/24 WW Manhole Rehab/Replace Prog	Carry Over
CP0001050	Kennedy Hwy PS Control Board Upgrade	Carry Over
CP0001053	23/24 WWPS Refurbishment Program	Carry Over
CP0002474	FY24/25 - MBA Sewer CCTV & Reline Prog	24/25 Budget
CP0002475	FY24/25 - WW Pump Station Ancillary	24/25 Budget
CP0002476	FY24/25 - WW Reticulation Pumps Renewal	24/25 Budget
CP0002477	FY24/25 - Telemetry/SCADA Upgrades	24/25 Budget
CP0002479	FY24/25 - Pump Station Generators x 2	24/25 Budget
CP0002480	FY24/25 - Manhole Rehab & Replace	24/25 Budget
CP0002481	FY24/25 - MBA Constance St Rising Main	24/25 Budget
CP0002482	FY24/25 - KDA WWTP Renew Control Panels	24/25 Budget
CP0003715	KDA WWTP Renew 6x4m Shed	24/25 Budget
CP0003722	KDA WWTP Renew 6x6m Shed	24/25 Budget
Waste		
CP0002216	KDA TS New Ablution Block	24/25 Budget
CP0002220	MBA TS Leachate Pump Annual Program	24/25 Budget
CP0002221	MBA TS Leachate PS Pump	24/25 Budget
Facilities		
CP00749	Aquatic Facility Upgrades & Splash Park	Carry Over
CP00793	MBA Women's Restroom Refurb	Carry Over
CP00819	22/23 Shire Toilet Facility Repl Program	Carry Over
CP00909	KDA Aquatic Cnt 25m Pool Aquaris Upgrade	Carry Over
CP00941	23/24 Park/Sporting LED Lights Arnold Pk	Carry Over
CP00942	22/23 DIM Town Hall A/C/Solar/Lighting	Carry Over
CP0001059	Mba/Dim Aquatic Condition Assessment	Carry Over

Project #	Project Description	Budget Type
CP0001062	23/24 Amenities Refurbishment Program	Carry Over
CP0003756	MBA Davies Park Field 1 Lighting Upgrade	Carry Over
CP0001632	Annual Toilet Refurbishment Program	24/25 Budget
CP0001637	KDA Library Paint & Roof Improvements	24/25 Budget
CP0001639	Annual Minor Building Refurbishment	24/25 Budget
CP0001646	KDA Recreation Centre Improvements	24/25 Budget
CP0001664	Annual Facilities LED Lighting	24/25 Budget
CP0002909	DIM Memorial Hall Park Lighting Upgrade	24/25 Budget
CP0003669	MBA Animal Management Facility Flooring	24/25 Budget
CP0003718	MBA Davies Park Field 2 Lighting Upgrade	24/25 Budget
CP0003729	MBA Aquatic Centre Pool Expansion Joints	24/25 Budget
Depots and Council Offices		
CP00759	Kowa St MSC Depot Emergency Generator	Carry Over
CP00003765	(Was CP00940) Kowa St MSC Depot New Fuel Bowser	Carry Over
CP0001064	Mba Depot Admin Building Refurb	Carry Over
CP0001597	CHI Depot Office Renewal	24/25 Budget
CP0003737	MBA Kowa St External Staff Training Room	24/25 Budget
Fleet		
CP00427	GPS Vehicle Management System	Carry Over
CP0001071	Fleet Replace #1231 Toyota WW	Carry Over
CP0001074	Fleet Replace #2055 Mitsu P&G	Carry Over
CP0003738	Replace Asset 741 Street Sweeper	24/25 Budget
CP0003739	Replace Asset 620 Job Truck	24/25 Budget
CP0003740	Replace Asset 1255 Toyota Hilux	24/25 Budget
CP0003741	Replace Asset 1274 Toyota Hilux	24/25 Budget
CP0003742	Replace Asset 4052 Kubota Mower	24/25 Budget
CP0003743	Replace Asset 5005 MF Tractor/Loader	24/25 Budget
CP0003752	Replace Asset 3010 Toyota Landcruiser	24/25 Budget
Other		
CP00446	Kuranda New Cemetery	Carry Over
CP00777	Telephone Handsets PABX Replcmnt Prog	Carry Over
CP00928	MBA Rankin/Kowa St Network Switches	Carry Over
CP00932	MBA MIP Expansion	Carry Over
CP0000946	Mba Cemetery New Mausoleum Wall	Carry Over
CP0001079	23/24 IT Desktop Computer Refresh	Carry Over
CP0001080	23/24 IT Data Protection H/ware Refresh	Carry Over
CP0001081	23/24 IT Data Centre UPS Battery Refresh	Carry Over
CP0001085	Mba Cemetery Expansion Planning	Carry Over
CP0001086	23/24 Christmas Decoration Renewal	Carry Over
CP0003754	MBA CBD Revitalisation	Carry Over
CP0003684	MBA New Cemetery Lawn Plaque on Beam	24/25 Budget
CP0003716	MBA Smartnet GPS Base Replacement	24/25 Budget
CP0003717	KDA Heights Cemetery Lawn Plaque on Beam	24/25 Budget
CP0003721	MBA Kowa St Depot Ricoh IMC 6010 Printer	24/25 Budget

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - AUGUST 2024

Date Prepared: 21 August 2024

Author: Manager Assets and Projects

Attachments:

1. [Capital Works Highlights - August 2024](#) ↓
2. [Capital Works Summary - August 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 August 2024.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of August 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 Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

Infrastructure Services Capital Works Report Project Highlights – August 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 have progressed well with the contractor almost completing the electrical and mechanical fit out along with road pavement reinstatement. Commissioning to be scheduled once testing of the electrical and mechanical equipment is finalised.



Installation and reinstatement of road pavement

**Infrastructure Services Capital Works Report
Project Highlights – August 2024**



Installation and reinstatement of road pavement

Infrastructure Services Capital Works Report Project Highlights – August 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 now completed with project reaching practical completion at the end of July. As soon as the new surge vessels arrive they will be installed and the pumps will then be formally turned on.

**Infrastructure Services Capital Works Report
Project Highlights – August 2024**



Site works have now been completed

Infrastructure Services Capital Works Report Project Highlights – August 2024



Project Name: Mareeba Water Plant Raw Water Pump Station Project

Program: Water

Background

The existing raw water pump station (including electrical controls) is located below the 1-in-100 year return river flood level presenting an on-going hazard for Council. The project will upgrade the raw water pump station at the Mareeba Township Kowa Street water treatment plant (WTP) to provide a new kiosk-style electrical control station that is located above the 1-in-100 year return flood level, in addition to replacement of the existing pumps with new pumps.

Grant funding for the Mareeba Water Treatment Plant Raw Water Pump Station Upgrade through the Queensland Government Local Government Grants and Subsidies program (LGGSP) and Mareeba Shire Council.

Scope of Works

The scope of this project is to construct a new Booster Pump Station (BPS) at the Mareeba WTP which includes:

- Modifications to the existing roof opening, hatch replacement, provision of handrails and stairway.
- Demolition works above ground and in the pump well (confined space entry).
- Maintaining RAW water supply for the duration of the works.
- Switchboard manufacture and underground cabling works (electrical and SCADA).
- Staged pump replacement in a confined space dry well (2 No. pumps).
- Pipework modifications, new fittings, and custom S.S. pipework fabrication within a confined
- Staged pump commissioning and overall project commissioning.

Progress Update

The project is now completed with the pumps and mechanical and electrical works commissioned.



Installation of new valving and installation of new infrastructure.

Infrastructure Services Capital Works Report Project Highlights – August 2024



Project Name: Myola Road – Mill/Fill and Seal

Program: Urban Streets

Background

In the 2023/2024 Capital Works Program Road to Recovery (R2R) funding was made available to undertake pavement milling with asphalt patching followed by a C170 bitumen seal to waterproof a three (3) km section of Myola Road to extend the pavement’s functional life.

Progress Update

The mill/fill process recommenced in early August at the southern end of Myola Road. This portion of the works was completed mid-August. The 14mm bitumen reseal will be undertaken in mid-September with line marking to follow.



Milling of failed section near Jarawee Road intersection



Milled section prepped for asphalt



Completed section



Asphalt density testing

Infrastructure Services Capital Works Report Project Highlights – August 2024



Project Name: Springmount Road – Rehabilitate and Widen Collins Weir Intersection and Channel Crossing (Ch 6.7 – 7.55)

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 relocation of fibre optic cable and a power pole, rehabilitation and widening of the Collins Weir/Springmount Road intersection, the widening to two (2) traffic lanes of the channel crossing and the widening of the existing bitumen seal towards Middle Creek Road.

Progress Update

The project was completed mid-August with the bitumen sealing of the road widenings, intersection asphaltting and line marking.



Collins Weir Road/Springmount Road Intersection - before



Collins Weir Road/Springmount Road Intersection - after



Channel overflow crossing - before



Channel overflow crossing – after

Infrastructure Services Capital Works Report Project Highlights – August 2024



Project Name: Ootann Road Section 1 and 2 Widen and Seal

Program: Rural Roads

Background

On 16 November 2023, Mareeba Shire Council received confirmation from the Australian Government that funding from the Investment Road and Rail Program would be made available to undertake widening and sealing works on Ootann Road. The funding will cover 80% of the design and construction costs with the Transport Infrastructure Development Scheme (TIDS) contributing 10% and Mareeba Shire Council the remaining 10%.

Scope of Works

The scope of works includes the widening, sealing and drainage upgrade of two (2) unsealed sections of Ootann Road. Section 1 is from Ch 79.69 to Ch 81.99 and Section 2 is from Ch 75.72 to Ch 77.68.

Progress Update

During August, new 600mm RCP culverts were installed in Section 2. Cut to fill operations continued in both Section 1 and 2. Works are progressing well although the occurrence of rock in numerous locations will require rock breaking equipment. The rock breaking process is expensive and slow work and will likely have an impact on the project's progress.



New RCP Culvert 13H



Earthworks to subgrade level



Cut to fill works



Embankment works

Infrastructure Services Capital Works Summary Report - August 2024



Project Code	Project Description	Project Stage	Project Comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)			
CP0003731	24/25 Bitumen & Asphalt Reseal Program	Procurement	Prestart meeting for the 24/25 Reseal Program to be held in Cairns early September.
CP0003732	24/25 Gravel Resheet Program	Construction	Hurricane/Karma Waters Road resheet completed in early August. Further resheets are programmed for late August/September at Wolfram Road, Braund Road and Metzger Road.
CP00835	DRFA Gully Betterment	Construction	Works continue on the Gully Betterment Program, crossings in the Western Area underway, on track for completion prior to end of year wet season.
Program: 02 Gravel Resheet			
CP0001022	23/24 Gravel Resheet Program	Completed	Project completed August 2024. Waiting on invoices for external plant hire to close project out.
Program: 03 Urban Streets			
CP0001023	Recovery Way (WTS) Rehab Ch 0.176-0.272	Procurement	Procurement will commence September 2024.
CP0001024	Myola Rd Ch 0.2-3.06	Construction	Mill/fill asphalt works complete. 14/7 bitumen reseal to be undertaken late September.
CP00795	TIDS 23-27 Herberton/Constance Inter	Design	Final design being reviewed to verify civil and electrical designs and address potential clashes with stormwater and sewer.
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Design	Design underway, stormwater clarifications finalised by mid August, detailed design to be completed September 2024. Tender for Construction targeted prior to the end of 2024.
Program: 04 Rural Roads			
CP0000949	TIDS 23-25 Springmount Rd Ch 6.7-7.55	Completed	Project completed August 2024.
CP0002040	KDA Barron Falls/Masons Rd/Falls Lookout	Planning	Survey and soil investigations scheduled for October.
CP0002041	KDA Barron Falls Rd Thongon-Mason Roads	Planning	Survey and soil investigations scheduled for October.
CP0002042	MBA James St Mill & Fill	Not Commenced	Scope defined and survey and lab investigations underway. Design detailing to be provided asap.
CP0002048	KDA Kuranda Heights Rd Intersection	Planning	Survey and soil investigations scheduled for Sept/October.
CP0002050	MBA McIver Rd Rehab & Widen	Planning	Designs to be completed prior to end of year 2024 by external design consultant.
CP0002060	KDA Oak Forest Rd Rehab & Widen	Planning	Survey and soil investigations scheduled for Sept/Oct period.
CP0002066	DIM Leafgold Weir Rd Widen Curves	Planning	Soil investigation and survey work advanced. Design work to begin in September.
CP0002069	MBA Chewko Rd Rehab/Widen & Seal	Design	Design review in progress with construction programmed for 2025.
CP0003753	MBA Byrnes St Safety Upgrades	Design	RFQ proposed to be released September 2024.

Infrastructure Services Capital Works Summary Report - August 2024



<i>Project Code</i>	<i>Project Description</i>	<i>Project Stage</i>	<i>Project Comment</i>
CP00801	TIDS Ootann Rd Section 1&2 Widen & Seal	Construction	Section 1: Lay and compact fill for culverts to trafficable height, culvert bedding. Section 2: Lay and compact fill for culverts to trafficable height, culvert bedding, excavate culverts to depth, lay and compact embankment, install RCPs for Culvert 13H.
Program: 05 Bridges			
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	Not Commenced	Design to be done inhouse and scheduled for delivery by 30 June 2025.
CP0001564	KDA Oak Forest Rd, Barron River Bridge	Procurement	GHD have finalised design and specification details. GHD are preparing RFT documents for procurement September 2024.
CP00713	Bicentennial Lakes F/bridge Safety Upgr	Construction	Handrail currently being fabricated by LM Engineering. Should be available for installation for early September.
CP00839	Bullaburrah Ck Rd C'way Relieving Slab	Not Commenced	Not commenced.
CP00841	Bolton Rd Inspect/Design/Repl Girders	Construction	Draft Report received, review underway.
CP00843	Barron River Cwy Henry H Dr Repl Slabs	Not Commenced	Not commenced.
Program: 06 Drainage			
CP0001598	24/25 Renew Minor Culverts & Drainage	Planning	Culvert replacements are planned for Armstrong Road and Borzi Road. No program dates set as yet.
CP0003689	MBA CBD Drainage Upgrade Stage 1	On Hold	Waiting for deed of agreement from Australian Government before project can commence.
CP0003690	MBA Ray Rd Culvert Upgrade	Planning	On-going investigation. Project linked to Ray Road drainage study.
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	Not Commenced	Investigations scheduled for November.
CP00844	MBA Amaroo Drainage Upgrades	Design	Design handover documentation to be finalised and provided to Construction.
CP00938	Tilse Street Upgrade Drainage	Completed	Practically Complete. QA documentation and Financial Close out underway.
Program: 07 Traffic Facilities			
CP0000947	Mareeba Aerodrome Safety & Repairs	Procurement	Awaiting fire-fighting system upgrade quotation from Contractors. Line marking and Lighting amendments awarded, works programmed for October 2024.
CP0000951	Anzac Ave LATM Upgrades	Construction	Speed activated signage works to be completed.
Program: 08 Parking			
CP00846	MBA Heritage Centre Carpark Extension	Design	Carpark connecting footpath through Centenary Park in design review.
Program: 09 Footpaths			
CP0001026	23/24 Footpath Renewal Program	Construction	RFQ closed Lloyd St and Atherton St Footpaths. Works expected to commence Sept 2024.

Infrastructure Services Capital Works Summary Report - August 2024



Project Code	Project Description	Project Stage	Project Comment
CP0001027	23/24 Footpath Upgrade Program	Planning	Proposed to be used to leverage Walking Local Government Grants program for Constance St connection.
CP0001665	Mt Molloy Footpath & Furniture Refurb	Planning	Designs scheduled for October.
CP0001666	KDA Barron Falls Rd Replace Footpath	Design	Design to commence from late September.
CP0001742	MBA WNP Constance-Lloyd St Footpath	Design	STIP funding notification pending.

Program: 10 Parks and Gardens

CP0001029	Kda Com Precinct Parks Upgrade	Planning	Planning to progress in 2024.
CP0001803	Julatten Geraghty Pk Refurb Playground	Not Commenced	Planning to commence in early 2025.
CP0001805	MBA Bicentennial Lakes Northern	Not Commenced	Waiting for deed of agreement from Australian Government before project can commence.
CP0001843	KDA Hunter Park Fallon Rd Bollards	Completed	Project complete August 2024.
CP0001871	MBA Centenary Park Upgrade Fencing	Planning	Procurement stage - Vendor panel. Further scoping works for carpark connection via footpath.
CP0003670	MBA Amaroo Park Shade	Not Commenced	Works proposed 2025.
CP00805	Chillagoe Parks Improvement	Completed	Town Hall playground surround replaced 29/08/2024.
CP00807	KDA Centenary Park Playground Upgrade	Construction	Footpath improvements to be programmed as part of Coondoo Street Upgrade Project.
CP00809	MBA Bicentennial Lakes (Southern) D&C	Construction	Assessing scope and cost to install a fence to stop children running up the slide embankment. Arched footbridges replacement with accessible footbridges construction commenced.
CP00860	KDA Anzac Park Landscaping	Construction	Asphalt footpath complete. Works for concrete pad and picnic table to be installed early September.
CP00861	KDA Coondoo Street Refurb	Procurement	Funding Deed of Agreement pending. RFT for the Coondoo Footpath Pavement Refurbishment and Upper Coondoo LED Lighting Upgrade close mid September 2024.
CP00862	KDA CBD Planter Boxes & Gardens	Planning	Deed of Agreement with Queensland Government being developed. Works to commence once agreement is signed.

Program: 11 Water

CP0001036	23/24 AC Water Main Replace Program	Completed	Completed July 2024.
CP0001037	23/24 Water Telemetry/SCADA Upgrades	Completed	User training completed in August.
CP0001038	23/24 Retic Valve/Hyd Replace Program	Construction	New valves to be installed Lerra and Byrnes St as part of Booster Pump Station commissioning.
CP0002670	FY24/25 - WTP Minor Infrastructure	Procurement	RFQ's issued for various works which will be ongoing throughout 2024-2025.
CP0002671	FY24/25 - Water Main Replacement	Construction	Procurement complete. Works awarded to A & B Civil. Pre-start meeting booked early September 2024.
CP0002672	FY24/25 - KDA WTP Turbidity Meters	Procurement	Equipment on order and once arrives will be installed.

Infrastructure Services Capital Works Summary Report - August 2024



Project Code	Project Description	Project Stage	Project Comment
CP0002674	FY24/25 - DIM WTP Turbidity Meters	On hold	On hold pending review of existing equipment.
CP0002675	FY24/25 - Replace Chlorine Analysers	Procurement	Equipment ordered and awaiting arrival.
CP0002677	FY24/25 - Telemetry/SCADA Upgrades	Planning	Preparing RFQ's for works required, once this has been completed, procurement will commence.
CP0002680	FY24/25 - Hydrants & Valve Renewal	Planning	A program of works has been developed and will be undertaken throughout the 2024-25 FY.
CP0002682	FY24/25 - Irvinebank Ibis Dam PS	Planning	Quotes to be sourced from suppliers for the acquisition and installation.
CP0002683	FY24/25 - DIM WTP Pump Replacement	Planning	An assessment on the pumps will be undertaken during the November servicing works schedule.
CP0002684	FY24/25 - Smart Meters Replacement	Construction	This project is ongoing throughout 24-25.
CP0002762	FY24/25 - MBA WTP Refurbish Clarifiers	Procurement	Tender on project has closed and will be awarded at September meeting subject to funding agreement being signed by Queensland Government.
CP0002764	MtM Replace Hunter Ck Weir	Planning	Dam specialist from GHD undertook an initial inspection which we now need to progress to formal assessment and reporting on the weir.
CP0002921	MBA Booster Pump Station Relocation	Planning	This project will commence once the new water booster station at the Mareeba WTP formally comes online during September.
CP0003667	FY24/25 Irvinebank Ibis Dam Valves	Planning	The procurement process will commence in due course and its hoped that the new valves can be installed prior to the impending wet season.
CP0003668	CHI Renew Water Line	On Hold	Project will be done if there are available funds left over from the water main replacement project for 2024-2025.
CP0003734	MBA WTP Fuel Pod For Generator	Procurement	Fleet coordinator to acquire the new fuel pod for installation late September or October.
CP00730	Mba WTP Study for Upgrade of WW System	Construction	Works are likely to be completed by end of September. We need two key projects at the Mareeba WTP to be commissioned before we can finalise.
CP00733	BOR6 MWTP Filtration Upgrade	Construction	Project is almost at practical completion stage, testing of mechanical and electrical equipment underway and once completed, the commissioning will commence.
CP00824	MBA Clear Water Booster Pump Station	Construction	Project reached practical completion at end of July. Grant acquittal process is underway with an external audit on the project as per the funding requirements. The booster pumps will formally come online sometime during September once the new surge vessels are installed.
CP00874	MBA WTP Raw Water Pumps & Electrics	Construction	Project has reached practical completion stage with both new pumps now commissioned and running. There is still some minor works yet to do but these will be finished in the coming weeks.
CP00878	MBA Decommission Basalt St Elevated Tank	Planning	This work will be done in conjunction with the final commissioning of the booster pump station.
CP00879	MBA Decommission Granite Ck Pump Station	Planning	Project will commence once the new water booster station project has had its final commissioning in September.

Infrastructure Services Capital Works Summary Report - August 2024



Project Code	Project Description	Project Stage	Project Comment
Program: 12 Wastewater			
CP0001040	Mba WWTP Purchase Forklift	Procurement	Forklift being delivered in September.
CP0001041	Mba WWTP Inlet Works Replacements	Construction	Waiting on LM Engineering to complete their works.
CP0001043	Atherton St Pump Station Refurb	On Hold	Project subject to grant funding.
CP0001046	23/24 WW Telemetry/SCADA Upgrades	Close Out	Project now completed and can be closed out.
CP0001047	23/24 WW CCTV & Relining Program	Completed	Project completed with reduced scope in June 2024.
CP0001050	Kennedy Hwy PS Control Board Upgrade	Construction	New switchboard to be installed mid to late September.
CP0001053	23/24 WWPS Refurbishment Program	Construction	Final works scheduled for September and October.
CP0002474	FY24/25 - MBA Sewer CCTV & Reline Prog	Planning	Planning underway subject to review of inspection data.
CP0002475	FY24/25 - WW Pump Station Ancillary	Not Commenced	Site assessments were done in 2023-2024 FY and an RFQ will be developed and issued during September / October.
CP0002476	FY24/25 - WW Reticulation Pumps Renewal	Not Commenced	To be assessed in November as part of scheduled pump servicing.
CP0002477	FY24/25 - Telemetry/SCADA Upgrades	Not Commenced	Preparing RFQ's for works required, once this has been completed procurement will commence.
CP0002479	FY24/25 - Pump Station Generators x 2	Procurement	A RFQ was issued for the supply and installation of new generators and successful provider awarded the works, there is a lead time on the delivery of the generators and once they arrive installation will occur.
CP0002480	FY24/25 - Manhole Rehab & Replace	Procurement	Procurement underway. Tender closes early September.
CP0002481	FY24/25 - MBA Constance St Rising Main	Planning	Design in progress. Grant funding sought for construction. Short section to be completed as part of Herberton St - Constance St roundabout.
CP0002482	FY24/25 - KDA WWTP Renew Control Panels	Procurement	RFQ was issued and Circuitree Electrical Solutions undertaking electrical works.
CP0003715	KDA WWTP Renew 6x4m Shed	Procurement	Quotes sourced and works will commence once awarded.
CP0003722	KDA WWTP Renew 6x6m Shed	Procurement	Quotes sourced and works will commence once awarded.
CP00889	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 September.
Program: 13 Waste			
CP0002216	KDA TS New Ablution Block	Procurement	RFQ Submission received. Submission evaluation commenced.
CP0002220	MBA TS Leachate Pump Annual Program	Not Commenced	There has been some issues highlighted with accessing the pumps, this is now under review and a methodology will be developed to mitigate any risks.

Infrastructure Services Capital Works Summary Report - August 2024



Project Code	Project Description	Project Stage	Project Comment
CP0002221	MBA TS Leachate PS Pump	Not Commenced	There has been some issues highlighted with accessing the pumps, this is now under review and a methodology will be developed to mitigate any risks.

Program: 15 Fleet

CP0001071	Fleet Replace #1231 Toyota WW	Procurement	Awaiting delivery of vehicle.
CP0003738	Replace Asset 741 Street Sweeper	Not Commenced	Project is in planning phase.
CP0003739	Replace Asset 620 Job Truck	Planning	Project is in planning phase.
CP0003740	Replace Asset 1255 Toyota Hilux	Planning	Project is in planning phase.
CP0003741	Replace Asset 1274 Toyota Hilux	Planning	Project is in planning phase.
CP0003742	Replace Asset 4052 Kubota Mower	Planning	Project is in planning phase.
CP0003743	Replace Asset 5005 MF Tractor/Loader	Planning	Project is in planning phase.
CP0003752	Replace Asset 3010 Toyota Landcruiser	Planning	Project is in planning phase.

Program: 16 Depots and Council Offices

CP0001597	CHI Depot Office Renewal	Planning	Planning commenced.
CP0003765	MBA Kowa St Depot Fuel Bowser	Procurement	RFQ Submissions received. Evaluation in progress.
CP00759	Kowa St MSC Depot Emergency Generator	Planning	Investigations recommenced.

Program: 17 Community Buildings

CP0001059	Mba/Dim Aquatic Condition Assessment	Planning	RFQ development has begun, intent to release to market in October 2024, with delivery of project prior to end of year.
CP0001632	Annual Toilet Refurbishment Program	Planning	Planning stage.
CP0001637	KDA Library Paint & Roof Improvements	Planning	Planning stage.
CP0001639	Annual Minor Building Refurbishment	Planning	Planning stage.
CP0001646	KDA Recreation Centre Improvements	Not Commenced	Not Commenced.
CP0001664	Annual Facilities LED Lighting	Not Commenced	Not Commenced.
CP0002909	DIM Memorial Hall Park Lighting Upgrade	Procurement	Propose to engage contractor undertaking electrical works as part of Shire Hall electrical upgrades.
CP0003718	MBA Davies Park Field 2 Lighting Upgrade	Design	Design stage.
CP0003729	MBA Aquatic Centre Pool Expansion Joints	Planning	Planning commenced with pool operator.
CP0003756	MBA Davies Park Field 1 Lighting Upgrade	Design	Previous design being reviewed in preparation for procurement. Funding agreement executed with Queensland Government.
CP00749	Aquatic Facility Upgrades & Splash Park	Construction	Ergon work scheduled 5-6 Sept. Facilities notified of full power outage requiring Aquatic Centre closure.
CP00793	MBA Women's Restroom Refurb	Planning	Investigations for options to re-commence September 2024.

Infrastructure Services Capital Works Summary Report - August 2024



<i>Project Code</i>	<i>Project Description</i>	<i>Project Stage</i>	<i>Project Comment</i>
CP00819	22/23 Shire Toilet Facility Repl Program	Construction	Arnold Park Toilet Repairs/Refurbishment completed in August following significant vandalism incident.
CP00909	KDA Aquatic Cnt 25m Pool Aquaris Upgrade	Procurement	Delays due to contractor availability, works remain required.
CP00941	23/24 Park/Sporting LED Lights Arnold Pk	Design	Reviewing Electrical Engineering Report before going out to Quote.
CP00942	22/23 DIM Town Hall A/C/Solar/Lighting	Construction	MSB to be installed mid-September.
Program: 18 Non-Infrastructure Items			
CP0000946	Mba Cemetery New Mausoleum Wall	Completed	Practical completion reached. Awaiting last of invoicing from contractor.
CP0001085	Mba Cemetery Expansion Planning	Planning	Investigations into concept options identified, to commence concept designs September 2024.
CP0003684	MBA New Cemetery Lawn Plaque on Beam	Not Commenced	Beam will be installed before the end of this calendar year.
CP0003716	MBA Smartnet GPS Base Replacement	Planning	Documents being prepared for RFQ.
CP0003717	KDA Heights Cemetery Lawn Plaque on Beam	Not Commenced	Will be constructed after 2024/25 wet season.
CP00446	Kuranda New Cemetery	Construction	Gabion wall design and procurement commenced.
CP00932	MBA MIP Expansion	Design	Detail Design RFQs to be invited early September.

9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - AUGUST 2024

Date Prepared: 21 August 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 August 2024.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for August 2024.

BACKGROUND

Technical Services

Design, quality, and investigations:

Investigation activities undertaken in August included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	67	18
Drainage Investigations	34	8
NHVR Permit Applications	0	16
Traffic Count Surveys	0	20
Parks Investigations	5	2
Miscellaneous e.g. Planning; Local Laws	27	14
Before You Dig Requests	0	99

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 178 tests in August, 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
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Kuranda	Jum Rum Rainforest Estate Stage 1, Fallon Road	On-maintenance
Kuranda	Christensen Road, Myola Heights – Stage 2a	On-maintenance
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	Kenneally Estate Stage 4	On-maintenance
Mareeba	Mareeba Roadhouse and Accommodation Park, Williams Close	On-maintenance - Monitoring
Mareeba	7 Kenneally Road	Under construction
Mareeba	9 Kenneally Road	Under construction
Kuranda	Jum Rum Rainforest Estate Stage 2, Fallon Road	Under construction

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. The Gamboola Crossing bridge remains the only current project, with approximately 90% of the structure now completed. Work remains on track for completion prior to end of October 2024.
2022 Betterment	The Gully Betterment contract is nearing completion, with completion of works targeted for October 2024.
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, and all works have commenced. Contracts remain on track for completion prior to end of year.
2023 Cyclone	Declared event December 2023 - 'Tropical Cyclone Jasper, associated rainfall and flooding, 13 – 28 December 2023'. Damage assessments are continuing, with restoration submissions targeted for delivery prior to end of September 2024. Kuranda Landslip Remediation Projects: Hilltop Close has reached practical completion and Barron Falls Road nears completion. Works to replace Bushy Creek Bridge, Mt Lewis Road, Julatten have commenced with works targeting completion prior to end of year. Jarawee Road, Kuranda, Landslip: Onsite works have commenced. Emerald End Road and Carmen Road crossings: Council resolved to award tenders, with works to commence at Emerald End Road first.

Program	Status
	Extraordinary Clean Up Works:

Facilities

Facilities:

Facilities	Activity
Kuranda Community Precinct - Walkway	Repairs commenced on the pathway that links the large shelter to the Amenities block.
Dimbulah Hall	The interior of the hall has undergone a thorough cleaning, and the mould has been eliminated from the ceiling.
Arnold Park Public Toilets	The restrooms have been repaired, doors have been replaced, the exterior has been painted, and several fixtures have been updated.
Mareeba Animal Refuge	Door springs were replaced, and bottom plates were added to prevent small dogs from escaping.
Council buildings	<ul style="list-style-type: none"> • Maintenance and cleaning of air conditioning units in Council Buildings commenced. • Contractor has successfully finished 90% of the initial phase of electrical test & tagging, as well as RCD testing, for all Council buildings and equipment.



Arnold Park Public Toilets repaired



Mareeba Animal Refuge repairs

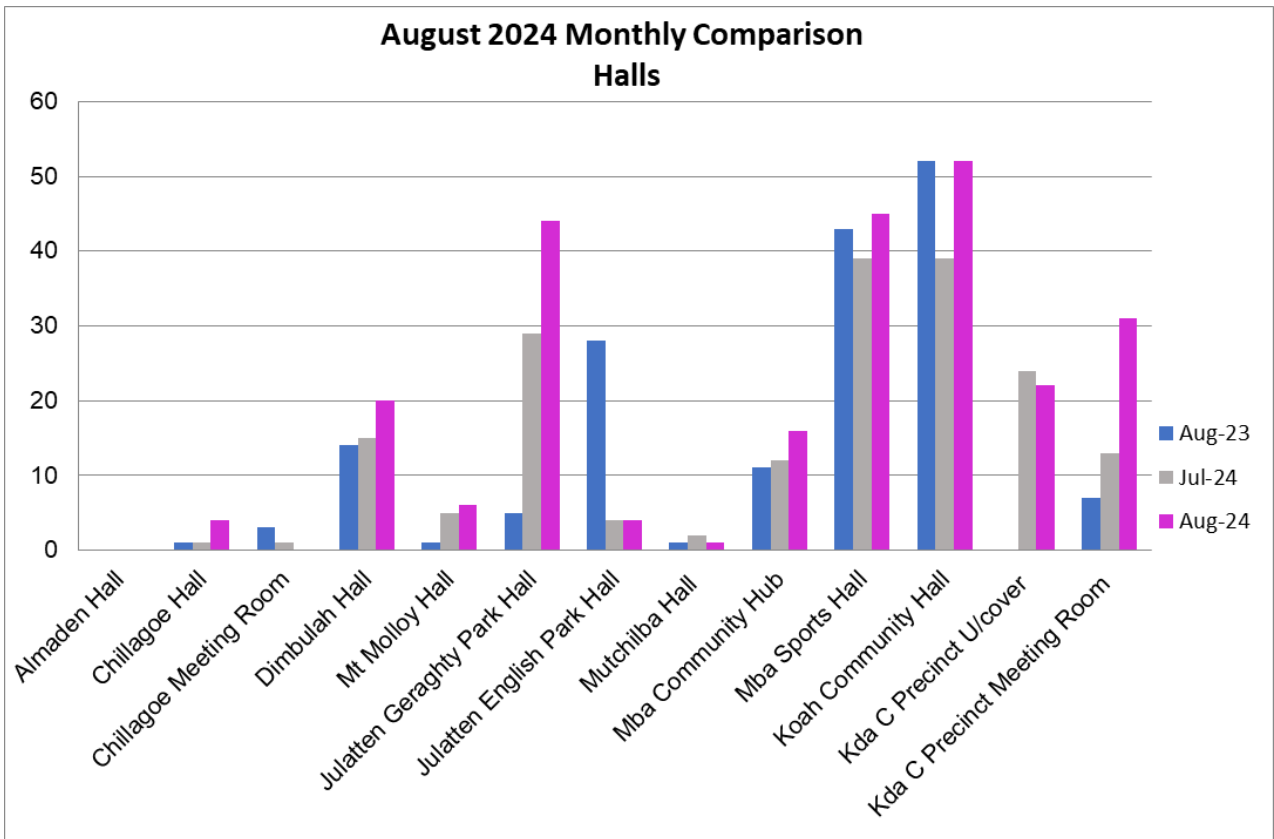
The cleaning contract for Kuranda and the surrounding area is approaching its renewal period. Tenders have been called, with the aim to present a recommendation for consideration at the Council Meeting in October.

A contract awarded to undertake servicing and inspection of septic tanks in Julatten, Mt Molloy, Mareeba, Kuranda, and Speewah is scheduled to commence in the first week of September.

During the month of August, a total of 15 building assessments were conducted, resulting in the identification of 78 defects across the properties. The predominant issues noted pertain to the cleaning of both the interior and exterior of the buildings, as well as the need for gutter cleaning and general maintenance. These defects will be prioritised, and necessary work initiated in line with budget constraints.

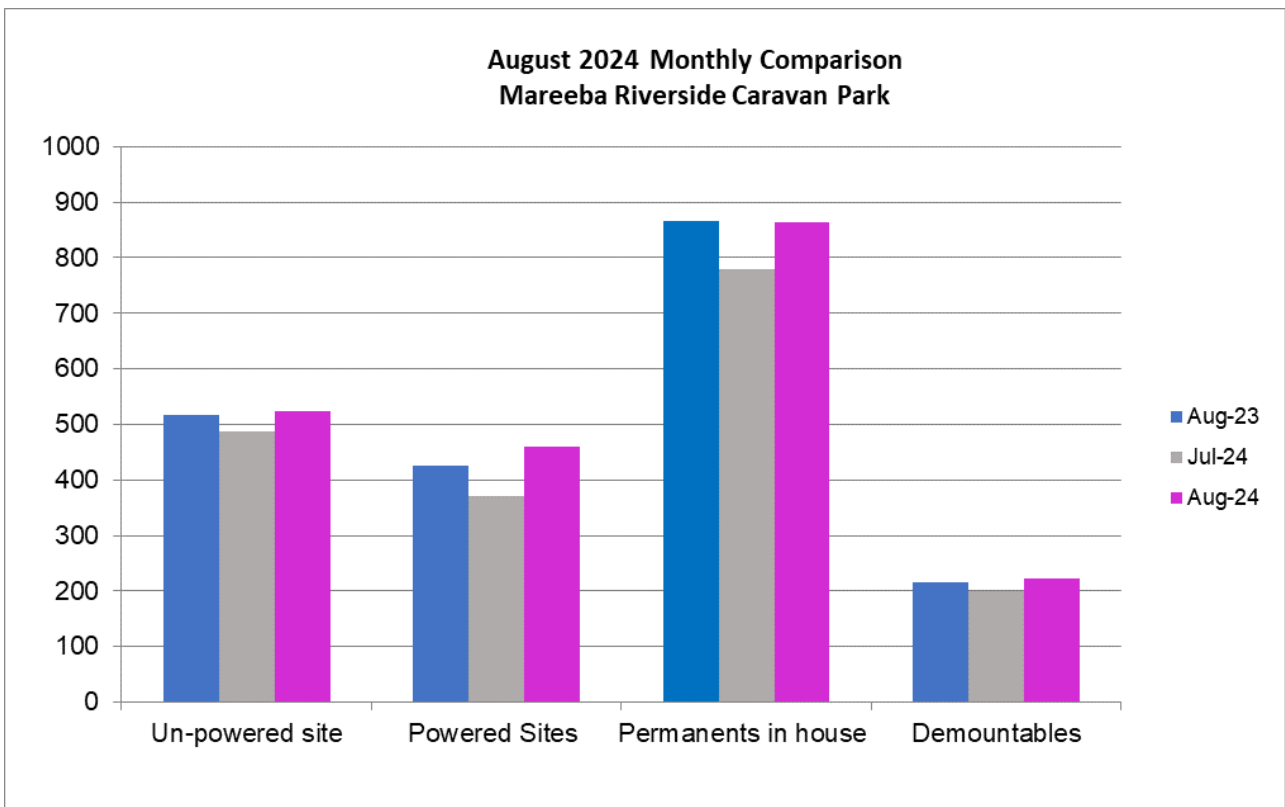
Community Halls:

Maintaining safe and efficient access to Council's Community Halls is recognised as an important aspect for the community's ongoing wellbeing. Generally, utilisation for the month improved against previous month and year numbers.

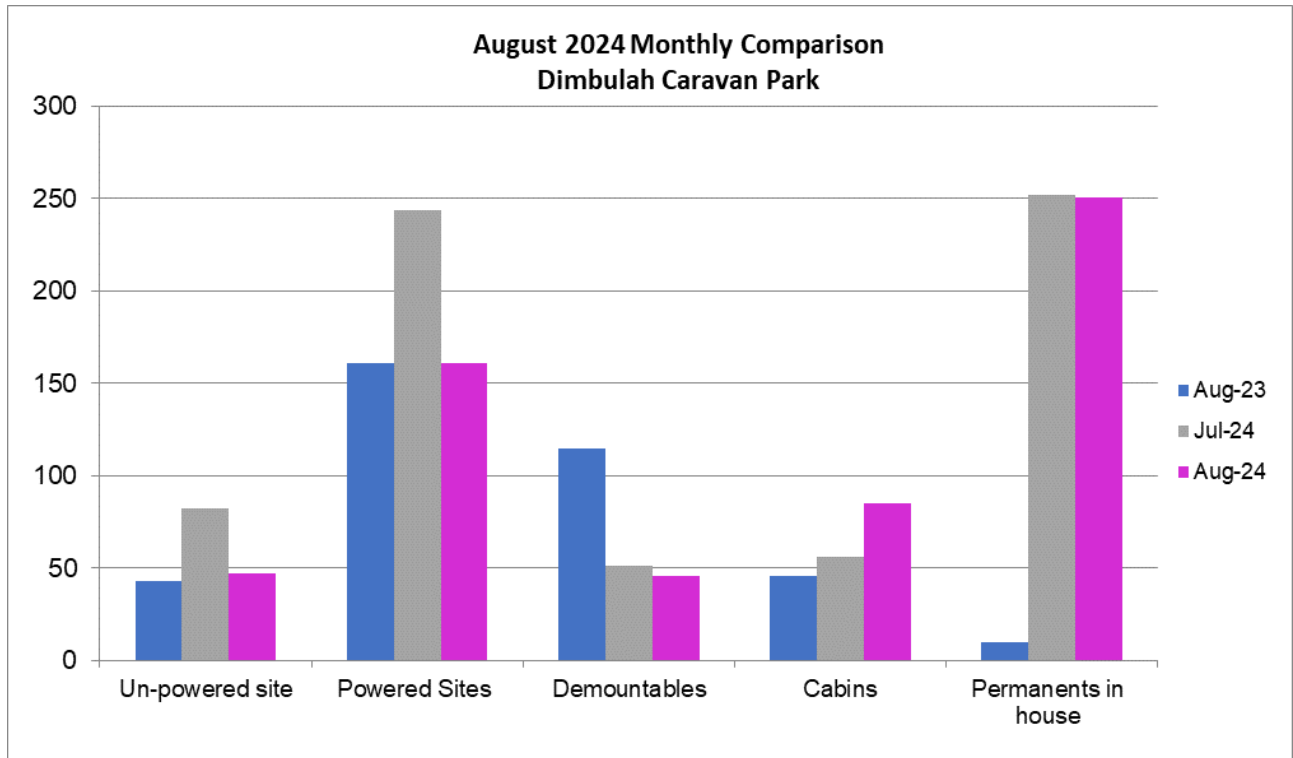


Caravan Parks:

Mareeba Riverside Caravan Park tenant numbers remain stable.

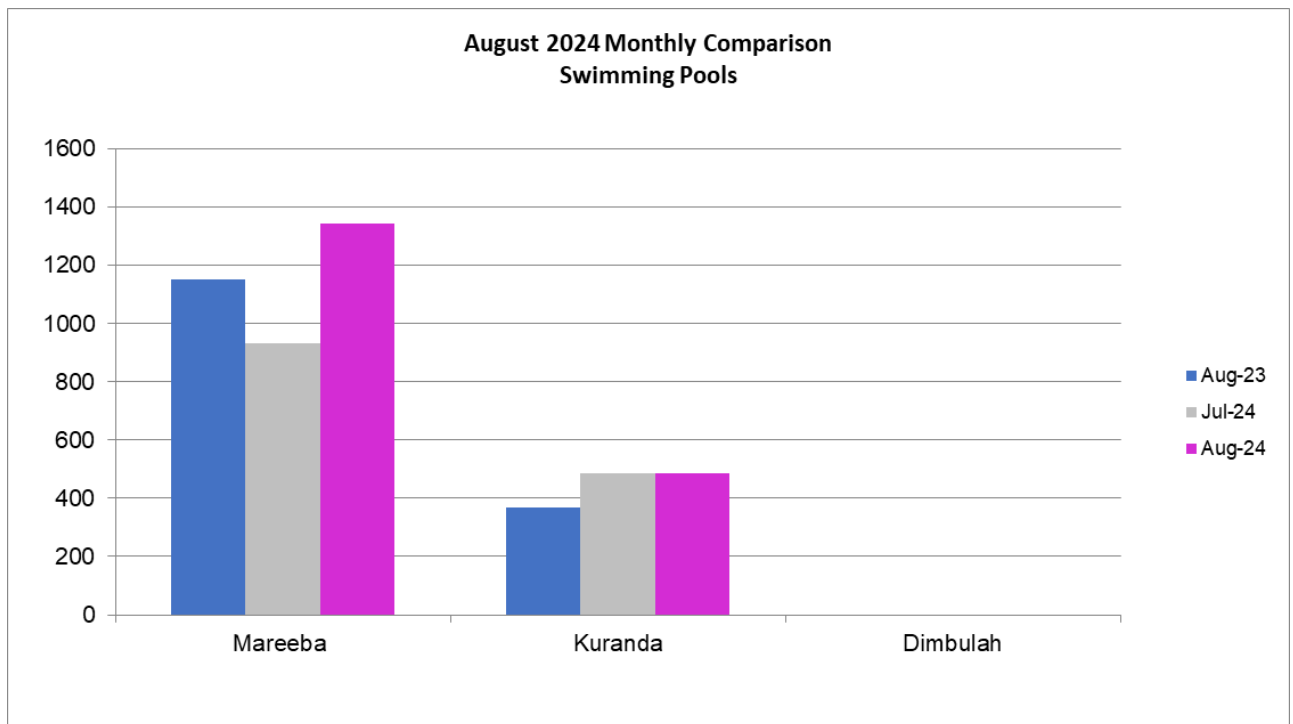


Dimbulah Caravan Park user numbers (total) have generally remained stable.



Aquatic Centres

Attendance numbers remain lower than previous month, which may be indicative of the winter slowdown.



Depot:

The Mareeba Depot has initiated the recycling of steel and aluminium, in addition to a dedicated area for storing tyres, which are then transported to the Waste Transfer Station.



Mareeba Depot - steel and aluminium recycling bins, tyre storage area

Aerodromes:

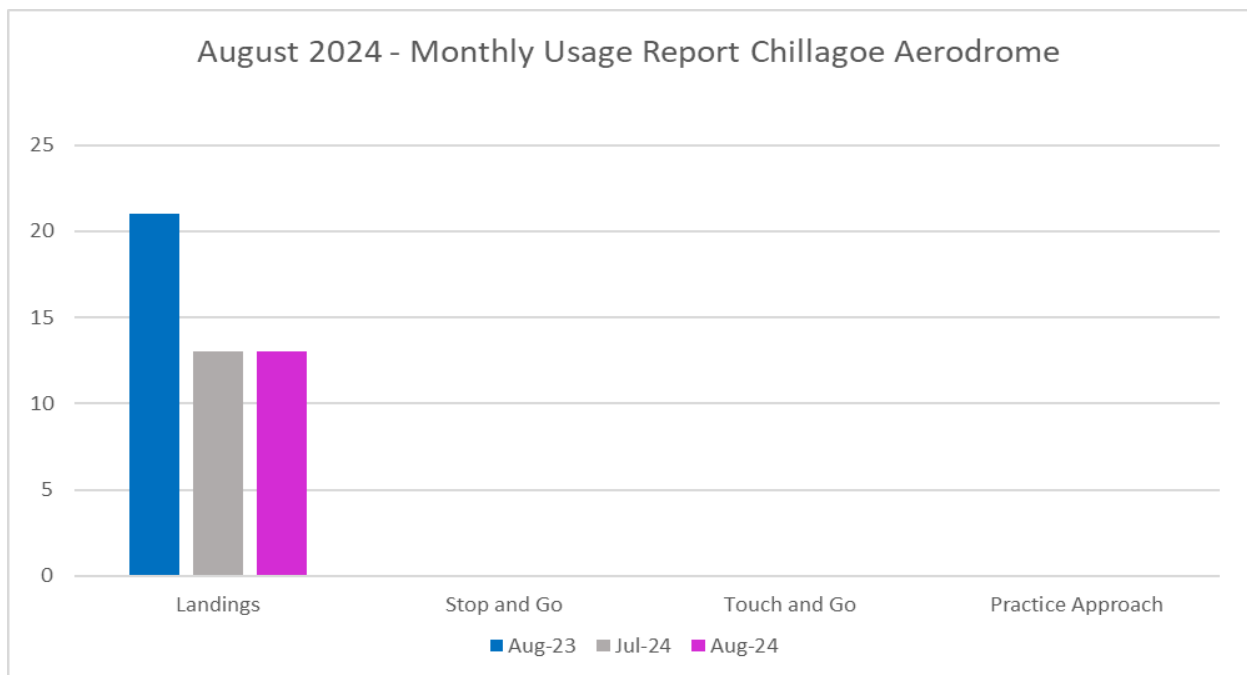
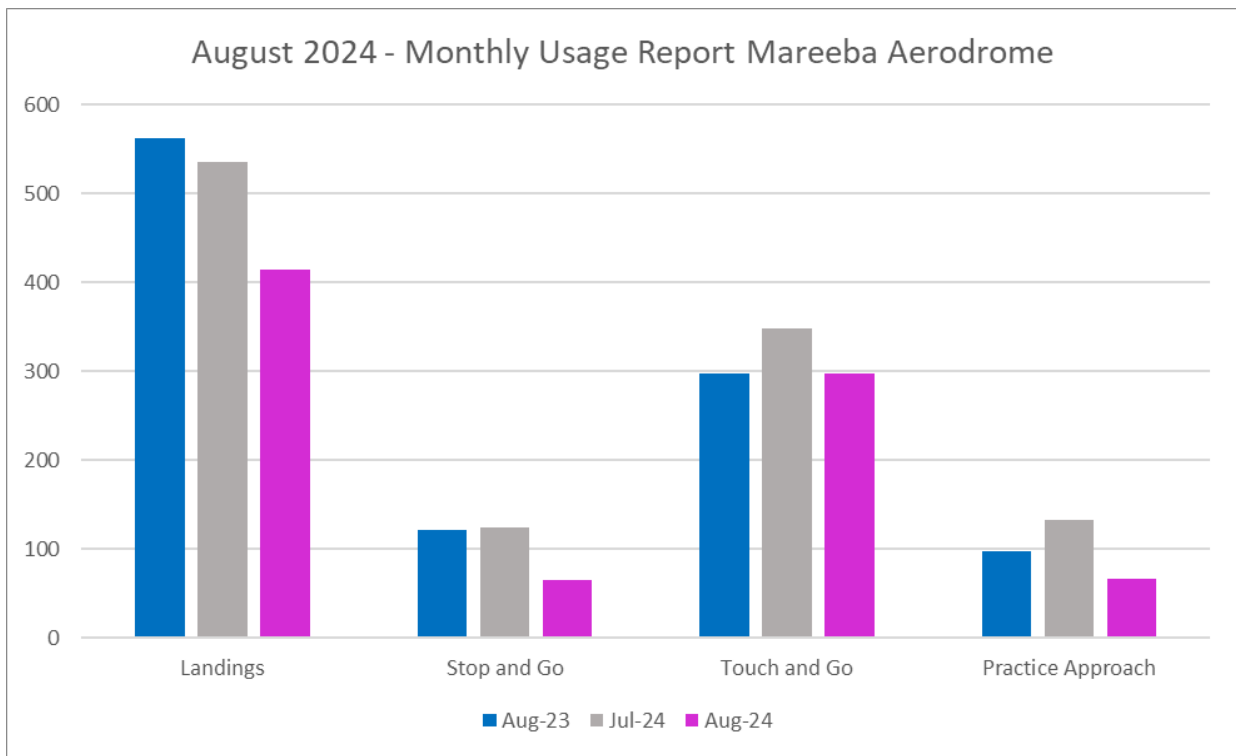
During the month of August, various activities were conducted at the aerodromes.

Location	Activity
Mareeba Aerodrome	Dead trees removed along the side fence.
Dimbulah Airstrip	Cone markers replaced and slashing completed removing any hazard for landings.

During August, a comprehensive administrative review of various processes and procedures at the Mareeba Aerodrome was completed. The review highlighted several areas for enhancement, which have since been addressed, including.

- *Authority to Drive Airside* - A review into Council’s ‘Authority to Drive Airside’ (ADA) permit process identified a need to improve Aerodrome Security. As a result, the process was amended with the introduction of ‘Vehicle’ and ‘Personal’ applications / identification for those seeking Airside Access. Several applications have been received and approvals issued to date.
- *Gate & Security Access* - In line with the changes above, all locks will be changed for vehicle airside access. All aerodrome users must have completed the application under the new system to obtain a replacement key to access the aerodrome - access will not be possible using the previous issued key.

The data recorded below is current for the month of July, 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

LINK TO CORPORATE PLAN

Financial Sustainability and Governance: A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.

Transport and Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

9.3 TMSC2024-20 MAREEBA WTP CLARIFIER PROJECT

Date Prepared: 4 September 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-MSC2024-20 Mareeba WTP Clarifier Upgrade Works.

RECOMMENDATION

That the Council awards Tender T-MSC2024-20 Mareeba WTP Clarifier Upgrade Works to Water Treatment Australia Pty Ltd for the amount of \$1,451,291.00 (excl. GST).

BACKGROUND

Tenders for T-MSC2024-20 Mareeba WTP Clarifier Upgrade Works closed at 11:00am, Thursday 15 August 2024. The scope of the works includes overhaul and refurbishment of the existing clarifiers at the Mareeba Water Treatment Plant, including mechanical, electrical and SCADA upgrades.

Upgrading the clarifiers is identified in Council’s 10 year Water Strategy, and it will relieve pressure on the filtration system, enabling the production of more water for the community.

The project is funded is through the National Water Grid Fund under the Water Infrastructure for Sustainable and Efficient Regions (WISER) Funding Program, administered by the Queensland Government Department of Regional Development, Manufacturing and Water.

Tender Evaluation

Tenders Received

Three (3) submissions were received. A summary of the tender prices at opening is provided below;

Tenderer	Tendered Price (GST excl)
Hydroflux EPCO Pty Ltd	\$1,898,943.00
Water Treatment Australia Pty Ltd	\$1,451,291.00
M & S Davidson Excavation’s Pty Ltd	Non-Conforming

During the Tender Assessment process, Council officers sought clarification from some of tenderers regarding the priced and non-priced criteria of the submissions; clarifications did not affect tender the tendered values.

It should be noted that M & S Davidson Excavations Pty Ltd tender was non-conforming as it didn’t address the issued tender specification and was not considered further.

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. Each tender has been assessed for conformance, compliance, and discrepancies, against the requested response schedules. All tenders were assessed as capable of completing the works. Further consideration was given to the individual tenderers nominated key personnel and previous experience to deliver the specified scope of works, which highlighted that Water Treatment Australia Pty Ltd, had the necessary key personnel and project specific experience to complete the works.

The assessment of each tender is summarised below, including tendered price adjustments following several clarifications tenderers were requested to respond to.

A summary of the Tender assessment, incorporating the evaluation against conformance, price and non-priced base criteria, resulted in the ranking of submissions displayed below.

Tenderer	Score (100%)	Rank
Water Treatment Australia Pty Ltd	100 %	1
Hydroflux EPCO Pty Ltd	88 %	2
M & S Davidson Excavations Pty Ltd	N/A	Non-Conforming

RISK IMPLICATIONS

Financial

Council has allocated funding under the 2024/25 capital budget through a grant from the Water Infrastructure for Sustainable and Efficient Regions (WISER) Funding Program.

Infrastructure and Assets

The existing clarifier equipment at the Mareeba Water Treatment Plant is aging and inefficient by current standards. Aged equipment poses a significant risk to the water security of the Mareeba township if it is not upgraded.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Is the expenditure noted above included in the current budget?

Yes.

LINK TO CORPORATE PLAN

Community and Culture: An informed, engaged, and resilient community which supports and encourages effective partnerships to deliver better outcomes.

Transport and Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

Economy and Growth: Promote and encourage investment in local industry to build a resilient economy.

IMPLEMENTATION/COMMUNICATION

Tenderers to be notified of the outcome of this report.

9.4 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - AUGUST 2024

Date Prepared: 21 August 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 August 2024.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for August 2024.

BACKGROUND

Water and Wastewater Treatment:

All treatment plants are generally performing satisfactorily. Interim measures to address damage to Kuranda Water Treatment Plant intake infrastructure which resulted from Cyclone Jasper and ongoing rain is continuing.

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)	7711	737	272	442	201
Number of Connections	4,141	1053	127	246	111
Average daily water consumption per connection (L)	1862	700	2140	1798	1814

** Mt Molloy is an untreated, non-potable water supply*

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	2211	197
Number of Connections	3,519	356
Average daily inflow per connection (L)	628	553

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 late 2024.

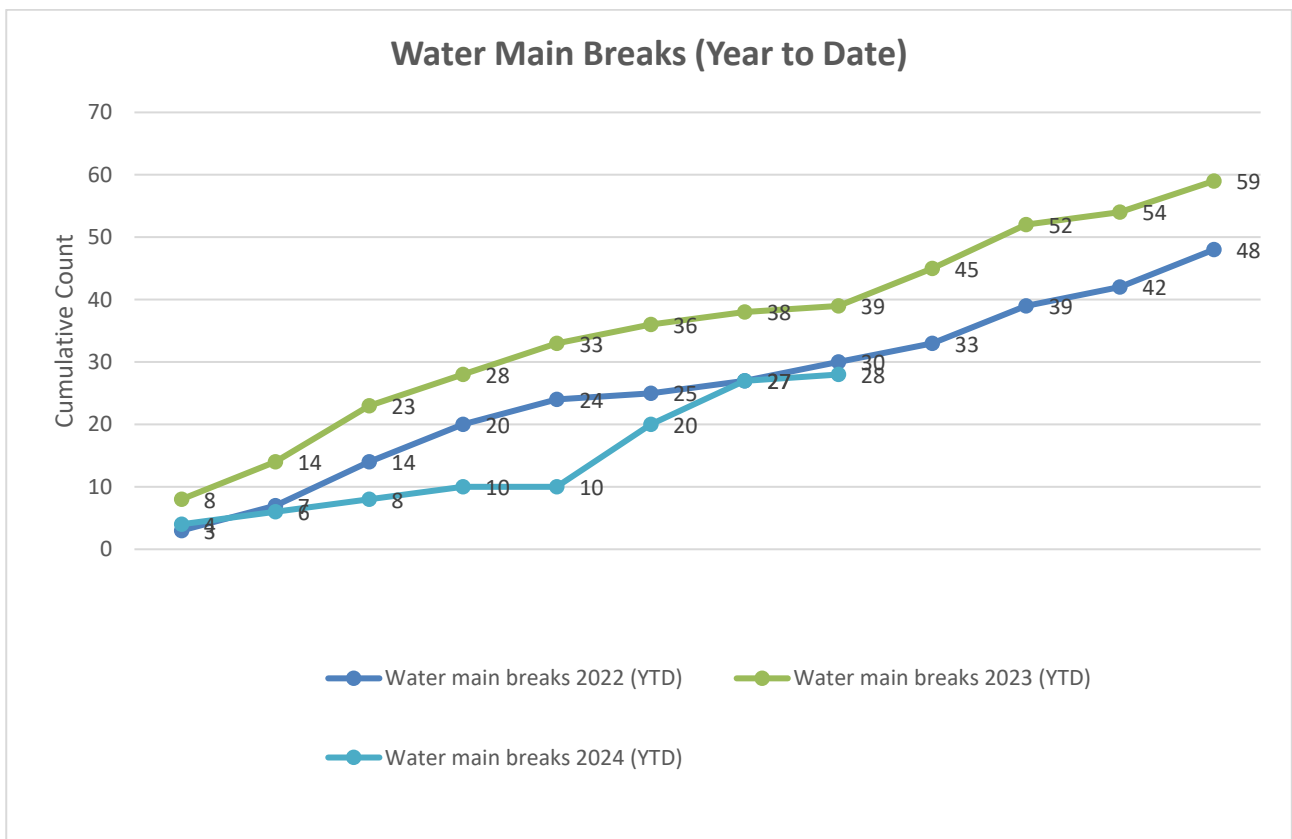
While these works occur at the Mareeba Water Treatment Plant there may be disruptions from time-to-time. As a result, the community has been asked to conserve water and reduce consumption during the upgrades. It may be necessary to introduce water restrictions to enable certainty of water supply to residents.

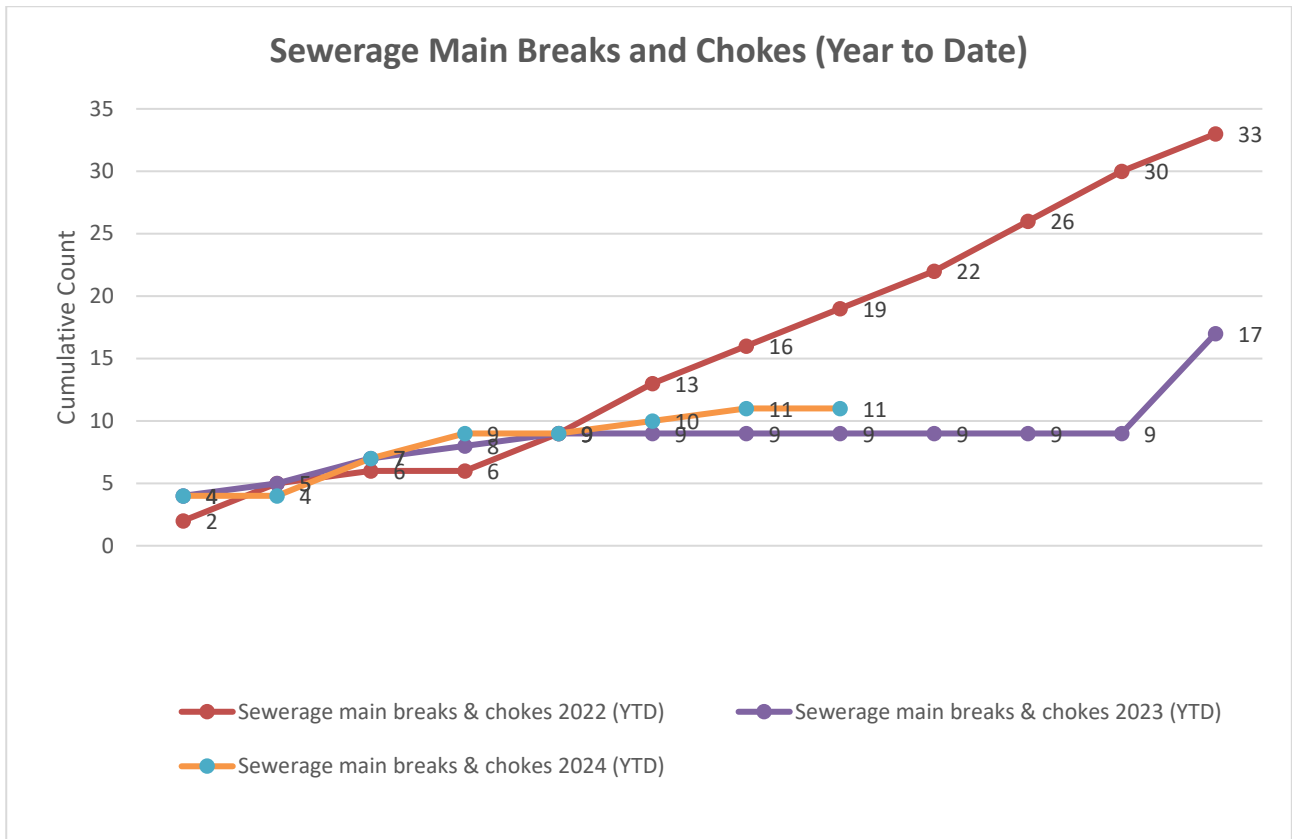
Water and Wastewater Reticulation:

Council's water reticulation crew attended to one (1) water main breaks, and zero (0) sewer main breaks/chokes this month, and average response times were within targets set out in Council's customer service standard for water services.

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:

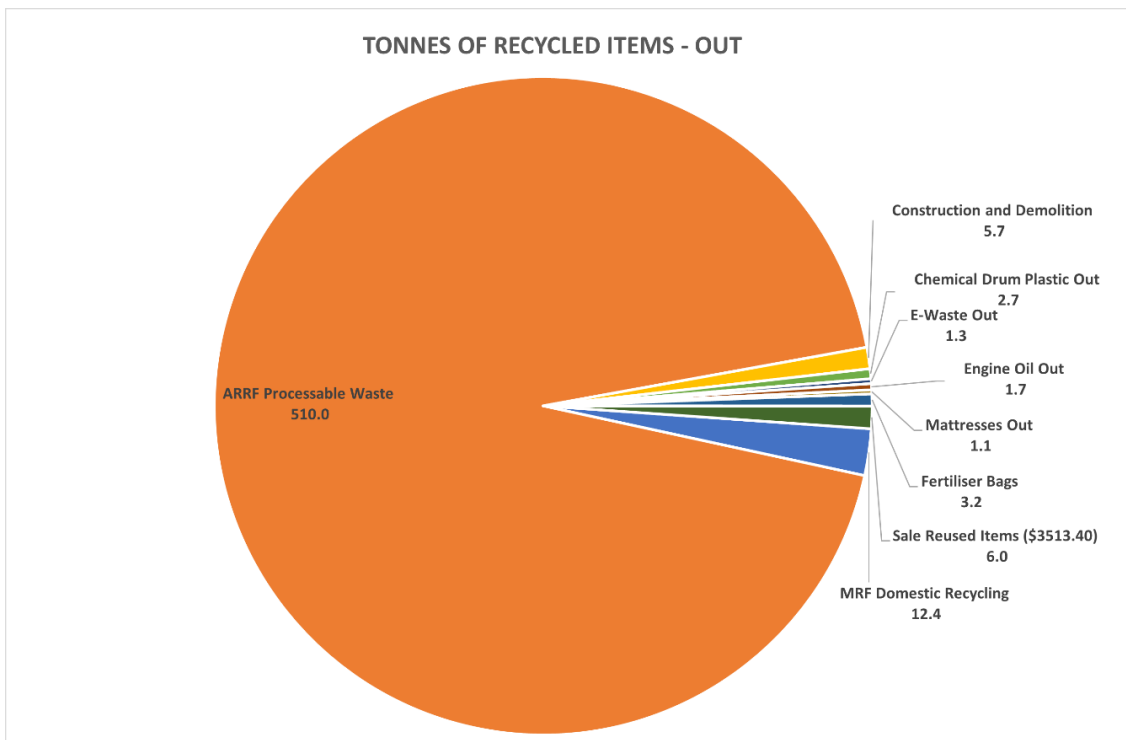




Waste Operations:

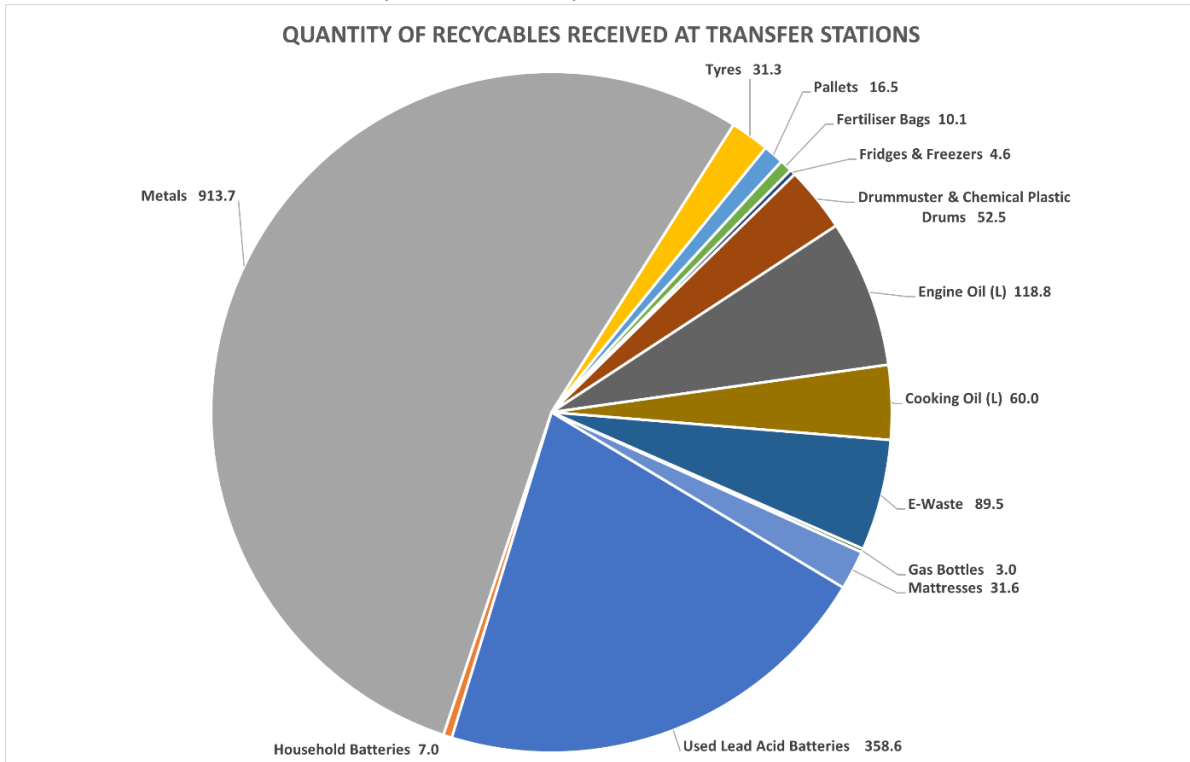
Waste material collected in Kerbside trucks is transported to the Advanced Resource Recovery Facility (ARRF) in Cairns for processing. Residual waste and waste collected at Transfer Stations is transported to Springmount Waste Facility, and recyclable material is transported to the Material Recovery Facility (MRF) in Cairns for processing.

During August, 510 tonnes of waste was processed through the ARRF, 155.98 tonnes of waste was sent to Springmount Waste Facility and 12.4 tonnes of domestic items were recycled at the MRF.



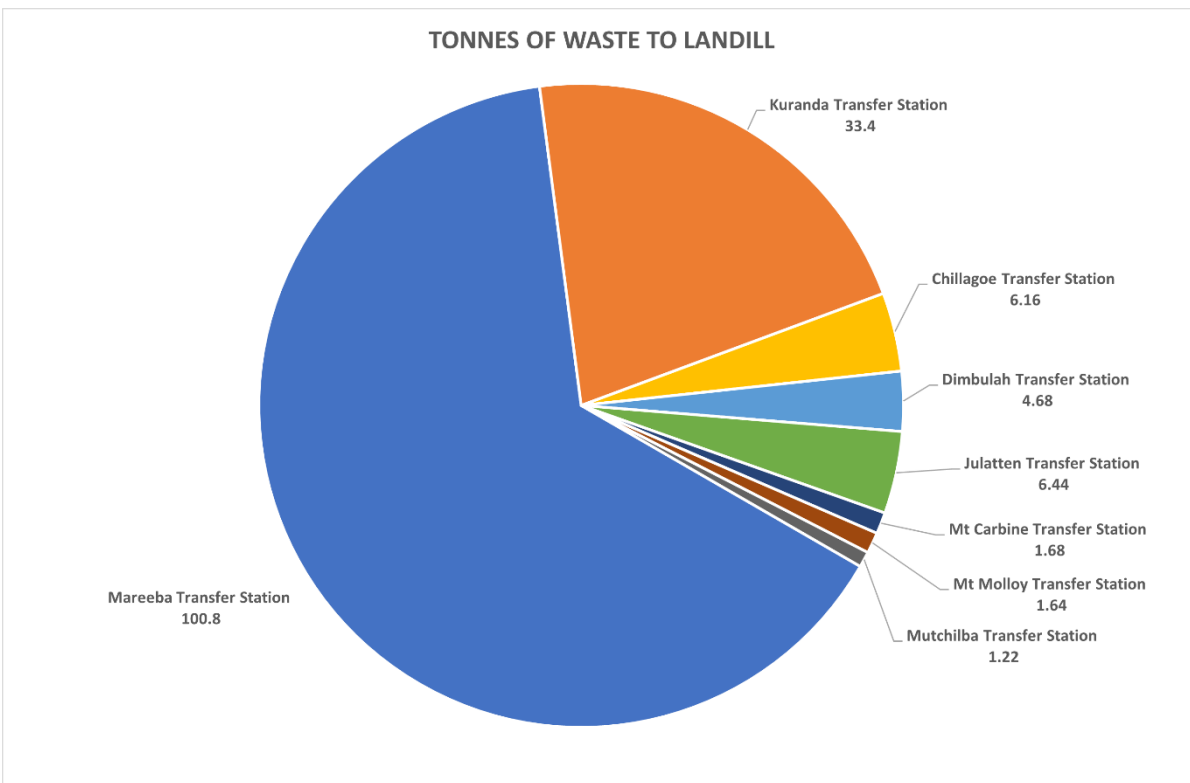
Recycling

Residents continue to recycle at the Transfer Stations. During August the highest count of recyclable received were 913.7 metal items, 356 batteries, and 90 E-waste items.



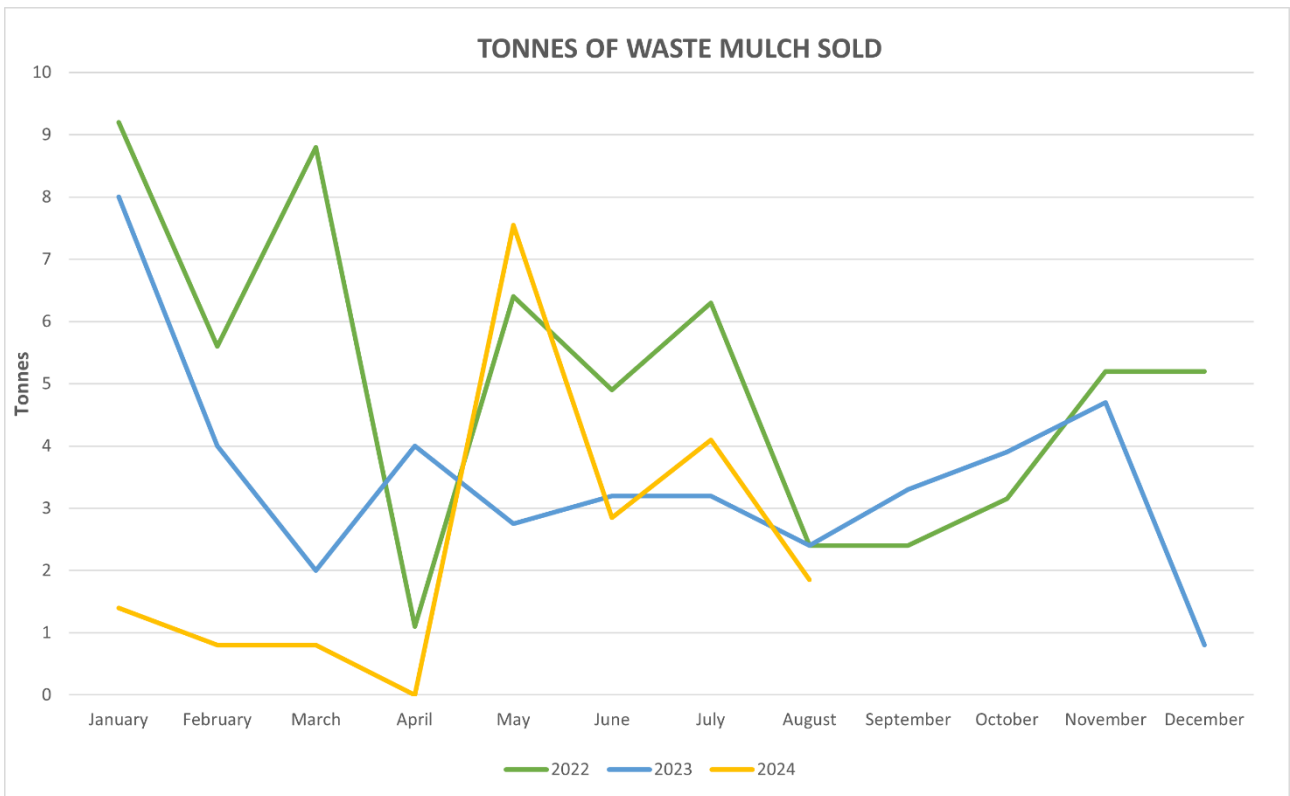
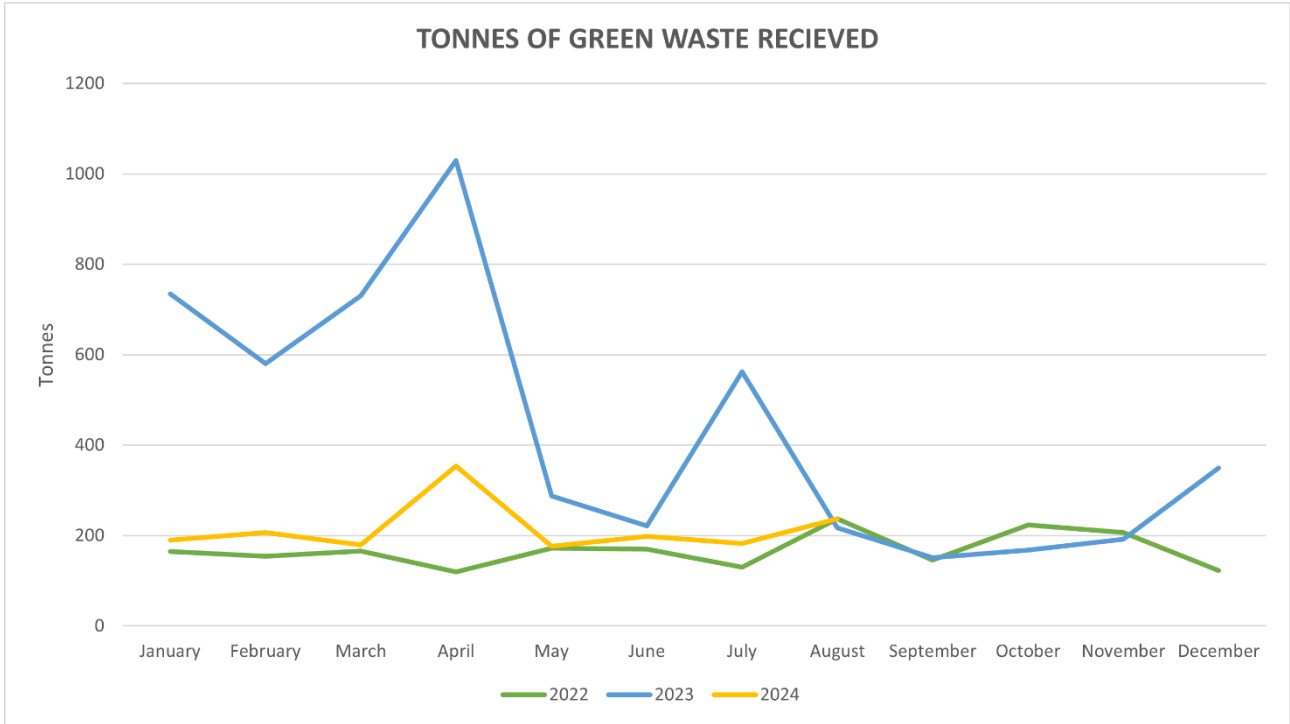
Transfer Station Waste

Transfer Station dry waste is transported off site to the Springmount Waste Facility. During August a total of 155.98 tonnes of waste was sent to landfill. Mareeba Transfer Station contributed to 100.8 tonnes to landfill, and Kuranda 33.4 tonnes.



Green Waste

During August, Council received a total of 237.43 tonnes of green waste. Kuranda recorded 2.60 tonnes of green waste from locations registered as being potentially contaminated with Electric Ants. 1.85 tonnes of mulch was sold and Shark Recycling removed 555.30 tonnes of processed green waste. Free green waste days occurred during August where a total of 49.8 tonnes of waste was received from residents. Mareeba transfer station received 171 deliveries at 34.2 tonnes and Kuranda received 73 deliveries at 15.6 tones.



Discount Green Waste Days

Data analytics reveal that only 16% of Mareeba Shire residents made use of Free Green Waste Days, which cost approximately \$140,000 annually. Rather than increasing the Waste Facilities Charge for all ratepayers to cover this cost Council decided to trial Discounted Green Waste Days.

Residents will have the opportunity to dispose of their green waste at a significantly reduced rate of \$5 per load instead of the usual \$10, during designated weekends. This change will ensure Council's commitment to financial sustainability be maintained while continuing to support residents who rely on this service.

Council will host two (2) Discount Green Waste weekends per financial year, scheduled before and after the wet season to assist residents with preparation and recovery:

Mareeba, Kuranda, Dimbulah, and Julatten Transfer Stations:

- Saturday 7 December 2024 / Sunday 8 December 2024
- Saturday 5 April 2025 / Sunday 6 April 2025

Almaden, Irvinebank, and Mt Molloy Transfer Stations:

- Saturday 7 December 2024 / Tuesday 10 December 2024
- Saturday 5 April 2025 / Tuesday 8 April 2025

Mt Carbine Transfer Station:

- Thursday 5 December 2024 / Sunday 8 December 2024
- Thursday 3 April 2025 / Sunday 6 April 2025

Mutchilba Transfer Station:

- Wednesday 4 December 2024 / Saturday 7 December 2024
- Wednesday 2 April 2025 / Saturday 5 April 2025

Chillagoe Transfer Station:

- Thursday 5 December 2024 / Saturday 7 December 2024
- Thursday 3 April 2025 / Saturday 5 April 2025

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 and Governance: A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.

Transport and Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

Economy and Growth: Promote and encourage investment in local industry to build a resilient economy.

IMPLEMENTATION/COMMUNICATION

Nil

9.5 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - AUGUST 2024

Date Prepared: 5 September 2024

Author: Manager Works

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Open Spaces, TMR Routine Maintenance Performance Contract (RMPC) and Land Protection operational activities undertaken by Infrastructure Services during the month of August 2024.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of August 2024.

BACKGROUND

A summary of works completed in August 2024 is provided below.

Transport Infrastructure

General Maintenance

The major maintenance activities carried out in August are listed below;

Activity	Location
Unsealed Road Grading	Karma Waters Road, Springfield Road, Wolfram Road, Adil Road, Hurricane Road, Bellevue Road, Metzger Road, Collins Weir Road, Rains Road, Stankovich Road, Boonmoo Road, Mount Cardwell Road, Brooks Road, Lowe Road, Carbonate Creek Road, Price Creek Road, Lappa-Mount Garnet Road, Fassio Road, McGrath Road, Lemonside Road East, Blacks Road, Georgetown Road, Smelter Road, Lemonside Road West, Hawkins Road
Tree Trimming/Vegetation Management	Euluma Creek Road, OK Mine Road, Speewah Road, Black Mountain Road, Weir Road, Highland Drive, Pinnacle Road, Windsor View Road, Brown Road, Masons Road, Kingfisher Drive, Veivers Drive, Wrights Lookout Road, King Street, Nine Mile Road, High Chapparal Road, Wright Road, Cathedral Street, Tinaroo Creek Road, Seary Road, Fallon Road, Warril Drive, Tower Street, McLeod Road, Douglas Track East, Black Mountain Road, Williamson Drive, Coconut Grove, Macrae Street, Barang Street
Unsealed Road Maintenance	Fassio Road, Adil Road, Speewah Road, Wetherby Road, Austin Road, Mount Mulgrave Road, Bruce Weir Road, Centis Road, Black Mountain Road, Rains Road

Activity	Location
Drainage Maintenance	Black Mountain Road, Gilmore Road, Tinaroo Creek Road, Bellevue Close, George Fabris Road, Weir Road, Henry Hannam Drive, Torrisi Road, Austin Road, Speewah Road, Oak Forest Road, Nimrod Close, Coondoo Street, Barang Street, Euluma Creek Road, Mount Spurgeon Road, Rains Road
Road Furniture	Black Mountain Road, Springmount Road, Kay Road, Gilmore Road, Price Creek Road, Bellevue Road, Doyle Street, Malone Road, Shanty Creek Road, Emerald Heights Road, Kenneally Road, Coronet Drive, Black Mountain Road, Fichera Road, Euluma Creek Road, Tyrconnell Road
Culvert Inlet/Outlet Cleaning	Euluma Creek Road, Pinnacle Road, Clacherty Road, McDougall Road, Sides Road, Jim Weir Road, Wessel Road, Morrish Road, Fairyland Road, Masons Road

Customer Requests

During August, the Works Group received 90 Customer Requests (CRs) with 143 resolved (resolved requests include those received prior to July 2024). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
August	57	32	1

At the time of reporting, the Works Group had 87 open requests.

TMR Routine Maintenance Performance Contract (RMPC)

32A - Kennedy Highway (Cairns - Mareeba)

- Rest Area Servicing - Edmund Kennedy Bridge

34A - Mulligan Highway (Mareeba - Mt Molloy)

- Yearly pipe inspections
- Supply and Install 15 Flexi guideposts along Mitchell Flats
- Supply and instal Reduce Noise Please Limit Compression Brakes sign opposite Vains Park and Narrow Bridge sign at Spear Ck Bridge
- Repair/Replace guideposts
- Pothole patching
- Edge repair/widening

34B - Mulligan Highway (Mt Molloy - Lakeland)

- Pothole patching
- Roadside Litter Collection - Riffle Creek and Mt Carbine Truck Stop
- Rest Area Servicing at Riffle Creek

- Callout to clean up overflowing septic at Riffle Creek - Contractor engaged to pump out septic

653 - Mossman-Mt Molloy Road

- Remove illegal dumping/roadside litter on Rex Range
- Repair/Replace Guide Markers
- Yearly pipe inspections
- Rest Area Servicing at Hunter Creek
- Roadside litter collection - Hunter Creek, Environ Park and Lyons Lookout
- Pothole patching

6632 - Herberton-Petford Road

- Cut up and remove fallen tree

664 - Mareeba-Dimbulah Road

- Remove trees that are causing visibility issues
- Cut and poison Bean trees spreading along the Walsh River
- Supply and Install new Stopping Bay sign
- Install two new Wheelbarrow Way signs
- Repair/Replace guideposts

89B - Burke Developmental Road (BDR)

- Supply and Install Mt Mulgrave/Palmerville Rd signs and 1 x Black/White Chevron at Strathleven Intersection
- Supply Depth Marker plates for Ferguson and Trimble’s Crossing Flood Markers
- Remove illegal dumping/ roadside litter at rest area Emu Ck
- Heavy shoulder grading either side of Eureka Ck Causeway including 2 x truck pullover bays
- Medium Formation Grade Trimble’s Crossing to the Lynd Causeway
- Medium Formation Grade Nolan’s to Trimble’s Crossing
- Eureka Creek Rest Area Servicing and ground maintenance
- Erect detour and signage around damaged Longreach Grid
- Emergent Works - Road repairs along gavel road from Fergusons Crossing to MSC Boundary
- Emergent Works - Tip, mix, lay and compact gravel from Trimble’s Crossing to Lynd River

Parks and Open Spaces

Description	Comment
Mowing	Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe now all on scheduled mowing roughly every 18 – 20 days for unirrigated areas and fortnightly in irrigated zones.
Playing fields mowing	Davies Park once per 10 days at 50mm, Borzi Park once per fortnight at 50mm, Firth Park once 10 days at 40mm.
General maintenance	Tree trimming for mower/tractor clearance and street sweeper

Description	Comment
Playgrounds	Repair merry-go-round at Centenary Park Mareeba and repair the suspended bridge at Roscommon Park at Speewah
Burials	Mareeba eight (8) burials – three (3) ashes in columbarium wall, three (3) in ground internments, one (1) mausoleum wall interment, one (1) above ground vault interment. Kuranda - three (3) in ground internments (old cemetery) Chillagoe - one (1) in ground interment Watsonville – one ashes interment
LOA	LOA Prisoners at the Mareeba Cemetery and Jack Bethel Park clean up.
Tree maintenance	Tree removal in Mareeba, Dimbulah and Kuranda via CRs
Fire management	Mareeba – One (1) hazard reduction burn (HRB) assisting Davies Creek RFB at Hastie Road. Burning of the tramp ants vegetation stockpile at Hickling Avenue. Mt Molloy – one (1) HRB assisting Mt Molloy and Julatten RFBs. Mutchilba – one (1) HRB by Mutchilba RFB and Department of Resources
Events	Multicultural Festival

Land Protection

Parthenium Weed: Inspections carried out on 13 sites. All landholders are complying with their biosecurity obligation. Officers continue to monitor one (1) site every two (2) weeks with the other 12 every three (3) weeks.

Bellyache Bush, Siam Weed and Rubbervine: Weed cleanup work has continued on Emu Creek, Petford. The area was weed surveyed and any of the target species were hand or mechanically removed along the creek system.

Amazon Frogbit: Foliar spraying of frogbit carried out at Chinaman Creek, Mareeba.

Feral pigs: One (1) feral pig trapped and destroyed at Springs Road, Mareeba.

1080 baiting: Baiting carried out for pigs/wild dogs on two (2) grazing properties on the Walsh and Mitchell Rivers totalling 598,207Ha.

Wild dogs: Baiting carried out on two (2) grazing properties on the Walsh River catchment totalling 391,000Ha.

Navua Sedge: Roadside survey of Navua sedge for the presences of fungus/rust. Large areas located in Julatten, Kuranda and Speewah, appear to have die back resulting from the fungus.

Below is an excerpt from a request received from a Biosecurity Queensland Researcher:

- *A pathogen affecting Navua sedge was collected on 28 August 2023 at a private grazing property at Topaz, northern Queensland by Bernie English (DAF, Senior Beef Extension Officer).*
- *As per the regulatory requirement, we notified the Consultative Committee on Emergency Plant Pests through Queensland Government's incidence Response and Preparedness Group in September 2023.*
- *Based on morphological and molecular studies, the rust has been identified by Prof Roger Shivas and his team, as Uredo kyllingae-erectae, the same rust from Africa that is being undergoing host specificity tests in quarantine in UK.*
- *Since then, the rust has been found widely in Atherton tablelands, and along the coastal lowland areas, from South Johnston to Cape Tribulation.*
- *The rust was not found on co-occurring pasture grasses and other Australian native sedges. The rust infection was found only on Navua sedge.*
- *In our herbicide trial sites (Malanda and Gordonvale), the rust caused 80-90% above-ground tiller (foliage) mortality. However, Navua sedge resprouted from underground. It is anticipated that re-infection by the rust over many years may reduce the underground rhizome biomass, resulting in long-term control of Navua sedge.*
- *We are currently monitoring the distribution of the rust. Hence, any location details (preferably with GPS coordinates) of the rust would be much appreciated.*
- *Our future research will focus on studying the distribution and impact of the rust, and risk assessment of the rust on non-target plant species, involving host specificity tests in the glasshouse and field host range observations in Qld wet tropics.*



Rust affected Navua sedge



Navua sedge die back in Julatten

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

All operational works are funded by the section specific 2024/25 maintenance budgets.

LINK TO CORPORATE PLAN

Financial Sustainability and Governance: A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.

Transport and Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

Economy and Growth: Promote and encourage investment in local industry to build a resilient economy.

IMPLEMENTATION/COMMUNICATION

Nil

10 OFFICE OF THE CEO

10.1 ENDORSEMENT OF MAREEBA LOCAL DISASTER MANAGEMENT PLAN

Date Prepared: 29 August 2024

Author: Senior Executive Support Officer

Attachments: 1. [Mareeba Local Disaster Management Plan](#) ↓

EXECUTIVE SUMMARY

The Mareeba Local Disaster Management Plan (LDMP) provides the framework for a multiagency response and recovery operations.

This plan has been developed by, and with the authority of, Mareeba Shire Council pursuant to sections 57 and 58 of the *Disaster Management Act 2003*. The plan conforms to the state planning guidelines.

The plan was reviewed by the Mareeba Local Disaster Management Group in August 2024 and updated to reflect the feedback received.

Section 80(1)(b) requires Council to approve its Local Disaster Management Plan (LDMP).

RECOMMENDATION

That Council endorses the Mareeba Local Disaster Management Plan 2024/25.

BACKGROUND

The LDMP is an overarching document that details the structure, management arrangements and governance provisions which underpin the process. It gives an overview of the arrangements in place for dealing with disasters and sets out the role of the LDMG.

The plan is designed to be flexible so it can be adapted to any disaster event affecting the region to ensure an integrated, coordinated and timely response.

The LDMP is complemented by operational sub plans which are designed to expand on information contained in the LDMP.

RISK IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

IMPLEMENTATION/COMMUNICATION

If endorsed, updated plan will be placed on Council's website.

OFFICIAL

MAREEBA LOCAL DISASTER MANAGEMENT PLAN

2024/25

OFFICIAL



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FOREWORD

Mareeba Shire Council has an estimate resident population of 22,000 and is dispersed across 53,457km². Mareeba, with a district population of over 10,000, is the main commercial and administrative centre and lies 64 km south west of Cairns. Most of the shire's remaining population reside in and around smaller towns and districts including Kuranda, Koah, Speewah, Bibohra, Mt Molloy, Julatten, Mt Carbine, Mutchilba, Dimbulah, Irvinebank, Watsonville, Almaden and Chillagoe.

The Mareeba Local Disaster Management Plan (LDMP) provides the framework for a multiagency response and recovery operations. It integrates with Queensland's disaster management arrangements and is an important tool in how we can prepare ourselves and how we respond to disasters or serious events.

This is a dynamic document that will be regularly reviewed and kept up to date in line with any changes in legislation and reflect learning's from events within Australia or elsewhere.

It should always be remembered that community safety is everyone's responsibility and I would ask that you too do your part and develop your own emergency plan so that you and your family are well prepared for any disaster should it arise.



CR ANGELA TOPPIN
MAYOR

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ENDORSEMENT

Mareeba Shire Council

This plan has been developed by, and with the authority of, Mareeba Shire Council pursuant to sections 57 and 58 of the *Disaster Management Act 2003*. The plan conforms to the state planning guidelines.

Section 80(1)(b) requires Council to approve its Local Disaster Management Plan (LDMP).

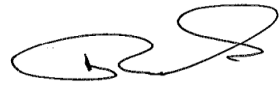
The plan was endorsed by Mareeba Shire Council

Mareeba Local Disaster Management Group

The plan was endorsed by the Mareeba Local Disaster Management Group



Cr Angela Toppin
 Mayor
 Chairperson Mareeba Local Disaster
 Management Group



Peter Franks
 Chief Executive Officer
 Mareeba Local Disaster Coordinator

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PART 1: ADMINISTRATION AND GOVERNANCE

Amendments and Version Control

This plan will be reviewed on an annual basis and relevant amendments will be made and distributed.

Mareeba Shire Council maintains responsibility for the secretariat role of the Mareeba Local Disaster Management Group. Proposals for amendments or inclusions (from residents, businesses, visitors and other stakeholders can be addressed in writing to:

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

info@msc.qld.gov.au

Minor amendments that do not materially affect the plan can be authorised by the Chief Executive Officer, Mareeba Shire Council.

Amendment register

Version	Date	Comment
1.00	July 2014	Plan developed and endorsed post deamalgamation
2.00	July 2020	Complete review and revision incorporating 2018 Queensland State Disaster Management Plan (endorsed by Council 16/09/2020)
2.01	May 2021	Complete review and revision
2.02	Mar 2024	Complete review and revision



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Distribution

The master copy of this plan is held in the Mareeba Shire Council Chambers. The plan is also available on the website: msc.qld.gov.au.

Authority to plan

This plan has been prepared by Mareeba Shire Council for the Mareeba Shire local government area under the provisions of section 57(1) of the *Disaster Management Act 2003* (the Act).

Responsibilities

In accordance with section 30(1)(f) of the Act, the LDMG is responsible for managing disaster operations in the area. It does so under policies and procedures defined by the Queensland Disaster Management Committee (QDMC).

In the event of a disaster, decision-making authority for disaster management in the local government area rests with the LDMG. The Chairperson is responsible for managing of the business of the group.

The Chairperson is supported by the Local Disaster Coordinator (LDC), who is responsible for managing the coordination of disaster operations and activities performed by disaster response and recovery agencies.

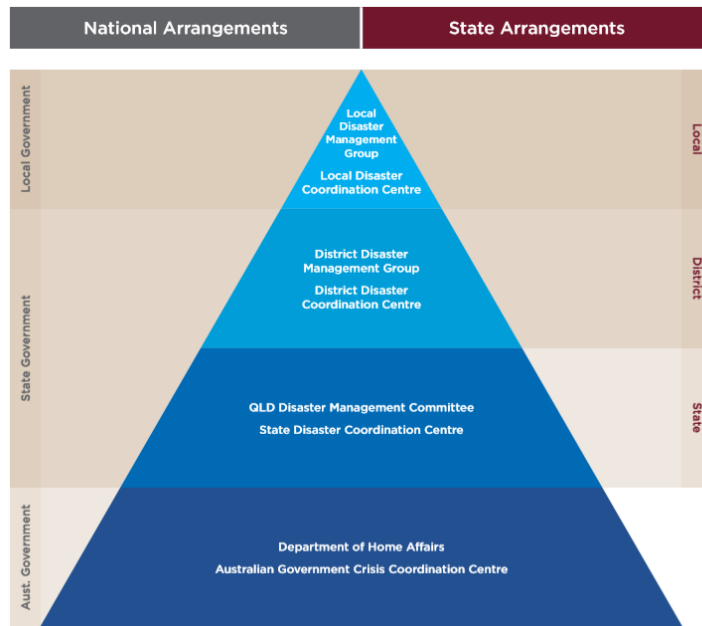
Queensland's Disaster Management Arrangements

The LDMG forms part of the Queensland Disaster Management Arrangements (QDMA). The arrangements include local, district and state tiers, as shown on the following page. They enable a progressive escalation of support and assistance through each tier as required, and they are geared towards providing support and coordination to the local level.

The Australian Government is also included in the arrangements as a fourth level, in recognition that Queensland may need to seek federal support in times of disaster.

The arrangements recognise and promote collaboration to ensure comprehensive disaster management through the effective coordination of disaster risk planning, services, information and resources.

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For detailed information regarding the arrangements, please refer to the [Prevention preparedness response and recovery disaster management guideline | Disaster Management | Queensland Government](#)

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Purpose of the Plan

As legislated in Section 57 of the Act, the purpose of the LDMP is to:

- a. Embed the state group's strategic policy framework for disaster management for the state, and detail council's policies for disaster management.
- b. Define the roles and responsibilities of entities involved in disaster management.
- c. Detail arrangements for the coordination of disaster operations and activities relating to disaster management performed by the entities involved in disaster management.
- d. Identify the events that are likely to happen in the area.
- e. Identify the strategies and priorities for disaster management for the area.

The plan provides a comprehensive, all-hazards, all-agencies approach to disaster management.

Guiding Principles

This plan and disaster management within Queensland follow the four guiding principles outlined in the Act:

- a. disaster management should be planned across the following four phases of prevention, preparedness, response and recovery (PPRR)
- b. all events, whether natural or caused by human acts or omissions, should be managed in accordance with the strategic policy statement, the state disaster management plan and any other disaster management guidelines
- c. local governments should primarily be responsible for managing events in their local government area
- d. district groups and the state disaster management group should provide local governments with appropriate resources and support to help the local governments carry out disaster operations.
- e. The LDMP is an overarching document that details the structure, management arrangements and governance provisions which underpin the process. It gives an overview of the arrangements in place for dealing with disasters and sets out the role of the LDMG.

The plan is designed to be flexible so it can be adapted to any disaster event affecting the region to ensure an integrated, coordinated and timely response.

The LDMP is complemented by operational sub plans which are designed to expand on information contained in the LDMP.

Approach to Disaster Management

Consistent with the Act, disaster management occurs across four phases of disaster management.

Prevention

- Investigate and coordinate strategies to reduce the impact of disaster events on the community.

Preparedness

- Increase community resilience by increasing knowledge and education.
- Encourage shared responsibility and an all hazards approach to disaster management – including the resources and arrangements used to support response and recovery.
- Enhance local capability by encouraging participation in training and exercises, contributing to equipment acquisition programs, and building relationships.



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Response

- Provide effective and efficient disaster response and relief/short-term recovery coordination to safeguard people, property and the environment.
- Provide support to communities outside of the city who may be affected by a disaster.

Recovery

- Ensure that the recovery priorities of the Mareeba Shire are identified and met across the human-social, economic, environment and Roads/ infrastructure functional recovery areas.
- Ensure that recovery operations help to build whole of community resilience.

Emergency Management Assurance Framework

The Inspector-General of Emergency Management has issued a standard pursuant to section 16N of the Act. This is referred to as the Emergency Management Assurance Framework (EMAF).

The EMAF represents a commitment by Queensland's disaster management stakeholders to position Queensland as the most disaster-resilient state in Australia. The framework supports accountability and builds consistency across all levels of the disaster management arrangements. It also reinforces a shared responsibility for delivering better disaster management outcomes for the community.

For more information on the [EMAF](https://www.lgem.qld.gov.au) visit [lgem.qld.gov.au](https://www.lgem.qld.gov.au).

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PART 2: MAREEBA LOCAL DISASTER MANAGEMENT GROUP

Establishment

Mareeba Shire Council has established a Local Disaster Management Group (LDMG) in accordance with s. 29 of the Act.

For detailed information regarding the arrangements, please refer to the [Prevention preparedness response and recovery disaster management guideline | Disaster Management | Queensland Government](#)

Functions

The functions of the LDMG are:

- a) to ensure that disaster management and disaster operations in the area are consistent with the state group's strategic policy framework for disaster management for the State.
- b) to develop effective disaster management, and regularly review and assess the disaster management.
- c) to help Council to prepare a LDMP.
- d) to identify, and provide advice to the relevant district group about, support services required by the local group to facilitate disaster management and disaster operations in the area.
- e) to ensure the community is aware of ways of mitigating the adverse effects of an event, and preparing for, responding to and recovering from a disaster.
- f) to manage disaster operations in the area under policies and procedures decided by the State Group.
- g) to provide reports and make recommendations to the relevant district group about matters relating to disaster operations.
- h) to identify, and coordinate the use of, resources that may be used for disaster operations in the area.
- i) to establish and review communications systems in the group, and with the relevant district group and other local groups in the disaster district of the relevant district group, for use when a disaster happens.
- j) to ensure information about a disaster in the area is promptly given to the relevant district group.
- k) to perform other functions given to the group under the Act.

LDMG Membership

In accordance with Section 33 of the Act, Council appoints the membership of the LDMG.

Chairperson

Mareeba Shire Council appoints the Mayor to the role of Chairperson of the LDMG.

In line with the Act, the chairperson has the following functions:



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- manage and coordinate the business of the group
- ensure, as far as practicable, that the group performs its functions;
- report regularly to the relevant district group, and the chief executive officer of the department about the performance by the local group of its functions.

Deputy Chairperson

Mareeba Shire Council appoints the Deputy Mayor as the Deputy Chairperson of the LDMG. The Deputy Chairperson assists the Chairperson as required.

Local Disaster Coordinator

The Chairperson of the LDMG appoints a Local Disaster Coordinator (LDC) for the group. For Mareeba the Chief Executive Officer is appointed to this role.

The Manager Technical Services is appointed as the Deputy LDC.

The LDC has the following functions:

- to coordinate disaster operations for the local group;
- to report regularly to the local group about disaster operations;
- to ensure, as far as practicable, that any strategic decisions of the local group about disaster operations are implemented.
- provide strategic advice and support to the Local Recovery Coordinator, including ensuring effective recovery arrangements and liaison with the Local Recovery Coordinator during disasters
- ensure effective liaison and collaboration with response agencies at the local and district levels
- ensure coordination of LDMG business, including the establishment of effective disaster management arrangements
- ensure the development of disaster plans and event-specific mission and objectives
- ensure regular reporting and provision of information to key stakeholders
- provide advice to the state government on the needs and responses of the affected and potentially affected individuals, communities and other sectors.

Local Recovery Coordinator

The Local Recovery Coordinator has devolved responsibility to coordinate disaster recovery operations and activities undertaken by disaster response and recovery agencies. Specific responsibilities include, but are not limited to:

- support the Chairperson and Deputy Chairperson of the Local Recovery and Resilience Group
- ensure effective liaison and collaboration with recovery agencies at the local and district levels
- ensure effective liaison with the Local Disaster Coordinator, including a documented handover during disasters
- ensure coordination of LRRG business, including the establishment of effective recovery arrangements
- ensure the development of the local event
- specific recovery plan across all relevant functional areas of recovery
- ensure recovery reporting on the progress of the event-specific recovery plan

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- provide advice to the state government on the needs and recovery progress of the affected individuals, communities and other sectors.

Core Membership

The core membership of the LDMG is detailed below:

Organisation	LDMG Position	Organisational Role
Statutory appointments and those appointed because of the office they hold at Mareeba Shire Council	Chairperson	Mayor, Mareeba Shire Council
	Deputy Chairperson	Deputy Mayor, Mareeba Shire Council
	Local Disaster Coordinator (LDC)	CEO Mareeba Shire Council
	Deputy LDC	Manager Technical Services Mareeba Shire Council
Mareeba Shire Council	Chairperson Built Environment & Infrastructure Sub Group	Director Infrastructure Services
Mareeba Shire Council	Chairperson Economic Sub Group	Director Corporate and Community Services
Mareeba Shire Council	Chairperson Public Health and Environment Sub Group	Manager Development and Governance
Mareeba Shire Council	Chairperson Community Support Sub Group	Manager Customer & Community Services
Queensland Police Service	Member	Officer in Charge
Queensland Police Service – Emergency Management Coordinator	Member	Officer
Queensland Fire and Rescue	Member	Assistant Commissioner
Rural Fire Service Queensland	Member	Deputy Chief Officer
Queensland Ambulance Service	Member	Officer in Charge
Queensland Health	Member	Medical Superintendent
Red Cross	Member	Liaison Officer
State Emergency Services	Member	Area Controller
Tropical Public Health Services	Member	Senior Public Health Officer

Each member is able to nominate a deputy member who may exercise the role of the core member in the absence of that member if approved by the Chairperson.

The LDMG has standing advisors who are experts in their field.

The permanently appointed advisors are listed below:

Organisation	LDMG Position	Organisational Role
Ergon	Advisor	Area Manager
Telstra	Advisor	Area General Manager
Sunwater	Advisor	Area General Manager
Department Education	Advisor	Education Advisor
NBN	Advisor	Engagement Manager

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Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts	Advisor	Area Manager
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Invitees and observers

The LDMG also invites representatives from non-member organisations to contribute to the business of the group.

These representatives will have the necessary expertise or experience, and delegated authority to assist the group in considering their approach to the ongoing planning, testing and reviewing of the shire's disaster management arrangements.

Sub-groups and working groups

The LDMG may form sub-groups or working groups to assist as necessary. Membership of these groups will reflect the necessary expertise for the particular function or threat at the time.

Activation

The LDMG is activated by the Chairperson or Deputy Chairperson on receipt of specific warnings, requests or advice.

In the case of a fast breaking event or potential event with significant community consequences, the LDC may activate the Local Disaster Coordination Centre (LDCC) to respond without activating the LDMG.

Business-as-usual arrangements

Council and other member organisations, as primary agencies and lead agencies, may also activate their own business-as-usual arrangements without the activation of the LDMG, the LDMP or the LDCC.

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General organisational roles and responsibilities

Effective coordination of disaster events relies on roles and responsibilities being clearly defined and communicated.

Outlined below are the indicative roles and responsibilities LDMG member organisations and other stakeholders. State government departmental and organisational roles and responsibilities are adapted from the Queensland State Disaster Management Plan or legislation.

Organisation	Indicative roles and responsibilities
Mareeba LDMG	Disaster coordination and support to agencies, including: <ul style="list-style-type: none"> Situation assessment <ul style="list-style-type: none"> • The collection, collation, evaluation and dissemination of information relating to the current and predicted status of the disaster Event priority determination <ul style="list-style-type: none"> • The establishment of priorities among the many distinct incidents that may make up a disaster event. Essential resource acquisition and allocation <ul style="list-style-type: none"> • The acquisition of resources from the agencies involved or from external sources to support the disaster response Policy level support of interagency activities <ul style="list-style-type: none"> • The making of local policy level decisions, where required, if existing arrangements are not sufficient to support the disaster response. Coordination with other groups <ul style="list-style-type: none"> • Coordination with other groups such as the District Disaster Management Group (DDMG) and cross-border coordination bodies. Coordination with elected and appointed officials <ul style="list-style-type: none"> • The briefing of elected and appointed officials on disaster-related issues in the local area Coordination of summary information <ul style="list-style-type: none"> • Coordination of summary information such as impact assessments. Coordination of public information <ul style="list-style-type: none"> • Coordination of information among agencies and other groups to ensure consistency in messages to the public.
Mareeba Shire Council	Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan. <ul style="list-style-type: none"> • Ensure the business continuity of essential local government services including, but not limited to: <ul style="list-style-type: none"> ○ public health, including refuse disposal ○ maintenance (including debris clearance) of parks, shire-controlled roads and bridges ○ animal management ○ environmental protection • Provide a secretariat to the LDMG. • Conduct and implement prevention and preparedness arrangements, including community education. • Collect, analyse and disseminate information from telemetry systems in conjunction with the Bureau of Meteorology. • Support the State Emergency Service (SES) Unit in conjunction with Queensland Fire Department.

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	<ul style="list-style-type: none"> • Coordinate immediate welfare and recovery needs in conjunction with partner organisations. • Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Australian Red Cross	<ul style="list-style-type: none"> • Upon request from Council, activate staff to operate, manage and subsequently close evacuation centres as agreed. • Red Cross manages Register.Find.Reunite on behalf of commissioning agency Queensland Police Service (QPS). This is a service that helps to register, find and reunite family, friends and loved ones during a disaster. For more information visit https://register.redcross.org.au/ • Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA)	<ul style="list-style-type: none"> • Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan. • Provide human and social relief and recovery information and advice across all stages of disaster management. • Administer personal finance assistance under the State Disaster Relief Arrangements (SDRA) or the Recovery Funding Arrangements (DRFA). • Provide support and resources to the local affected area. • Purchase the registration of volunteers through the Volunteering Queensland Community • Response to Extreme Weather (CREW) and the referral of offers of assistance from spontaneous volunteers. • Upon request, source additional relief and recovery volunteers. • Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Department of Education and Training	<ul style="list-style-type: none"> • Maintain the safety and wellbeing of students, staff and volunteers who work or participate in Department of Education and Training schools, institutes and workplaces. • Ensure, as far as practicable, that all state instructional institutions and workplaces have a documented emergency management plan. • Minimise interruption to essential services to allow teaching and learning to be maintained or resumed as a priority. • Protect critical resources where possible. • Facilitate the return of state instructional institutions to normal operations as soon as possible.
Department of Transport and Main Roads	<ul style="list-style-type: none"> • Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan. • Provide information and advice on the impact of disruptive events on road, rail, aviation and maritime infrastructure. • Enable an accessible transport system through reinstating road, rail and maritime infrastructure. • Assist with the safe movement of people due to mass evacuation of a disaster-affected community.

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	<ul style="list-style-type: none"> • Ensure the capability of logistics-related industries is appropriately applied to disaster response and recovery activities.
Ergon Energy	<ul style="list-style-type: none"> • Maintain and/or restore electrical power supply. • Provide advice in relation to electrical power, including safety advice for consumers. • Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Queensland Ambulance Service	<ul style="list-style-type: none"> • Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan. • Provide, operate and maintain ambulance services. • Access, assess, treat and transport sick and/or injured people. • Protect people from injury or death during rescue and other related activities. • Coordinate all volunteer first aid groups during major emergencies and disasters. • Provide and support temporary health infrastructure where required. • Collaborate with the Queensland Clinical Coordination Centre in the provision of paramedics for rotary wing (helicopter) operations. • Participate in search and rescue, evacuation and victim reception operations. • Participate in health facility evacuations. • Collaborate with Queensland Health in mass casualty management systems. • Provide disaster, urban search and rescue, chemical hazard (hazmat), biological and radiological operations support with specialist logistics and specialist paramedics.
Queensland Fire Department	<ul style="list-style-type: none"> • Provide control, management and pre-incident planning of fires (structural, landscape and transportation). • Support the Queensland Police Service when requested in the coordination of search and/or rescue events as defined in the inter-governmental agreement. • Provide rescue capability for people trapped in any vehicle, vessel, by height or in confined space. • Carry out rescues of people isolated or trapped in swift-water/floodwater events. • Provide advice, chemical analysis and atmospheric monitoring at chemical/hazmat incidents. • Provide mass and technical decontamination capabilities under the State Biological Disaster and State Radiological Disaster response. • Provide urban search and rescue capability for building collapse events. • Support the Queensland Hazardous Materials Incident Recovery Plan. • Provide impact assessment and intelligence-gathering capabilities.

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Rural Fire Service Queensland	<ul style="list-style-type: none"> • Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan. • Contribute to prevention and preparedness activities—including community education. • Provide impact assessment and intelligence-gathering capabilities at the request of Council. • Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
State Emergency Services	<ul style="list-style-type: none"> • Coordinate, support and manage the deployment of SES resources as required. In consultation with local government, appoint a suitably experienced and/or qualified officer as SES Coordinator to support the coordination of SES operations. • Search and/or rescue missing, trapped or other people under the direction of the Queensland Police Service, in line with the inter-governmental agreement. • Provide emergency repair and protection of damaged or vulnerable critical infrastructure. • Provide emergency repair and protection of damaged essential living areas (for example, a room for sleeping, meal preparation and personal hygiene).
Telstra	<ul style="list-style-type: none"> • Provide emergency communication facilities and specialist advice. • Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Queensland Health	<ul style="list-style-type: none"> • Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan. • Provide appropriate information on public and community health risk and preventative measures. • Protect and promote health in accordance with the <i>Hospital and Health Boards Act 2011</i>, <i>Hospital and Health Boards Regulation 2012</i>, <i>Health and Public Health Act 2005</i>, and other relevant legislation and regulations. • Provide a whole-of-health emergency incident management and counter-disaster response capability to prevent, respond to, and recover from a state-declared emergency or disaster event. • Provide (through its hospital and health services) coordinated multidisciplinary support for disaster response and recovery, including specialist health services and specialist health knowledge representation. • Provide state representation at the Australian Health Protection Principal Committee. • Provide state-wide clinical and forensic services support for disaster and response recovery. • Promote optimal patient outcomes. • Provide appropriate on-site medical and health support.

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	<ul style="list-style-type: none"> • Clinically coordinate aeromedical transport throughout the state. In a disaster situation, provide staff to the Emergency Helicopter Tasking Cell. • Provide health emergency incident information for media communication.
Queensland Police Service	<ul style="list-style-type: none"> • Carry out primary (hazard) and/or lead (functional) agency roles as nominated in this plan. • Preserve peace and good order. • Prevent crime. • Manage crime scenes and potential crime scenes. • Conduct investigations pursuant to the <i>Coroners Act 2003</i>. • Provide a disaster victim identification capability. • Provide for the effective regulation of traffic. • Coordinate evacuation operations. • Control and coordinate search and rescue operations. • Manage the registration of evacuees and inquiries in partnership with Red Cross utilising Register.Find.Reunite • Provide security for damaged or evacuated premises. • Respond to and investigate traffic, rail and air incidents. • Coordinate the review and renewal of the Queensland State Disaster Management Plan.
Queensland Police Service – Emergency Management Coordinator	<ul style="list-style-type: none"> • Establish and maintain arrangements between the state and federal governments about matters relating to effective disaster management. • Ensure that disaster management and disaster operations in the state are consistent with • the state group’s strategic policy framework, the Queensland State Disaster Management Plan, the disaster management standards, and the disaster management guidelines. • Ensure that people performing functions under the Act in relation to disaster operations are appropriately trained. • Provide advice and support to the state group and local and district groups in relation to disaster management and disaster operations. • Carry out planning and logistics functions of the SDCC. • Provide situational monitoring. • Coordinate and manage resupply (of food and other essentials) and emergency supply operations.
Sunwater	<ul style="list-style-type: none"> • Provide advice and information regarding Tinaroo Falls Dam • Prepare and maintain the Emergency Action Plan – Tinaroo Falls Dam. • Coordinate Bulk Water Supply to Mareeba Shire. • Disseminate notifications and warnings to downstream stakeholders.
Tropical Public Health Services	<ul style="list-style-type: none"> • Provide advice on public/environmental health issues, communicable disease and medical entomology.

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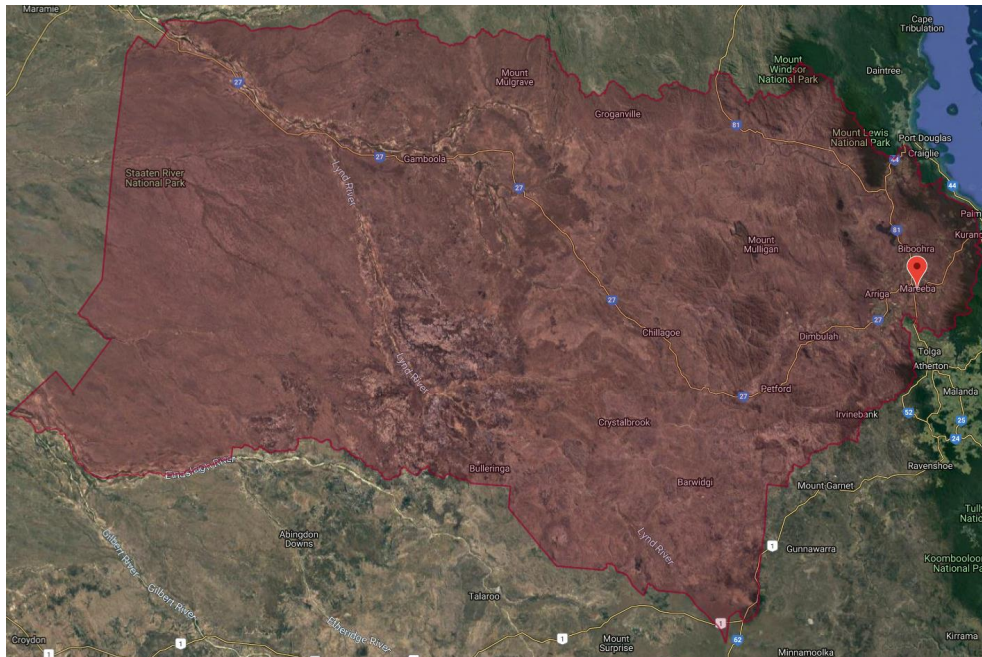
PART 3: DISASTER RISK ASSESSMENT

Community Context

The preparation of this LDMP has included consideration of the population, infrastructure, industry, climate, geography, assets, challenges and hazards of the Mareeba Shire.

Geography

The Mareeba Shire area 53,472km² in size and is located at the base of Cape York Peninsular in Far North Queensland, approximately 1800km north of Brisbane and 100km west of Cairns.



The topography of the region varies considerably. The eastern border of the region is predominantly tropical in nature with fertile soils, lush growth and relatively high rainfall. This part of the region is the most densely populated and heavily farmed.

The western part of the region is characterised by open bush plans interspersed with relatively low ridge systems. Soils are poor and rainfall is considerably lower than the eastern part of the region.

Climate and Weather

Mareeba is considered to be tropical climate with an average temperature of 22.8 degrees Celsius and 1909 mm of rain annually, although the amount of rainfall is considerably higher in the eastern part of the region and lesser in the western region.

Storm season and bushfire threats occur during the spring and summer months of September to April. The heaviest rainfall occurs during the summer months and is usually associated with cyclones or summer storms.

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Population

As at 9 August 2016 the population of the region was 21,557 with 62.9 % of residents in the working age group (15-64).

Mareeba is the major service centre for residents in outlying towns and farming districts and contains a range of shops and essential service providers. Smaller towns and rural residential localities are dispersed across the eastern region, whilst the western region is sparsely populated with most residents living in Dimbulah and Chillagoe.

There is significant fluctuations in population numbers throughout the year due to high visitor numbers and itinerant workers working in the agricultural industry.

Cultural Diversity

Aboriginal and Torres Strait Islander people comprise 12.9% of the Mareeba Shire population.

Disability

1,072 people or 4.9% of the Mareeba Shire population have reported needing help in their day -to-day lives due to disability.

Vulnerable populations

The region has a number of vulnerable populations. These include, but are not limited to, those in aged care facilities, seniors residing in their homes, people with a disability, people with chronic medical conditions, and those who have difficulty with communicating in the English language.

Social Support Infrastructure

Social support infrastructure in the area is extremely limited with essential government and non-government services usually provided in Mareeba or Kuranda. Some provide outreach services to smaller rural towns and districts. However, most people still have to travel to these services and the budgets of most of the human service agencies preclude them expanding their outreach services.

The geographically dispersed population and the fact that many residents are socially isolated, means that many in the population have a relatively low socio-economic position compared to the rest of the Queensland population.

Community Preparedness & Capacity

Notwithstanding a small percentage of the populace, the community is essentially regarded as having the capacity to respond to and recover from most situations. The pragmatic rural values in the community engender a significant degree of self-reliance, which brings stability, foundation and sustainability.

There is a solid base of emergency service response capacity spread across the region, with Queensland Police Service, Queensland Fire Department, Rural Fire Service Queensland, Queensland Ambulance Service, and State Emergency Service volunteers are represented in most communities.

Critical Infrastructure

Transportation - Road System

Public transport infrastructure is extremely limited in the region which means that most people have to rely on private transport to travel to work and to access essential and specialist services, including medical services. Most communities are connected by a network of sealed roads, however there is



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no train network and only a very limited public bus network. Lack of adequate transport infrastructure may prove to be a problem in the response to a major event.

The major road transport routes are:

North: The Mulligan Highway from Mareeba to Mount Molloy and further north to the Cook Shire. This road is subject to regular flooding problems at Lake Mitchell, Mt Molloy and the McLeod River. The road is also regularly flooded in Mareeba, at the Granite Creek Bridge, which effectively bisects the town, as well as closing access to the north and west.

The Rex Highway traverses between Mount Molloy and the coastal strip, via Julatten. This road is subject to regular flooding problems on the western side of Julatten, and has experienced major landslide problems on the Rex Range, at the coastal end of the road.

South: The Kennedy Highway from Mareeba to Atherton and beyond into the Tablelands Regional Council area.

East: The Kennedy Highway from Mareeba to Cairns via the Kuranda Range. This road is subject to blockages caused by wet season landslides.

The Gillies Highway traverses from Atherton to Gordonvale via the Gillies Range. This road is subject to regular landslides and flooding problems at the bottom of the range, within the Cairns Regional Council area.

West: The Burke Developmental Road from Mareeba to the Gulf of Carpentaria via Dimbulah and Chillagoe. The road is bitumen to Almaden and predominantly graded gravel to Chillagoe, with formed up gravel to Kowanyama. This road is subject to regular flooding problems at Dimbulah, Chillagoe and a number of small creek crossings.

Transportation - Railway

Queensland Rail operates passenger services from Cairns to Forsyth, travelling through Mareeba, Mutchilba, Dimbulah, Almaden, Mt Surprise and Einasleigh. Past weather events have seen the line closed for a number of days, the most serious event being in February 2000, when the Granite Creek Bridge in Mareeba was washed away.

A tourist passenger service operates between Cairns and Kuranda. The rail line traverses the Kuranda range and much of the line is not accessible by road transport.

Transportation - Airfields

Mareeba Aerodrome, the only Civil Aviation Safety Authority certified aerodrome in the region, is owned and managed by Mareeba Shire Council. It is located approximately 7.5km south of Mareeba, off the Kennedy Highway. The aerodrome has a single sealed runway system, 1505m long and 30m wide.

The traffic operating into Mareeba is a mixture of light commuter style single and twin engine charter aircraft and helicopter service operators. A weight limit of 5,700kg currently applies, severely restricting the potential use of the facility for disaster relief purposes.

Local airfields in the more rural areas of the shire council area are plentiful, and potentially provide the principal means of resupply during prolonged periods of isolation caused by severe weather events.

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Wastewater network

Reticulated wastewater treatment systems are in place in the more populated areas of the Mareeba Shire, while septic treatment arrangements are more common in the rural areas. Most systems have the potential to cause health and/or environmental problems within 24 hours of the lack of electrical power.

Reticulated stormwater systems are in place in the more populated areas of the Mareeba Shire. Stormwater infrastructure in rural areas is limited to bridges, culverts, open channels and floodway's.

Electrical network

Power supply is managed by Ergon Energy and is sourced through the Powerlink transmission network connecting to power stations across Queensland, including stations near Rockhampton and Gladstone. The electrical supply is vulnerable to the external influences such as weather conditions or third party events causing supply interruptions.

Transmission: The electricity is transported through the Power link high-voltage transmission network. Electricity is transmitted from the power stations at high voltage (up to 330,000 volts) to Powerlink bulk supply substations so it can travel long distances efficiently. At Powerlink's high-voltage bulk supply substations voltage is reduced to a lower voltage (66000 to 132,000 volts) to allow distribution.

Distribution: The area is served from the one 132/66kV Bulk Supply Connection Point, T55 Turkinje substation located near Mareeba. The Tableland system consists of a 66kV sub transmission network, a dual circuit 132kV transmission line from Turkinje to the Craiglie 132/22kV zone substation near Port Douglas, and a single circuit 132kV line to the Lakeland 132/66/22kV substation which supplies the Cooktown area. Power is distributed via a number of substations across the Tablelands.

Water Supply

Water supplies to communities across the Council include major dams, creeks, bores and irrigation channels. Most, but not all, of the water supplies are treated.

Water supplies for Chillagoe, Dimbulah, Mareeba, Mount Molloy and Kuranda come from:

- Barron River
- Sunwater Irrigation Network & Bores
- Hunter Creek

There are a number of irrigation channels that traverse the eastern part of the Tablelands, emanating from Tinaroo Falls Dam. These channels are part of the Mareeba-Dimbulah Water Supply Scheme and are critical to the farmlands to the west of Mareeba and to the economy of the area generally.

From a vulnerability perspective, the tropical location of the area will normally ensure that ample water supplies exist, and extreme conditions for a protracted period would be required to imperil those supplies. In some areas, however, reservoirs are relatively small for the population served.

Power is required to support water distribution and treatment. Extended power failures will lead to a loss of reticulated water supply.

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Buildings

The majority of buildings in the Mareeba Shire are low-set, timber or masonry / concrete construction with iron roofing. Some double storey buildings exist in the business centres – most of these are used for retail activities e.g. hotels or offices above retail outlets.

Building stock is mostly over 30 years old and was constructed prior to the introduction of improved cyclone-rated building codes. Light industry facilities where they exist usually have steel frames and iron roofing and cladding.

Medical Facilities

Public Hospitals & Primary Health Centres: Queensland Health provides public hospitals and primary health centres in Mareeba, Chillagoe and Dimbulah.

An overview of facilities available at each Hospital and Primary Health Centre can be found at: <http://www.health.qld.gov.au/wwwprofiles/cairns.asp>

Private Medical Practitioners: Situated in Mareeba, Kuranda, and some smaller communities across the region.

Hazards

The former QFES Risk Assessment team has conducted a risk assessment for Mareeba LDMG based on the Queensland Emergency Risk Management Framework (QERMF) and identified the following natural and non-natural risks that have the potential to affect the Mareeba Shire community. These are addressed on the following pages.

Bushfire

'Bushfires and grassfires are common throughout Australia. Grassfires are fast moving ... They have a low to medium intensity and primarily damage crops, livestock and farming infrastructure, such as fences. Bushfires are generally slower moving, but have a higher heat output ... Fire in the top of the tree canopy can move rapidly.

The bushfire season extends from mid-late winter through to early summer. Seasonal conditions can exacerbate potential bushfire situation. This is especially the case if a relatively wet summer/autumn period (which produces good vegetation growth) is followed by a cold, dry winter and warm spring. This can result in abundant quantities of dried vegetation especially if the cycle occurs over several years.

The communities of Mareeba, Bibohra, Dimbulah, Mutchilba, Chillagoe, Mount Molloy, Mary Farms, Koah and Speewah are quite vulnerable to bushfires as the vegetation is largely savannah and eucalypt natural vegetation. Fallow agriculture lands around Mareeba create bushfire risks and mitigation strategies by each individual landowner to reduce the risk of bush fires is to be encouraged.

The eastern communities of Julatten and Kuranda - in the wetter rainforest/higher altitude belt, are quite different in vegetation type and do not pose a bushfire threat under existing weather patterns.

Due to the high likelihood of bushfires in the region, a Bushfire Mitigation Plan (BRMP) exists for the area. The BRMP documents and encourages proactive actions to mitigate bushfire hazard and risk through planning and actions by land managers, owners or occupiers, as per section 67 of the Fire and Emergency Services Act 1990.

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The Disaster Management Act 2003 and the Queensland State Disaster Management Plan provides the authority to promote bushfire mitigation planning as an important component of Local Disaster Management Plans

The Queensland State Disaster Management Plan stipulates that Queensland Fire and Emergency Services (QFES) has primary management responsibility for ensuring the preparation of Bushfire Mitigation and Readiness Plans.

The BRMP process is consistent with the hazard specific planning envisaged under the Queensland Disaster Management Arrangements (QDMA).

Cyclones

A tropical cyclone is defined as a non-frontal low pressure system of synoptic scale developing over warm waters having organised convection and a maximum mean wind speed of 34 knots or greater extending more than half-way around near the centre and persisting for at least six hours.

Due to its latitude the Mareeba Shire is vulnerable to tropical cyclones, mainly in the period from November to April annually. The Mareeba Shire Council Area is vulnerable to cyclones from two directions, either from the Pacific Ocean to the east or from the Gulf of Carpentaria from the north-west.

Modelling completed by the former QFES Hazard and Risk Unit show a high risk of heavy wind and rain for the region should a high category cyclone cross through Cairns. This would potentially result in destructive winds, flash flooding and moderate to major flooding and significantly impacted on critical infrastructure including the road network, power transmission lines and telecommunication assets.

Crop damage from winds and flooding associated with tropical cyclones in particular has caused significant economic losses in the past. Climate change predictions suggest that future cyclones may be more intense.

Severe Storms

Severe thunderstorms are localised events because they do not, usually not affect areas as widely as tropical cyclones and floods do. Their devastating impact is often underestimated.

Thunderstorms that produce any of the following events are classified as severe if one or more of the following conditions are met in Australia:

- large hail (2 cm or greater in diameter)
- wind gusts (90 km/hr or greater)
- tornadoes
- heavy rainfall conducive to flash flooding.

Severe thunderstorms are likely to cause damage to property, crops and natural vegetation', and have been known to result in death or injury.

Flooding

Flooding is defined as:

a general and temporary condition of inundation of normally dry land areas from overflow of inland or tidal waters from the unusual and rapid accumulation or runoff of surface waters from any source.

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The following flooding is of significant concern in specific areas of the Mareeba Shire, with a number of areas subject to water incursion into residences during severe events:

- Mareeba (in the north-eastern areas of the town close to the Barron River)
- Bibohra
- Bilwon
- Koah
- Mt Molloy
- Oak Forest

During the 2018 "North Queensland Flooding" there were a number of flash flooding events that impacted areas around Speewah and Koah and cut the Kennedy Highway between Mareeba and Kuranda in a number of places. A significant number of residences were inundated with water and suffered extensive damage.

This same event caused flash flooding in the western areas of the region with damage sustained to key road infrastructure.

In December 2023 TC Jasper and related flooding event caused widespread damage and impact to the community. The rainfall fell in river catchments that were already saturated due to earlier rainfall and produced widespread flooding in the region. Impacts included power, water and communications outages, in addition to damage to homes, agricultural land and equipment, infrastructure, the environment (including river banks) and other property. Kuranda, Koah, Julatten, Mount Molloy, Bibohra and Mareeba localities suffered the highest impact. Some impacts were experienced in Speewah and Irvinebank.

Dams

A dam is considered to have failed when part or all of it physically collapses, or where there is an uncontrolled release of any of the contents from the dam.

There are several dams in the Mareeba Shire area which, if they were subject to a catastrophic failure, would result in major flooding, which would potentially cause significant loss of life; damage to property and the environment; and economic privation. Those dams are:

- Tinaroo Falls Dam – north-east of Atherton
- Lake Mitchell (Quaid's) Southedge Dam - north of Mareeba
- Ibis Dam – Irvinebank – south east of Irvinebank

Emergency Action Plans for each referable dam are available from the Local Disaster Coordinator and are available in the Mareeba Local Disaster Coordination Centre.

Epidemics/pandemics (human-related)

A pandemic is a widespread infectious disease that spreads quickly and widely among human or animal populations.

The outbreak of an infectious disease within the human population could cause the normal response systems within the community to be overwhelmed. It could involve isolation and the quarantine of

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large numbers of people for a protracted period. Business continuity of LDMG member agencies may be challenged and capacity to respond may be impacted.

Exotic animal and plant diseases

In Queensland, an exotic animal and plant disease is considered to be a biosecurity event.

A biosecurity event is one:

that is, was or may become a significant problem for human health, social amenity, the economy or the environment,

and is, was or may be caused by a pest, disease or contaminant.

Animal and plant diseases could be introduced or spread through movement of livestock and crops through the LGA. These diseases could include Foot and Mouth, Anthrax, Brosoiosis, Rabies, Newcastle disease, Screw-worm fly, African swine fever, or Avian influenza (strain H5N1). An outbreak of any of these could cause a major health risk in the area.

Of primary concern are diseases that are transmissible from animals to people (known as zoonotic).

Heatwaves

*A heatwave is any long period of very hot weather. In Australia, heatwaves are usually in the range of 37°C to 42°C.*⁴⁹

The Bureau of Meteorology operates a Heatwave Service between the start of November and the end of March. This covers the entire summer season.

Heatwaves are sometimes described as a silent killer. Weather events such as tornadoes, floods, cyclones or severe thunderstorms tend to receive a lot of media attention, focusing on how many people have lost their lives or been injured. Heatwaves are not associated with these violent events, and therefore are generally not reported in the media to the same extent.

However, heatwaves can result in significant health stress on vulnerable people. This stress may result in death during the heat event, but in many cases, death can occur well after the heatwave has passed. Often it can be difficult to determine whether the heatwave caused death, as many of those who die have a pre-existing or contributing health condition.

Intense heatwaves may affect normally reliable infrastructure, such as power, water and transport services.

Earthquakes

Earthquakes have not in the immediate past been a major threat in the Mareeba Shire Council area. Recent historical data exists in relation to tremors which have caused minor damage, but none has caused any great concern. Notwithstanding, the existence of even a slightly volatile seismic environment acts as a prompt for maintaining situational awareness of the threat, and its possible consequences.

Terrorism

A 'terrorist act' is an act, or a threat to commit an act, that is done with the intention to coerce or influence the public or any government by intimidation to advance a political, religious or ideological cause, and the act causes:

- *death, serious harm or endangers a person*

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- *serious damage to property*
- *a serious risk to the health or safety of the public, or*
- *seriously interferes with, disrupts or destroys critical infrastructure such as a telecommunications, or*
- *electricity network.*

The National Terrorism Threat Advisory System has a five-level scale that is intended to provide advice about the likelihood of an act of terrorism occurring in Australia. When the threat level changes, the Australian Government provides advice on what the threat level means, where the threat is coming from, potential targets and how a terrorist act may be carried out.

The National Terrorism Threat Level is regularly reviewed in line with the security environment and intelligence.

Major Infrastructure Failure

One of the most serious issues facing disaster managers in the 21st century is society’s dependence upon technology. The same technology which makes life easier for all, and which everyone takes for granted when it is functioning as planned, has the potential to fail, for a variety of reasons, with potentially devastating consequences.

There is the potential for a “ripple effect”, where the failure of one essential service may lead to progressive failures of other essential services – e.g. loss of power would lead to loss of communications, loss of reticulated water supply, loss of sewage treatment capability, etc.

All forms of electronic communication would be affected, affecting such diverse areas as banking and commerce (no automatic teller machines or EFTPOS availability) the transport sector (airline bookings, radar, air traffic control), television, the internet and telephone systems in all government offices (all spheres of government).

It is important to note that it is probable that the problem will not only affect this area, but would probably have state-wide and possibly national consequences, resulting in a lack of external support capacity.

Risk analysis

Risk analysis is the process used to understand the nature of risk and to determine the level of risk. The level (or rating) of risk is expressed as a combination of consequence and likelihood (or probability) and can be represented by the following formula:

consequence x likelihood = risk level

Consequence refers to the outcome of an event, whereas likelihood is the chance of the event occurring in the first place.

The risk level is the combination of consequence and likelihood expressed as being very low, low, medium, high or extreme.

Mareeba LDMG recognises the Queensland Emergency Risk Management Framework (QERMF) endorsement by the Queensland Disaster Management Committee as Queensland’s preferred approach to emergency risk. The QERMF has a four-step process, outlined below:

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Risk evaluation

The highest prioritised risks for Mareeba Shire are associated with the following:

- Tropical cyclone
- Severe weather – flooding and storms
- Bushfire
- Heatwave

Risk treatment

There are several ways to treat risks, including:

- avoiding or removing the risk source
- implementing strategies to decrease the consequences of the risk
- implementing strategies to decrease the likelihood of the risk
- sharing the risk (for example, through insurance)
- transferring the risk through the identification of ownership and associated responsibility
- accepting and retain the risk through informed decision-making.

To ensure that shared risks are appropriately managed, the LDMG must consult with the entities with whom the risk will be shared and ensure that appropriate agreements are in place and documented.

Following a risk assessment, there will be instances where the LDMG identifies that the application of treatment options at the local level will not be adequate to remove the risk and that unacceptable residual risk remains. When an intolerable residual risk remains at the local level, the LDMG will transfer the risk to Mareeba DDMG, through the QDMA, for consideration and further treatment.

PART 4: PREVENTION

Prevention (disaster mitigation) is a risk treatment that outlines the steps taken before or after a disaster to decrease future impact on communities, the economy, infrastructure and environment.

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Traditionally, implementation of appropriate and targeted mitigation initiatives can offer sustainable cost savings to communities and government in the event of a disaster. Mitigation efforts can reduce the consequences of events, even if they fall short of preventing an event from happening.

Depending on the chosen strategies, mitigation initiatives should work towards reducing the financial and social costs to communities over time, improving the built environment, and reducing impact on the natural environment.

Examples of mitigation strategies include:

- undertaking design improvements to reduce the risk of disaster and to provide more resilient future infrastructure, or updating or hardening existing infrastructure or services
- encouraging land-use planning that recognises the sources of risk
- preparing communities and response agencies
- undertaking resilience activities, including establishing partnerships between sectors and the community
- having a clear understanding of hazards, their behaviour, associated risks and interaction with vulnerable elements, and communicating these.

The development of mitigation strategies should flow from analysis of the risk register. There should also be a clear link to the member organisations of the Local Disaster Management Group. This is to ensure that each risk and strategy is coordinated and managed by the most appropriate entity.

Queensland Government prevention roles and responsibilities

Lead Agency	Prevention Functions
Queensland Police Service - EMC	<ul style="list-style-type: none"> • Ensure that people performing functions under the Act are appropriately trained. • Provide advice and support to the state group and local and district groups
Queensland Fire Department and Rural Fire Services	<ul style="list-style-type: none"> • Hazard mapping • Bushfire mitigation programs
Queensland Reconstruction Authority	<ul style="list-style-type: none"> • Disaster resilience and mitigation policy and planning • Disaster mitigation and resilience funding
Department of Local Government, Racing and Multicultural Affairs	<ul style="list-style-type: none"> • Disaster mitigation and resilience funding
Department of State Development, Manufacturing, Infrastructure and Planning	<ul style="list-style-type: none"> • Building our Regions program • Land use planning
Department of Housing and Works	<ul style="list-style-type: none"> • Building Code

Land Use Planning

Managing land use is a key strategy in reducing disaster risks to minimise the potential for displacement, damage and disruption to communities.

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Council prepares and maintains the Mareeba Shire Planning Scheme. This scheme includes plans, references for land-use management, codes for development, and requirements relating to the assessment of proposed developments.

As such, the scheme contributes to disaster risk reduction within identified hazard-prone/constraint areas, in particular:

- potential bushfire hazard areas (this allows for the identification of an appropriate class of building construction)
- waterways (allowing for minimum building setbacks)
- areas of unstable soils and areas of potential landslide hazard
- natural hazard (flood) management areas (this allows for the identification of appropriate development standards so that private and community infrastructure can be sited above recommended flood levels).

Hazard reduction programs

The agencies that make up the LDMG are responsible for ensuring risk sources are kept to a minimum and/or reduced wherever possible. Such actions include:

- bushfire fuel load reduction through contemporary land management practices – including prescribed burning, maintenance of existing fire breaks and identification of additional fire breaks
- inspection and maintenance of high risk hazards and structures
- public education to reduce disaster risks around the home
- catchment management programs (for example, waterway/natural drainage maintenance).

Each organisation undertaking these measures is responsible for implementing and maintaining an appropriate hazard reduction program and reporting on progress and outcomes to the LDMG.

Building codes, regulations and standards

Building codes, regulations and standards are designed to ensure consistent, safe and sustainable development of buildings and infrastructure. Building is regulated by Council under the *Building Act 1974* and the *Building Regulation 2006*. The codes, regulations and standards cover areas including drainage, fire separation, and construction in flood hazard areas.

Insurance

Residents, businesses and other organisations are encouraged to evaluate their risks and consider appropriate levels of insurance.

The 'Understand Insurance' website (developed by the Insurance Council of Australia) provides practical information to help residents, businesses and other organisations find out more about insurance and make decisions to meet their needs. It looks at what insurers do, how insurance products work and why they might be necessary.

It also covers how to understand risks, what to consider when choosing a product and an insurer, how to manage the cost of a premium, and how to lodge a claim.

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More information is available at [Understandinsurance.com.au](https://www.understandinsurance.com.au).

The Insurance Council of Australia coordinates liaison between government and the insurance industry during the recovery phase of a disaster event. This focuses on:

- providing senior industry representation to each state and federal recovery group
- providing a 24-hour escalation path for insurance queries from the impacted community
- providing key insurance data and decision support to the community and government
- providing clear public communication about the insurance response to the event
- providing liaison between insurers, assessors, brokers, trades and suppliers at an industry level on issues of collective importance in delivering services to the impacted community.

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PART 5: PREPAREDNESS

Preparedness activities are designed to increase the capability of communities in order to reduce the impact of disasters.

Examples of preparedness activities include:

- Developing and implementing community awareness programs
- Developing effective information management and collection of historical data events
- Developing concise and effective community communications methods
- Ensuring that accurate and current plans are in place.

The LDMG establishes and maintains relationships with lead and support agencies, local community groups and local volunteer service groups. This is to build a culture of ownership and partnership with the group members to increase the LDMG's overall disaster management capability.

Response capability

Council maintains a response capability through its funding and extensive support of the State Emergency Service (SES) Units within Mareeba Shire. Council also collects and distributes the Rural Fire Levy and an Emergency Management Levy on behalf of the Queensland Government.

Internally, Council has identified teams with relevant capabilities and expertise to assist in providing a disaster response capability.

Training

Training is important in ensuring that all agencies can seamlessly integrate within the disaster planning arrangements and contribute to an effective and coordinated response.

The LDMG has adopted the Queensland Disaster Management Training Framework (QDMTF)QPS - EMC's delivers the training and maintains records of it using a learning management system.

Exercises

An exercise is a controlled activity used to train or assess personnel, evaluate procedures and test the availability and suitability of resources. It usually uses scenarios and focuses on specific objectives.

Exercises are an essential component of disaster preparedness and can be used by the LDMG and member organisations to enhance capacity and contribute to continuous improvement.

Additionally, the Act requires the effectiveness of the LDMP to be reviewed at least once a year. Conducting an exercise is one way in which the LDMG can meet this requirement. Should the LDMG have been active during the period (for example dealing with a disaster), this would also satisfy this requirement.

Exercises reinforce training and maintain the disaster management capability of the group. This could include exercising:

- processes within the LDMG (for example, activation, communications and decision-making)
- disaster management activities (for example, coordination centre management, evacuation, and resupply of food and other essentials)



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- interactions between the LDMG and the District Disaster Management Group (DDMG)
- response arrangements for specific hazards (for example, pandemics, floods and cyclones).

Exercises can be conducted in a number of ways, including the following:

- Discussion exercises (desktop exercises) can be used by participants to think through scenarios or plans, talk through issues and identify possible solutions.
- Functional exercises can be conducted in an operational environment with participants performing their individual roles and functions. These exercises can be used to practise or evaluate procedures or decision-making, or to assess the interaction of groups (for example, the interactions between coordination centres and field units).
- Field exercises involve the mobilisation of personnel and/or resources to simulated events or incidents. They are the most labour and planning intensive type of exercise; however, they allow participants to be tested under a degree of realistic operational stress in a controlled environment.

Evaluating the exercise

In all cases, those conducting the exercises must define the objectives before they start. Each exercise should be evaluated in terms of:

- its success in meeting its original aim,
- the extent to which it met each of its objectives,
- how it was conducted.

‘Hot debriefs’, (conducted immediately following an exercise), allow participants to raise issues while they’re still fresh in their minds. A more detailed review, conducted within a few days of the exercise, allows participants time to provide a more considered view of the exercise. All exercises should incorporate both types of debriefs.

Post-event review

After disaster events occur, the LDMG should review the operational activities undertaken. This is a key component in ensuring capability development and the continuous improvement of disaster management arrangements.

Post-event reviews are conducted to:

- assess disaster operations undertaken, including actions, decisions or processes,
- document those processes that worked well and identify a course of action to ensure they are recorded and updated for use in the next operation/event,
- assess capability and consider where additional training, community education and/or exercises may be needed.

The LDMG may choose to review its operations following an event through a hot debrief or a post-event debrief (similar to those used to evaluate exercises). During protracted operations the LDMG may choose to conduct multiple hot debriefs to identify significant issues and provide prompt solutions for immediate implementation.

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The post-event debrief might be held days or weeks after an operation, when participants have had an opportunity to form a considered view of the effectiveness of the operation. It may also be conducted using a cooperative panel approach, with panel members drawn from various agencies. This process is designed to look for improvements to Queensland Disaster Management Arrangements. It is also designed to identify improvements in relation to the conduct of business between the Queensland Disaster Management Committee, the DDMG and the LDMG.

The report from the post-event analysis may make recommendations regarding how disaster management is delivered within the QDMA. These recommendations can be made to/about any of the three disaster management levels (local, district and state) and/or organisations involved.

Preparedness notification and dissemination

Bureau of Meteorology

Warning products issued by the Bureau of Meteorology (BoM) include severe weather warning, tropical cyclone advice and tsunami warnings. The community is encouraged to subscribe to these. Monitoring may also occur through Bom.gov.au/ or through the BoM App from Google Play Store or Apple Store.

Emergency Management Dashboard

Mareeba Shire Council's Emergency Management Dashboard provides the community with a comprehensive and user-friendly platform for accessing information on the current status of events. It includes emergency news, road conditions, weather warnings, power outages and other information.

To view the dashboard visit <http://emergency.msc.qld.gov.au/>

Early Warning Network

Mareeba Shire Council has teamed up with the Early Warning Network (EWN) to provide residents of the Mareeba Shire access to an alerting system for severe weather and other emergency events. It uses publicly available information to provide subscribers with alerts relevant to their chosen location.

Alerts will come predominately by email and SMS, although there is the ability to send voice alerts as required. Residents are encouraged to join and in doing so become better prepared for emergency events. Please note the following:

The Mareeba Shire Council Early Warning Service is a service intended to provide to subscribers, via alert messages sent through the Early Warning Network (EWN) system, early warning of potential emergency and/or severe natural disaster and weather events relevant to a chosen location based on information from publicly available sources.

LDMG and member organisation responsibilities

The LDMG has established notification and dissemination processes to allow communication between member organisations. This process considers the time restrictions of rapid onset events such as dam failures.

LDMG secretariat does not use the LDMG notification system to send out any publicly available warnings or notifications to member organisations. Member organisations are required to subscribe and manage their subscription to these services themselves.

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Emergency planning

Local Disaster Management Plan principles

The LDMG recognises the importance of planning for disaster events and actively promotes this to all disaster management agencies.

When preparing the Local Disaster Management Plan and sub plans, the LDMG:

- Uses risk management principles specified under AS/NZ ISO 31000:2009 and the National Emergency Risk Assessment Guidelines (NERAG),
- Adopts a comprehensive, all-agencies approach to disaster management,
- Considers community preparedness,
- Consults with agencies and community stakeholders as appropriate.

Council is responsible for maintaining the LDMP in consultation with member agencies. In addition, Council maintains a number of sub plans detailing coordination and support arrangements for the LDMG.

Primary and lead agency plans

The LDMG expects that primary (hazard/threat-specific) and lead (functional) agencies will prepare and maintain written emergency plans, to support the LDMP and associated sub plans to control hazards and to manage the delivery of the disaster management functions for which they are responsible.

Community emergency plans

The LDMG encourages community groups, businesses, developers and others to prepare emergency and business continuity plans. The group especially encourages organisations that care for vulnerable sectors of the community (for example, aged care facilities) to prepare emergency plans in consultation with the appropriate organisations.

Any organisations that wish to provide Council with copies of their plans may do so by emailing info@msc.qld.gov.au.

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Community awareness and education

There is an onus on the member agencies that make up the LDMG to ensure the community is aware of the relevant hazards and risks and knows how to prepare for, respond to and recover from them. The lead agencies are responsible for community education related to their specific hazards.

Examples of this operating locally within Mareeba Shire are:

- Council's website and social media sites
- Emergency management brochures and materials
- QFES's Prepare, Act, Survive campaign
- Get Ready Week activities
- "If its flooded, forget it" Get ready campaign
- The Bureau of Meteorology's warnings and website

Hazards and community characteristics may be similar across local governments, and media broadcast areas will often overlap local government boundaries. In recognition of this, the LDMG will continuously look for opportunities to promote and undertake shared messaging and joint programs with the relevant organisation, including neighbouring LDMGs.

The LDMG coordinates community education activities conducted by the appropriate organisations to inform the community about some of the following matters:

- local disaster risks
- what is likely to happen during a disaster (for example, power outages and road closures)
- the appropriate actions to take in preparing for a disaster event
- who to contact if assistance is needed during a disaster (and contact details)
- local evacuation arrangements (when to evacuate and where)
- information about the Register. Find. Reunite. service
- specific measures available for groups who require particular assistance (for example, the elderly, those with healthcare needs, and people with disability)
- what to do with household pets when evacuating
- types of warnings that are used in the area, what they mean and what to do when a warning is issued
- where and how to obtain information before, during and after a disaster

LDMG community education activities are targeted at addressing the specific needs of local communities. They include general information as well as targeted education programs for groups with particular needs.

Community awareness and education strategies currently adopted by the group include:

- publications explaining disaster preparedness and emergency procedures

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- media releases explaining disaster preparedness and emergency procedures
- publications prepared by lead agencies detailing the measures that should be taken to prevent, minimise and deal with the effects of emergency and disaster events
- media campaigns to raise awareness and encourage the community to implement preventative measures and be aware of hazards

Community education

The organisations that make up the LDMG are responsible for ensuring the community is aware of the relevant hazards and risks, and of how to prepare for, respond to and recover from them

The LDMG agree to utilise the state-wide Get Ready Queensland campaign as the overriding messaging for disaster awareness within Mareeba Shire.

Each member organisation is responsible for implementing targeted community campaigns, relative to its expertise and primary (hazard) and functional (function) lead agency status.

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PART 6: RESPONSE

The principal purpose of emergency response is the preservation of life, property and the environment.

Emergency response and the Local Disaster Management Group

The LDMG is informed of the day-to-day incident response undertaken by primary agencies, including emergency services. Once activated, the LDMG's role is to:

- efficiently and effectively coordinate the response to an event,
- minimise the impact of a disaster on the community,
- detail the strategic manner in which elements of the LDMG will deal with day-to-day disaster management business,
- determine how information will be shared on events that may affect the local government area.

Activation of the LDMG can be authorised by its Chairperson or Deputy Chairperson on receipt of any of the following:

- a warning of an impending threat that would require a coordinated multi-agency response.
- a request from:
 - a lead or primary agency for assistance under this plan,
 - a support agency for assistance under this plan,
 - the District Disaster Coordinator (DDC),
 - an affected neighbouring local government (to provide assistance under mutual aid arrangements).
- advice from the state of an impending disaster.

Activation levels for response arrangements

It is critical that the LDMG and its members maintain awareness of events occurring in the LGA. This will ensure an appropriate and measured activation of the LDMG.

There are four activation levels. They are:

- alert
- lean forward
- stand up
- stand down

The levels are not sequential and may be skipped depending on the situation. The activation levels are described in the following table.

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	Description	Triggers	MSC Actions
Alert	<ul style="list-style-type: none"> • There is an awareness of a hazard that has the potential to affect the LGA • No further action is required; however, the situation should be monitored by someone capable of assessing the potential risk 	<ul style="list-style-type: none"> • There is awareness of a risk source (threat) that has the potential to affect the LGA to an extent that a coordinated multi-agency response would be required or requested 	<ul style="list-style-type: none"> • Monitor the risk source through communication with the primary agency • Maintain situational awareness • Brief the LDC and key staff • Provide advice of the LDMG response level to the DDC • Report, by exception only, to the DDC and/or LDMG • Undertake emergency response activities through LDMG members’ core business arrangements.
Lean Forward	<ul style="list-style-type: none"> • This is an operational state prior to ‘stand up’, characterised by a heightened level of situational awareness of a disaster event (either current or pending) and a state of operational readiness • The Local Disaster Coordination Centre (LDCC) is on standby—prepared but not activated 	<ul style="list-style-type: none"> • There is a likelihood that a threat may affect the LGA to an extent that a coordinated multi-agency response would be required or requested • The threat is quantified but may not yet be imminent • There is a need for public awareness 	<ul style="list-style-type: none"> • The LDC places the Chairperson and Deputy Chairperson of LDMG on watching brief • Establish communication protocols with the primary and warning agencies • Maintain situational awareness and confirm level and potential of the threat • Provide advice of the LDMG response level to the DDC • Issue warning orders to key staff and agencies • Prepare LDCC but don’t activate it • Determine trigger point for move to stand up • Conduct initial briefing of LDMG • Provide ad-hoc and reporting by exception only to DDC and/or LDMG • Initiate public information and warnings
Stand Up	<ul style="list-style-type: none"> • The operational state following lean forward, at which resources are mobilised, personnel are activated and operational 	<ul style="list-style-type: none"> • The threat is imminent • The community will be or has been affected • Requests for support received by the LDMG 	<ul style="list-style-type: none"> • LDC to brief Chairperson and Deputy Chairperson of LDMG • LDMG meets • LDCC is activated and operational • LDMG assumes control of disaster operations in the LGA • Implement standard operating procedures

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	activities are commenced <ul style="list-style-type: none"> • LDCC is activated 	<ul style="list-style-type: none"> • There is a need for coordination 	<ul style="list-style-type: none"> • Provide regular reporting to DDC and/or LDMG
Stand Down	<ul style="list-style-type: none"> • The transition is made from responding to an event back to normal core business and/or continuance of recovery operations • There is no longer a requirement to respond to the event and the threat is no longer present. 	<ul style="list-style-type: none"> • There is no requirement for coordinated response • Community has returned to normal function • Recovery taking place 	<ul style="list-style-type: none"> • LDC approves stand down • Conduct final checks of outstanding tasks • Make the transition to business as usual and/or recovery • Make a final situation report to DDC and/or LDMG

Local Disaster Coordination Centre

The LDCC is responsible for coordinating operations under the direction of the LDC and in line with the LDMG’s direction. This includes (but is not limited to) the:

- coordination and planning of disaster operations,
- dissemination of public information and warnings,
- coordination of reporting to the relevant stakeholders.

Council operates and resources the LDCC. Liaison officers from relevant organisations also operate from within the LDCC.

Emergency warning notification and dissemination

The LDMG is responsible for ensuring the community is aware of ways to prevent, prepare for, respond to and recover from a disaster. This involves raising awareness of identified threats and the means by which the public should respond at an individual and/or household level. It may also include warnings and directions, as provided by primary agencies relating to the particular hazard.

The Chairperson of the LDMG (or delegate), is the official source of public and media information for the group’s coordination and support activities.

Primary and functional lead agencies provide media liaison for issues relating to their organisational roles.

Individual organisations maintain responsibility for internal reporting on their business in accordance with their established procedures.

Community members may receive warnings and information from a number of different sources—some official, some not. These sources are discussed in further detail below.

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Family, friends and neighbours

Family, friends and neighbours are an extremely powerful source of warning information. However, this information should always be verified by official sources.

All members of the community are encouraged to check on family, friends and neighbours and to share official warnings with them.

Social media, websites and notification services

Facebook and Twitter are the two most common social media platforms used by disaster management organisations in Queensland. A search of each of these platforms by organisation name will assist in obtaining relevant information.

Social media feeds are available from Qldalerts.com and Council's Emergency Management Dashboard for those who are subscribed to social media platforms.

Emergency Alert

Emergency Alert is the national telephone warning system used by emergency services and Council to send voice messages (to landlines) and text messages (to mobile phones) within a defined area about likely or actual emergencies.

The Emergency Alert system will only be used in dangerous situations where there is likely to be an impact on human life.

It relies on telecommunications networks to send messages, and message delivery cannot be guaranteed.

Standard Emergency Warning Signal (SEWS)

When disasters loom or a major emergency happens, residents will be alerted by the sound of the Standard Emergency Warning Signal (SEWS) before critical television or radio broadcasts.

The SEWS is a wailing siren sound used throughout Australia for various emergency events of major significance, such as cyclones, flooding and severe storms. When community members hear the signal, they should pay careful attention to the message that follows and act immediately on the advice given. There are strict rules on the use of this warning signal in Queensland.

Mainstream media (radio, television and newspapers)

The use of mainstream media is essential for the provision of emergency warnings. Mainstream media channels are generally very proactive in the monitoring of official sources.

Public information and media management

During a disaster, it is critical that the public information provided to the media is consistent across all agencies. To ensure the release of appropriate, reliable and consistent information it is recommended that:

- joint media conferences be held at designated times involving key stakeholders, including the Chairperson of the LDMG where feasible, and
- key spokespeople should be senior representatives of the LDMG agencies involved in the event.

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Consideration of the following should occur:

- The scheduling of media conferences requires a coordinated approach to ensure there is no conflict between state, district or local announcements.
- Statistics are a potentially contentious issue requiring careful checking with all agencies before release.

Each agency is to comment only on its own areas of responsibility and should consult the LDC (or delegate) to ensure consistent messaging to the community.

During an event it is recommended that the LDMG develops a flexible media management strategy that:

- Identifies key messages to share with the community, including reinforcing the LDMGs role in coordinating support to the affected community
- Identifies preferred spokespersons for factual information (for example, evacuation measures and road closures)
- Is consistent with the crisis communication network arrangements outlined in the Queensland Government Arrangements for Coordinating Public Information in a Crisis (further details are located at disaster.qld.gov.au)

Coordination and capability support

Each organisation is responsible for ensuring that it has appropriate resources to deliver its agreed roles and responsibilities. Where an organisation's local capacity is exceeded, it can request support through the LDMG.

In a multi-agency response, the LDMG coordinates and supports the response capability of individual organisations. Where the LDMG is unable to provide the requested support for the organisation, it will follow the established processes to seek assistance from the DDMG.

Impact assessment

Impact assessment is the organised process of collecting and analysing information after an emergency or disaster to estimate:

- extent of loss of/injury to human life,
- damage to property and infrastructure,
- the needs of the affected community in terms of response, recovery and future (prevention and preparedness) assistance.

Impact assessments provide the LDMG with a source of comprehensive, standardised information on the effect an event has on various elements of the community. This information is then used to set priorities and make decisions about the response to an emergency or disaster, and to take the initial steps leading to recovery.

There are two basic types of impact assessment:

1. post-impact assessment, which examines the ways in which an event has affected a community
2. needs assessment, which examines the type, amount and priorities of assistance needed.



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Post-impact assessment

Damage assessments

Damage Assessments will commence as soon as possible after an event to accurately establish the impact. Sources of information include:

- calls for assistance recorded at emergency services communications centres and through the Council's call centre,
- information and assessment data provided by LDMG members, representatives and advisors, and
- media monitoring and reporting.

All LDMG members and requested relevant organisations will undertake detailed impact assessments relating to their area of jurisdiction.

Depending on need, the LDMG may coordinate the formation and operation of multiagency damage assessment teams to systematically collect and analyse impact assessment data.

Needs assessment

Using data from the initial rapid and comprehensive damage assessments, the LDMG will conduct a needs assessment to establish the type, quantity and priorities of assistance required by disaster-affected communities.

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Financial management

LDMG member organisations will be responsible for their financial management and procurement matters. Council will assume responsibility for financial management of the LDCC during the event.

When an event occurs, each organisation should immediately begin accounting for personnel and equipment costs relating to disaster operations (in accordance with its own policies and procedures) provide evidence for reimbursement from the various assistance arrangements.

Care and attention to detail must be taken throughout the disaster operations period to maintain logs, formal records and file copies of all expenditure (including personnel timesheets). This will provide clear and reasonable accountability and justification for future audit and potential reimbursement purposes.

Disaster financial assistance arrangements

There are two sets of financial arrangements that, if activated, provide financial support to Queensland communities affected by a disaster event. They do this through the reimbursement of eligible expenditure.

Disaster Recovery Funding Arrangements (DRFA)

Under the joint Australian Government-State Disaster Recovery Funding Arrangements 2018, assistance is provided to alleviate the financial burden on states and territories. It also supports the provision of urgent financial assistance to disaster affected communities.

Under these arrangements, the state or territory government determines which areas receive assistance and what assistance is available to individuals and communities.

Where the arrangements have been activated, the Australian Government may fund up to 75 per cent of the assistance available to individuals and communities. This contribution is delivered through a number of assistance measures and may include:

- personal hardship and distress assistance, including the engagement of a Community Recovery Officer to work with individuals and families receiving personal hardship and distress assistance,
- counter disaster operations,
- concessional loans or interest subsidies for small businesses and primary producers,
- transport freight subsidies for primary producers,
- loans and grants to voluntary non-profit organisations and needy individuals,
- the reconstruction of essential public assets,
- community recovery funds.

In addition, clean-up and recovery grants may be made available to assist businesses, including farm businesses, to resume trading as soon as possible. The grants may be used for clean-up activities, replacement of damaged equipment and stock, and other general repairs.

State Disaster Relief Arrangements (SDRA)

The intent of the SDRA is to assist in the relief of communities whose social wellbeing has been severely affected by a disaster event (natural or non-natural). The SDRA are state-funded and not subject to the Australian Government imposed event eligibility provisions or activation threshold. As

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a result, the SDRA are able to address a wider range of disaster events and circumstances where personal hardship exists.

Logistics management

When the LDMG requires logistics support and/or resources to meet operational requirements that are beyond local capacity and capability, it sends a request for assistance to the District Disaster Coordination Centre (DDCC).

At times, administrative boundaries may separate resources from affected communities. In planning, the LDMG considers resources in neighbouring LGAs in addition to those locally.

Disaster declaration

In accordance with the Disaster Management Act 2003, and subject to several factors, 'a District Disaster Coordinator for a disaster district may, with the approval of the Minister, declare a disaster situation'68 for a district or for one or more local government areas within the district in whole or in part.

The declaration confers extra powers on particular groups to perform actions, give directions and control movements within the declared area.

In declaring a disaster situation:

A district disaster coordinator for a disaster district may, with the approval of the Minister, declare a disaster situation for the district, or a part of it, if satisfied –

- a) a disaster has happened, is happening or is likely to happen in the disaster district; and*
- b) it is necessary, or reasonably likely to be necessary, for the district disaster coordinator or a declared disaster officer to exercise declared disaster powers to prevent or minimise any of the following:*
 - i. loss of life*
 - ii. illness or injury to humans*
 - iii. property loss or damage*
 - iv. damage to the environment*

Even when a disaster situation is declared, Council is still primarily responsible for managing operations.

Resupply

The LDMG is responsible for supporting communities in preparing for temporary isolation. It is also responsible for ensuring procedures are in place for resupply of food and other essentials during times of isolation.

Most events that isolate communities occur on a seasonal basis, and their effects on roads can be predicted with reasonable accuracy. Communities that are likely to be affected by such events are expected to prepare well in advance for both the event and the expected period of isolation.

To help with this, the LDMG conducts community education programs that focus on the community and household preparations to be made prior to the expected time of impact.

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Planning for resupply operations considers the necessity and urgency of the request. It will need to balance the diversion of limited resources from other activities (such as supporting rescue, evacuation centres or similar), with the needs of the isolated community.

Emergency supply

'Emergency supply' is the acquisition and management of emergency supplies and services in support of disaster operations. Emergency supply can include:

- resource support in the establishment of forward command posts, community recovery centres and/or disease control centres. This may include furniture, equipment and materials.
- resource support for community evacuation centres. This may include furniture, bedding material and health and hygiene products.
- bottled water and bulk water supplies.
- temporary structures such as marquees and portable ablution facilities.
- small plant equipment hire services (such as chainsaws and pressure washers).

Before requesting emergency supply:

- every effort will be made to exhaust local supplies,
- attempts will be made to support local economies, and
- organisations will use their own internal acquisition processes.

Queensland Fire and Emergency Services (QFES) is the functional lead agency for emergency supply.

Accessing support and allocating resources

Requests for support may come from lead agencies, supporting agencies or the community. These requests must be registered and acted on in accordance with the standard operating procedures for the LDCC.

The LDC may request assistance from local agencies, businesses and community groups for additional resources.

The LDMG will maintain regular communications with the DDMG, to coordinate the actions and resources required to respond and recover from the impact of disaster events. It will also maintain communication with local governments that share a boundary with the area.

Any requests for assistance that cannot be met within local resources will be submitted to the District Disaster Coordinator. The LDMG Chairperson or the LDC must endorse these requests.

If the request for assistance cannot be actioned by the District Disaster Coordinator, the request will be forwarded to the Chairperson of the State Disaster Coordination Centre.

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Hazard-specific arrangements

Primary (hazard-specific) agency

A primary agency is the organisation in control of the management of a specific threat. 'Control' relates to managing what should be done, when and by whom. Control operates horizontally across agencies that are contributing to the management of the particular hazard.

For example, during a bushfire threat, the QFES is the primary agency. It will control all agencies that are contributing to management of the bushfire. This includes giving directions and tasks to supporting agencies, allowing access into various zones and/or determining the need for evacuation.

Primary agency status is usually bestowed by legislation, common law, regulations, state plans or by agreement of the LDMG.

Functional arrangements

Lead (function) agencies

A functional lead agency is the organisation in control of the management of a specific function. For example, when an evacuation centre is required, Council is the functional lead agency and will control all agencies that are contributing to the management of the evacuation centre. This includes giving directions and tasks to supporting agencies, and opening and allowing access to centres.

A functional lead agency will be supported by other agencies that have agreed roles in the delivery of the disaster management function. For example, in the management of evacuation shelters/emergency shelters, the Council is assisted by a number of agencies such as the Australian Red Cross, the Queensland Police Service and the State Emergency Service.

Functional lead agency status is usually bestowed by legislation, common law, regulations, state plans or by agreement of the LDMG.

General arrangements related to primary and lead agencies

Coordination of primary and lead agencies

During a disaster, a number of primary and lead agencies may be in operation at the same time. For example, a disaster may involve the management of a number of threats and the delivery of a number of disaster management functions (such as evacuation centre management or public health).

The LDMG's role in coordination is to ensure primary, lead and support agencies have the resources and information needed to carry out their agreed roles.

Coordination operates horizontally across agencies, but does not extend to the control of threats or functions, or to the command of agency resources.

Primary and lead support agencies

Members of the LDMG agree to support other organisations through the provision of mutual aid. A support agency assists the primary or lead agency in the delivery of their objectives.

While under the control of a primary or lead agency, support agencies retain responsibility for commanding their resources and ensuring that their own standard operating procedures are correctly implemented.

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Primary (hazard-specific) agencies

Hazard	Primary agency	Other related plans (excluding sub-plans)
Air crash	Queensland Police Service	<ul style="list-style-type: none"> Nil
Animal or plant disease	Department of Agriculture and Fisheries	<ul style="list-style-type: none"> Queensland Veterinary Emergency Plan Australian Aquatic Veterinary Emergency Plan (AQUAVETPLAN) Australian Veterinary Emergency Plan (AUSVETPLAN) Australian Emergency Plant Pest Response Plan (PLANTPLAN) Biosecurity Emergency Operations Manual (BEOM)
Biological (human related) Communicable disease Radiological	Cairns Hinterland Hospital and Health Service	<ul style="list-style-type: none"> Queensland Pandemic Influenza Plan National Action Plan for Influenza Pandemic State of Queensland Multi-Agency Response to Chemical, Biological and Radiological Incidents
Earthquake and landslip	Mareeba Shire Council	<ul style="list-style-type: none"> Lake Tinaroo Emergency Action Plan Ibis Dam Emergency Action Plan Lake Mitchell Emergency Action Plan Dam Safety Emergency Action Plans
Fire - structure or bushfire	Queensland Fire Department	<ul style="list-style-type: none"> Fire Mitigation Plan
Flood, storm, cyclone or severe weather	Mareeba Shire Council	<ul style="list-style-type: none"> Lake Tinaroo Emergency Action Plan Ibis Dam Emergency Action Plan Lake Mitchell Emergency Action Plan
Hazardous material/s incident	Queensland Fire Department	<ul style="list-style-type: none"> State of Queensland Multi-Agency Response to Chemical, Biological and Radiological Incidents
Heatwave	Cairns Hinterland Hospital and Health Service	<ul style="list-style-type: none"> Heatwave Response Plan
Rail crash	Queensland Police Service	<ul style="list-style-type: none"> Nil
Road crash	Queensland Police Service	<ul style="list-style-type: none"> Nil
Terrorism	Queensland Police Service	<ul style="list-style-type: none"> Queensland Counter-Terrorism Plan National Counter-Terrorism Plan

Functional Lead Agencies

Function	Lead Agency	Other related plans (excluding sub plans)
Communications	Mareeba Shire Council	<ul style="list-style-type: none"> Nil
Community support	Initial response: Mareeba Shire Council Followed by: Department of Treaty, Aboriginal and Torres Strait	<ul style="list-style-type: none"> Combined District Human and Social Functional recovery and Resilience Plan (Cairns, Innisfail and Mareeba Districts)

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	Islander Partnerships, Communities and the Arts	
Electrical, fuel and gas supply	Department of Energy and Climate	<ul style="list-style-type: none"> • Nil
Emergency Supply	Queensland Police Service - EMC	<ul style="list-style-type: none"> • Nil
Evacuation	Voluntary: Mareeba Shire Council Directed and/or mass scale: Queensland Police Service	<ul style="list-style-type: none"> • Queensland Evacuation Guidelines
Evacuation centre management	Mareeba Shire Council	<ul style="list-style-type: none"> • Australian Red Cross Preferred Sheltering Practices Evacuation Centre Field Guide • Evacuation Centre Planning and Operational Considerations COVID-19
Impact and damage assessment	Mareeba Shire Council	<ul style="list-style-type: none"> • Nil
Mass casualty	Cairns Hinterland Hospital and Health Service	<ul style="list-style-type: none"> • Nil
Public information and warnings	Public Information: Mareeba Shire Council Public Safety Business Agency Warnings: Mareeba Shire Council Queensland Police Service on advice from the primary agency	<ul style="list-style-type: none"> • Emergency Alert Guidelines • Australian Warning System • Standard Emergency Warning Signal (SEWS) Guidelines
Resupply	Mareeba Shire Council	<ul style="list-style-type: none"> • Queensland Resupply Guidelines
Search and/or rescue	Queensland Police Service	<ul style="list-style-type: none"> • Intergovernmental Agreement • The National Search and Rescue Manual
Transport	Department of Transport and Main Roads	<ul style="list-style-type: none"> • Nil

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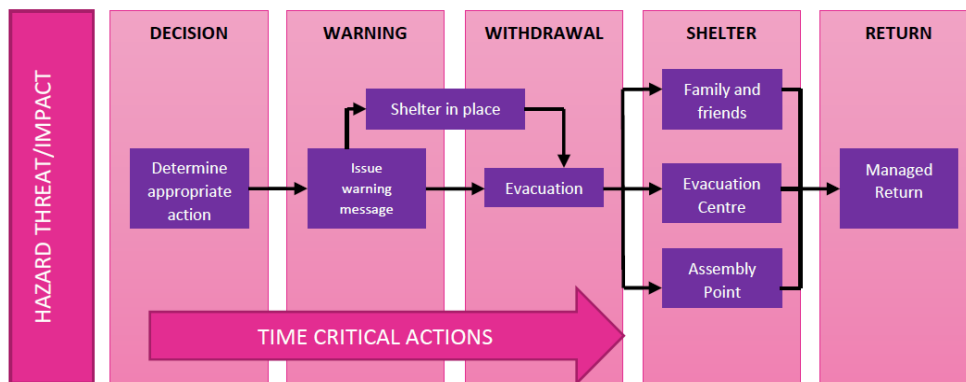
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PART 7: RELIEF

Relief is a transitional phase that occurs during both response and short-term recovery operations. It is defined as ‘the effort to meet the immediate needs of persons affected by a disaster, to minimise further loss through the provision of immediate shelter and life support.’

Evacuation Centres

The primary reason for an evacuation is the preservation of life. The process of evacuation is managed through the response phase and follows a defined process with five stages:



Evacuation centres are opened to meet an immediate need for those with no other option, in order to preserve life, wellbeing and safety. They should not be the primary source of shelter or relocation.

Evacuation centres abide for the Australian Red Cross Preferred Emergency Sheltering Practices, which provide for:

- One toilet for every 20-50 people
- 1.2m² - 5m² of floor space per evacuee
- One shower for every 30 to 50 people

Preferred evacuation solutions for community members to consider—in priority order—are:

1. A destination of the person’s choosing (for example, with family, friends or neighbours)
2. Established accommodation (for example, a hotel, motel or caravan park)
3. Evacuation centre

It is important to note that Mareeba LDMG does not have a cyclone shelter facility and that in the event of a cyclone evacuation centres would only be opened after the threat of the cyclone has passed. There is a Last Place of Resort Refuge, however this can only house 160 people and would only be opened if essential to preserving life to displaced persons.

Donating to affected people

Council and the Queensland Government have partnered with GIVIT to manage all offers of donated goods and services (including corporate offers of assistance) following Queensland disasters. Affected people register with GIVIT detailing what their needs are. GIVIT then matches these needs

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with goods currently being donated. This eliminates the need for organisations to store and sort unexpected donations.

GIVIT also accept donations of money. 100% of funds received by GIVIT during a disaster are spent on urgently needed items. Wherever possible, the items are purchased from businesses in the disaster-affected area to assist recovery of the local economy.

To donate, visit Givit.org.au.

Volunteering

The desire to help disaster victims is an indication of the health of the community.

The best way a person can start their volunteering is to find out if family, friends and neighbours need assistance. This should always be done under their direction and with their consent.

It is also imperative that volunteers act safely. WorkCover Queensland provides guidance on how to be safe. For more information, visit Worksafe.qld.gov.au/injury-prevention-safety/workplace-hazards/dangers-in-your-workplace/storms-and-floods.

After assisting family, friends and neighbours, all volunteers should register with Volunteering Queensland's Emergency Volunteer Service by visiting Emergencyvolunteering.com.au/qld or phoning 1800 994 100. They will then be contacted if additional volunteers with their skills are required.

Isolated communities

Communities that become physically isolated, particularly due to flooded roads, have been identified during the risk management process. These communities do not necessarily require evacuation, but additional support may be needed to help people stay in their homes. Occupants of areas known to become isolated are strongly encouraged to plan for periods without access to food and essential household items.

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PART 8: RECOVERY

Recovery is ‘the coordinated process of supporting affected communities, families and individuals in the reconstruction of the built environment and the restoration of their emotional, social and economic wellbeing, as well as the natural environment.’

Queensland has adopted nationally established principles for recovery that recognise that successful recovery relies on:

- understanding the context
- recognising complexity
- using community-led approaches
- ensuring coordination of all activities
- employing effective communication
- acknowledging and building capacity

Recovery is also defined under the Disaster Management Act 2003 as:

- a) Providing relief measures to assist persons affected by the disaster who do not have the resources to provide for their own financial and economic wellbeing.
- b) Restoring essential infrastructure in the area or areas affected by the disaster.
- c) Restoring the environment in areas affected by the disaster.
- d) Providing health care to persons affected by the disaster, including temporary hospital accommodation.

Phases of recovery

Recovery is undertaken across three phases. These phases are contained in the Queensland Recovery Plan and are summarised below.

Phase 1 – Post impact and early recovery

Includes: Immediate short-term recovery

This phase occurs at the same time as response. It involves addressing and supporting the immediate needs of individuals, businesses and the community affected by the event. In this phase, the objectives are to understand the effect of the event, and to begin planning to support response and recovery.

Phase 2 – Recovery and restoration

Includes: Medium-term recovery

In the recovery and restoration phase, methodical steps are taken to reconstruct and enhance all disaster-affected communities, functions and infrastructure.

Phase 3 – Transition

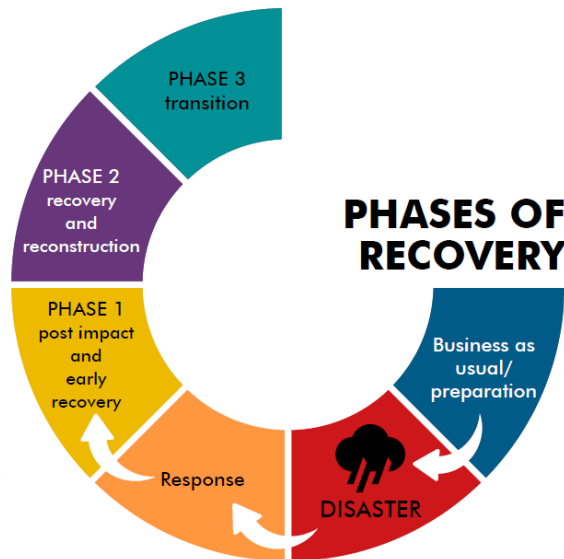
Includes: Long-term recovery

In the transition phase, recovery and reconstruction is progressively handed over to agencies or organisations - including government, community-based or industry-led sectors. This phase ends

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when all recovery and reconstruction responsibilities are back to being managed as business as usual.



Functions of Recovery

Effective recovery requires an integrated, multi-disciplinary approach to analysing needs, engaging the community, and planning. Recovery is a complex and potentially protracted process. To help coordinate this, it is grouped into five functions. These often overlap, and recovery arrangements must reflect the interrelationship between them.



Economic recovery includes:

- renewal and growth of
 - the micro economy (within the affected area) and the macro economy (overall economic activity of the state)
 - individual and household entities (for example, employment, income and insurance claims), private and government business enterprises, and industry
 - assets, production and flow of goods and services capacity for the export of goods and services from the affected region

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- securing the confidence of overseas markets.

Roads and transport recovery includes repairing and reconstructing roads and transport systems.

Human and social recovery includes addressing:

- personal support and information
- physical and emotional health
- psychological, spiritual, cultural and social wellbeing
- public safety and education
- temporary accommodation
- financial assistance to meet immediate individual needs
- uninsured household loss and damage.

Building recovery includes:

- repairing and reconstructing
 - residential and public buildings
 - commercial, industrial and rural buildings and structures
 - government structures
 - utility structures, systems and services (water, sewage, energy and communications)
 - other essential services
- dam safety.

Environment, (or natural environment) recovery includes:

- restoration and regeneration of
 - biodiversity (species and plants) and ecosystems
 - natural resources
 - environmental infrastructure
 - amenity/aesthetics (for example, scenic lookouts)
 - culturally significant sites and heritage structures
- management of environmental health, waste, contamination and pollution, and hazardous materials.

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Queensland Government Responsibilities

Functional Recovery Group	Economic	Roads and Transport	Human and Social	Building	Environment
Chair/Lead Agency	Director-General State Development	Director-General Transport and Main Roads	Director-General Communities, Child Safety and Disability Services	Director-General Housing and Public Works	Director-General Environment, Science and Innovation
Roles and Responsibilities	Provide strategic advice to the Queensland Government and relevant stakeholders on the economic impacts of an event and the proposed methods to advance economic recovery.	Coordinate the efficient and effective delivery of road and transport recovery activities.	Lead and coordinate planning and implementation of the Human and Social recovery function in Queensland.	Coordinate efficient and effective information exchange, issues identification and resolution between state agencies, local government, building industry and insurance providers.	Lead and coordinate the planning and implementation of the environmental function of recovery in Queensland.
Key Tasks	Liaise with affected stakeholders and local governments, identify and address issues and risks, and measure the ongoing economic impacts and rate of recovery. Monitor the impacts on the affected area's economic viability and develop strategies to minimise the effects on individuals and businesses (as required). Facilitate linkages with job providers and employment agencies to source labour, re-establish supply chains and undertake joint marketing activities (as required).	Identify isolated communities and assign prioritised resources for recovery works. Develop regional reconstruction projects and activities in collaboration with stakeholders. Develop implementation plans for recovery and reconstruction. Develop, review and submit Disaster Relief Funding Arrangements (DRFA) submissions for approval. Implement recovery and reconstruction plans, including monitoring and reporting.	Support local and district disaster management groups. Administer the Personal Hardship Assistance Program. Establish multi-agency recovery hubs. Provide Social Service system navigation. Provide case coordination for vulnerable people and uninsured rebuilds. Purchase extraordinary relief and recovery services if required.	Facilitate temporary accommodation solutions for displaced people. Provide assistance/ advice to support repair and restoration of state-owned public buildings. Facilitate the coordination of building safety inspections. Provide building advice and information to support community recovery. Provide advice to the building industry supply chain.	Manage environmental risk associated with recovery activities. Repair critical flood monitoring infrastructure. Monitor discharges from impacted mine sites. Repair infrastructure on the protected area estate (national parks and state forests). Manage rural and bushfire hazard mitigation on the protected area estate and unallocated state land.

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The service components of each of the five functions are not necessarily delivered by the lead agency. The lead agency works with multiple private and public sector partners who deal directly with the community and individual families and businesses to achieve recovery.

While these five functions provide the framework for the recovery structure, the final structure depends upon the nature and consequences of an event. For example, events such as cyclones may cause large-scale damage to housing and the built environment and may require more emphasis on infrastructure recovery. Other events, such as pandemics, may require more emphasis on the human-social aspects of recovery.

The LDMG encourages an all-agencies approach to recovery. This involves identifying a range of organisations to support the lead functional agency and the LDMG in implementing an effective recovery over the short-, medium- and long term.

11 CONFIDENTIAL REPORTS

RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275 of the Local Government Act 2012:

11.1 Human Resources Progress and Information Report

This matter is considered to be confidential under Section 275 - b of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees.

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 AUGUST 2024

Date Prepared: 2 September 2024
Author: Coordinator Planning Services
Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for August 2024

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/24/0015	8/08/2024	BTM & S Stankovich C/- Freshwater Planning Pty Ltd 2-8 Karobean Drive Mareeba	Lot 2 on SP298298	MCU - Business and Shops	Decision Stage
RAL/24/0010	19/08/2024	Craig Morris and Cassandra Hallam 29 Carr Road Julatten	Lot 1 on RP731148 and Lot 1 on RP735687	ROL - Boundary Realignment	Application Stage
RAL/24/0011	19/08/2024	Hardy Financial Pty Ltd TTE – Steve Hardy Black Mountain Road and 23-24 Coconut Grove Kuranda	Lot 130 on N157638 and Lot 94 and Lot 95 on SP184838	ROL – Boundary Realignment	Confirmation Stage
OPW/24/0005	16/08/2024	MSF Sugar Limited C/- Gilvear Planning Owen Dalton 1823 Springmount Road Arriga	Lot 1 on SP100452	Operational Works - Earthworks (Installation of Molasses Storage Bladder)	Decision Stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/24/0015	8/08/2024	BTM & S Stankovich C/- Freshwater Planning Pty Ltd	2-8 Karobean Drive Mareeba Lot 2 on SP298298	MCU – Business and Shops	Decision Stage
OPW/24/0003	14/08/2024	The Roman Catholic Trust Corporation for the Diocese of Cairns C/- Clark and Prince Architects	Molver Road Mareeba Lot 3 on RP843505	Operational Works – (Roadworks and Stormwater)	Decision Stage
OPW/24/0005	26/08/2024	MSF Sugar Limited C/- Gilvear Planning Owen Dalton	1823 Springmount Road Arriga Lot 1 on SP100452	Operational Works – Earthworks (Molasses Bladder)	Decision Stage

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

August 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/24/0012	5/08/2024	M K Misener C/- Baker Building Certification	3 Kevin Court Mareeba	Lot 67 on SP321490	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Class 10a Shed GFA Dispensation)
CAR/24/0013	5/08/2024	Hopepham Pty Ltd C/- Northern Building Approvals	Country Road Mareeba	Lot 6 on SP298320	Referral agency response for building work (class 10a shed) assessable against the Mareeba Shire Council Planning Scheme 2016 (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
MC2004/47	27/08/2024	T, D, S & A Adil and H Ahmet C/- Apels Solicitors and Notary	Blacks Road Mareeba	Plan of Lots 21, 22 and 100 on sp349368 (Cancelling lot 100 on SP298292)	3

August 2024 (Regional Land Use Planning)