



AGENDA

Wednesday, 18 June 2025

Ordinary Council Meeting

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

Date: Wednesday, 18 June 2025

Time: 9:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

Order Of Business

1	Members in Attendance	5
2	Apologies/Leave of Absence/Absence on Council Business	5
3	Bereavements/Condolences	5
4	Declaration of Conflicts of Interest	5
5	Confirmation of Minutes	5
6	Business Arising out of Minutes of Previous Meeting	5
7	Deputations and Delegations.....	5
8	Corporate and Community Services	7
8.1	A & A Cifuentes - Reconfiguring a Lot - Subdivision (1 into 2 lots) - Lot 81 on SP179215 - 186 McGrath Road, Mareeba - RAL/25/0006.....	7
8.2	Change of Development Approval - R.A. Building and Services Pty Ltd - Material Change of Use - Short-term Accommodation - Lot 1 on RP745867 - 189 Fichera Road, Mareeba - DA/16/0054	23
8.3	Change of Development Approval - Sutariya Brothers Pty Ltd - Material Change of Use - Service Station and Caretaker's Accommodation - Lot 15 on RP846956 - Malone Road, Mareeba - MCU/21/0014	91
8.4	Change of Development Approval - Reeve and Ocean Pty Ltd - Reconfiguring a Lot - Subdivision (5 Lots into 49 Lots) in Two Stages - Lots 17, 18 & 19 on SP296830, Lot 22 on SP304952 and Lot 20 on N157423 - 112 Barnwell Road, Kuranda - RAL/18/0002.....	169
8.5	R & K Drewitt - Material Change of Use - Office - Lot 2 on M9162 - 57 Marsterson Street, Mutchilba - MCU/25/0006.....	237
8.6	S Ding - Material Change of Use - Nature-based Tourism - Lot 4 on SP289732 - 117 Cedar Park Road, Koah - MCU/25/0005.....	257
8.7	Planning Fees and Charges 2025/26	277
8.8	Adopted Infrastructure Charges Resolution (No.1) 2025.....	289
8.9	Operational Plan 2025/2026	305
8.10	Lease renewal - Telstra Limited - Lease E on Lot 101 SP323214 - Railway Avenue Mareeba	321
8.11	Council Policy Review	323
8.12	General and Finance Fees and Charges 2025/26	367
8.13	Financial Statements Period Ending 31 May 2025	371
8.14	Building, Plumbing and Trade Waste Fees and Charges 2025/26.....	385
8.15	Regional Arts Development Fund (RADF) Advisory Committee and Local Priorities.....	391
9	Infrastructure Services.....	395
9.1	Infrastructure Services, Capital Works Monthly Report - May 2025	395
9.2	Tender Award - T-MSC2025-09 Lloyd Street Sewer Reconstruction Project.....	419

9.3	Infrastructure Services, Disaster Recovery Operations Report - May 2025	423
9.4	T-MSC2025-07 Register of Pre-qualified Suppliers (ROPS) Trades and Professional Services - 1 July 2025 to 30 June 2027	431
9.5	Infrastructure Services, Technical Services Operations Report - May 2025	457
9.6	Application for Permanent Road Closure - Abutting Lot 1 on M6493, Lot 599 SP297026 & Lot 1 MPH3396 - Locality of Mount Mulligan.....	463
9.7	T-MSC2025-02 Register of Pre-qualified Suppliers - Occasional Plant Hire 2025/26	503
9.8	Water Wastewater & Waste Fees and Charges 2025/26	509
9.9	Infrastructure Services, Water and Waste Operations Report - May 2025	517
9.10	Infrastructure Services, Works Section Activity Report - May 2025	523
10	Office of the CEO	529
10.1	Councillor Attendance at LGAQ Annual Conference.....	529
10.2	External Councillor Representation.....	531
10.3	Office Closure for Staff Function	533
10.4	Expression of Interest for Representatives for the Great Wheelbarrow Race Advisory Committee	535
11	Confidential Reports.....	541
	Nil	
12	Business without Notice	541
13	Next Meeting of Council	541
14	For Information	543
14.1	Summary of New Planning Applications & Delegated Decisions For The Month of May 2025	543

- 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 May 2025
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 A & A CIFUENTES - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 81 ON SP179215 - 186 MCGRATH ROAD, MAREEBA - RAL/25/0006

Date Prepared: 23 May 2025

Author: Coordinator Planning Services

Attachments: 1. Proposal Plans [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	A & A Cifuentes	ADDRESS	186 McGrath Road, Mareeba
DATE LODGED	1 April 2025	RPD	Lot 81 on SP179215
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		
FILE NO	RAL/25/0006	AREA	2.714 hectares
LODGED BY	U&i Town Plan	OWNER	A & A Cifuentes
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Emerging Community zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

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

The application is impact assessable and no properly made submissions were received in response to public notification of the application.

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

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	A & A Cifuentes	ADDRESS	186 McGrath Road, Mareeba
DATE LODGED	1 April 2025	RPD	Lot 81 on SP179215
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		

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), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot – Subdivision (1 into 2 lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Plan #1.0	Subdivision Plan – 1 into 2 Lots, 186 McGrath Road, Mareeba	U&i Town Plan	26.03.25

(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, and subject to any alterations:
 - found necessary by the Council’s delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council’s delegated officer prior to the endorsement of the plan of survey for the development, 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 within the conditions of 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 the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.3 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.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Any existing buildings or structures and/or incidental works that straddle the new boundaries must be altered, demolished or removed, as required, to align with the new property boundaries and/or be wholly contained within a new allotment, unless approved by Council's delegated officer.
- 3.7 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with the Queensland Development Code.
- 3.8 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.
- 3.9 Charges

All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.
4. Infrastructure Services and Standards
 - 4.1 Access

The existing shared access crossover must be upgraded/constructed (from the edge of McGrath Road for a minimum distance of 10 metres) in accordance with the FNQROC Development Manual (sealed), to the satisfaction of Council's delegated officer.
 - 4.2 Stormwater Drainage
 - (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Water Supply

A water supply must be provided for each lot via:

- (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or
- (b) on-site water storage tank/s:
 - (i) with a minimum capacity of 90,000L; and
 - (ii) which are installed and connected prior to the endorsement of the survey plan; or
- (c) Water access rights to a perennial watercourse.

4.4 On-Site Wastewater Management

All on-site wastewater disposal associated with the approved development must be in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

4.6 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes.

(D) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

- (b) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable 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) 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.

(e) 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) RELEVANT PERIOD

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

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect);

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

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access approval arising from condition number 4.1

THE SITE

The subject site is described as Lot 81 on SP179215, situated at 186 McGrath Road, Mareeba.

The site is regular in shape, having an area of 2.714 hectares with a frontage of approximately 89.5 metres to McGrath Road. McGrath Road is formed to bitumen sealed standard for the entire frontage with the site.

The site is improved by two (2) dwelling houses and multiple domestic outbuildings scattered throughout. An unnamed waterway traverses the north-west corner of the site and the entire site is mapped as being within a potential flood hazard area.

The site is serviced by the reticulated electricity and telecommunication infrastructure. On-site water supply and effluent disposal systems support each dwelling house.

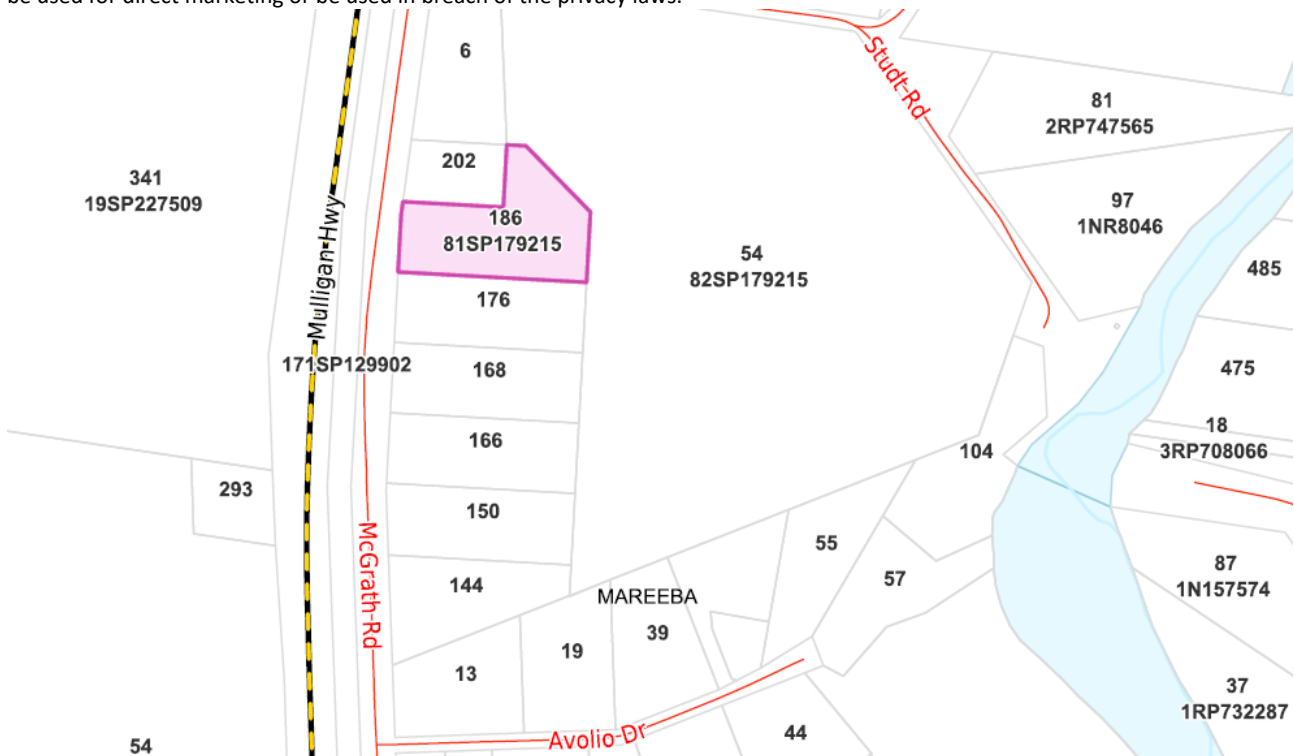
All adjoining properties are zoned Emerging Community under the Planning Scheme and are rural/rural residential in character.



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,

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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot – Subdivision (1 into 2 lots) in accordance with the plans shown in **Attachment 1**.

The details of the proposed allotments are as follows:

- Lot 1 – 1.31 hectares, 77.5 metres frontage to McGrath Road;
- Lot 2 - 1.4 hectares, 12 metres frontage to McGrath Road.

Both proposed lots will contain one of the established dwelling houses and some outbuildings. Each dwelling house will retain their associated onsite effluent disposal system.

A water bore is available to proposed Lot 1 and a water supply will be conditioned for proposed Lot 2.

Access to both proposed lots will be provided via shared driveway off McGrath Road. The McGrath Road access will require upgrading to the latest FNQROC Development Manual standard.

Both allotments will be serviced by reticulated electricity and telecommunication services.

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. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- ‘Areas of Ecological Significance’ does not identify as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> ▪ Investigation Area Natural Environment Elements <ul style="list-style-type: none"> ▪ Biodiversity Areas
Zone:	Emerging Community zone
Preferred Area/Precinct:	Precinct G - Mareeba Northern Expansion
Overlays:	Airport Environs overlay Environmental significance overlay Flood hazard overlay Transport infrastructure overlay

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

3.3.8 Element—Urban expansion and investigation areas

3.3.8.1 Specific outcomes

- (1) *Urban expansion areas and investigation areas* are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.

Comment

Given the flood hazard constraints of the site and the surrounding properties, there is very limited prospects of any structure planned development occurring in the future.

The proposed subdivision is receiving a positive recommendation on the basis that each lot will contain an existing dwelling house and there is no increase in dwellings within the flood hazard area.

- (2) Well-serviced and designed greenfield residential development occurs in *urban expansion areas* of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.

Comment

The proposed development is infill and will not require additional services.

- (3) *Urban expansion areas* in Mareeba provide a range of housing options and aim for density targets of twelve dwellings per hectare by 2031.

Comment

Given the flood hazard constraints of the site and the surrounding properties, there is very limited prospects of any structure planned development occurring in the future.

The proposed subdivision is receiving a positive recommendation on the basis that each lot will contain an existing dwelling house and there is no increase in dwellings within the flood hazard area.

3.3.8.2 Land use strategies

- (1) *Investigation areas* are to be investigated to accommodate future development beyond the life of the planning scheme. *Investigation areas* are not to be developed unless there is an insufficient supply of land for the purpose intended to be developed. The purpose of development in an *investigation area* should promote a logical land use pattern, having regard to nearby land use and the established hierarchy of *activity centres*. In the instance that new or expanded areas are investigated, these are to be supported by detailed land use investigations that must demonstrate:
 - (a) need for land for the proposed land use;
 - (b) mitigation or avoidance of impacts on sensitive receiving environments;
 - (c) where involving good quality agricultural land:
 - (i) there is no alternative land available that is not good quality agricultural land; and
 - (ii) the need for future development represents a public benefit.
 - (d) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance
 - (e) consistency with the Strategic Framework.
 - (f) consistency with State and Regional Planning requirements.

Comment

Given the flood hazard constraints of the site and the surrounding properties, there is very limited prospects of any structure planned development occurring in the future.

The proposed subdivision is receiving a positive recommendation on the basis that each lot will contain an existing dwelling house and there is no increase in dwellings within the flood hazard area.

The proposed development does not conflict with the strategic framework.

Relevant Developments Codes

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

- 6.2.4 Emerging community zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Emerging community zone code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Mareeba local plan code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Airport environs overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Environmental significance overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Flood hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

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

Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

All development works will be conditioned to be designed and constructed in accordance with the FNQROC Development Manual.

Adopted Infrastructure Charges Notice

As both proposed allotments will contain a lawfully established dwelling house, no additional vacant allotment will be created.

No infrastructure charge is payable for the development.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Not applicable.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 23 April 2025 to 15 May 2025. The applicant submitted the notice of compliance on 16 May 2025 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Compliance with the Emerging Community Zone Code, Mareeba Local Plan Code, Flood Hazard Code and Reconfiguring a Lot Code is summarised as follows:

Emerging Community Zone Code**PO7 Structure planning**

Development occurs as outlined in a Structure Plan that:

- (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning;*
- (b) takes into consideration land use need and the type, scale, density of proposed urban development;*
- (c) includes a road network that:*
 - (i) is logically designed;*
 - (ii) can be delivered sequentially;*
 - (iii) includes an urban morphology that is consistent with the surrounding area;*
 - (iv) provides pedestrian links to centres and open space;*
- (d) locates any non-residential development:*
 - (i) on major roads;*
 - (ii) where not introducing non-residential traffic to residential streets; and*
 - (iii) to provide the day to day needs of the immediate residential community;*
- (e) scales any non-residential development to:*
 - (i) be consistent with the scale of surrounding residential development;*
 - (ii) not undermine the viability of nearby centres or the centres network; and*
 - (iii) not unduly detract from the amenity of nearby residences.*

AO7

No acceptable outcome provided.

Comment

Given the flood hazard constraints of the site and the surrounding properties, there is very limited prospects of any structure planned development occurring in the future.

This current subdivision is only receiving a positive recommendation on the basis that each lot will contain an existing dwelling house and there is no increase in dwellings within the flood hazard area.

Mareeba Local Plan Code**PO17 If in the Northern investigation precinct**

Development does not compromise the long term future urban intent of this precinct.

AO17

No acceptable outcome is provided.

Comment

Given the flood hazard constraints of the site and the surrounding properties, there is very limited prospects of any structure planned development occurring in the future.

This current subdivision is only receiving a positive recommendation on the basis that each lot will contain an existing dwelling house and there is no increase in dwellings within the flood hazard area.

Flood Hazard Overlay Code

PO10 Significant flood hazard area, Low flood hazard area or Potential flood hazard area

Development, where involving a Material change of use or Building work, is located and designed to:

- (a) maintain hydrological function of the premises;*
- (b) not increase the number of people calculated to be at risk from flooding;*
- (c) minimises the flood impact on adjoining premises;*
- (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;*
- (e) reduce the carriage of debris in flood waters;*
- (f) reduce property damage; and*
- (g) provide flood immune access to buildings.*

Comment

Both proposed lots will contain an established dwelling house.

The proposed development will not increase the number of people or property at risk from flooding.

Reconfiguring a Lot Code

PO1

Lots include an area and frontage that:

- (a) is consistent with the design of lots in the surrounding area;*
- (b) allows the desired amenity of the zone to be achieved;*
- (c) is able to accommodate all buildings, structures and works associated with the intended land use;*
- (d) allow the site to be provided with sufficient access;*
- (e) considers the proximity of the land to:*
 - (i) centres;*
 - (ii) public transport services; and*
 - (iii) open space; and*
- (f) allows for the protection of environmental features; and*
- (g) accommodates site constraints.*

AO1.1

*Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.*

Comment

The proposed development does not meet Table 9.4.4.3B minimum requirements for lot size and frontage and must be assessed against PO1.

The proposed allotments are consistent with the design of lots in the local vicinity. The proposed lots will remain rural residential in nature.

The proposed development provides for residential amenity, good access, is within close proximity to Mareeba and does not involve vegetation clearing.

The proposed lots comply with PO1.



Legend located on next page

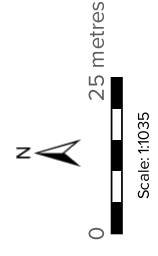
Subdivision Plan - 1 into 2 Lots

186 McGrath Road, Mareeba (Lot 81 on SP179215) Plan#1.0, Dated 26.03.25, prepared by U&I Town Plan



16°57'15"S 145°25'4"E

16°57'23"S 145°25'4"E



Printed at: A3
Print date: 26/3/2025
Not suitable for accurate measurement.
Projection: Web Mercator EPSG:102100 (3857)
For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>
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8.2 CHANGE OF DEVELOPMENT APPROVAL - R.A. BUILDING AND SERVICES PTY LTD - MATERIAL CHANGE OF USE - SHORT-TERM ACCOMMODATION - LOT 1 ON RP745867 - 189 FICHERA ROAD, MAREEBA - DA/16/0054

Date Prepared: 26 May 2025

Author: Coordinator Planning Services

Attachments: 1. [Current Decision Notice dated 20 January 2021](#) ↓
 2. [Request to Change Approval dated 17 April 2025](#) ↓

APPLICATION		PREMISES	
APPLICANT	R.A. Building and Services Pty Ltd	ADDRESS	189 Fichera Road, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	28 April 2025	RPD	Lot 1 on RP745867
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Short-term Accommodation		
FILE NO	DA/16/0054	AREA	15.03 hectares
LODGED BY	wildPLAN Pty Ltd	OWNER	R.A. Function Services Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 21 December 2016, subject to conditions.

The application was impact assessable and no properly made submissions were received in response to public notification of the application.

wildPLAN Pty Ltd, acting on behalf of the applicant, has subsequently lodged an application to change the development approval through the introduction of staging of the development (including car parking) and the deferral of Condition 4.2 – Roadworks - External Construction to Stage 2.

The applicant states that it is intended to complete Stage 1 (three (3) blocks containing 12 cabins) within the currency period, ensuring that the site, as seen from the public domain will have a significantly improved amenity outcome at or before 21 June 2026.

It is recommended that the application be approved in full.

OFFICER’S RECOMMENDATION

It is recommended that:

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

APPLICATION		PREMISES	
APPLICANT	R.A. Building and Services Pty Ltd	ADDRESS	189 Fichera Road, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	17 April 2025	RPD	Lot 1 on RP745867
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Short-term Accommodation		

and in accordance with the Planning Act 2016, the following

- (a) The approved plan/s of Council’s Decision Notice issued on 20 January 2021 be amended as follows:

~~The approved plans and / or documents for this development approval are listed in the following tables~~ **Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
<u>020</u>	<u>Site Plan</u>	<u>CA Architects</u>	<u>29/05/2019</u>
0986_SK A005	Location Plan	CA Architects	11/08/2016
0986_SK A010	Proposed Site Plan	CA Architects	11/08/2016
0986_SK A021	Proposed Site Plan with Satellite	CA Architects	11/08/2016
0986_SK A51	Site - Typical Module	CA Architects	11/08/2016
0986_SK A081	Streetscape	CA Architects	11/08/2016
0986_SK A901	Typical Unit Image	CA Architects	11/08/2016
0986_SK A401	Elevations	CA Architects	11/08/2016
0986_SK A501	Sections	CA Architects	11/08/2016
0986_SK A100	Plan - Lower Level	CA Architects	11/08/2016
0986_SK A101	Plan - Upper Level	CA Architects	11/08/2016

- (b) Condition 4.2 of Council’s Decision Notice issued on 20 January 2021 be amended as follows:

4.2 Roadworks – External Construction

~~Prior to the commencement of the use~~ **commencement of the use of Stage 2**, the following sections of Fichera Road must be widened to a 6.5 metre bitumen sealed width (1.25m either side) in accordance with D1.4 (Road Class 100 - 999) of the FNQROC Development Manual:

- from the Fichera/Tinaroo Creek Road intersection kerbing to the point in which the existing sealed width reaches 6.5 metres approaching the Tinaroo Creek Bridge (approximate distance of 250 metres); and
- from a point approximately 20 metres north of the site access (where the pavement width falls below 6.5 metres) to a point approximately 500 metres north along Fichera Road (where the pavement width widens to 6.5 metres).

A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road sections to bind the widening works with the existing bitumen.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

- (c) Condition 4.4 of Council's Decision Notice/Negotiated Decision Notice issued on 20 January 2021 be amended as follows:

4.4 Car Parking/Internal Driveways

- 4.4.1 The applicant/developer must ensure the development is provided with at least 104 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

On-site car parking is to be delivered in accordance with the approved plans and implemented via the following stages:

- **Stage 1 – 8**
Establishment of 12 on-site car parking spaces per stage.
- **Stage 9**
Establishment of 8 on-site car parking spaces.

- 4.4.2 The internal driveway servicing the development must be widened to a width of at least 6 metres for its entire length and should include speed control devices to minimise dust nuisance.

- 4.4.3 All car parking spaces and internal roads must be surfaced to at least a compacted gravel standard, delineated, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

- 4.4.4 Prior to works commencing, the developer must submit engineering plans and specifications for the construction of proposed car parking facilities and internal driveways demonstrating:

- Compliance with Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities (if required);

- *Compliance with Australian Standard AS1428:2001 – Design for Access and Mobility.*

2. A Notice of Decision on Request to Change a Development Approval be issued to the applicant advising of Council's decision.

THE SITE

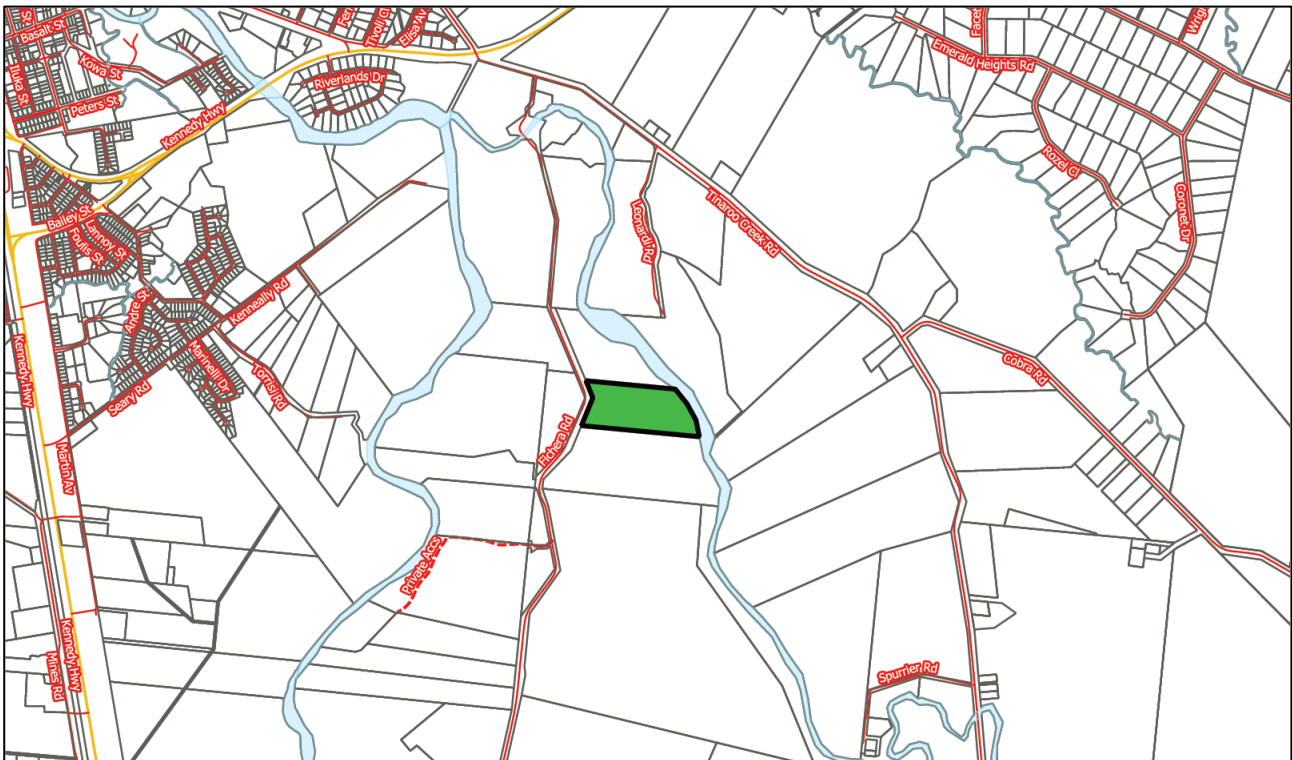
The subject site is situated at 189 Fichera Road, Mareeba and is described as Lot 1 on RP745867. The site is generally regular in shape with a total area of 15.03 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains approximately 267 metres of frontage to Fichera Road, which is constructed to a 4m wide bitumen sealed standard with narrow gravel shoulders for the extent of the frontage. The site is currently accessed off Fichera Road via a single gravel/bitumen crossover.

The site is improved by de Brueys Boutique Winery. Infrastructure associated with the winery is clustered adjacent the southern boundary of the site and includes a cellar, wine production/storage areas, machinery shed, caretaker's residence, greenhouse, wedding chapel/gazebo, two (2) indoor reception venues (100-120 seats), open air deck (120 seats) and associated catering facilities. Multiple mature fruit orchards are located across the site as well as a large dam situated behind the winery.



Map Disclaimer:

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



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The site generally falls from the south-west to the north-east, draining into Tinaroo Creek which adjoins the eastern boundary. The majority of the land has been cleared with the exception of some mature vegetation retained towards the centre of the site and along Tinaroo Creek.

BACKGROUND AND CONTEXT

Council, at its Ordinary Meeting on 21 December 2016 approved an application made by Urban Sync on behalf of CA Architects (acting for R.A. Function Services Pty Ltd) for a development permit for material change of use - short-term accommodation on land described as Lot 1 on RP745867, situated at 189 Fichera Road, Mareeba. The approval authorised the construction of 108 short-term accommodation units (in blocks of 4 units) on-site for use as tourist accommodation.

In December 2020, a request was lodged to extend the currency period of the approval for a further 4 years. At the time, concerns were raised by nearby residents in relation to a potential loss of privacy and overlooking caused by the siting of the northern row of units. To address these concerns, the applicant committed to the installation of privacy screening on the top floor balconies of unit blocks 5, 7, 9, 11 and 13 and the establishment of landscape buffering along the Fichera Road frontage and northern site boundary was brought forward to 30 June 2021. These changes were secured by way of a minor change application in January 2021.

Council, at its Ordinary Meeting on 20 January 2021 approved the minor change application and granted a 4-year extension to the currency period. An amended decision notice was issued to the applicant on 20 January 2021 (**Attachment 1**).

To date, building works on site have commenced, with all 27 modular accommodation blocks positioned on site ready for fit-out. The landscaping buffer has been planted and is progressing well.

The development approval remains current until **21 June 2026** due to several Ministerial COVID extension notices.

wildPLAN Pty Ltd, now acting on behalf of the applicant, has subsequently lodged an application to change the development approval (**Attachment 2**) through the introduction of staging of the development (including car parking) and the amendment of Condition 4.2 – Roadworks - External Construction and Condition 4.4.1 - Car Parking/Internal Driveways.

Specifically, the following key aspects are being proposed:

- Staged Development Approach:
 - The overall development would be divided into 9 stages, each incorporating three (3) blocks (12 cabins).
- Council Road Widening:
 - The road widening condition (Condition 4.2) is sought to be deferred to Stage 2 of the development, rather than being undertaken prior to commencement.

ASSESSMENT AND DECISION REQUIREMENTS

Request to Change Development Approval

Minor change for a development approval - Planning Act 2016

Schedule 1: Substantially different development (Development Assessment Rules)

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

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

Minor change means a change that-

- (a) *for a development application (not applicable).*
- (b) *for a development approval-*
 - (i) *Would not result in substantially different development; and*
 - (ii) *If a development application for the development, including the change, were made when the change application is made would not cause-*
 - (A) *the inclusion of prohibited development in the application; or*
 - (B) *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) *referral to extra referral agencies, other than the chief executive; or*
 - (D) *a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or*

- (E) *public notification if public notification was not required for the development application.*
2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change-*
 - (a) *made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) *made to a development application in accordance with part 6;*
 - (c) *made to a development application after the appeal period.*
 3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
 4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
 - (a) *involves a new use; or*
 - (b) *result in the application applying to a new parcel of land; or*
 - (c) *dramatically changes the built form in terms of scale, bulk and appearance; or*
 - (d) *change the ability of the proposed development to operate as intended; or*
 - (e) *removes a component that is integral to the operation of the development; or*
 - (f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
 - (g) *introduces new impacts or increase the severity of known impacts; or*
 - (h) *removes and incentive or offset component that would have balanced a negative impact of the development; or*
 - (i) *impacts on infrastructure provisions.*

Comment

The proposed changes to the development approval as outlined below constitutes a *minor change* to the approval.

Assessing and deciding applications for minor changes

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

- *The information the applicant included with the application*

Comment

The details of the request to change the approval was provided by the applicant in a letter to Council dated 17 April 2025 (**Attachment 2**). The requested changes and Council officer response/s are addressed below.

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

Comment

The original development application was impact assessable and no submissions were received during the public notification period.

Following the commencement of building works, concerns were raised by nearby residents in relation to privacy and overlooking as a result of the position of the northern row of units which will predominately have views to the north.

To address these concerns, the applicant committed to the installation of privacy screening on the top floor balconies of unit blocks 5, 7, 9, 11 and 13. Further the planting of the landscape buffering along the Fichera Road frontage and northern site boundary was brought forward to 30 June 2021. These changes were secured by way of a minor change to the development approval which was approved by Council on 20 January 2021.

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

Comment

No pre-request response notice or response notice was received.

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

Comment

The requested changes and responses are addressed below.

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

Comment

No other matter is considered relevant.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

Approved Plans

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

Plan/Document Number	Plan/Document Title	Prepared by	Dated
0986_SK A005	Location Plan	CA Architects	11/08/2016
0986_SK A010	Proposed Site Plan	CA Architects	11/08/2016
0986_SK A021	Proposed Site Plan with Satellite	CA Architects	11/08/2016
0986_SK A51	Site - Typical Module	CA Architects	11/08/2016
0986_SK A081	Streetscape	CA Architects	11/08/2016
0986_SK A901	Typical Unit Image	CA Architects	11/08/2016
0986_SK A401	Elevations	CA Architects	11/08/2016
0986_SK A501	Sections	CA Architects	11/08/2016
0986_SK A100	Plan - Lower Level	CA Architects	11/08/2016
0986_SK A101	Plan - Upper Level	CA Architects	11/08/2016

Request by Applicant

The proposed Minor Change has regard to the timely delivery of the proposed development, being the establishment of Short-Term Accommodation involving 27 blocks (4x cabins per block), totalling 108 cabins. We identify that the scale of the project, undertaken as a whole, is an impediment to its delivery.

More specifically, this Change Application seeks to introduce a staged development approach for the approved Short-Term Accommodation. The proposal aims to divide the development into 9 stages. Each stage would involve the construction of three (3) blocks containing 12 cabins.

It is intended to construct and commence Stage 1 within the currency period, ensuring that the site, as seen from the public domain will have a significantly improved amenity outcome at or before 21 June 2026.

Response

The applicant requests that the approved plans be amended to allow for the development to be delivered in stages.

It is recommended that the approved plans be amended as follows:

~~The approved plans and / or documents for this development approval are listed in the following tables~~ **Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
<u>020</u>	<u>Site Plan</u>	<u>CA Architects</u>	<u>29/05/2019</u>
0986_SK A005	Location Plan	CA Architects	11/08/2016
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0986_SK A501	Sections	CA Architects	11/08/2016
0986_SK A100	Plan - Lower Level	CA Architects	11/08/2016
0986_SK A101	Plan - Upper Level	CA Architects	11/08/2016

Condition 4.2 – Roadworks – External Construction

4.2 Roadworks – External Construction

Prior to the commencement of the use, the following sections of Fichera Road must be widened to a 6.5 metre bitumen sealed width (1.25m either side) in accordance with D1.4 (Road Class 100 - 999) of the FNQROC Development Manual:

- *from the Fichera/Tinaroo Creek Road intersection kerbing to the point in which the existing sealed width reaches 6.5 metres approaching the Tinaroo Creek Bridge (approximate distance of 250 metres); and*
- *from a point approximately 20 metres north of the site access (where the pavement width falls below 6.5 metres) to a point approximately 500 metres north along Fichera Road (where the pavement width widens to 6.5 metres).*

A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road sections to bind the widening works with the existing bitumen.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

Request by Applicant

The applicant requests that Condition 4.2 be amended to require the completion of the external roadworks prior to the commencement of Stage 2.

This would allow Stage 1 (Unit blocks 01, 02 & 03) to take place prior to the construction of the external roadworks.

It is intended to construct and commence Stage 1 within the currency period, ensuring that the site, as seen from the public domain will have a significantly improved amenity outcome at or before 21 June 2026.

The applicant has provided the following commentary in support of the deferral of Condition 4.2 to Stage 2:

4.0 Road Widening

The road widening condition (Condition 4.2) is sought to be deferred to Stage 2 of the development, rather than being undertaken prior to commencement.

Since the development was originally approved by Council in 2016, updated traffic data has been obtained from Council. Council has provided the dataset for the Fichera Road Intersection Tinaroo Creek Road, which is included in **Schedule 3**.

Table 2 overleaf provides a comparison between the 2016 vs the updated 2021 dataset. It breaks this down in the context of the development to delineate the potential increase in vehicle trips per day without the development vs Stage 1 of the development.

Stage 1 of the proposed development includes 12 short-term accommodation cabins. Based on expected occupancy and trip generation rates, this stage is anticipated to result in an increase of approximately 21.6 vehicle trips per day (vpd) on average. This figure accounts for the assumption that 40% of trips generated by the accommodation will be multipurpose trips that would have occurred regardless of the new development². The resulting increase in traffic represents a 3.75% rise in daily vehicle trips on the external road network i.e. Stage 1 represents a less than 5% change in traffic conditions³ and we request that Council defer Condition 4.2 to Stage 2 of the development.

² As per the approved Traffic Impact Assessment prepared by UPD (Report #MIS0216/R01 REV: A Dated: 5 September 2016).

³ Based on interpolation of UDP analysis in the context of 2021 traffic data.

Table 2: Fichera Road Intersection Tinaroo Creek Road dataset comparison

Vehicle trips per day	
2016 Data (estimation) ⁴	450 vpd
2021 Data (actual) ⁵	513 (5,703 vehicle trips over 11,116 days).
Difference (2021 vs 2016)	63 vpd (14% increase in background traffic)
Design horizons	
Ultimate Design horizon (108 cabins)	194 vpd (1.8 vpd per cabin (194 vpd / 108))
Stage 1 design horizon (12 cabins)	21.6 vpd (1.8vpd x 12)
2021 Compound Rate (3% per annum)	
2026 estimation (without development)	577 vpd (513 x 3% compound p/a)
2026 estimation (with Stage 1)	601.6 vpd (577 vps+ 21.6 vpd)
Total Increase for Stage 1	3.75% increase



Figure 1: Existing (2021) seasonal peak daily traffic volumes without development

⁴ Mareeba Shire Council had no traffic count data available for Fichera Road. However, in the 2016 Traffic Impact Assessment prepared by UPD, Council estimated Fichera Road carries around 200 vehicles per day (vpd) normally with traffic increasing to around 400vpd to 450vpd during cane crushing season and during tourist season.

⁵ Refer Schedule 3 - [Fichera Road] Intersection Tinaroo Creek Road @ Ch 70 <100>. 2021 data has been used as recommended by Council.



Figure 2: Estimated design horizon (2026) seasonal peak daily traffic volumes without development



Figure 3: Estimated development generated daily traffic volumes

Additionally, we note that the proposed development does not trigger a change in Rural Design Criteria i.e. Fichera Road has a Rural Road Element category of 100-999 vpd, and the proposed development does not trigger a rural collector (1000-2999 vpd) in Stage 1.⁶

⁶ Table D1.4 – Rural Road Elements in FNQROC Development Manual, Design Manual D1 – Road Geometry (Version No. 05/23).

Response

The less than 5% change in traffic conditions arising from Stage 1 represents a low risk for Council.

The proposal to proceed with Stage 1 to completion before the end of the development approval currency period on 21 June 2026 will provide Council with invaluable information to inform any future application to extend the currency period.

The applicant's stated intention to have Stage 1 achieve a significantly improved amenity outcome at or before 21 June 2026 is welcomed.

It is recommended that Condition 4.2 be amended to reflect the requested change as follows:

4.2 Roadworks – External Construction

*Prior to the ~~commencement of the use~~ **commencement of the use of Stage 2**, the following sections of Fichera Road must be widened to a 6.5 metre bitumen sealed width (1.25m either side) in accordance with D1.4 (Road Class 100 - 999) of the FNQROC Development Manual:*

- *from the Fichera/Tinaroo Creek Road intersection kerbing to the point in which the existing sealed width reaches 6.5 metres approaching the Tinaroo Creek Bridge (approximate distance of 250 metres); and*
- *from a point approximately 20 metres north of the site access (where the pavement width falls below 6.5 metres) to a point approximately 500 metres north along Fichera Road (where the pavement width widens to 6.5 metres).*

A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road sections to bind the widening works with the existing bitumen.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

Condition 4.4 – Car Parking/Internal Driveways

4.4 Car Parking/Internal Driveways

- 4.4.1 *The applicant/developer must ensure the development is provided with at least 104 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.*
- 4.4.2 *The internal driveway servicing the development must be widened to a width of at least 6 metres for its entire length and should include speed control devices to minimise dust nuisance.*
- 4.4.3 *All car parking spaces and internal roads must be surfaced to at least a compacted gravel standard, delineated, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.*

4.4.4 *Prior to works commencing, the developer must submit engineering plans and specifications for the construction of proposed car parking facilities and internal driveways demonstrating:*

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

Request by Applicant

The applicant requests that Condition 4.4.1 be amended to allow for the delivery of on-site car parking for the respective stages.

Response

It is recommended that Condition 4.4 be amended to reflect the requested change as follows:

4.4 *Car Parking/Internal Driveways*

4.4.1 *The applicant/developer must ensure the development is provided with at least 104 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.*

On-site car parking is to be delivered in accordance with the approved plans and implemented via the following stages:

- **Stage 1 – 8**
Establishment of 12 on-site car parking spaces per stage.
- **Stage 9**
Establishment of 8 on-site car parking spaces.

4.4.2 *The internal driveway servicing the development must be widened to a width of at least 6 metres for its entire length and should include speed control devices to minimise dust nuisance.*

4.4.3 *All car parking spaces and internal roads must be surfaced to at least a compacted gravel standard, delineated, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.*

4.4.4 *Prior to works commencing, the developer must submit engineering plans and specifications for the construction of proposed car parking facilities and internal driveways demonstrating:*

- *Compliance with Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;*

- *Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities (if required);*
- *Compliance with Australian Standard AS1428:2001 – Design for Access and Mobility.*

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

20 January 2021

Planning Officer: Carl Ewin
 Direct Telephone: 4086 4656
 Our Reference: BM:CE:nj
 Your Reference: 16-137

CA Architects
 C/- Urban Sync Pty Ltd
 PO Box 2970
 CAIRNS QLD 4870

Dear Applicant/s

**Minor Change to Existing Approval & Extension to Currency Period
 Planning Act 2016**

I refer to your request dated 12 October 2020 & 7 January 2021 to make a minor change to an existing approval and to extend the currency period for an existing approval granted on 21 December 2016. On 20 January 2021, Council decided your requested changes.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: DA/16/0054
 Street Address: 189 Fichera Road, Mareeba
 Real Property Description: Lot 1 on RP745867
 Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

The following type of approval has been issued:

Development Permit for Material Change of Use - Short-Term Accommodation

In relation to the request to make a change to the existing approval, Council decided to:

- A. Approve a change to condition 4.5;
- B. Approve the inclusion of condition 4.9.

In relation to the request to extend the relevant period for this approval, Council decided to extend the relevant period for 4 years from 21 December 2020 to 21 December 2024.

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

Document Set ID: 3907784
 Version: 2, Version Date: 28/01/2021

CURRENCY PERIOD OF APPROVAL

The relevant period for this development approval will now end on 21 December 2024.

CONSOLIDATED ASSESSMENT MANAGER CONDITIONS**(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit 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 demonstrate to 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 additional payment condition/s within these conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All 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.

Mareeba Shire Council

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

3.5 Noise Nuisance

3.5.1 The applicant/developer must ensure the approved short term accommodation use is operated and managed (including noise generated by guests) to not exceed a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

3.5.2 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.

3.6 Waste Management

The applicant shall ensure there is no on site disposal of refuse associated with the approved use unless such refuse is disposed of in refuse bins provided in accordance with the following:

- (i) No refuse is to be stored on site outside the refuse bins at any time.
- (ii) On site refuse storage area for all refuse bins must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

3.7 Flood Immunity

All new habitable buildings must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above 100 ARI year level.

No filling or excavation is to occur below the Q100 flood hazard level.

3.8 Bushfire Management

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

3.8a Length of Stay

The maximum length of stay for guests must not typically exceed 3 consecutive months, unless otherwise approved by Council's delegated officer.

Mareeba Shire Council

3.9 Signage

- 3.9.1 No more than 1 advertising sign for the approved development is permitted on the subject site.
- 3.9.2 The sign must not exceed a maximum sign face area of 6m² and must not move, revolve, strobe or flash.
- 3.9.3 The sign must be kept clean, in good order and safe repair for the life of the approval.
- 3.9.4 The sign must be removed when no longer required.
- 3.9.5 The erection and use of the advertisement must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions.

3.10 Notification of Potential Rural Zone Impacts

The applicant is to erect a sign at or near the reception building advising guests that the subject land is zoned Rural under the Mareeba Shire Council Planning Scheme - July 2016 and is in a rural locality. The signage should generally state the following:

"Guest should take note:

- *The locality may be used for intensive rural uses;*
- *Guests may experience off site effects from rural activities, including noise, sprays and dust that may cause a loss of residential amenity. Existing and/or self-assessable agricultural and rural uses in the locality have a 'right to farm' or a right to legally continue the use."*

3.11 Slope Stability

For any building work proposed on a slope of 15% or greater, the applicant/developer must provide Council with a site specific geotechnical report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that certifies:

- the long term stability of the development site; and
- that the development site will not be adversely affected by land slide/slip activity originating on sloping land above the development site.

Mareeba Shire Council

4. Infrastructure Services and Standards

4.1 Access

The site's existing access crossover must be upgraded/constructed (from the edge of Fichera Road to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer. The access must be widened to accommodate two directional traffic.

4.2 Roadworks – External Construction

Prior to the commencement of the use, the following sections of Fichera Road must be widened to a 6.5 metre bitumen sealed width (1.25m either side) in accordance with D1.4 (Road Class 100 - 999) of the FNQROC Development Manual:

- from the Fichera/Tinaroo Creek Road intersection kerbing to the point in which the existing sealed width reaches 6.5 metres approaching the Tinaroo Creek Bridge (approximate distance of 250 metres); and
- from a point approximately 20 metres north of the site access (where the pavement width falls below 6.5 metres) to a point approximately 500 metres north along Fichera Road (where the pavement width widens to 6.5 metres).

A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road sections to bind the widening works with the existing bitumen.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.3 Stormwater Drainage/Water Quality

4.3.1 As part of any subsequent application for Operational Works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

4.3.2 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.

4.3.3 As part of any subsequent application for operational works the applicant must also provide a Stormwater Quality Management Plan

and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.

4.3.4 The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.

4.3.5 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.

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

4.4 Car Parking/Internal Driveways

4.4.1 The applicant/developer must ensure the development is provided with at least 104 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

4.4.2 The internal driveway servicing the development must be widened to a width of at least 6 metres for its entire length and should include speed control devices to minimise dust nuisance.

4.4.3 All car parking spaces and internal roads must be surfaced to at least a compacted gravel standard, delineated, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.4.4 Prior to works commencing, the developer must submit engineering plans and specifications for the construction of proposed car parking facilities and internal driveways demonstrating:

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

4.5 Landscape and Fencing

Prior to the commencement of the use, the applicant / developer must prepare and submit a landscape plan in accordance with Planning Scheme Policy 6 for consideration and approval by Council's Delegated Officer. The landscape plan must include the following:

- (i) A minimum three (3) metre wide landscape buffer along the Fichera Road frontage of the site, north of the site access to the north-west corner of the site.
- (ii) A minimum two (2) metre wide landscape strip along the Fichera Road frontage of the site, south of the site access and up to the existing fruit trees at the southern end of the site.
- (iii) a minimum three (3) metre wide landscape buffer along the northern boundary of the site for a length of 50m from the north-west corner of the site.
- (iv) a minimum two (2) metre wide landscape buffer along the northern boundary of the site starting from the edge of the three (3) metre buffer (as outlined above in (iii)) to a point adjacent the easternmost accommodation unit.
- (v) a minimum of one (1) shade tree for every six (6) parking spaces.
- (vi) any landscaping proposed amongst the 27 cabin blocks.

Landscaping associated with points (i), (ii), (iii) and (iv) should include ground cover, shrubs and trees that will grow to form an effective buffer of no less than six (6) metres in height. Existing mango trees are able to be used as part of the landscape buffers. **Landscaping associated with points (i), (ii), (iii) and (iv) must be planted, mulched and irrigated prior to 30 June 2021 or a later date where strictly agreed to by Council.**

All remaining Landscaping **associated with points (v) and (vi) must works shall** be undertaken prior to the commencement of the use. **and All Landscaping** must be mulched, irrigated and maintained for the life of the development and to the satisfaction of Council's Delegated Officer.

4.6 Lighting

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

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

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

4.7 Water Supply

- (i) The development must be provided with a potable water supply that satisfies 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).
- (ii) All non-potable water supplied to the development must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

4.8 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.

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.

4.9 Privacy Screening

- 4.9.1 Prior to the occupation of any top floor accommodation unit in Unit Blocks 5, 7, 9, 11 and 13, the applicant/developer must ensure directional privacy screening is installed external to the top floor balconies of Units contained in Unit Blocks 5, 7, 9, 11 and 13 to effectively screen from view the dwelling and immediate surrounding yard of northern adjoining Lot 2 on RP745867.

Mareeba Shire Council

4.9.2 Once the landscape buffering required by Condition 4.5 has reached maturity and, in the opinion of Council's delegated officer is providing an effective visual buffer to protect the privacy and amenity of northern adjoining Lot 2 on RP745867, the privacy screening required by Condition 4.9.1 may be removed at the discretion of the applicant/developer.

5. Additional Payment Condition (section 650 of the Sustainable Planning Act 2009)
- 5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.
- 5.2 The applicant/developer must pay \$85,845.00 as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.
- 5.3 The trunk infrastructure for which the payment is required is:
- The trunk transport network servicing the land (\$85,845.00)
- 5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.
- 5.5 If the developer elects to provide part of the trunk infrastructure the developer must:
- Discuss with Council's delegated officer the part of the works to be undertaken;
 - Obtain the necessary approvals for the part of the works;
 - Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
 - Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
 - Comply with the reasonable direction of Council officers in relation to the completion of the works;
 - Complete the works to the standards required by the Council; and
 - Complete the works prior to endorsement of the plan of subdivision.
- 5.6 The value, as agreed by Council's delegated officer, of the external works required under Condition 4.2 will be credited towards the additional payment required under Condition 5.2. Any credit will not exceed \$85,845.00.

Mareeba Shire Council

REFERRAL AGENCY CONDITIONS

The referral agencies applicable to this application are:

MATERIAL CHANGE OF USE				
<p>All State Transport Infrastructure An aspect of development identified in schedule 9 that—</p> <p>(a) is for a purpose mentioned in schedule 9, column 1; and</p> <p>(b) meets or exceeds the threshold—</p> <p>(i) for development in LGA population 1— mentioned in schedule 9, column 2 for the purpose; or</p> <p>(ii) for development in LGA population 2— mentioned in schedule 9, column 3 for the purpose.</p> <p>However, if the development is for a combination of purposes mentioned in the same item of schedule 9, the threshold is for the combination of purposes and not for each purpose individually.</p>	<p>Sch 7, Table 3, item 2</p>	<p>Department of Transport & Main Roads</p>	<p>Concurrence</p>	<p>State Assessment & Referral Agency (SARA) Department of Infrastructure, Local Government & Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dilgp.qld.gov.au</p> <p>SARA is supported by MyDAS— a new online system that allows an applicant to prepare and lodge or refer applications to DSDIP, as the single state assessment and referral agency.</p> <p>MyDAS can be accessed at http://www.dilgp.qld.gov.au/planning/development-assessment/state-assessment-and-referral-agency-applications.html</p>

A copy of any referral agency conditions is attached.

APPROVED PLANS/DOCUMENTS

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

Plan/Document Number	Plan/Document Title	Prepared by	Dated
0986_SK A005	Location Plan	CA Architects	11/08/2016
0986_SK A010	Proposed Site Plan	CA Architects	11/08/2016
0986_SK A021	Proposed Site Plan with Satellite	CA Architects	11/08/2016
0986_SK A51	Site - Typical Module	CA Architects	11/08/2016
0986_SK A081	Streetscape	CA Architects	11/08/2016
0986_SK A901	Typical Unit Image	CA Architects	11/08/2016

Mareeba Shire Council

0986_SK A401	Elevations	CA Architects	11/08/2016
0986_SK A501	Sections	CA Architects	11/08/2016
0986_SK A100	Plan - Lower Level	CA Architects	11/08/2016
0986_SK A101	Plan - Upper Level	CA Architects	11/08/2016

ADVISORY NOTES

The following Advisory Notes are for information purposes only and do not form conditions of approval:

(A) ASSESSMENT MANAGER'S ADVICE

(a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(b) Food Premises (restaurants/bed & breakfasts etc.)

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

(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.environment.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.datsip.qld.gov.au

(B) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 10 November 2016.

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

Nil.

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.

DA/16/0054
Page 13

OTHER DETAILS

If you have any further queries in relation to the above, please contact Council's Planning Officer, Carl Ewin on the above number.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

DECISION NOTICE HISTORY

DA/16/0054 - Original Decision Notice 21 December 2016
DA/16/0054 - *Change to an Existing Approval* 20 January 2021

Encl: Approved Plans/Documents
Referral Agency Response
Appeal Rights

Copy: Department of State Development, Manufacturing, Infrastructure and Planning
CairnsSARA@dsdmip.qld.gov.au

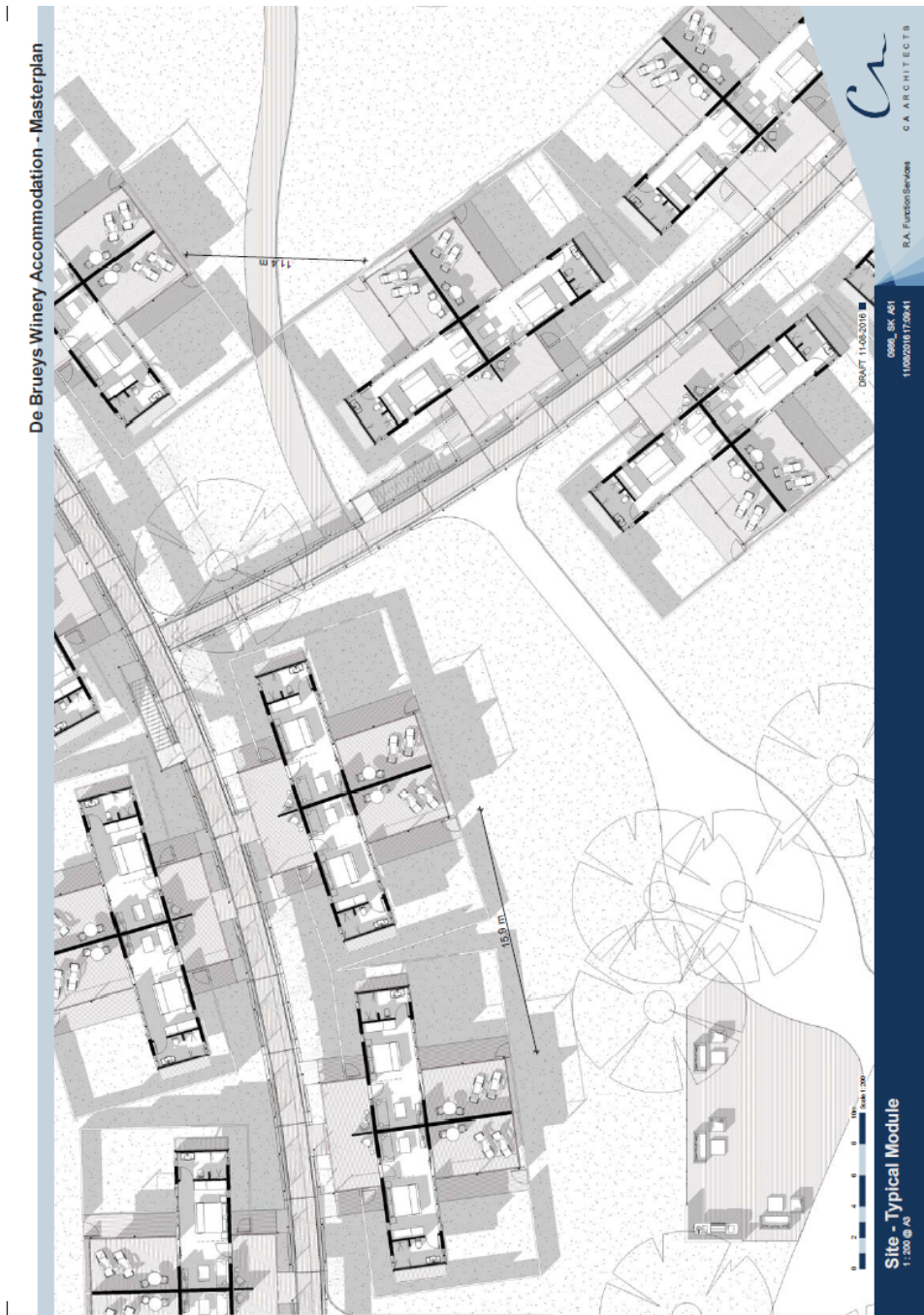
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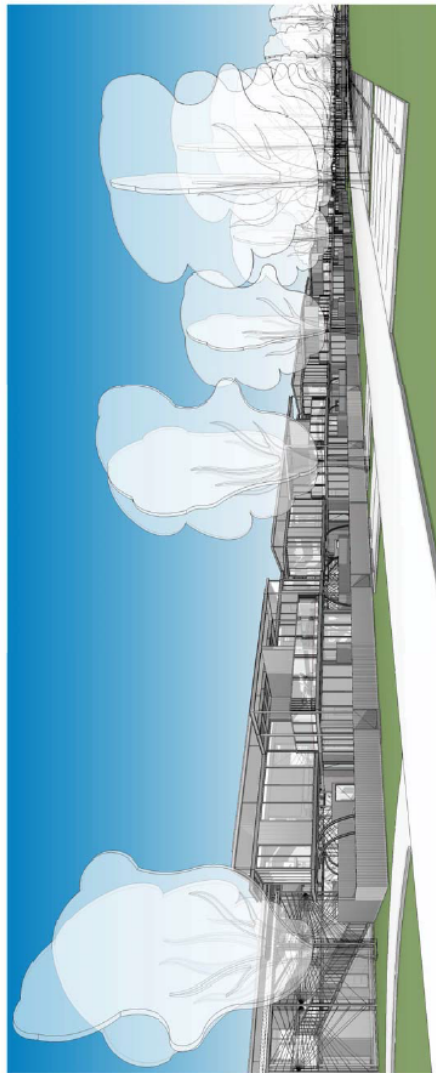
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Version: 2, Version Date: 28/01/2021

De Brueys Winery Accommodation - Masterplan



1 Perspective - Streetscape



2 Site Cross Section
1:1000



Streetscape
1:1000 @ A0

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R.A. Fardon Services



Mareeba Shire Council

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Version: 2, Version Date: 28/01/2021

De Brueys Winery Accommodation - Masterplan



R.A. Function Services

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Typical Unit Image
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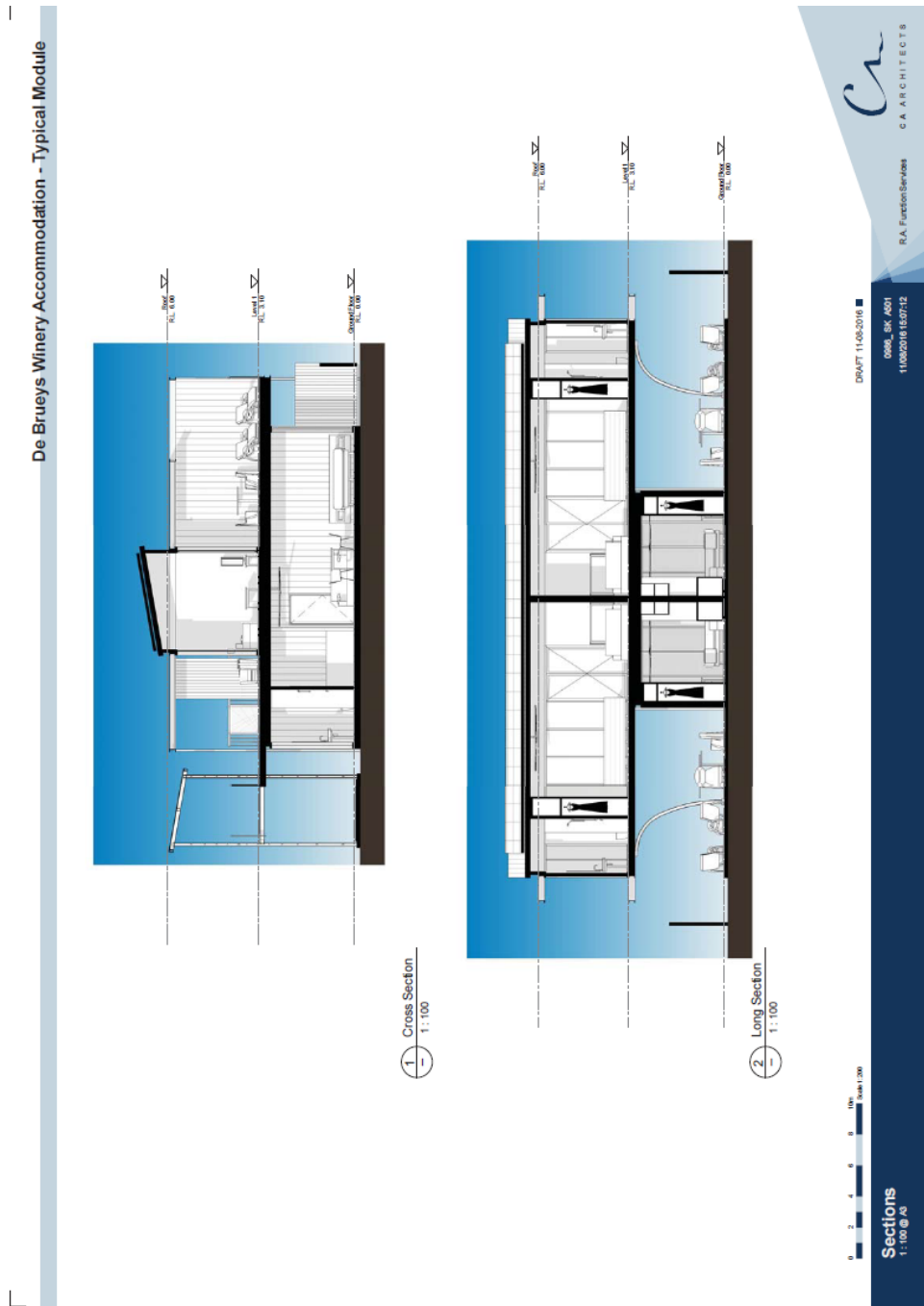
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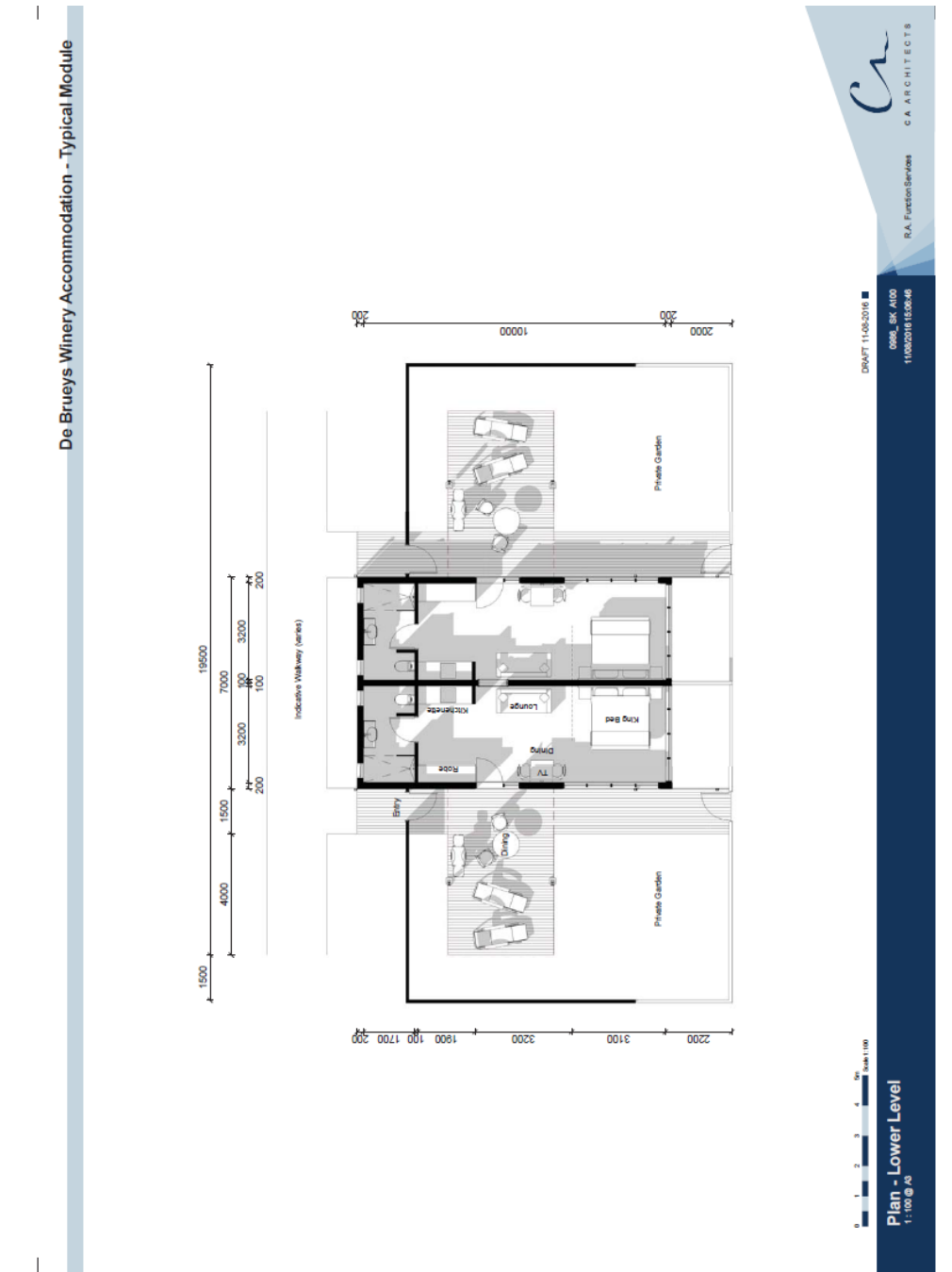
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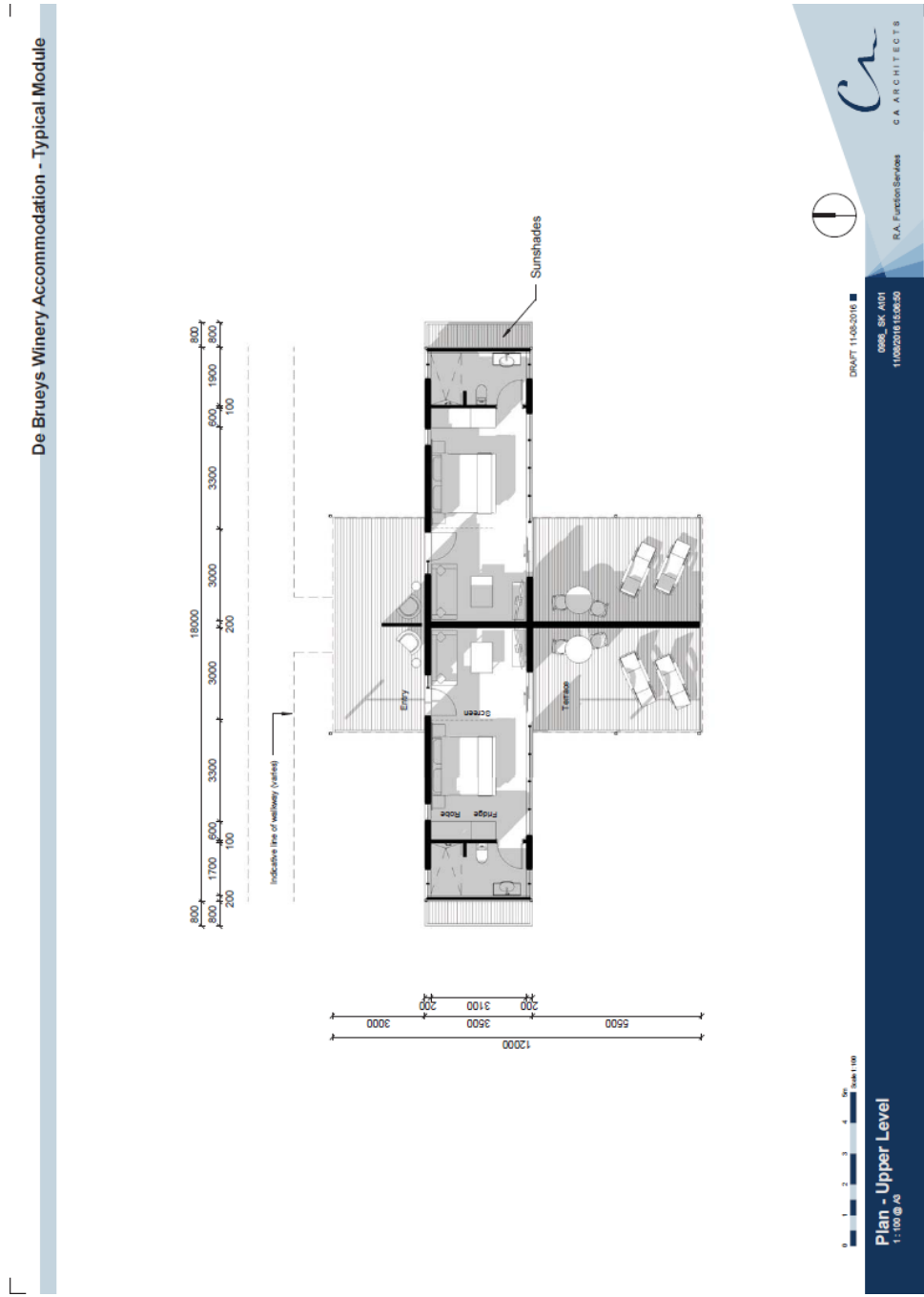
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Version: 2, Version Date: 28/01/2021



Mareeba Shire Council

Document Set ID: 3907784
Version: 2, Version Date: 28/01/2021

	<h2 style="margin: 0;">Referral Agency Response</h2>
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Department of Infrastructure,
Local Government and Planning

SARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

10 November 2016

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

Attn: Brian Millard

Dear Sir / Madam

Concurrence agency response—with conditions

Application for a material change of use (short-term accommodation) on land situated at 189 Fichera Road, Mareeba and described as Lot 1 on RP745867 (Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 12 October 2016.

Applicant details

Applicant name: CA Architects
Applicant contact details: C/- Urban Sync Pty Ltd
PO Box 2970
Cairns QLD 4870
matt@urbansync.com.au

Site details

Street address: 189 Fichera Road, Mareeba
Lot on plan: Lot 1 on RP745867
Local government area: Mareeba Shire Council

Page 1

Far North Queensland Regional Office
Ground Floor, Cairns Port Authority
PO Box 2358
Cairns QLD 4870

Mareeba Shire Council

SDA-1016-034130

Application details

Proposed development: Development permit for a material change of use (short-term accommodation)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Short term accommodation (proposed new modular accommodation facilities)	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 2—Development impacting on State transport infrastructure

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in **Attachment 1** must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in **Attachment 2**.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see **Attachment 3**.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in **Attachment 4** must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: material change of use				
Auxiliary left-turn treatment (AUL) on a rural road	Austroads: Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections	2010	Figure 8.4	-

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

For further information, please contact Bec Turner, A/ Planning Officer, SARA Far North QLD on 4037 3208, or email bec.turner@dilgp.qld.gov.au who will be pleased to assist.

DA/16/0054
Page 26

SDA-1016-034130

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: CA Architects, C/- Urban Sync Pty Ltd, Attn.: Matt Ingram - matt@urbansync.com.au
enc: **Attachment 1**—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Department of Infrastructure, Local Government and Planning

Page 3

Mareeba Shire Council

Document Set ID: 3907784
Version: 2, Version Date: 28/01/2021

SDA-1016-034130

SARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use for short term accommodation		
<p>Schedule 7, Table 3, item 2: Development impacting on State transport infrastructure— Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:</p>		
1.	<p>(a) Road works comprising of the upgrading of the Mareeba-bound Rural Auxiliary Left-turn - short (AUL(S)) to comply with an Rural Auxiliary Left-turn (AUL) standard, must be provided at the Kennedy Highway / Tinaroo Creek Road intersection.</p> <p>(b) The road works must be designed and constructed in accordance with Austroads: Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections, Figure 8.4 Auxiliary left-turn treatment (AUL) on a rural road, dated 2010.</p>	(a) and (b): Prior to the commencement of use.

DA/16/0054
Page 28

SDA-1016-034130

SARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- to ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards;
- to ensure the development achieves the applicable provisions and outcomes of Module 19 – State transport network functionality of the State Development Assessment Provisions (version 1.9).

Department of Infrastructure, Local Government and Planning

Page 5

Mareeba Shire Council

Document Set ID: 3907784
Version: 2, Version Date: 28/01/2021

SDA-1016-034130

SARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

Attachment 3—Further advice

General advice	
Ref.	Advertising device
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 111 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2005</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>
Further development permits, compliance permits or compliance certificates	
Ref.	Road access approval
2.	<p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road access approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining an access approval is not delayed.</p>

DA/16/0054
Page 30

SDA-1016-034130

SARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

Attachment 4—Approved plans and specifications

Department of Infrastructure, Local Government and Planning

Page 7

Mareeba Shire Council

Document Set ID: 3907784
Version: 2, Version Date: 28/01/2021

Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections

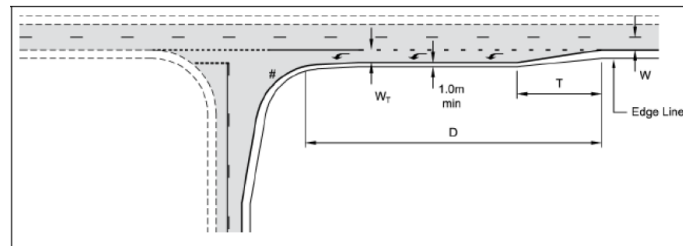
Table 8.2: Dimensions for AUL(S) treatment on major leg

Design speed of major road approach (km/h)	Diverge/deceleration length D (m) ¹	Taper length T (m) ²
50	15	15
60	25	15
70	35	20
80	45	20
90	55	25
100	70	30
110	85	30
120	100	35

- Based on a 20% reduction in through road speed at the start of the taper and a value of deceleration of 3.5 m/s² (Table 5.2). Adjust for grade using the 'correction to grade', Table 5.3.
 - Based on a turn lane width of 3.0 m.
- Source: QDMR (2006).

8.2.3 Rural Auxiliary Left-turn Lane Treatment (AUL)

A diagram of an AUL turn treatment on the major leg of a rural road is shown in Figure 8.4. The length of the auxiliary left-turn lane should not be restricted to the minimum if there is little difficulty in making it longer and the demand warrants the treatment (Section 4.8).



Notes:

- # For setting out details of the left-turn geometry, use to vehicle turning path software or templates.
- Approaches to left-turn slip lanes can create hazardous situations between cyclists and left-turning motor vehicles. Treatments to reduce the number of potential conflicts at left-turn slip lanes are given in this guide.
- The dimensions of the treatment are defined thus:
 - W = Nominal through lane width (m) (incl. widening for curves). For a new intersection on an existing road, the width is to be in accordance with the current link strategy.
 - W_t = Nominal width of turn lane (m) (incl. widening for curves based on the design turning vehicle) = 3.0 m minimum.
 - D = Diverge/Deceleration length including taper – Table 5.2. (Adjust for grade using the 'correction to grade' in Table 5.3).
 - T = Physical taper length (m) given by:

$$T = \frac{0.33VW_t}{3.6}$$

- V = Design speed of major road approach (km/h).

Figure 8.4: Auxiliary left-turn treatment (AUL) on a rural road

Department of Transport and Main Roads note:
Site specific requirements may not reflect this example in its entirety. Detailed drawings will be issued upon application for Road Works / Road Access Works.

	<h2 style="margin: 0;">Appeal Rights</h2> <p style="margin: 0; font-size: small;">PLANNING ACT 2016 & THE PLANNING REGULATION 2017</p>
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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 us

- 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-
 - (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
 - (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.



Ref: WP25 004 RAC
Council Ref: DA/16/0054

17 April 2025

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

Attention: Carl Ewin

To Whom It May Concern,

CHANGE APPLICATION REGARDING MATERIAL CHANGE OF USE (SHORT-TERM ACCOMMODATION) – 189 FICHERA ROAD, MAREEBA (LOT 1 ON RP745867) COUNCIL REF: DA/16/0054

On behalf of ('the Applicant'), please accept this correspondence as a Change Application pursuant to section 78 of the *Planning Act 2016* (the 'Planning Act') made in respect of approved Material Change of Use development (Short-Term Accommodation) – DA/16/0054, regarding land at 189 Fichera Road, Mareeba ('the site').

We identify that the development permit is within the currency period, noting that it was most recently extended:

1. to 21 December 2024, by the decision of Council dated 20 January 2021;
2. by 6 months to 21 June 2025, by the effect of COVID Extension Notice dated 1 September 2021;
3. by 12 months to 21 June 2026, by the effect of COVID Extension Notice dated 29 April 2022.

The proposed Minor Change has regard to the timely delivery of the proposed development, being the establishment of Short-Term Accommodation involving 27 blocks (4x cabins per block), totalling 108 cabins. We identify that the scale of the project, undertaken as a whole, is an impediment to its delivery.

More specifically, this Change Application seeks to introduce a staged development approach for the approved Short-Term Accommodation. The proposal aims to divide the development into **9 stages**. Each stage would involve the construction of three (3) blocks containing 12 cabins.

It is intended to construct and commence Stage 1 within the currency period, ensuring that the site, as seen from the public domain will have a significantly improved amenity outcome at or before 21 June 2026.

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1

Document Set ID: 4492311
Version: 1, Version Date: 23/04/2025

The following key aspects are being proposed:

- Staged Development Approach:
 - The overall development would be divided into 9 stages, each incorporating three (3) blocks (12 cabins).¹
- Council Road Widening:
 - The road widening condition (Condition 4.2) is sought to be deferred to Stage 2 of the development, rather than being undertaken prior to commencement.

This Change Application therefore seeks to introduce a condition of approval having regard to the introduction of staging the development (including car parking) and amending Condition 4.2 and Condition 4.4.1.

This Change Application is accompanied by the following, as required by section 79 of the Planning Act:

- *Planning Act Form 5 – Change Application* (refer **Schedule 1**)

The Applicable Fee, calculated to be \$3,743.00, per Council's *2024-2025 Schedule of Fees & Charges* (50% of current prescribed fee) is proposed to be paid following receiving an invoice for same from Council.

Detail regarding the proposed changes is presented in the following sections:

- **Section 1.0** – Requested Changes
- **Section 2.0** – Change Application – 'Minor Change'
- **Section 3.0** – Substantially Different Development Tests
- **Section 4.0** – Summary

This Change Application confirms that the proposed change is a 'Minor Change' as defined by the Planning Act (refer **section 2.0** and **3.0** for discussion).

1.0 Requested Changes

This Change Application specifically seeks to effect change to the conditions of Part A (Assessment Manager's Conditions) of the development approval, as detailed in **Table 1**.

¹ We have received preliminary advice from Gilboy Hydraulic Solutions that a staged waste-water treatment plant solution can be provided commensurate with the staging of the short-term accommodation blocks, and absent the need for ERA 63 in respect to the commencement of use of Stage 1. Accordingly, a staged waste-water treatment plant solution is proposed, established to initially service Stage 1 only. All on-site waste-water treatment will be established consistent with the conditions of approval and an amendment to Condition 4.8 (On-Site Wastewater Management) is not considered to be required.

Table 1. Summary of requested changes to conditions

Condition	Condition Description	Nature of Change	Discussion
PART A – ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)			
Condition 4.2	Roadworks – External Construction	Amended condition to provide specific timing of required roadworks (refer section 4.0 for discussion).	<p>4.2 Roadworks – External Construction</p> <p>Prior to the commencement of the use of Stage 2, the following sections of Fichera Road must be widened to a 6.5 metre bitumen sealed width (1.25m either side) in accordance with D1.4 (Road Class 100 - 999) of the FNQROC Development Manual:</p> <ul style="list-style-type: none"> - from the Fichera/Tinaroo Creek Road intersection kerbing to the point in which the existing sealed width reaches 6.5 metres approaching the Tinaroo Creek Bridge (approximate distance of 250 metres); and - from a point approximately 20 metres north of the site access (where the pavement width falls below 6.5 metres) to a point approximately 500 metres north along Fichera Road (where the pavement width widens to 6.5 metres). <p>A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road sections to bind the widening works with the existing bitumen.</p> <p>Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.</p>
Condition 4.4.1	Car Parking/Internal Driveways	Amended condition reflecting staged development	<p>4.4 Car Parking/Internal Driveways</p> <p>4.4.1 The applicant/developer must ensure the development is provided with at least 104 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.</p> <p>On-site car parking is to be delivered in accordance with the approved plans and implemented via the following stages:</p> <ul style="list-style-type: none"> • Stage 1 – 8 <ul style="list-style-type: none"> ○ Establishment of 12 on-site car parking spaces per stage.

Condition	Condition Description	Nature of Change	Discussion																																																
			<ul style="list-style-type: none"> Stage 9 <ul style="list-style-type: none"> Establishment of 8 on-site car parking spaces. 																																																
APPROVED PLANS/DOCUMENTS																																																			
	Approved drawings	Amended set of drawings for Operational Works	<p>Request that the table of approved drawings be replaced with the revised set of drawings as follows:</p> <p>Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:</p> <table border="1"> <thead> <tr> <th>Plan/Document Number</th> <th>Plan/Document Title</th> <th>Prepared by</th> <th>Dated</th> </tr> </thead> <tbody> <tr> <td>020</td> <td>Site Plan</td> <td>CA Architects</td> <td>29/05/2019</td> </tr> <tr> <td>0986_SK A005</td> <td>Location Plan</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A010</td> <td>Proposed Site Plan</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A021</td> <td>Proposed Site Plan with Satellite</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A51</td> <td>Site - Typical Module</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A081</td> <td>Streetscape</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A901</td> <td>Typical Unit Image</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A401</td> <td>Elevations</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A501</td> <td>Sections</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A100</td> <td>Plan - Lower Level</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> <tr> <td>0986_SK A101</td> <td>Plan - Upper Level</td> <td>CA Architects</td> <td>11/08/2016</td> </tr> </tbody> </table>	Plan/Document Number	Plan/Document Title	Prepared by	Dated	020	Site Plan	CA Architects	29/05/2019	0986_SK A005	Location Plan	CA Architects	11/08/2016	0986_SK A010	Proposed Site Plan	CA Architects	11/08/2016	0986_SK A021	Proposed Site Plan with Satellite	CA Architects	11/08/2016	0986_SK A51	Site - Typical Module	CA Architects	11/08/2016	0986_SK A081	Streetscape	CA Architects	11/08/2016	0986_SK A901	Typical Unit Image	CA Architects	11/08/2016	0986_SK A401	Elevations	CA Architects	11/08/2016	0986_SK A501	Sections	CA Architects	11/08/2016	0986_SK A100	Plan - Lower Level	CA Architects	11/08/2016	0986_SK A101	Plan - Upper Level	CA Architects	11/08/2016
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2.0 Change Application – ‘Minor Change’

The Change Application is for a ‘Minor’ Change, as defined by the Planning Act, which is a change that:

“(b) for a development approval—

(i) would not result in substantially different development; and

(ii) if a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than to the chief executive; or

(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or

(E) public notification if public notification was not required for the development application.”

With respect to items (ii)(A) – (E) above, it is noted that the proposed changes (refer **Table 1**) would not cause:

- A. **the inclusion of prohibited development in the application;** prohibited development is not proposed to be included as part of the Change Application – the development remains for Short-term Accommodation.
- B. **referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application;** the original development application was subject to referral (Department of Transport & Main Roads).
- C. **referral to extra referral agencies, other than to the chief executive;** no additional referral agencies are identified to be triggered as a result of the requested changes to conditions.
- D. **a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made;** No additional referral matters are identified to apply relevant to the proposed change.
- E. **public notification if public notification was not required for the development application;** public notification was required for the original development application.

3.0 Substantially Different Development Tests

In determining whether the proposed changes result in ‘substantially different development’, an assessment against the guidelines for ‘substantially different development’ as contained within Schedule 1 of the *Development Assessment Rules* is provided below. The *Development Assessment Rules* prescribes that a change may be considered to result in a substantially different development if any of the following apply to the proposed change:

- (a) **involves a new use;** the proposed change application has regard to the Material Change of Use (Short-term Accommodation). The change does not involve a new use that was not contemplated within the original development approval;

- (b) **results in the application applying to a new parcel of land;** the proposed changes do not result in the application applying to a new parcel of land.
- (c) **dramatically changes the built form in terms of scale, bulk and appearance;** the requested changes relate to staging of the development and do not change the built form of the development;
- (d) **changes the ability of the proposed development to operate as intended;** the proposed changes do not change the ability of the proposed development to operate as intended and the proposed local road upgrade is deferred to Stage 2 only (refer **section 4.0** for discussion) and car parking and waste-water treatment provided in stages commensurate with the staging of the accommodation blocks;
- (e) **removes a component that is integral to the operation of the development;** the proposed changes do not remove a component that is integral to the operation of the development;
- (f) **significantly impacts on traffic flow and the transport network, such as increasing traffic to the site;** the proposed changes will not increase traffic to the site;
- (g) **introduces new impacts or increase the severity of known impacts;** the proposed changes will not introduce new impacts or increase the severity of impacts;
- (h) **removes an incentive or offset component that would have balanced a negative impact of the development;** the proposed changes do not seek to remove an incentive or offset component, that balanced a negative aspect of development;
- (i) **impacts on infrastructure provision;** the proposed changes will not impact upon infrastructure provision.

In accordance with the above, the proposed development is **not** considered to represent 'substantially different development' as detailed within the Development Assessment Rules and therefore the proposed development is considered to represent a Minor Change as defined by the Planning Act.

4.0 Road Widening

The road widening condition (Condition 4.2) is sought to be deferred to Stage 2 of the development, rather than being undertaken prior to commencement.

Since the development was originally approved by Council in 2016, updated traffic data has been obtained from Council. Council has provided the dataset for the Fichera Road Intersection Tinaroo Creek Road, which is included in **Schedule 3**.

Table 2 overleaf provides a comparison between the 2016 vs the updated 2021 dataset. It breaks this down in the context of the development to delineate the potential increase in vehicle trips per day without the development vs Stage 1 of the development.

Stage 1 of the proposed development includes 12 short-term accommodation cabins. Based on expected occupancy and trip generation rates, this stage is anticipated to result in an increase of approximately 21.6 vehicle trips per day (vpd) on average. This figure accounts for the assumption that 40% of trips generated by the accommodation will be multipurpose trips that would have occurred regardless of the new development². The resulting increase in traffic represents a 3.75% rise in daily vehicle trips on the external road network i.e. Stage 1 represents a less than 5% change in traffic conditions³ and we request that Council defer Condition 4.2 to Stage 2 of the development.

² As per the approved Traffic Impact Assessment prepared by UPD (Report #MIS0216/R01 REV: A Dated: 5 September 2016).

³ Based on interpolation of UDP analysis in the context of 2021 traffic data.

Table 2: Fichera Road Intersection Tinaroo Creek Road dataset comparison

Vehicle trips per day	
2016 Data (estimation) ⁴	450 vpd
2021 Data (actual) ⁵	513 (5,703 vehicle trips over 11,116 days).
Difference (2021 vs 2016)	63 vpd (14% increase in background traffic)
Design horizons	
Ultimate Design horizon (108 cabins)	194 vpd (1.8 vpd per cabin (194 vpd / 108))
Stage 1 design horizon (12 cabins)	21.6 vpd (1.8 vpd x 12)
2021 Compound Rate (3% per annum)	
2026 estimation (without development)	577 vpd (513 x 3% compound p/a)
2026 estimation (with Stage 1)	601.6 vpd (577 vpd + 21.6 vpd)
Total Increase for Stage 1	3.75% increase



Figure 1: Existing (2021) seasonal peak daily traffic volumes without development

⁴ Mareeba Shire Council had no traffic count data available for Fichera Road. However, in the 2016 Traffic Impact Assessment prepared by UPD, Council estimated Fichera Road carries around 200 vehicles per day (vpd) normally with traffic increasing to around 400vpd to 450vpd during cane crushing season and during tourist season.

⁵ Refer Schedule 3 - [Fichera Road] Intersection Tinaroo Creek Road @ Ch 70 <100>. 2021 data has been used as recommended by Council.



Figure 2: Estimated design horizon (2026) seasonal peak daily traffic volumes without development



Figure 3: Estimated development generated daily traffic volumes

Additionally, we note that the proposed development does not trigger a change in Rural Design Criteria i.e. Fichera Road has a Rural Road Element category of 100-999 vpd, and the proposed development does not trigger a rural collector (1000-2999 vpd) in Stage 1.⁶

⁶ Table D1.4 – Rural Road Elements in FNQROC Development Manual, Design Manual D1 – Road Geometry (Version No. 05/23).

5.0 Summary

This Change Application confirms that the proposed change is a 'Minor Change' as defined by the Planning Act and serves only to amend the delivery of the development through the implementation of a staged development relevant to the Short-term Accommodation buildings, on-site car parking and roadworks.

Accordingly, it is respectfully requested that Council approve this Change Application pursuant to section 81A of the Planning Act.

Please don't hesitate to contact me directly on 0487 967 533 should you wish to discuss this application.

Yours sincerely,



DOMINIC HAMMERSLEY

DIRECTOR | PRINCIPAL PLANNER

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SCHEDULE 1 – PLANNING ACT FORM 5 – CHANGE APPLICATION



Change application form

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	R.A. Building and Services Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/- wildPLAN
Postal address <i>(P.O. Box or street address)</i>	PO Box 8028
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Email address <i>(non-mandatory)</i>	dominic@wildplan.com.au
Mobile number <i>(non-mandatory)</i>	0487 967 533
Applicant's reference number(s) <i>(if applicable)</i>	WP25 004 RAC

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

PART 2 – LOCATION DETAILS

3) Location of the premises <i>(complete 3.1) or 3.2), and 3.3) as applicable)</i>				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan <i>(all lots must be listed), or</i> <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).</i>				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		189	Fichera Road	Mareeba
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4880	1	RP745867	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)



3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)
Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application
Note: see section 78(3) of the Planning Act 2016

Mareeba Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	DA/16/0054	21 December 2021	Mareeba Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changing a development approval for Short-Term Accommodation. A change having regard to the introduction of staging the development (including car parking) and amending Condition 4.2 and Condition 4.4.1.

6.2) What type of change does this application propose?

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

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

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

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

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

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

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

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

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

12) Further details

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

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

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

Note: See the Planning Regulation 2017 for referral requirements

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

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

Supporting information addressing any applicable assessment benchmarks is attached to this application Yes

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

Relevant plans of the development are attached to this development application Yes

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

14) Applicant declaration

By making this change application, I declare that all information in this change application is true and correct.

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

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

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

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

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

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

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

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

Date received: Reference number(s):

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

SCHEDULE 2 – AMENDED PROPOSAL PLANS



NOTE:

1. Do not scale from drawings.
2. All dimensions to be checked on site and verified.
3. Architect to be advised of conflicts as soon as possible.
4. Doors to have 100mm ribs unless not dimensioned otherwise or as noted.
5. Wet areas to fall to wastes & Slopdowns to be 50mm.
6. Refer to architectural drawings for structural details.
7. Levels shown on Site Plans are indicative only.

Issue	Revision Description	Initial	Date
D	GULLY DECK REDUCTION FOR INFORMATION	TH	20/05/2019
C	FOR CONSTRUCTION - EARLY WORKS	TH	12/04/2019
B		TH	19/02/2019
A		TH	22/11/2018

Structural Consultant ARUP	Civil Consultant ARUP
Electrical Consultant: SEQUAL	Mechanical Consultant: SEQUAL
Hydraulic Consultant: ARUP	Landscape Consultant: L&S

CA ARCHITECTS

Project Name...
De Bruys Winery Accommodation

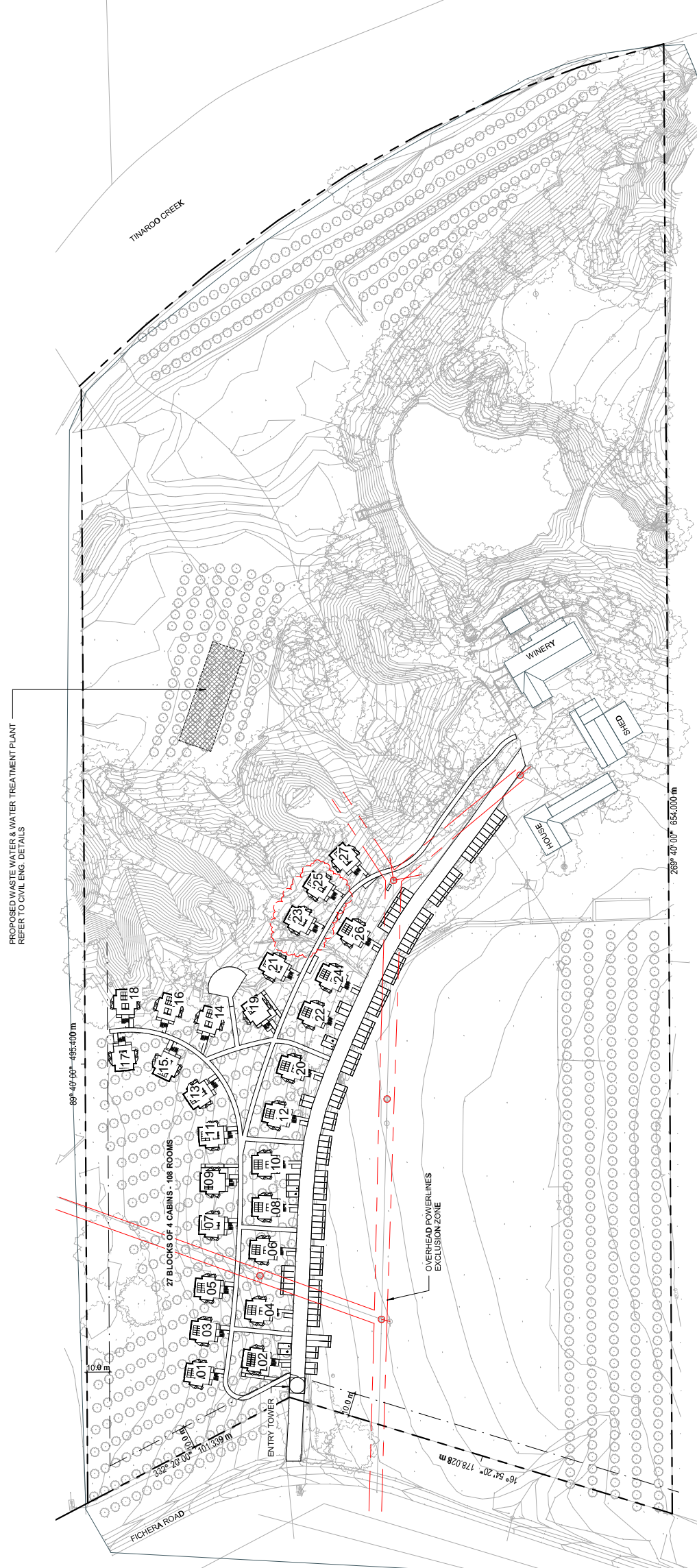
R.A. Function Services
189 FICHERA ROAD, MAREEBA
QLD

Drawing Title...
SITE PLAN

Drawn : TH	North :
Checked : MD	
Scale @ A1 : 1 : 1000	

Drawing No :
Project Stage Discipline /Drawing No.
0986 / CD / A / 020

Issue : **D**



STAGE	BLOCKS	CABINS (1 BED)	CAR PARKING
1	01-03	12	12
2	04-06	12	12
3	07-09	12	12
4	10-12	12	12
5	13-17	12	12
6	14,16,18	12	12
7	19,20,22	12	12
8	21,23,24	12	12
9	25-27	12	8

Modified wildPLAN April 2025

1 SITE PLAN
1 : 1000

Document Set ID: 449211
Version: 1, Version Date: 23/04/2025

**SCHEDULE 3 –FICHERA ROAD
INTERSECTION TINAROO CREEK ROAD
DATASET**



Document Set ID: 4492311
Version: 1, Version Date: 23/04/2025

MetroCount Traffic Executive
Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-431 -- English (ENA)

Datasets:

Site: [Fichera Road] Intersection Tinaroo Creek Road @ Ch 70 <100>
Attribute: Mareeba
Direction: 7 - North bound A>B, South bound B>A. Lane: 0
Survey Duration: 10:53 Monday, 28 June 2021 => 13:34 Friday, 9 July 2021,
Zone:
File: Fichera Road 0 2021-07-09 1334.EC0 (Plus)
Identifier: FN47XFS5 MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm: Factory default axle (v5.07)
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 10:54 Monday, 28 June 2021 => 13:34 Friday, 9 July 2021 (11.1116)
Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Speed range: 10 - 160 km/h.
Direction: North, East, South, West (bound), P = North, Lane = 0-16
Separation: Headway > 0 sec, Span 0 - 100 metre
Name: Default Profile
Scheme: Vehicle classification (AustRoads94)
Units: Metric (metre, kilometre, m/s, km/h, kg, tonne)
In profile: Vehicles = 5703 / 5766 (98.91%)

Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-431

Site: Fichera Road.0.1NS
Description: Intersection Tinaroo Creek Road @ Ch 70 <100>
Filter time: 10:54 Monday, 28 June 2021 => 13:34 Friday, 9 July 2021
Scheme: Vehicle classification (AustRoads94)
Filter: Cls(1-12) Dir(NESW) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages	
								1 - 5	1 - 7
0000-0100	3.0	0.5	0.0	3.5	5.0	8.0	2.0	2.3	2.8
0100-0200	1.0	1.5	0.0	0.0	2.5	6.0	4.0	1.0	1.7
0200-0300	6.0	0.0	0.0	0.0	2.0	3.0	0.0	1.1	1.2
0300-0400	1.0	0.0	0.5	0.5	0.5	1.0	2.0	0.4	0.6
0400-0500	1.0	0.5	1.0	2.0	2.0	2.0	1.0	1.3	1.4
0500-0600	6.0	7.0	7.5	8.5	7.0	5.0	1.0	7.3	6.5
0600-0700	18.0	25.0	23.5	26.0	28.0	6.0	4.0	24.8	21.2
0700-0800	22.0	12.5	15.5	20.0	26.0	11.0	8.0	18.9	17.2
0800-0900	26.0	30.0	24.5	36.0	31.5	27.0	16.0	30.0	28.5
0900-1000	37.0	40.5	44.0	42.0	39.5	47.0	41.0	41.0	41.5
1000-1100	20.5	38.0	43.0	34.5	42.0	40.0	48.0	35.6	37.0
1100-1200	34.5	39.5	41.0	45.5	44.0	39.0	37.0	40.9	40.4
1200-1300	32.0	53.5	35.5	39.5	50.0	35.0	50.0	42.1	42.2
1300-1400	41.0	36.5	41.5	42.0	34.5	43.0	30.0	39.1	38.7
1400-1500	29.0	43.0	46.0	43.5	39.0	38.0	47.0	40.2	40.6
1500-1600	45.5	39.0	38.0	38.0	44.0	37.0	45.0	40.6	40.6
1600-1700	47.5	47.5	43.0	51.5	37.0	33.0	46.0	46.2	45.0
1700-1800	35.5	40.5	44.0	44.5	45.0	18.0	29.0	41.6	38.3
1800-1900	17.5	21.0	23.0	22.5	27.0	19.0	21.0	21.7	21.4
1900-2000	11.5	14.0	16.5	12.5	7.0	13.0	9.0	12.9	12.5
2000-2100	6.0	12.5	7.5	12.0	10.0	14.0	11.0	9.6	10.1
2100-2200	3.5	3.0	3.0	11.5	14.0	8.0	6.0	6.2	6.4
2200-2300	5.0	1.0	3.5	6.0	12.0	9.0	7.0	4.8	5.4
2300-2400	2.0	0.5	0.0	2.0	10.0	8.0	5.0	2.1	2.9
Totals									
0700-1900	388.0	441.5	439.0	459.5	459.5	387.0	418.0	437.8	431.3
0600-2200	427.0	496.0	489.5	521.5	518.5	428.0	448.0	491.3	481.5
0600-0000	434.0	497.5	493.0	529.5	540.5	445.0	460.0	498.1	489.8
0000-0000	452.0	507.0	502.0	544.0	559.5	470.0	470.0	511.7	504.1
AM Peak	0900	0900	0900	1100	1100	0900	1000		
	37.0	40.5	44.0	45.5	44.0	47.0	48.0		
PM Peak	1600	1200	1400	1600	1200	1300	1200		
	47.5	53.5	46.0	51.5	50.0	43.0	50.0		

* - No data.

8.3 CHANGE OF DEVELOPMENT APPROVAL - SUTARIYA BROTHERS PTY LTD - MATERIAL CHANGE OF USE - SERVICE STATION AND CARETAKER'S ACCOMMODATION - LOT 15 ON RP846956 - MALONE ROAD, MAREEBA - MCU/21/0014

Date Prepared: 30 May 2025

Author: Senior Planner

- Attachments:**
1. Amended Decision Notice Dated 21 March 2022 [↓](#)
 2. Request to Change Development Approval Dated 8 May 2025 [↓](#)

APPLICATION		PREMISES	
APPLICANT	Sutariya Brothers Pty Ltd	ADDRESS	Malone Road, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	8 May 2025	RPD	Lot 15 on RP846956
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Service Station and Caretaker's Accommodation		
FILE NO	MCU/21/0014	AREA	7,448m ²
LODGED BY	U&i Town Plan	OWNER	Sutariya Shantilal Dhirajlal & Sutariya Bhavin Dhirubhai
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	1 submission		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 17 November 2021, subject to conditions. The application was impact assessable and one (1) properly made submission was received in response to public notification of the application (which was not an objection). A subsequent request for a minor change to the approval was issued on 21 March 2022 to accommodate a change to the service station layout.

The services station works, including the frontage works have now been completed and the service station commenced operation on 24 May 2025.

U&i Town Plan on behalf of the applicants, has subsequently lodged an application to change the development approval with regard to the service stations authorised operating hours. Condition 3.6 authorises the service station to operate 7 days per week between the hours of 5.00am and 8.30pm. The applicants are requesting that the operating hours be extended out to 11.00pm 7 days a week. Letters of support were obtained from the immediate adjoining landowner, as well as the landowner of the dwelling opposite.

The requested change is considered minor in nature and is not likely to further detract from the amenity of nearby properties. It is recommended that the application be approved.

OFFICER’S RECOMMENDATION

It is recommended that:

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

APPLICATION		PREMISES	
APPLICANT	Sutariya Brothers Pty Ltd	ADDRESS	Malone Road, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	8 May 2025	RPD	Lot 15 on RP846956
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Service Station and Caretaker's Accommodation		

and in accordance with the Planning Act 2016, the following

- (a) Condition 3.6 of Council’s Amended Decision Notice issued on 21 March 2022 be amended as follows:

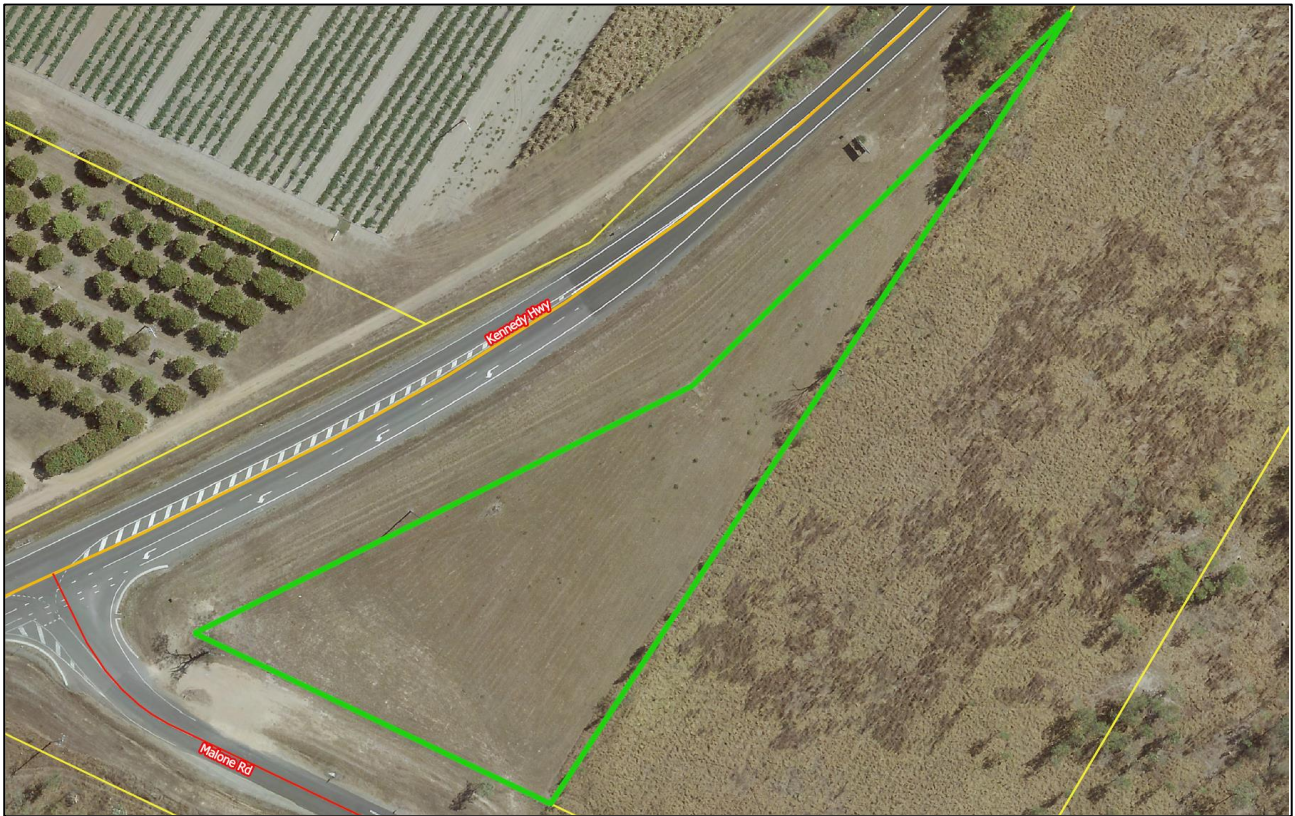
3.6 The authorised operating hours for the service station and associated shop are limited to between 5am and ~~8:30pm~~ **11:00pm**, seven (7) days per week. No operations associated with the service station or shop are permitted on-site outside these hours, including commercial refuse disposal or the replenishing of underground fuel storage tanks.

THE SITE

The subject site is situated on the corner of Malone Road and the Kennedy Highway, Mareeba and is more particularly described as Lot 15 on RP846956. The site is irregular in shape with a total area of 7,448m² and is zoned Rural residential under the Mareeba Shire Council Planning Scheme 2016. Malone Road is accessed via an unsealed crossover situated in the southern corner of the allotment.

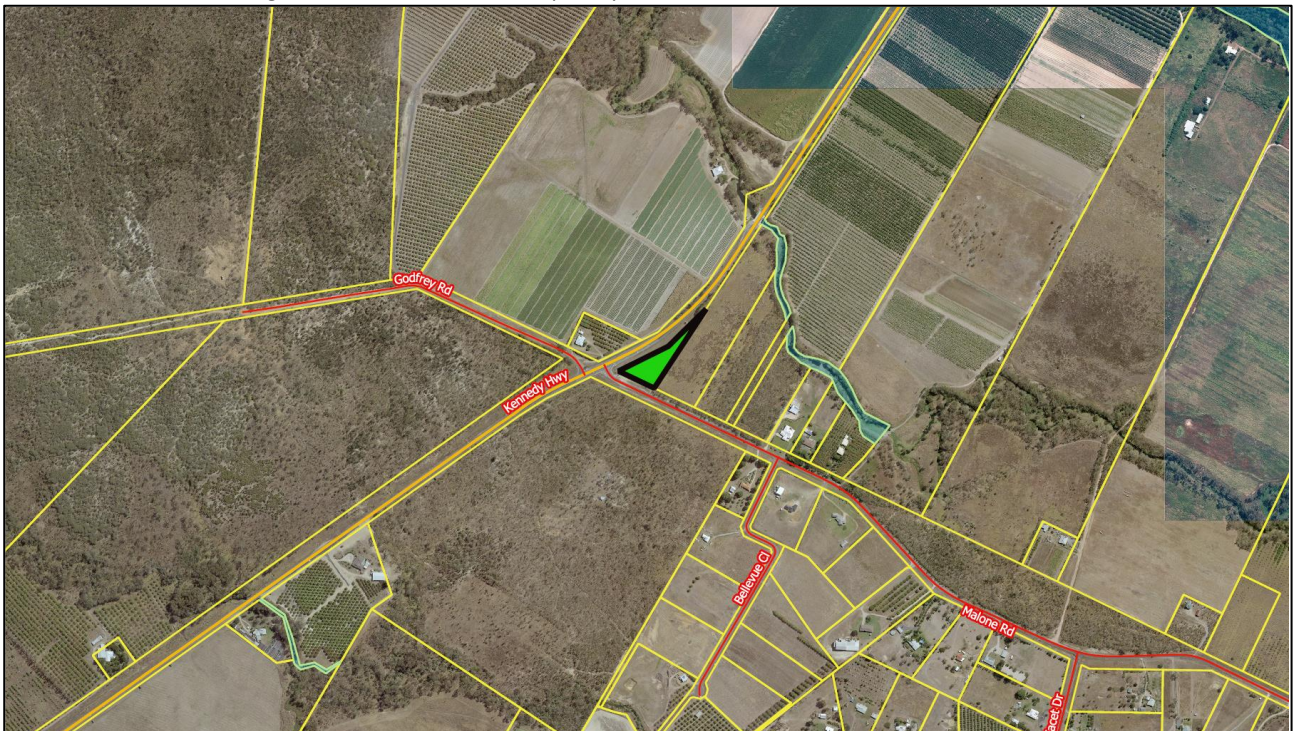
The site is currently vacant and predominantly cleared and grassed with some mature vegetation along the eastern boundary and northeast tip of the allotment. The site is not connected to Council's reticulated water and sewer networks.

The only immediate adjoining property is situated to the east and is zoned Rural residential and is vacant. Land in the broader area is zoned a mix of Rural residential, Rural and Emerging Communities and contains a mix of uses which include lifestyle lots, actively cropped rural lots and large vacant unused allotments.



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 held on 17 November 2021 approved a development application for material change of use - service station and caretakers' accommodation on land described as Lot 15 on RP846956, situated on the corner of Malone Road and the Kennedy Highway, Mareeba, subject to conditions. The decision notice was issued on the 18 November 2021. A subsequent request for a minor change to the approval was issued on 21 March 2022 to accommodate a change to the service station layout. The Amended Decision Notice is included as **Attachment 1**.

The application was impact assessable and one (1) properly made submission was received in response to public notification of the application (which was not an objection).

The services station works, including the frontage works have now been completed and the service station commenced operation on 24 May 2025.

U&i Town Plan on behalf of the applicants has subsequently lodged an application to change the development approval with regard to the operating hours (**Attachment 2**). The approval condition only allows the service station and associated shop to operate up to 8:30pm, 7 days per week. The requested change would allow operation up to 11:00pm, 7 days per week.

Letters were obtained from both the immediate adjoining landowner (who was the original submitter) and the landowners of the dwelling on the opposite side of the Kennedy Highway confirming that they have no objection to the proposed changes in operating hours.

Minor change for a development approval - Planning Act 2016

Schedule 1: Substantially different development (Development Assessment Rules)

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

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

Minor change means a change that—

(a) for a development application (not applicable).

(b) for a development approval—

(i) Would not result in substantially different development; and

(ii) If a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than the chief executive; or

(D) a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or

- (E) *public notification if public notification was not required for the development application.*
2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change—*
 - (a) *made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) *made to a development application in accordance with part 6;*
 - (c) *made to a development application after the appeal period.*
 3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
 4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
 - (a) *involves a new use; or*
 - (b) *result in the application applying to a new parcel of land; or*
 - (c) *dramatically changes the built form in terms of scale, bulk and appearance; or*
 - (d) *change the ability of the proposed development to operate as intended; or*
 - (e) *removes a component that is integral to the operation of the development; or*
 - (f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
 - (g) *introduces new impacts or increase the severity of known impacts; or*
 - (h) *removes and incentive or offset component that would have balanced a negative impact of the development; or*
 - (i) *impacts on infrastructure provisions.*

Comment

The proposed change constitutes a *minor change* to the approval.

Assessing and deciding applications for minor changes

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

- *The information the applicant included with the application*

Comment

The request for a minor change to the approval was provided by the applicant in an email to Council dated 8 May 2025 (**Attachment 2**). The requested changes and Council officer response/s are addressed in the body of this report.

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

Comment

The original development application was impact assessable and one (1) properly made submission was received during public notification of the application. The proposed change to

the service station development's internal layout will not impact the issues raised in the submission.

Letters were obtained from both the immediate adjoining landowner (who was the original submitter) and the landowners of the dwelling on the opposite side of the Kennedy Highway confirming that they have no objection to the proposed changes in operating hours.

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

Comment

No pre-request response notice or response notice was received.

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

Comment

The required changes are addressed in the body of this report.

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

Comment

No other matter is considered relevant.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

Condition 3.6

3.6 The authorised operating hours for the service station and associated shop are limited to between 5am and 8.30pm, seven (7) days per week. No operations associated with the service station or shop are permitted on-site outside these hours, including commercial refuse disposal or the replenishing of underground fuel storage tanks.

Request by Applicant

The proposed change is in relation to condition 3.6 within the decision notice regarding authorised operating hours for the service station and associated shop.

3.6 The authorised operating hours for the service station and associated shop are limited to between 5am and 8.30pm, seven (7) days per week. No operations associated with the service station or shop are permitted on-site outside these hours, including commercial refuse disposal or the replenishing of underground fuel storage tanks.

Currently the condition states from 5am to 8:30pm, seven (7) days a week, the change simply seeks to extend those hours a further 2.5 hours to now close at 11pm. As noted above, we have successfully obtained support from the adjoining landowners indicating that they have no objection to the proposed extension to the hours of operation. As such, the changes with their support demonstrate that no impacts on adjoining property owner's is anticipated.

The landowners/developers also provided the following commentary to Council:

“The Mareeba Shire Council (MSC) Decision Notice, Condition 3.6, nominates the authorised opening hours for the service station and associated shop as 5am-8.30pm, seven (7) days per week.

With construction concluding and preparations underway to commence trading, we are seeking a modest extension to the opening hours. Our request to MSC is to approve extending opening hours from 8.30pm to 11pm, seven (7) days per week.

Having recently relocated our residential address proximate to the site, we are of the view that the level of traffic passing the site into the later hours of the night is such that longer trading hours can be supported. Furthermore, the final construction costs including works external to the site, are considerably higher than we had originally budgeted for. The extended opening hours will also assist in the financial viability of the business.

We appreciate the development support provided by MSC to date and consideration of this request.”

Response

Council officers have no objection to the proposed extension of trading hours. The additional 2.5 hours of nighttime trade is not likely to impact on surrounding properties. It is recommended that Condition 3.6 be amended as follows:

- 3.6 *The authorised operating hours for the service station and associated shop are limited to between 5am and ~~8.30pm~~ **11:00pm**, seven (7) days per week. No operations associated with the service station or shop are permitted on-site outside these hours, including commercial refuse disposal or the replenishing of underground fuel storage tanks.*

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

21 March 2022

Planning Officer: Carl Ewin
 Direct Phone: 4086 4656
 Our Reference: MCU/21/0014
 Your Reference: M7-21

Sutariya Brothers Pty Ltd
 C/- U&i Town Plan
 PO Box 426
 COOKTOWN QLD 4895

Dear Applicants,

Minor Change to an Existing Approval *Planning Act 2016*

I refer to your request to make a minor change to an existing approval issued on 18 November 2021. On 16 March 2022, Council decided your requested changes.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/21/0014
Street Address:	Malone Road, Mareeba
Real Property Description:	Lot 15 on RP846956
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

The following type of approval had been issued:

Development Permit for Material Change of Use - Service Station and Caretaker's Accommodation

In relation to the request to make a change to the existing approval, Council decided to:

- A. Approve a change to the approved Plans;
- B. Approve a change to conditions 4.1 and 4.4.

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*.)

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

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

(A) 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 must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
 - 3.4 Waste Management

On site refuse storage area 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.

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

3.5 Noise Nuisance

3.5.1 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 locations.

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

3.6 The authorised operating hours for the service station and associated shop are limited to between 5am and 8.30pm, seven (7) days per week. No operations associated with the service station or shop are permitted on-site outside these hours, including commercial refuse disposal or the replenishing of underground fuel storage tanks.

3.7 Any fuel ventilation outlets must be located as far away as practically possible from the common boundary with Lot 16 on SP195707.

4. Infrastructure Services and Standards

4.1 Access

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

At Council's Ordinary Meeting held on 16 March 2022, condition 4.1 was amended to the extent below:

4.1 Access

Both access crossovers must be upgraded to a commercial crossover standard ~~A commercial access crossover must be upgraded/constructed (from the edge of Malone Road to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.~~

4.2 Stormwater Drainage/Water Quality

- 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 Prior to building works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- 4.2.3 The Stormwater Management Plan and Report must include provisions to intercept and control stormwater flows along driveways and hardstand areas.
- 4.2.4 The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and Report.
- 4.2.5 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.
- 4.2.6 In addition to the Stormwater Management Plan, and prior to building works commencing, the applicant/developer must submit an Oily Water Management Plan, prepared and certified by a suitably qualified design engineer (RPEQ). The Plan must demonstrate how contaminants such as oil and/or fuel will be removed and stored prior to stormwater being discharged from the site.

4.3 Car Parking/Internal Driveways

- 4.3.1 The applicant/developer must ensure the service station and shop is provided with a minimum of 16 on-site car parking spaces as depicted on the approved plans (including 1 disabled parking space) as well as 1 RV parking space and 1 service vehicle parking space which are available solely for the parking of vehicles associated with the use of the premises. These parking spaces must be provided in addition to any fuel bowser parking spaces. The caretaker's accommodation must be provided with one (1) undercover parking space.
- 4.3.2 All car parking spaces and trafficable areas, including the truck turn around area and caretaker's accommodation driveway must be concrete sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.
- 4.3.3 All car parking spaces and trafficable areas must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:
 - Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
 - Australian Standard AS1428:2001 – Design for Access and Mobility.

4.3.4 The applicant/developer must ensure the development is provided with three (3) bicycle parking spaces in proximity to the shop building entrance/s.

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

~~4.4 Traffic Impact Assessment – Roadworks External (Malone Road)~~

~~A traffic impact assessment must be prepared by a Registered Professional Engineer of Queensland (RPEQ) in order to estimate the proposed traffic likely to be generated by the development and identify any augmentations or improvements required to the existing road network (Malone Road) to provide safe and convenient access to the site.~~

~~The traffic impact assessment should specifically address external works required on Malone Road between the intersection of the Kennedy Highway to a point 10 metres past the access to the site. Malone Road is currently not constructed to standard, so augmentation works should include widening on both sides of the road, turn lanes, traffic islands (if necessary), line-marking, signage and asphalt overlays to minimise damage made by turning vehicles.~~

~~The traffic impact assessment must include detailed plans.~~

~~Plans for the abovementioned works must be submitted to Council as part of a subsequent application for operational works.~~

At Council's Ordinary Meeting held on 16 March 2022, condition 4.4 was amended to the extent below:

4.4 Traffic Impact Assessment - Roadworks External (Malone Road)

A traffic impact assessment must be prepared by a Registered Professional Engineer of Queensland (RPEQ) in order to estimate the proposed traffic likely to be generated by the development and identify any augmentations or improvements required to the existing road network (Malone Road) to provide safe and convenient access to the site.

The traffic impact assessment should specifically address external works required on Malone Road between the intersection of the Kennedy Highway to a point 10 metres past the **easternmost ingress/egress** access to the site. Malone Road is currently not constructed to standard, so augmentation works should include widening on both sides of the road, turn lanes, traffic islands (if necessary), line-marking, signage and asphalt overlays to minimise damage made by turning vehicles.

The traffic impact assessment must include detailed plans.

Plans for the abovementioned works must be submitted to Council as part of a subsequent application for operational works.

4.5 Landscaping

4.5.1 Prior to building works commencing, a landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval. The extent of landscaping on site should be generally consistent with that shown on the submitted plan/s (Site Plan).

4.5.2 The landscape plan should include a three (3) metre wide landscape buffer along the southeast boundary for a length consistent with that shown on the submitted site plan. This southeast boundary landscape buffer must include shrubs, plants and trees that will grow to form an effective visual buffer of no less than four (4) metres in height at maturity and should include at least 25% larger more advanced plant stock.

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

4.5.4 The landscaping of the site must be carried out prior to the commencement of the use and 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.

4.6 Acoustic Fencing

Prior to the commencement of the use, the applicant/developer must erect a solid 1.8m high, acoustic fence of neutral colour (timber fencing not permitted) along the southeast boundary (common with Lot 16 on SP195707) for a length of no less than 110 metres from the southern corner of the site.

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

4.7 Lighting

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

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

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

4.8 Signage

Advertising signage locations are limited to the fuelling canopy fascia, shop building fascia, walls and windows and the pylon sign. The pylon sign must be used to advertise fuel prices only. Advertising signage must not move, revolve, strobe or flash (can be illuminated).

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

4.9 Non-Reticulated Water Supply

The service station and caretaker's accommodation 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" or similar in order to deter consumption.

4.10 Sewerage Connection

All on-site effluent disposal associated with the approved uses must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of Council's delegated officer.

REFERRAL AGENCY CONDITIONS

The referral agencies applicable to this application are:

Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold —</p> <p>(i) for development in local government area 1 — stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2 — stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1 — the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>	<p>Part 9, Division 4, Subdivision 1, Table 1</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsmip.qld.gov.au</p>

Mareeba Shire Council

Material change of use of premises near a State transport corridor or that is a future State transport corridor		
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dsmip.qld.gov.au

APPROVED PLANS/DOCUMENTS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1532-PD-A-00 Issue – P3	Cover Sheet	Clarke and Prince Architects	May 2021
1532-PD-A-01 Issue – P6	Site Plan	Clarke and Prince Architects	May 2021
1532-PD-A-02 Issue – P3	Service Station Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-03 Issue – P2	Fuelling Area – Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-06 Issue – P1	Floor Plan – Caretakers Residence	Clarke and Prince Architects	May 2021
1532-PD-A-04 Issue – P2	Perspective Images	Clarke and Prince Architects	May 2021
1532-PD-A-05 Issue – P1	Street Elevations	Clarke and Prince Architects	May 2021

At Council’s Ordinary Meeting held on 16 March 2022, the Approved Plans were amended to the extent below:

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1532-PD-A-00 Issue – P3	Cover Sheet	Clarke and Prince Architects	May 2021
1532-PD-A-01 Issue – P6	Site Plan	Clarke and Prince Architects	May 2021
1532-PD-A-02 Issue – P3	Service Station Floor Plan	Clarke and Prince Architects	May 2021
1532-PD-A-03 Issue – P2	Fuelling Area – Floor Plan	Clarke and Prince Architects	May 2021

MCU/21/0014

Page 9

<u>1532-PD-A-06 Issue - P1</u>	<u>Floor Plan - Caretakers Residence</u>	<u>Clarke and Prince Architects</u>	<u>May 2021</u>
<u>1532-PD-A-04 Issue - P2</u>	<u>Perspective Images</u>	<u>Clarke and Prince Architects</u>	<u>May 2021</u>
<u>1532-PD-A-05 Issue - P1</u>	<u>Street Elevations</u>	<u>Clarke and Prince Architects</u>	<u>May 2021</u>
<u>1532-PD-A-100 Issue P1</u>	<u>Cover Sheet</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-101 Issue P1</u>	<u>Site Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-102 Issue P1</u>	<u>Service Station Floor Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-103 Issue P1</u>	<u>Fuelling Area Floor Plan</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-104 Issue P1</u>	<u>Perspective Images</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-105 Issue P1</u>	<u>Street Elevations</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>
<u>1532-PD-A-106 Issue P1</u>	<u>Floor Plan - Caretakers Residence</u>	<u>Clarke and Prince Architects</u>	<u>Dec 2021</u>

ADVISORY NOTES

The following Advisory Notes are for information purposes only and do not form conditions of approval:

(A) 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) 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.

(c) 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.

(d) Environmental Protection and Biodiversity Conservation Act 1999

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

Mareeba Shire Council

Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

(e) 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.datsip.qld.gov.au

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

SUBMISSIONS

There was one 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. C & C Iacutone	PO Box 677, Mareeba QLD 4880

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.

Mareeba Shire Council

MCU/21/0014

Page 11

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.

If you have any further queries in relation to the above, please contact Council on the above number.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

DECISION NOTICE HISTORY

MCU/21/0014 - Original Decision Notice 18 November 2021

Encl: Approved Plans/Documents
Referral Agency Response
Appeal Rights

Copy: Department of State Development, Manufacturing, Infrastructure and Planning
CairnsSARA@dsmip.qld.gov.au

Mareeba Shire Council

Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

Approved Plans/Documents

SUPERSEDED PLAN

PROPOSED SERVICE STATION
KENNEDY HIGHWAY, MAREEBA, QLD

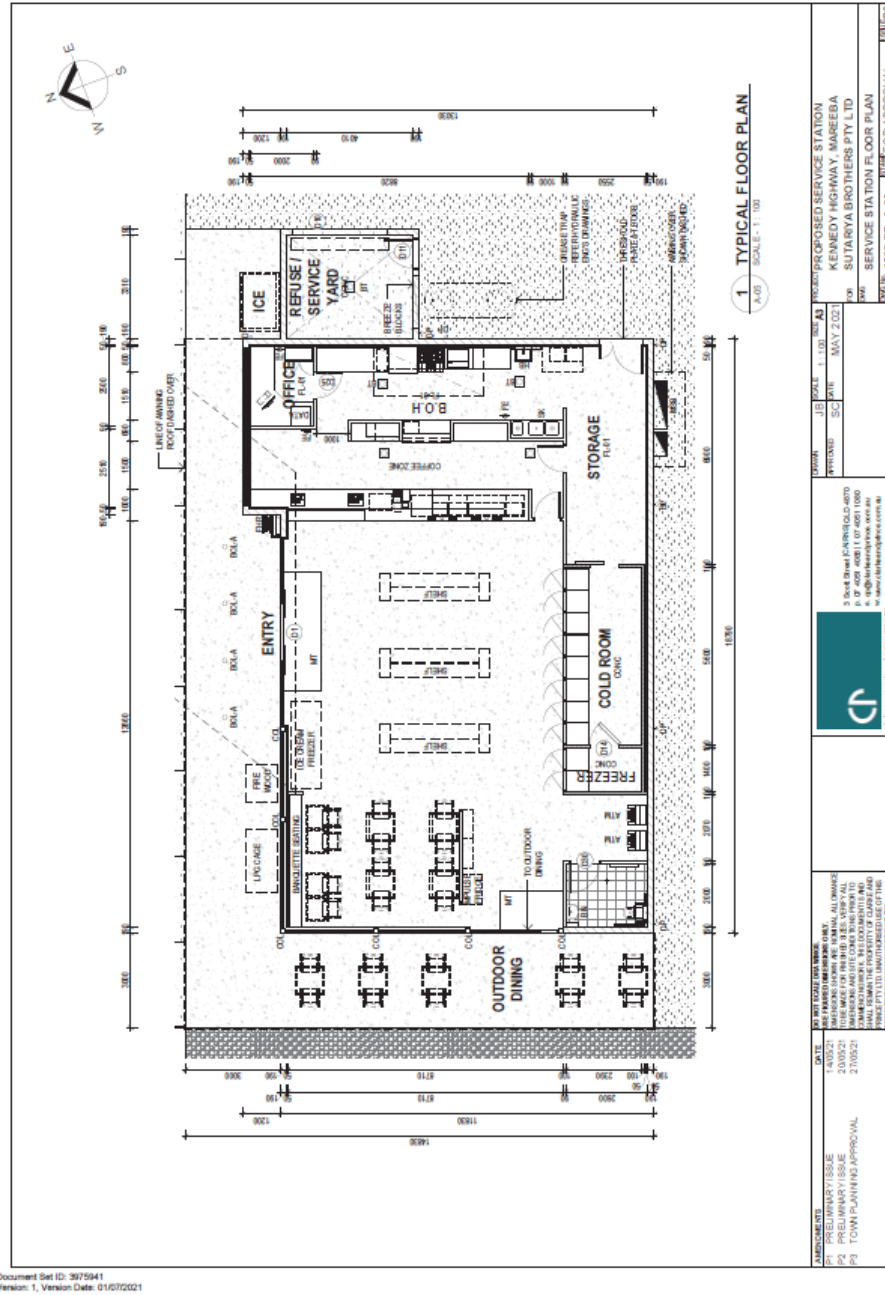
DRAWING LIST
 153-PA16 COVER SHEET
 153-PA17 SITE PLAN
 153-PA18 SERVICE STATION FLOOR PLAN
 153-PA19 SERVICE STATION ELEVATION PLAN
 153-PA20 RESPECTIVE MARKS
 153-PA21 STREET ELEVATIONS

VIEW FROM KENNEDY HWY. SITE ENTRY

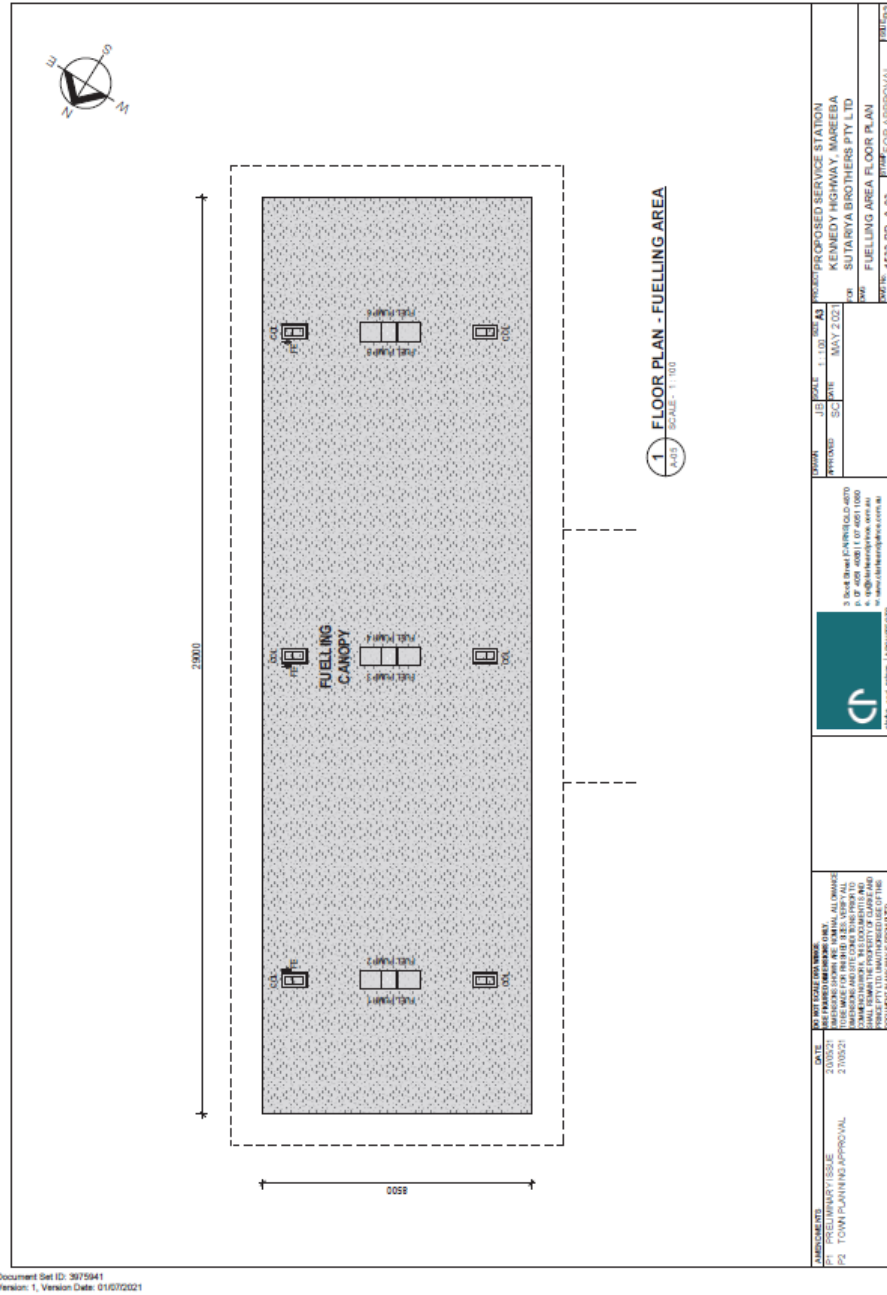
VIEW FROM KENNEDY HWY / MALONE RD INTERSECTION

Document Set ID: 3975941
Version: 1, Version Date: 01/07/2021

SUPERSEDED PLAN



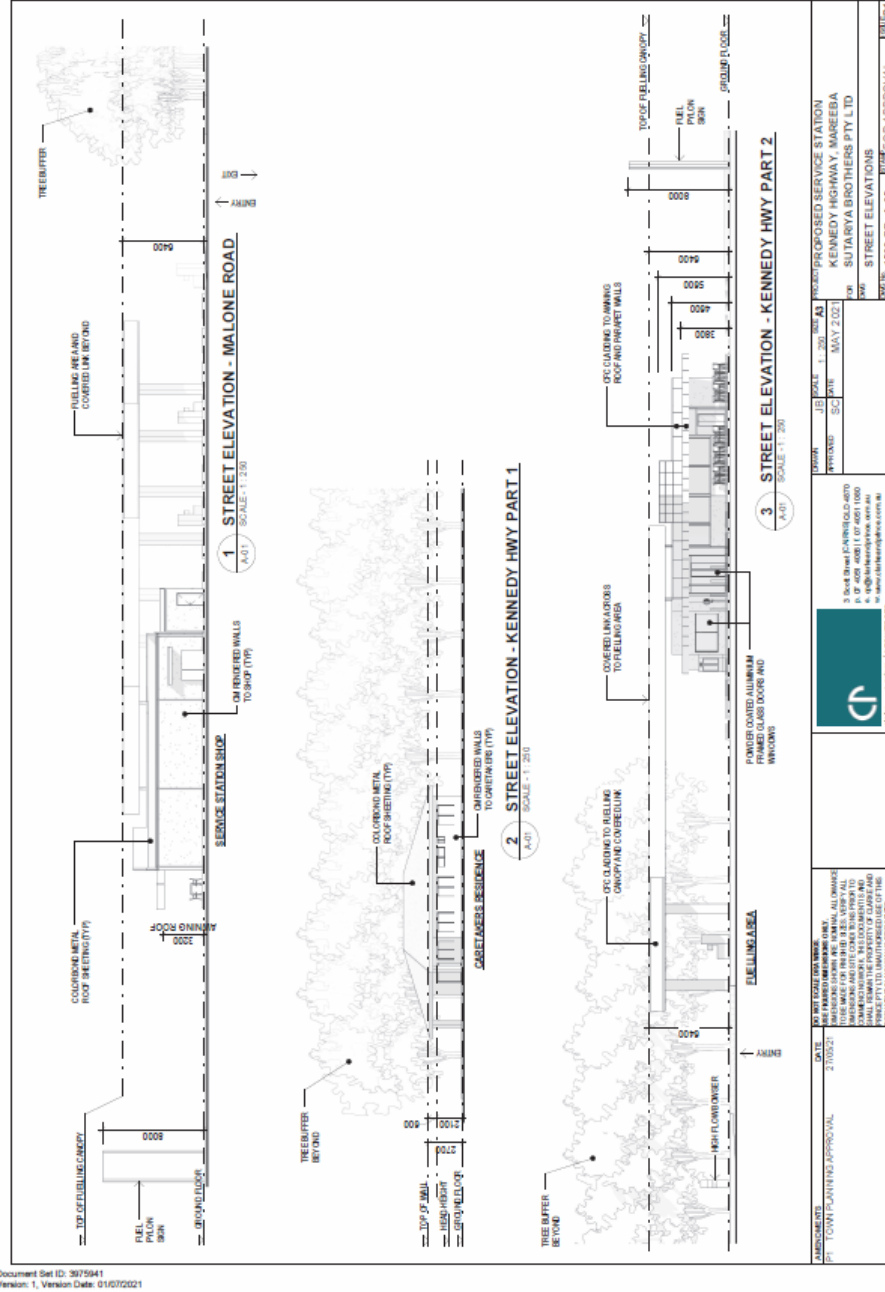
SUPERSEDED PLAN



Document Set ID: 3975941
Version: 1, Version Date: 01/07/2021

Mareeba Shire Council
Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

SUPERSEDED PLAN



Document Set ID: 3975941
Version: 1, Version Date: 01/07/2021

Mareeba Shire Council
Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

NEW APPROVED PLAN (16/03/2022)

PROPOSED SERVICE STATION
KENNEDY HIGHWAY, MAREEBA, QLD

DRAWING LIST
1533P/A-105 COVER SHEET
1533P/A-101 SITE PLAN
1533P/A-102 SITE PLAN WITH OVERLOOK SIGN
1533P/A-103 PULUNGANA FLOOR PLAN
1533P/A-104 PERSPECTIVE IMAGES
1533P/A-106 STREET ELEVATION
1533P/A-108 FLOOR PLAN CHITTILERS RESERVE

REVISIONS	DATE	BY	REASON	SCALE	DATE	FOR APPROVAL

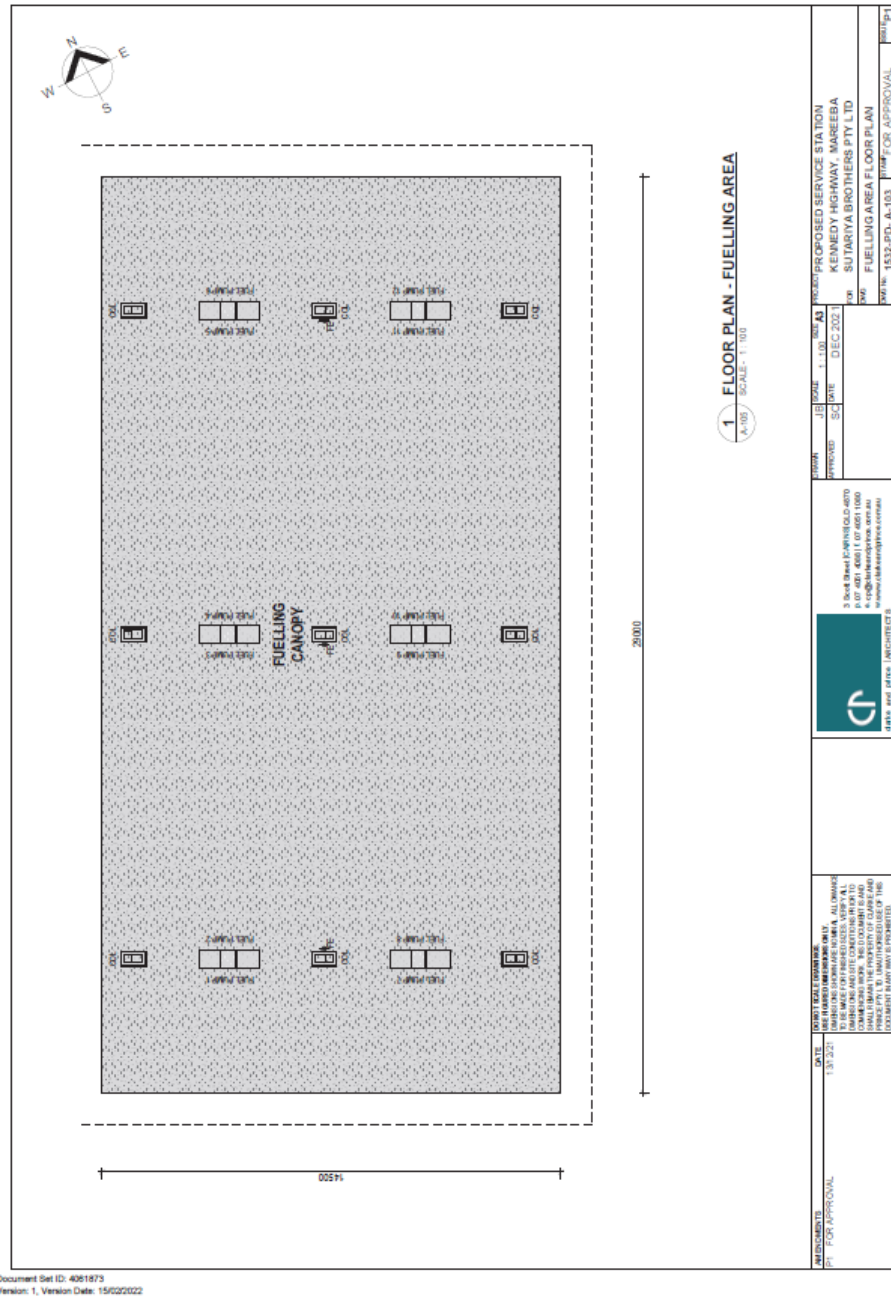
© 2022 SUTARIYA BROTHERS PTY LTD
 10/400 KENNEDY HIGHWAY, MAREEBA QLD 4870
 P: 07 4081 4000 | E: info@sutariya.com.au
www.sutariya.com.au

MARK AND JANE ARCHITECTS

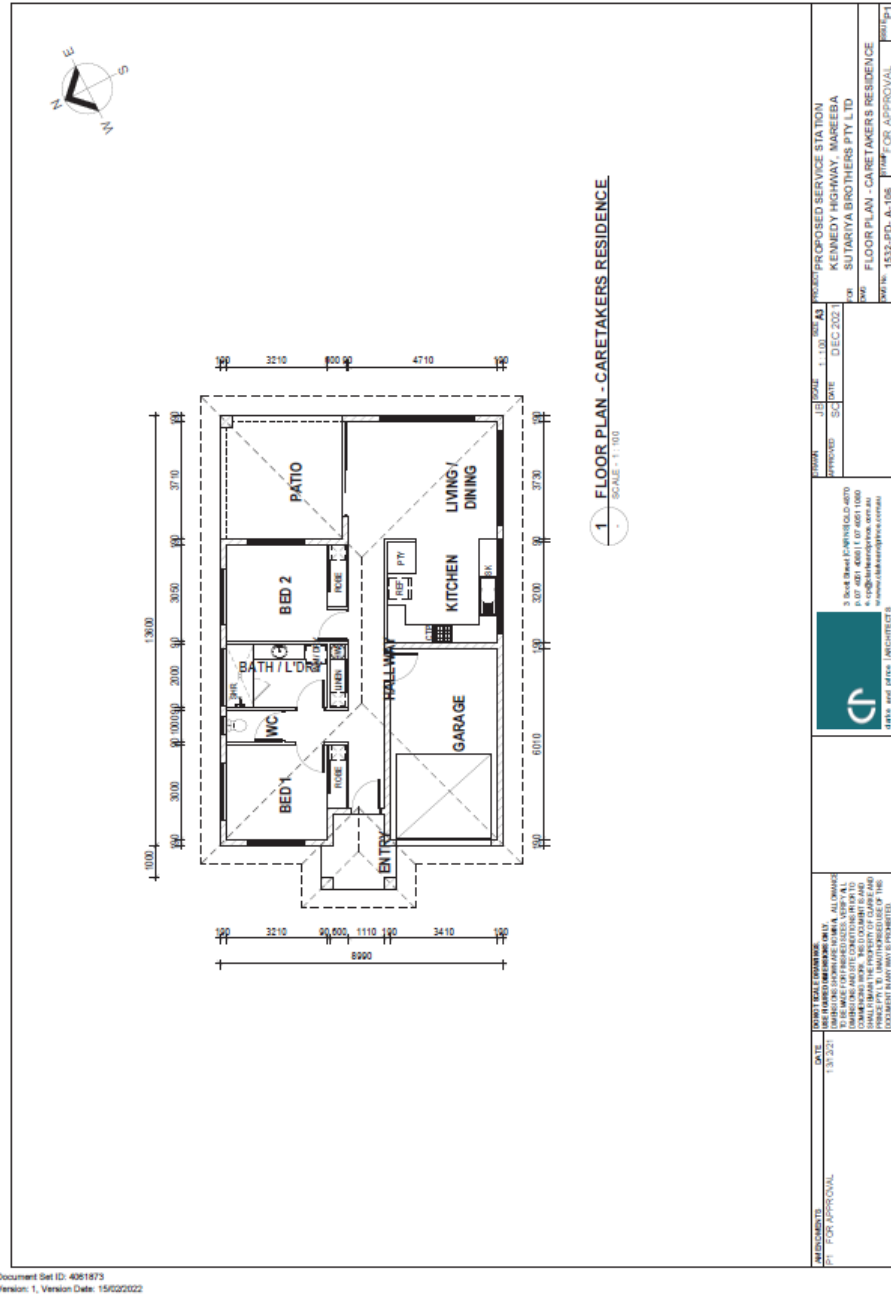
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NEW APPROVED PLAN (16/03/2022)



NEW APPROVED PLAN (16/03/2022)



	<h2 style="margin: 0;">Referral Agency Response</h2>
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From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: Wed, 9 Mar 2022 15:37:00 +1000
To: "Mary.McCarthy@dsdilgp.qld.gov.au"
 <Mary.McCarthy@dsdilgp.qld.gov.au>; "ramon@uitownplan.com.au" <ramon@uitownplan.com.au>
Cc: "Planning (Shared)" <planning@msc.qld.gov.au>
Subject: 2202-27153 SPD application correspondence - Minor Change - Sutariya -
 MCU/21/0014
Attachments: Attachment 5 - Approved plans and specifications.pdf, TIA-AP~1.pdf, Planning
 Act 2016 - Appeal provisions.pdf, 2202-27153 SPD Changed referral agency response minor change.pdf,
 2202-27153 SPD Decision notice change to a development approval.pdf
Importance: Normal

Please find attached a notice regarding application [2202-27153 SPD](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

This is a system-generated message. Do not respond to this email.
 RE2-N



Email ID: 9216-022-0113-4188

Document Set ID: 4074786
 Version: 1, Version Date: 21/03/2022

RE2-N



Our reference: 2202-27153 SPD
Your reference: M7-21 (amended)

9 March 2022

Sutariya Brothers Pty Ltd
C/- U&I Town Plan
PO Box 428
COOKTOWN QLD 4895
ramon@uitownplan.com.au

Attention: Ramon Samanes

Dear Sir/Madam

Decision notice—change application
(Given under section 83 of the *Planning Act 2016*)

Your change application under section 78 of the *Planning Act 2016* for the development approval dated 3 September 2021 was made to the State Assessment and Referral Agency on 11 February 2022.

Decision for change application

Date of decision: 9 March 2022
Decision details: Make the change and amend existing conditions.

The changes agreed to are:

1. Amend condition 1 to reference the revised Heath Rodgers Consulting Engineers Pty Ltd Stormwater Management Plan

For further information please contact Mary McCarthy, Senior Planning Officer, on 4758 3404 or via email NQSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "Joanne Manson".

Joanne Manson
A/Manager (Planning)

Page 1 of 2

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

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

MCU/21/0014
Page 28

2202-27153 SPD

cc Mareeba Shire Council, planning@msc.qld.gov.au
enc Attachment 1—Referral agency response showing the change
Attachment 2—Appeal provisions

State Assessment and Referral Agency

Page 2 of 2

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

Mareeba Shire Council
Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

RA5-N



Changed referral agency response
Our reference: 2202-27153 SPD

Referral agency response—with conditions
(Given under section 56 of the *Planning Act 2016*)

Date of original response: 3 September 2021
Original reference: 2107-23539 SRA

The development application described below was properly referred to the State Assessment and Referral Agency on 13 July 2021.

Applicant details

Applicant name: Sutariya Brothers Pty Ltd
Applicant contact details: C/- U&I Town Plan
PO Box 426
Cooktown QLD 4895
ramon@uitownplan.com.au

Location details

Street address: Malone Road, Mareeba
Real property description: Lot 15 on RP846956
Local government area: Mareeba Shire Council

Application details

Development permit: Material change of use – service station and caretaker’s accommodation

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - State-controlled road

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Advice to the applicant

Under section 56(3) of the Act, the department offers advice about the application to the applicant—see Attachment 2.

2107-23539 GRA

Reasons for referral agency response

The department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 3.

- enc Attachment 1 - Referral agency conditions
- Attachment 2 - Advice to the applicant
- Attachment 3 - Reasons for referral agency response
- Approved plans and specifications

State Assessment and Referral Agency

Page 2 of 7

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

Mareeba Shire Council
Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

2107-23539 GRA

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) v2.6. If a word remains undefined it has its ordinary meaning.
2.	<p>Advertising device The applicant should seek advice from the Department of Transport and Main Roads (DTMR) to ensure that the advertising device visible from a state-controlled road, and beyond the boundaries of the state-controlled road, is unlikely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and / or a device which is deemed to create a danger to traffic.</p>
3.	<p>Transport Noise Corridor Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise. <i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. Information about <i>transport noise corridors</i> is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available at the State Planning Policy Interactive Mapping System website: https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within Transport Infrastructure of the State Planning Policy (SPP) mapping system.</p>

Attachment 3—Reasons for referral agency response

2107-23539 GRA

(Given under section 58(7) of the Planning Act 2016)

The reasons for the department's decision are:

- The proposed development is for a material change of use for a service station and caretaker's accommodation.
- The proposed development will gain access from Malone Road, a local council road.
- SARA has assessed the development against State code 1: Development in a state-controlled road environment of the State Development Assessment provisions (SDAP), version 2.6, and determined that with conditions, the development achieves compliance with the performance outcomes of the State code.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- *Planning Regulation 2017*
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

MCU/21/0014
Page 34

Attachment 4—Change representation provisions

2107-23539 GRA

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State Assessment and Referral Agency

Page 6 of 7

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

Mareeba Shire Council
Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

MCU/21/0014
Page 35

Attachment 5—Approved plans and specifications

2107-23539 SRA

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State Assessment and Referral Agency

Page 7 of 7

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

Mareeba Shire Council
Document Set ID: 4073832
Version: 2, Version Date: 21/03/2022

Planning Act 2016 – Appeal provisions

The following provisions are the appeal rights as defined in the Planning Act 2016, schedule 2.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 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.
- (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—
 - (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 an 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 is 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.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

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
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the 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 rules of the P&E Court.

Schedule 1 Appeals

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or

- (d) development condition if—
- i the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - ii the building is, or is proposed to be, not more than 3 storeys; and
 - iii the proposed development is for not more than 80 sole-occupancy units; or
- (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
- (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
- (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
- (h) a decision to give an enforcement notice—
- i in relation to a matter under paragraphs (a) to (g); or
 - ii under the Plumbing and Drainage Act; or
- (i) an infrastructure charges notice; or
- (j) the refusal, or deemed refusal, of a conversion application; or
- (k) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - i a development approval for which the development application required impact assessment; and
 - ii a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
- storey see the Building Code, part A1.1.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
<p>1. Development applications For a development application other than a development application called in by the minister, an appeal may be made against—</p> <p>(a) the refusal of all or part of the development application; or</p> <p>(b) the deemed refusal of the development application; or</p> <p>(c) a provision of the development approval; or</p> <p>(d) If a development permit was applied for—the decision to give a preliminary approval.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<ol style="list-style-type: none"> 1. A concurrence agency that is not a co-respondent 2. If a chosen assessment manager is the respondent—the prescribed assessment manager 3. Any eligible advice agency for the application 4. Any eligible submitter for the application
<p>2. Change applications For a change application other than a change application made to the P&E Court or called in by the Minister, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of a change application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
<ol style="list-style-type: none"> 1. The applicant 2. If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice 	The responsible entity	If an affected entity starts the appeal—the applicant	<ol style="list-style-type: none"> 1. A concurrence agency for the development application 2. If a chosen assessment manager is the respondent—the prescribed assessment manager 3. A private certifier for the development application 4. Any eligible advice agency for the change application 5. Any eligible submitter for the change application

<p>3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) The assessment manager's decision on the extension application; or (b) A deemed refusal of the extension application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
<p>1. The applicant 2. For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</p>	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p>4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or Examples of errors in applying an adopted charge: <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect 'use category', under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p>5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
The applicant	The local government to which the conversion application was made	—	—
<p>6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.</p>			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government
Table 2 Appeals to the P&E Court only			
1. Appeals from tribunal			
An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—			
(a) an error or mistake in law on the part of the tribunal; or			
(b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals			
For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against the decision to approve the application, to the extent the decision relates to—			
(a) any part of the development application or change application that required impact assessment; or			
(b) a variation request			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
3. Eligible submitter and eligible advice agency appeals			
For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—			
(a) any part of the development application or the change application, that required impact assessment; or			
(b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)

1. For a development application—an eligible submitter for the development application	1. For a development application—the assessment manager	1. The applicant	Another eligible submitter for the application
2. For a change application—an eligible submitter for the change application	2. For a change application—the responsible entity	2. If the appeal is about a concurrence agency's referral response—the concurrence agency	
3. An eligible advice agency for the development application or change application			
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
1. A person given a decision notice about the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
2. If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision			
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—
Table 3 Appeals and tribunal only			
1. Building advisory agency appeals			
An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1. A concurrence agency for the development application related to the approval 2. A private certifier for the development application related to the approval
2. Inspection of building work			
An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
The applicant for the development approval	The person who made the decision	—	—
3. Certain decisions under the Building Act and the Plumbing and Drainage Act			
An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
A person who received, or was entitled to receive, an information notice about the decision	The person who made the decision	—	—
4. Local government failure to decide application under the Building Act			
An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (If any)	Column 4 Co-respondent by election (If any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—

MCU/21/0014
Page 46Our ref TMR21-033511 (500-1570)
Applicant ref M7-21
Enquiries Ronald KadenDepartment of
Transport and Main Roads

30 August 2021

Decision Notice – Access Prohibited
(s62(1) Transport Infrastructure Act 1994)

Development application reference number MCU/21/0014, lodged with Mareeba Shire Council involves constructing or changing a vehicular access between Lot 15RP846956, the land the subject of the application, and Kennedy Highway (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address Sutariya Brothers Pty Ltd
C/- U&i Town Plan
PO Box 426
Cooktown QLD 4895

Application Details

Address of Property Malone Road, Mareeba QLD 4880
Real Property Description 15RP846956
Aspect/s of Development Development Permit for Material Change of Use for Service Station & Caretaker's Accommodation

Decision (given under section 67 of TIA)

It has been decided that all access between the state-controlled road and the land subject of the application is prohibited.

All access is to be via Malone Road and located a minimum of 45 metres from the outer edge line of the Kennedy Highway.

Reasons for the decision

The reasons for this decision are as follows:

- a) Vehicular access to Lot 15 on RP846956 is via Malone Road via the Kennedy Highway / Malone intersection.
- b) Lot 15 on RP846956 does not have vehicular access via the Kennedy Highway.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Program Delivery and Operations
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Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

Information about the Decision required to be given under section 67(2) of TIA

In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as Attachment B, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA is attached in Attachment C for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in Attachment C for information.

If further information about this approval or any other related query is required, Mr Ronald Kaden, Technical Officer (Development Control) should be contacted by email at ron.p.kaden@tmr.qld.gov.au or on (07) 4045 7151.

Yours sincerely



Peter McNamara
Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - TMR Layout Plan

Attachment A
Decision Evidence and Findings

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Planning Report: Combined Development Application for a material Change of Use – Service Station and Caretaker's Accommodation	U & I Town Plan	1 July 2021	M7-21	-
Site Plan	Clark and Price Architects	30/07/21	1532-PD- A-01	P5
TMR Layout Plan (32A - 43.92km)	Queensland Government Transport and Main Roads	30/08/2021	TMR21-33511 (500-1570)	A

Attachment B
Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.
- Maximum penalty—200 penalty units.
- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);
- the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

RODGERS CONSULTING ENGINEERS

210220 HR/PM 23-02-2022

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To Whom It May Concern

Re: New Service Station

At: Kennedy Highway between Mareeba and Emerald Creek

1 Overview

Rodgers Consulting Engineers has been engaged to prepare a Stormwater Drainage Management Plan to support a Development Application for a Service Station development on Lot 15 on RP 846956 at the corner of Malone Road and Kennedy Highway, Mareeba. The site is and is located within the Mareeba Shire Council local government area.



Figure 1.1 Site Locality

2 Existing Site Details


The site is currently vacant with good grass cover, bounded by heavy vegetation on the south-eastern boundary and falls gently towards the Kennedy Highway. The Malone Road pavement and northern table drain falls gently towards Kennedy Highway where it grades around the corner to the north-east and continues to flow north-east on the eastern side of the Kennedy Highway. The existing site levels and contours are shown on RPS drawing PR149751-1. Kennedy Highway is on a crest approximately 100m east of Malone Road.

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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2202-27153 BPD

Date: 9 March 2022



3 Proposed development

The proposed development is shown on Clarke & Prince drawing 1532-PD-A-101(P1). The development includes:

- Refuelling areas for general and heavy vehicles
- Concrete hardstand and unsealed truck turning area
- Shop/retail building and on-site carparking
- Playground and caretakers' residence

4 Flood Risk Review

Department of Natural Resources, Mines and Energy regional flood mapping indicates that the site is not affected by Q100 (1% AEP) flooding as shown in Figure 4.1 below.

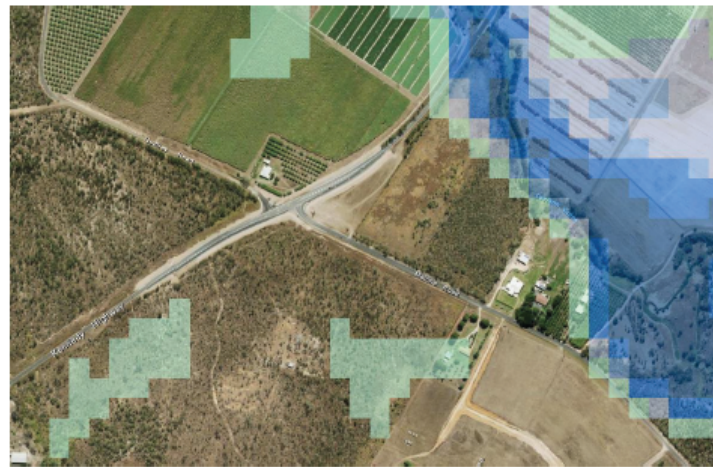
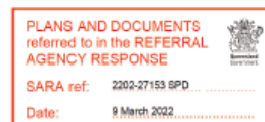


Figure 4.1 Flood Map

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022



5 Stormwater Quantity Assessment

The proposed site is zoned Rural Residential and is currently vacant. To ensure a non-worsening impact on adjacent stormwater drainage systems (ie. Kennedy Highway table drain) this development will discharge postdevelopment stormwater flows into a detention basin located at the north-eastern corner of the site. The stormwater detention basin will be sized to detain flows for all events up to Q100 (1% AEP) and discharge flows to the Kennedy Highway at predevelopment flow rates.

The entire site currently falls and drains to the Kennedy Highway table drain and the postdevelopment site will continue to do so. Rodgers Consulting drawing F01 shows the concept stormwater drainage scheme proposed for this development.

Pre & post development stormwater flows calculated in accordance with QUDM are summarised as follows:

CATCHMENT	AREA	TIME OF CONCEN	FRACT IMPER	COEFF.	Vol. C10	Vol. Q2	Vol. Q5	Vol. Q10	Vol. Q100
	A	Tc	fi						
	m2	mins			m3/s	m3/s	m3/s	m3/s	m3/s
Predev	8412.5	40	0.10	0.70	0.082	0.113	0.131	0.156	0.227
Postdev	8412.5	6	0.50	0.80	0.200	0.286	0.339	0.410	0.613

Increases in stormwater flow will be detained in a basin located at the northern corner of the site as shown on Rodgers Consulting drawing F01. For the Q100 (1% AEP) event, the maximum storage requirement is 180m³ with a basin of 250m² and 750mm deep. The location of the basin allows for the site to discharge to the Kennedy Highway table drain at the lowest level possible to avoid excessive site filling. All post development stormwater runoff from the site will be collected and discharged to the basin with a system of underground pipes and overland flow paths.

6 Summary

A stormwater drainage detention basin constructed at the northern corner of this site will ensure that post development stormwater discharge to the Kennedy Highway will remain at the predevelopment flow rate and this development will have a non-worsening impact on the Kennedy Highway drainage system.

Please do not hesitate to make contact should you require any clarification or further information.

Yours faithfully

RODGERS CONSULTING ENGINEERS



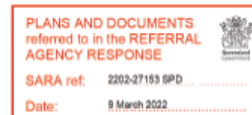
Heath P Rodgers

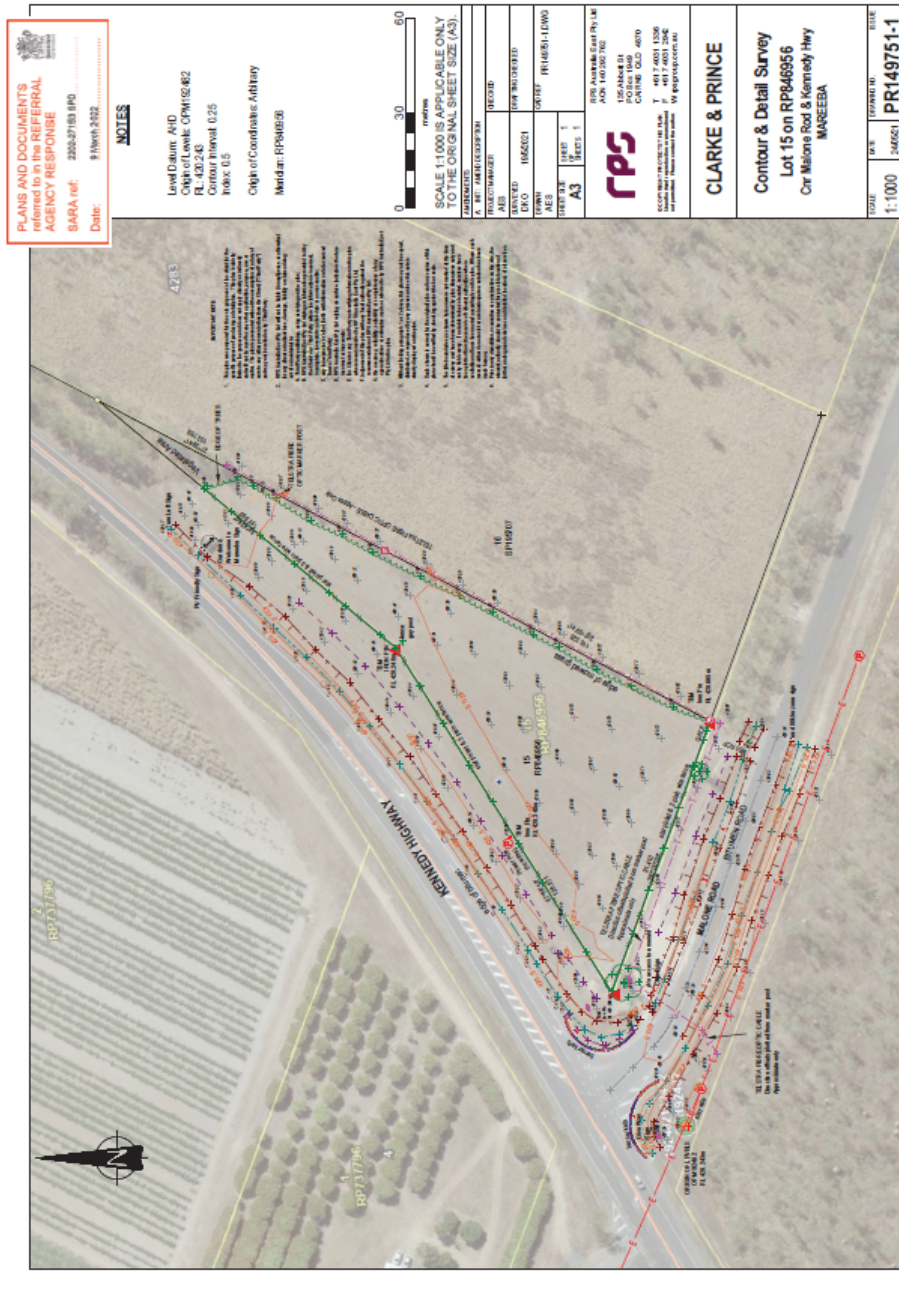
B.E. Hons, MIE Aust, RPEQ 7859

Attachments:

- (1) RPS Dwg PR149751-1 (2) Clarke & Prince Dwg 1532-PD-A-01 (3) Rodgers Consulting Dwg 210220 F01(P2)

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022





RODGERS CONSULTING ENGINEERS

210220 HR/PM 04-06-2021

To Whom It May Concern

Re: New Service Station
At: Kennedy Highway between Mareeba and Emerald Creek

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2107-23539 SRA
Date: 9 September 2021

Heath P Rodgers
MIE Aust RPEQ
Mob 0418 692 087
admin@roddgersconsulting.com.au
124 Spence Street
PO Box 1769
Cairns Qld. 4870
Ph: 07 40 519 466
Fax: 07 40 519 477
Heath Rodgers Consulting Engineers Pty Ltd
ABN: 30 610 855 368

1 Overview

Rodgers Consultants has been engaged to prepare a Stormwater Drainage Management Plan to support a Development Application for a Service Station development on Lot 15 on RP 846956 at the corner of Malone Road and Kennedy Highway, Mareeba. The site is and is located within the Mareeba Shire Council local government area.



Figure 1.1 Site Locality

2 Existing Site Details

The site is currently vacant with good grass cover, bounded by heavy vegetation on the south-eastern boundary and falls gently towards the Kennedy Highway. The Malone Road pavement and northern table drain falls gently towards Kennedy Highway where it grades around the corner to the north-east and continues to flow north-east on the eastern side of the Kennedy Highway. The existing site levels and contours are shown on RPS drawing PR149751-1. Kennedy Highway is on a crest approximately 100m east of Malone Road.

Superseded by Heath Rodgers Consulting Engineers Pty Ltd Stormwater Drainage Management Plan, Reference: 210220, dated 23/02/2022

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

3 Proposed development

The proposed development is shown on Clarke & Prince drawing 1532-PD-A-01. The development includes:

- Refuelling areas for general and heavy vehicles
- Concrete hardstand and unsealed truck turning area
- Shop/retail building and on-site carparking

4 Flood Risk Review

Department of Natural Resources, Mines and Energy regional flood mapping indicates that the site is not affected by Q100 (1% AEP) flooding as shown in Figure 4.1 below.

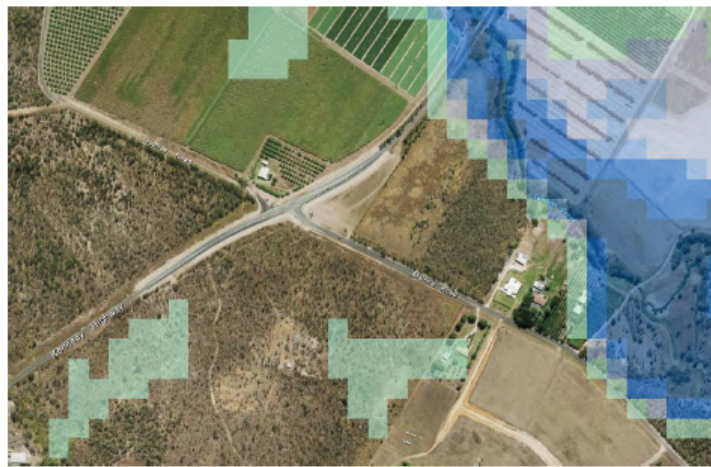


Figure 4.1 Flood Map

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022

Superseded by Heath Rodgers Consulting Engineers Pty Ltd Stormwater Drainage Management Plan, Reference: 210220, dated 23/02/2022

5 Stormwater Quantity Assessment

The proposed site is zoned Rural Residential and is currently vacant. To ensure a non-worsening impact on adjacent stormwater drainage systems (ie. Kennedy Highway table drain) this development will discharge postdevelopment stormwater flows into a detention basin located at the north-eastern corner of the site. The stormwater detention basin will be sized to detain flows for all events up to Q100 (1% AEP) and discharge flows to the Kennedy Highway at predevelopment flow rates.

The entire site currently falls and drains to the Kennedy Highway table drain and the postdevelopment site will continue to do so. Rodgers Consulting drawing F01 shows the concept stormwater drainage scheme proposed for this development.

Pre & post development stormwater flows calculated in accordance with QUDM are summarised as follows:

CATCHMENT	AREA	TIME OF CONCEN	FRACT IMPER	COEFF.	Vol. C10	Vol. Q2	Vol. Q5	Vol. Q10	Vol. Q20	Vol. Q100
	A	Tc	fi							
	m2	mins			m3/s	m3/s	m3/s	m3/s	m3/s	m3/s
Predev	8412.5	40	0.10	0.70	0.082	0.113	0.131	0.156	0.227	
Postdev	8412.5	6	0.41	0.78	0.195	0.278	0.330	0.399	0.597	

Increases in stormwater flow will be detained in a basin located at the northern corner of the site as shown on Rodgers Consulting drawing F01. For the Q100 (1% AEP) event, the maximum storage requirement is 180m³ with a basin of 250m² and 720mm deep. The location of the basin allows for the site to discharge to the Kennedy Highway table drain at the lowest level possible to avoid excessive site filling. All postdevelopment stormwater runoff from the site will be collected and discharged to the basin with a system of underground pipes and overland flow paths.

6 Summary

A stormwater drainage detention basin constructed at the northern corner of this site will ensure that postdevelopment stormwater discharge to the Kennedy Highway will remain at the predevelopment flow rate and this development will have a non-worsening impact on the Kennedy Highway drainage system.

Please do not hesitate to make contact should you require any clarification or further information.

Yours faithfully

RODGERS CONSULTING ENGINEERS

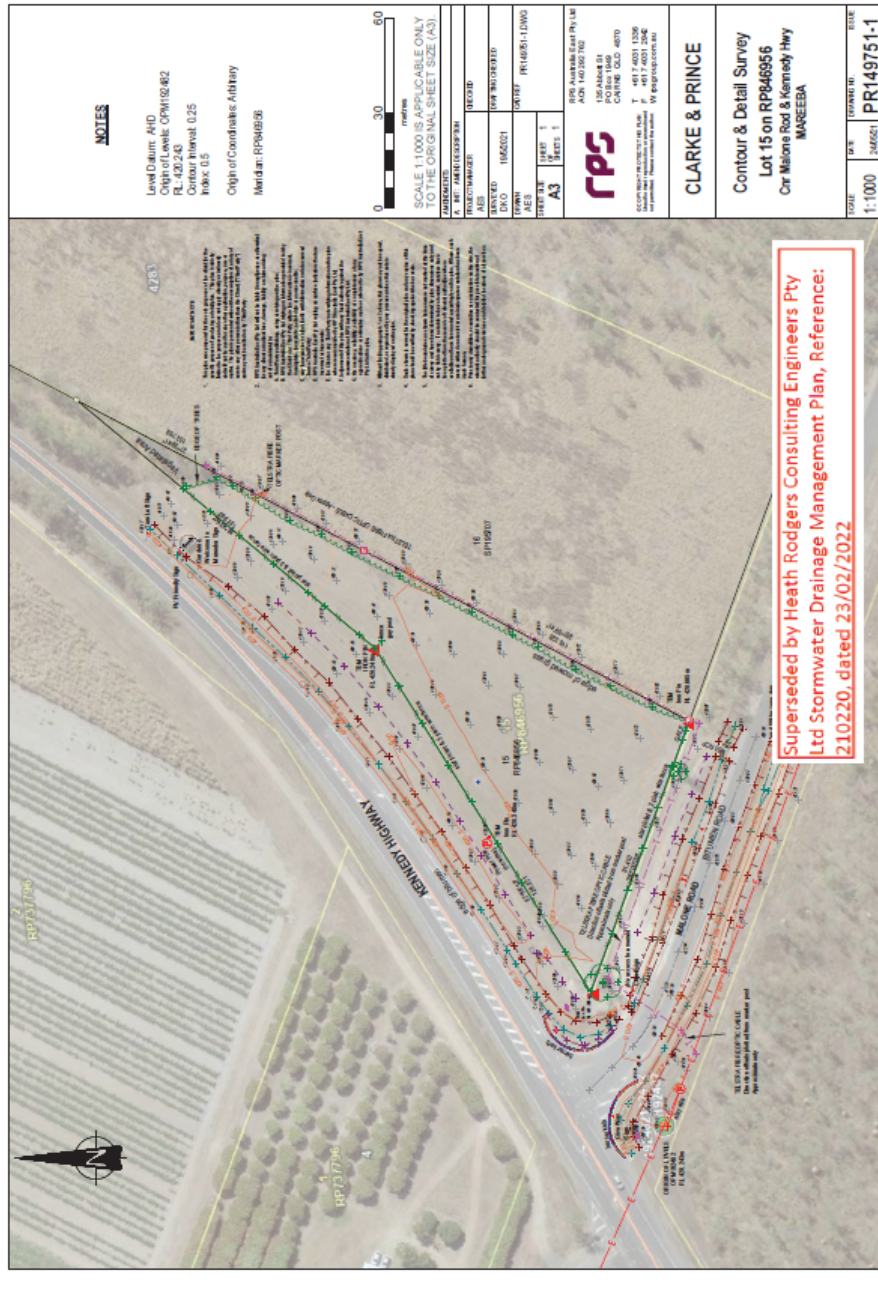


Heath P Rodgers

B.E. Hons, MIE Aust, RPEQ

Superseded by Heath Rodgers Consulting Engineers Pty Ltd Stormwater Drainage Management Plan, Reference: 210220, dated 23/02/2022

Document Set ID: 4074786
Version: 1, Version Date: 21/03/2022



	<h2 style="margin: 0;">Appeal Rights</h2> <p style="margin: 0; font-size: small;">PLANNING ACT 2016 & THE PLANNING REGULATION 2017</p>
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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-
 - (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.

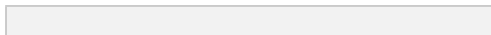
231 Other appeals

- (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
 - (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.



From: "Ramon Samanes" <ramon@uitownplan.com.au>
Sent: Thu, 08 May 2025 12:58:34 +1000
To: "Info" <info@msc.qld.gov.au>; "Planning & Environment Team" <development@cook.qld.gov.au>
Cc: "Carl Ewin" <CarlE@msc.qld.gov.au>
Subject: Minor Change - MCU/21/0014
Attachments: No objection Letters.pdf, PlanningActForm5-Changeapplicationform.pdf, MCU210014 - Decision Notice.pdf
Categories: Add to ECM

Hello Carl,

Please see attached DA Form 5 and letters of support from the adjoining and surrounding properties.

The proposed change is in relation to condition 3.6 within the decision notice regarding authorised operating hours for the service station and associated shop.

- 3.6 The authorised operating hours for the service station and associated shop are limited to between 5am and 8.30pm, seven (7) days per week. No operations associated with the service station or shop are permitted on-site outside these hours, including commercial refuse disposal or the replenishing of underground fuel storage tanks.

Currently the condition states from 5am to 8:30pm, seven (7) days a week, the change simply seeks to extend those hours a further 2.5 hours to now close at 11pm. As noted above, we have successfully obtained support from the adjoining landowners indicating that they have no objection to the proposed extension to the hours of operation. As such, the changes with their support demonstrate that no impacts on adjoining property owner's is anticipated.

We understand that the application fee for a 'minor change' is \$526.00 under the fees and charges schedule. If you could please send us through a tax invoice for payment, that would be much appreciated.

If you have any questions, please do not hesitate to call.

Kind regards,
Ramon Samanes,
Director, U&i Town Plan



M: 0411 344 110

E: ramon@uitownplan.com.au

W: www.uitownplan.com.au



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Document Set ID: 4496998
Version: 1, Version Date: 08/05/2025

8.4 CHANGE OF DEVELOPMENT APPROVAL - REEVER AND OCEAN PTY LTD - RECONFIGURING A LOT - SUBDIVISION (5 LOTS INTO 49 LOTS) IN TWO STAGES - LOTS 17, 18 & 19 ON SP296830, LOT 22 ON SP304952 AND LOT 20 ON N157423 - 112 BARNWELL ROAD, KURANDA - RAL/18/0002

Date Prepared: 30 May 2025

Author: Senior Planner

- Attachments:**
1. **Decision Notice Approval Dated 28 October 2019** [↓](#)
 2. **Approved Plan of Development** [↓](#)
 3. **Request to Change Development Approval** [↓](#)
 4. **Proposed Additional Plan of Development (For Stage 1A)** [↓](#)

APPLICATION		PREMISES	
APPLICANT	Reever and Ocean Pty Ltd	ADDRESS	112 Barnwell Road, Kuranda
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	2 May 2025	RPD	Lots 17, 18 & 19 on SP296830, Lot 22 on SP304952 and Lot 20 on N157423
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (5 lots into 49 lots) in two stages		
FILE NO	RAL/18/0002	AREA	354.75 hectares (combined)
LODGED BY	wildPLAN	OWNER	Reever and Ocean Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016 (approved under Mareeba Shire Planning Scheme 2004)		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 23 October 2019, subject to conditions. The Decision Notice was issued on 28 October 2019.

The application was approved under the now superseded Mareeba Shire Planning Scheme 2004 and remains current until 28 October 2025. The application was code assessable and was therefore not required to undergo public notification.

WildPLAN on behalf of the applicant has subsequently lodged an application to change the development approval. It is requested that a ‘Stage 1A’ be incorporated into the plan of development which would see the creation of only an access easement in this Stage. Also requested

is a minor change to Condition 3.10 *Environmental Covenants* and the requested removal of Condition 4.3(i) *Roadworks - Internal*.

Council officers have no concerns with the inclusion of the proposed initial Stage 1A (creating the access easement) and a number of amendments have been recommended to accommodate this additional Stage. However, Council officers consider it reasonable that Condition 4.3(i) be amended rather than removed altogether.

It is therefore recommended that the change application be approved in part only.

OFFICER’S RECOMMENDATION

It is recommended that:

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

APPLICATION			PREMISES	
APPLICANT	Reever and Ocean Pty Ltd		ADDRESS	112 Barnwell Road, Kuranda
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	2 May 2025		RPD	Lots 17, 18 & 19 on SP296830, Lot 22 on SP304952 and Lot 20 on N157423
TYPE OF APPROVAL	Development Permit			
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (5 lots into 49 lots) in two stages			

and in accordance with the Planning Act 2009, the following

- (a) The Decision Details (Type of Approval) included in Council’s Decision Notice issued on 28 October 2019 be amended as follows:

*Development Permit for Reconfiguring a Lot – Subdivision (5 lots into 49 lots **and access easement**) in ~~two~~ **three** stages*

- (b) The approved plan/s of Council’s Decision Notice issued on 28 October 2019 be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
=	<u>Non-Urban Residential Stage 1A (Creation Access Easement)</u>	wildPLAN	<u>15/04/2025</u>
HRP16299-003-MP-08 J	Non Urban Residential Proposed Lot Layout and Staging Plan	Cardno	28/08/2019

- (c) Condition 2.1 Timing of Effect of Council’s Decision Notice issued on 28 October 2019 be amended as follows:

2.1 The conditions of the development permit, as applicable to each stage, must be complied with to the satisfaction of Council’s delegated officer prior to the endorsement of the plan of survey for the respective stage, except where specified otherwise in these conditions of approval.

Note: Conditions 3.9, 3.10 and 4.1 – 4.8 are not applicable for Stage 1A (creating only an access easement)

- (d) Condition 4.3(i) Roadworks – Internal of Council's Decision Notice issued on 28 October 2019 be amended as follows:

4.3 Roadworks – Internal

- (i) *The alignment of Road A must be amended to eliminate the three (3) bends in proximity to **the** entrance to the Kur-Cow facility on proposed Lot 44₂ **unless it can be demonstrated through sound engineering reasoning that the three (3) bends are necessary for the safe and efficient function of the road network and as agreed to by Council officers as part of a subsequent application for operational works.***

2. A Notice of Decision on Request to Change a Development Approval be issued to the applicant advising of Council's decision.

THE SITE

The subject land comprises five (5) adjoining allotments situated at 112 Barnwell Road, Kuranda, and described as Lots 17, 18, 19 on SP296830, Lot 22 on SP304952 and Lot 20 on N157423.

The subject land has a combined area of approximately 354.75 hectares and with the exception of Lot 20 on N157423 (Rural zone), the land was zoned Myola under the now superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11), and is now situated within the Rural zone under the Mareeba Shire Council Planning Scheme 2016.

The land is accessed via Barnwell Road with the constructed section of the road terminating within the road reserve adjacent Lot 22.

The extent to which Lot 19 on SP296830 and Lot 20 on N157423 form part of the application is for the purpose of being amalgamated with the post development balance areas of Lots 17, 18 on SP296830 and Lot 22 on SP304952. No non-urban residential subdivision is being proposed with the existing boundaries of Lot 19 on SP296830 and Lot 20 on N157423.

Of the five (5) land parcels subject to this application, Lots 17 and 22 are the only parcels that contains any known built improvements. These parcels are presently used for the following rural land uses:

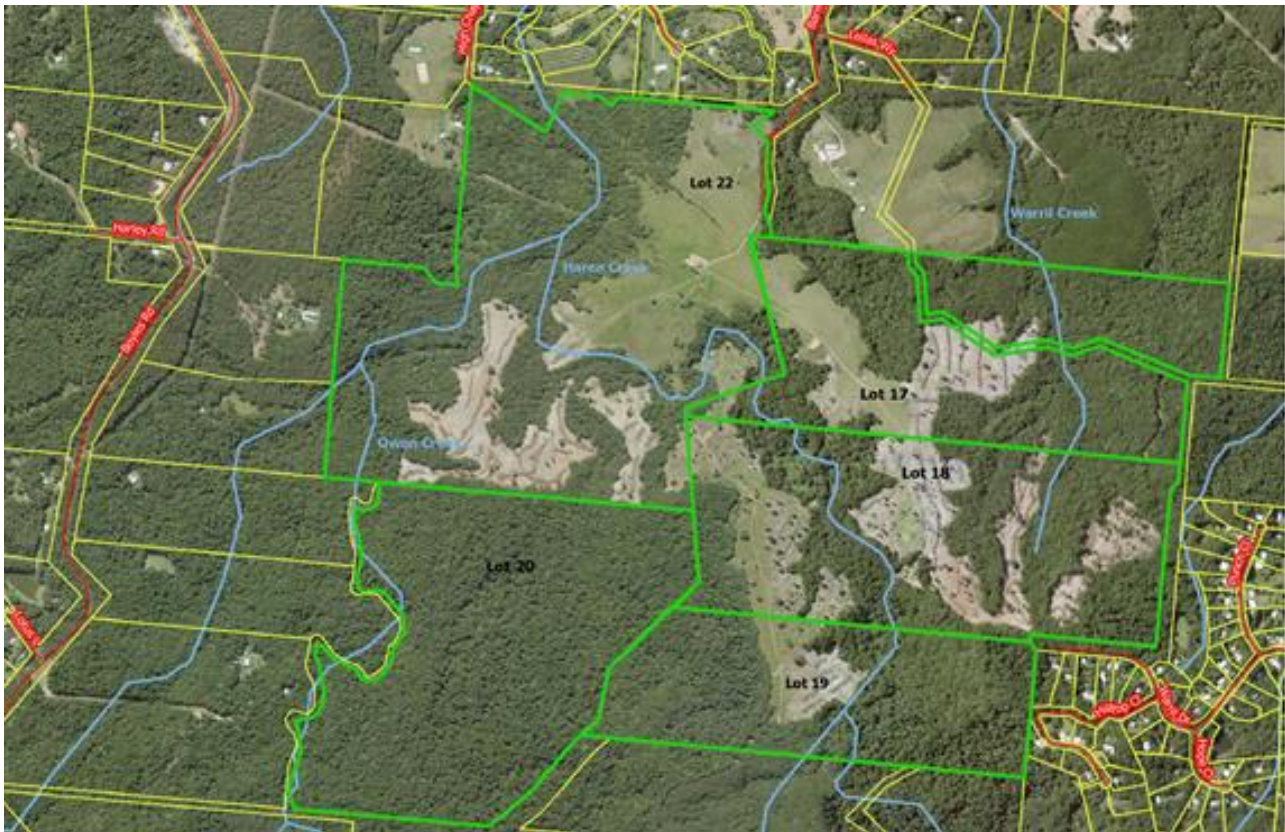
- KUR-Cow: The site is used for the grazing and husbandry of beef cattle as part of the KUR-Cow business, that provides for the exporting of beef;
- KUR-Organics: Part of the site is used for the growing of organic produce;
- Animal Keeping: Part of the site is used for the keeping of animals including (but not limited to) donkeys, alpacas, goats and horses;
- Tourist Attraction: Part of the site has approval for up to 300 tourists per day for tourist activities associated with the rural and environmental features of the site; and
- Rural Workers' Accommodation (Lot 17).

The remainder of the subject land is undeveloped and is best described as undulating acreage with a mix of large cleared grassed areas and a network of vegetated gullies and watercourses. The site

is traversed by Owen Creek, Cain Creek and Haren Creek and also tributaries of Owen Creek, Cain Creek, Warril Creek and Haren Creek.

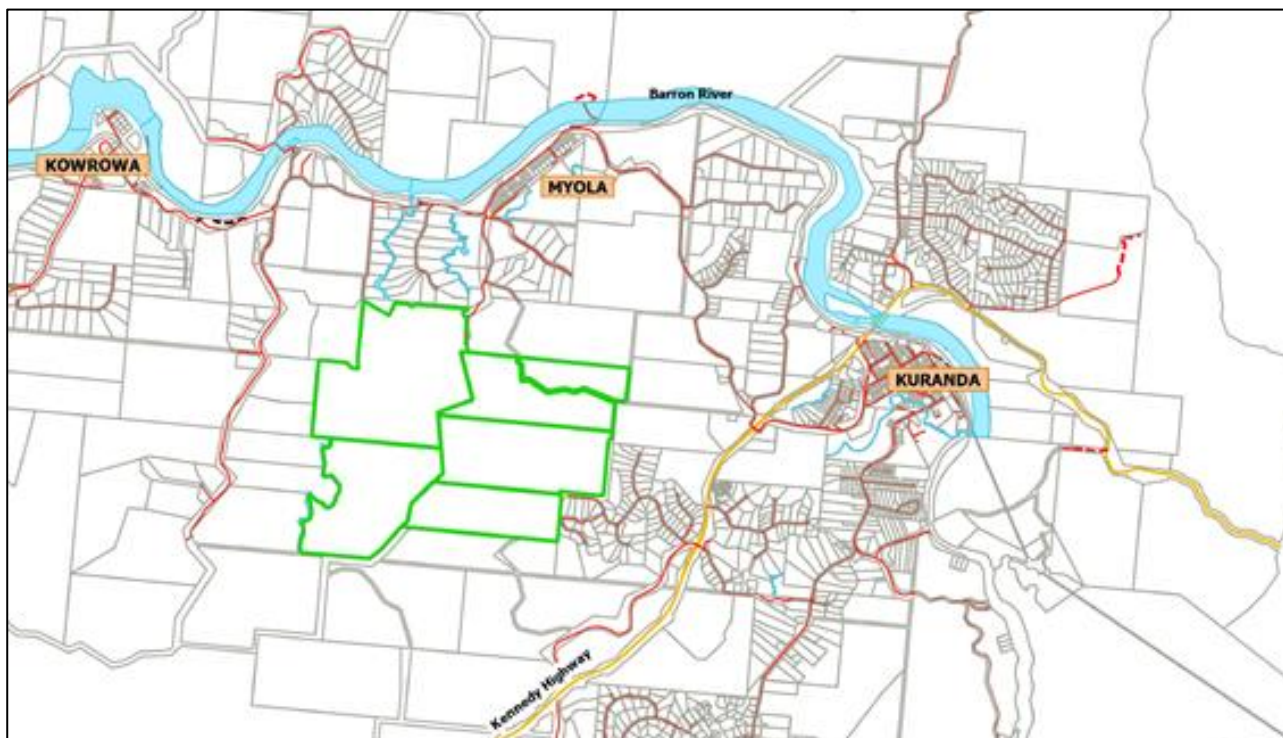
Remnant and regrowth vegetation is present on the site. Regrowth vegetation extends along the creek corridors that traverse the site.

Land surrounding the site is developed for a mix of rural residential/rural living and comprises a mix of smaller rural residential allotments containing single detached dwellings and larger rural holdings that remain predominately vegetated and are predominately used as large lifestyle lots with some used for low intensity livestock grazing.



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 approved a development application described in the above application details at its Ordinary Meeting held on 23 October 2019, subject to conditions. The Decision Notice was issued on 28 October 2019.

The application was approved under the now superseded Mareeba Shire Planning Scheme 2004 and remains current until **28 October 2025** (initial 4-year currency period + a combined 2 years of Ministers COVID extensions equalling a total 6-year currency period).

WildPLAN on behalf of the applicant has subsequently lodged an application to change the development approval. It is requested that a 'Stage 1A' being incorporated into the plan of development which would see the creation of an access easement only. Also requested is a minor change to Condition 3.10 *Environmental Covenants* and the requested removal of Condition 4.3(i) *Roadworks - Internal*.

ASSESSMENT AND DECISION REQUIREMENTS

Minor change for a development approval - Planning Act 2016

Schedule 1: Substantially different development (Development Assessment Rules)

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

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

Minor change means a change that—

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

Comment

The proposed changes constitute a *minor change* to the approval.

Assessing and deciding applications for minor changes

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

- *The information the applicant included with the application*

Comment

The request for a minor change to the approval was received by Council on 2 May 2025 (**Attachment 3**). The requested changes and Council officer response/s are addressed in the body of this report.

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

Comment

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

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

Comment

No pre-request response notice or response notice was received.

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

Comment

The required changes are addressed in the body of this report.

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

Comment

No other matter is considered relevant in the context of deciding the change application.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

The change application included the following requested changes/additions:

“Access Easement

Creation of an Access Easement: To provide practical access to Lot 17, the Applicant seeks the inclusion of an access easement to be delivered as Stage 1A. This easement will align with the proposed Road A network identified in RAL/18/0002.

The access easement over Lot 22 will be retained in its current gravel condition. Upgrades to road infrastructure will be implemented as part of Stage 1, at such time as the easement will be dedicated as a formal road.

To facilitate the timely titling of Stage 1A, it is respectfully requested that the majority of the conditions of approval imposed for Stage 1 (as opposed to Stage 1A) be deferred and remain applicable to the subsequent stages of development. It is considered that these conditions are not critical for the establishment and titling of Stage 1A with the access easement not altering or affecting the applicable conditions relevant to Stage 1.

Environmental Covenants

The inclusion of a notation to Condition 3.10 stating that Environmental Covenants are not reasonably relevant to Stage 1A, being for the creation of an access easement providing practical access to Lot 17, and prior to the creation of any additional lots.

Road Works-Internal

The removal of condition 4.3 (i) is proposed, which requires the realignment of Road A to eliminate the three bends in proximity to the entrance to KUR-Cow Farm on proposed Lot 44. It is contended that the existing alignment of Road A provides priority access and egress to KUR-Cow Farm, whilst requiring out-bound residential estate traffic to give-way to tourist traffic. The second intersection to KUR-Cow Farm prioritises the through movement of the residential estate (for both inbound and outbound traffic), requiring traffic exiting KUR-Cow Farm from this intersection to give way to residential estate traffic. The arrangement as designed naturally slows traffic, and is considered to increase safety.

Furthermore, the current alignment of Road A provides a measure of privacy to the access of 'Lot 44' which serves as the primary operational area for the KUR-Cow facility. Therefore, we believe the current road configuration is both functionally adequate and provides positive safety and operational attributes.

It is considered that the proposed changes constitute a Minor Change as the changes primarily involve administrative adjustments to the staging and the creation of necessary access provisions. The focus of this initial stage is on the land reconfiguration and securing access with the overall footprint of the approved development remaining intact.

Condition	Condition Description	Nature of Change	Change												
PART A – ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)															
Condition 4.3	Roadworks – Internal	Amended condition to provide specific timing of required roadworks (refer section 4.0 for discussion).	<p>4.3 Roadworks – Internal</p> <p>(i) The alignment of Road A must be amended to eliminate the three (3) bends in proximity to entrance to the Kur-Cow facility on proposed Lot 44.</p> <p>(ii) Road A and Road B shall be constructed to Access Street standards (Table DI.1) in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council’s delegated officer.</p> <p>Prior to works commencing, plans for the abovementioned works must be approved as part of a subsequent application for operational works.</p>												
Condition 3.10	Environmental Covenants	Amended to exclude the requirement for Environmental Covenants as part of Stage 1A.	<p>Include the following at the end of Condition 3.10:</p> <p>Note - Condition 3.10 is not applicable to Stage 1A – access easement.</p>												
APPROVED PLANS/DOCUMENTS															
	Approved drawings	Amended set of drawings for Reconfiguring a Lot	<p>Request that the table of approved drawings be replaced with the revised set of drawings as follows:</p> <p>Approved drawings</p> <p>Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:</p> <table border="1"> <thead> <tr> <th>Plan/Document Number</th> <th>Plan/Document Title</th> <th>Prepared by</th> <th>Dated</th> </tr> </thead> <tbody> <tr> <td></td> <td>Non-Urban Residential Stage 1A</td> <td>wildPLA N</td> <td>15/04/2025</td> </tr> <tr> <td>HRP16299-003-MP-08 J</td> <td>Non Urban Residential Proposed Lot Layout and Staging Plan</td> <td>Cardno</td> <td>28/08/2019</td> </tr> </tbody> </table>	Plan/Document Number	Plan/Document Title	Prepared by	Dated		Non-Urban Residential Stage 1A	wildPLA N	15/04/2025	HRP16299-003-MP-08 J	Non Urban Residential Proposed Lot Layout and Staging Plan	Cardno	28/08/2019
Plan/Document Number	Plan/Document Title	Prepared by	Dated												
	Non-Urban Residential Stage 1A	wildPLA N	15/04/2025												
HRP16299-003-MP-08 J	Non Urban Residential Proposed Lot Layout and Staging Plan	Cardno	28/08/2019												

Decision Details – Type of Approval

The Decision Details – Type of Approval section of the Decision Notice issued on 28 October 2019 is as follows:

Development Permit for Reconfiguring a Lot – Subdivision (5 lots into 49 lots) in two stages

Request by Applicant

N/A

Response

Although the change application did not include a specific request to amend this section of the Decision Notice, Council officers consider it necessary to make this administrative change for clarity. It is recommended that the Decision Details – Type of Approval section of the Decision Notice be amended as follows:

*Development Permit for Reconfiguring a Lot – Subdivision (5 lots into 49 lots **and access easement**) in ~~two~~ **three** stages*

Approved Plan/s

Plan/Document Number	Plan/Document Title	Prepared by	Dated
HRP16299-003-MP-08 J	Non Urban Residential Proposed Lot Layout and Staging Plan	Cardno	28/08/2019

Request by Applicant

Refer to applicants’ commentary above.

Response

Council officers have no issues with the requested inclusion of Stage 1A which means to create an access easement only. It is recommended the list of approved plans be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	<u>Non-Urban Residential Stage 1A (Creation Access Easement)</u>	<u>wildPLAN</u>	<u>15/04/2025</u>
HRP16299-003-MP-08 J	Non Urban Residential Proposed Lot Layout and Staging Plan	Cardno	28/08/2019

Condition 3.10 Environmental Covenants

3.10 Environmental Covenants

The applicant shall be responsible for the preparation and registration of a statutory covenant with Council pursuant to S97A of the Land Title Act for the purposes of preserving native animals, plants and their habitat.

The covenant will be of a form that is acceptable to the Registrar of Titles and Council's delegated officer and will apply to the following areas of the development site:

- *All land mapped as Category R Regulated Vegetation except for where this land is within a Drainage Reserve under the control of Council;*
- *All land mapped as State and Regional Conservation Corridor (FNQ Regional Plan 2031 - Areas of Ecological Significance) where this land is not within a Drainage Reserve under the control of Council;*
- *All land identified as habitat of Litoria Myola in the Ecological Assessment Report (Condition 3.9); and*
- *All other essential/critical habitat identified in the Ecological Assessment Report (Condition 3.9)*

The covenant must stipulate that the covenant area must be protected, preserved and conserved, including by strictly adhering to the following non-exhaustive conditions (which may be varied by written agreement between the parties):

- no existing living native vegetation or hereafter existing in the covenant area, may be cut down, damaged or destroyed;*
- no fixtures, fences or improvements other than those approved by the Council shall be erected on site;*
- to prohibit the construction of any dams or other structures or undertaking of any activities which may interrupt the natural hydrology, on any part of the site at any time.*
- no native animals within the covenant area shall be killed or interfered with;*
- no domestic dogs (except dogs registered under the Guide Dogs Act) or domestic cats are to be kept within the covenant area at any time;*
- no other acts may be carried out on or in respect of the covenant area which, in the opinion of the Council, acting reasonably may have a detrimental impact on the covenant area;*

Notwithstanding clause (a) to (f), if any native or indigenous animal on the covenant area/s poses a risk to human safety the native or indigenous animal may be removed with the prior written consent of the Council and any other approvals which might be required by law.

The covenant agreement/s shall be signed by the registered owner prior to endorsement of the survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan, in the Department of Natural Resources, Mines and Energy.

The covenant document shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the covenant/s.

Request by Applicant

Refer to applicants' commentary above.

Response

The applicants have introduced Stage 1A as previously discussed. The applicants are seeking to add a notation to Condition 3.10 to clarify that Condition 3.10 is not relevant for Stage 1A.

Council officers have no objections with this request, however there are a number of other conditions that Officer consider to also be irrelevant for newly introduced Stage 1A. It is therefore recommended that Condition 2.1 be amended instead of Condition 3.10 as follows:

2.1 The conditions of the development permit, as applicable to each stage, must be complied with to the satisfaction of Council’s delegated officer prior to the endorsement of the plan of survey for the respective stage, except where specified otherwise in these conditions of approval.

Note: Conditions 3.9, 3.10 and 4.1 – 4.8 are not applicable for Stage 1A (creating only an access easement)

Condition 4.3(i) Roadworks – Internal

4.3 Roadworks – Internal

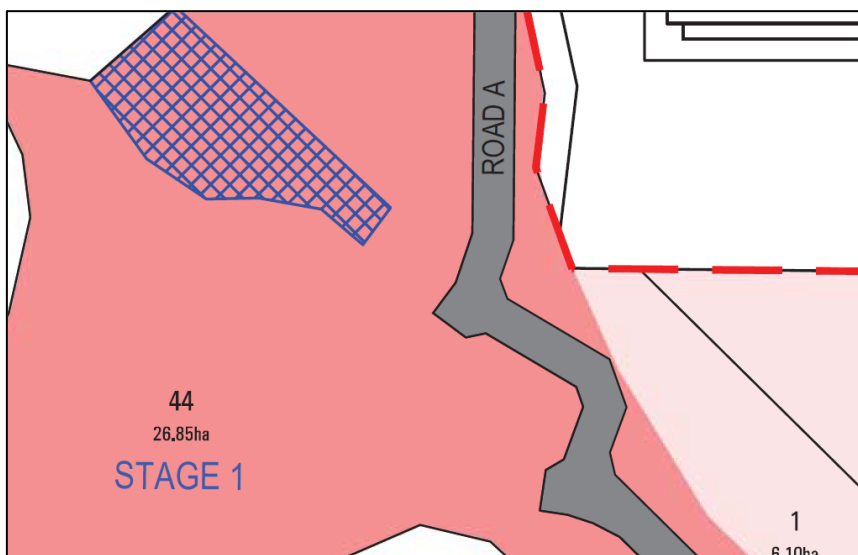
- (i) The alignment of Road A must be amended to eliminate the three (3) bends in proximity to entrance to the Kur-Cow facility on proposed Lot 44.

Request by Applicant

Refer to applicants’ commentary above.

Response

Condition 4.3(i) requires that the three bends in Road A be removed - refer to below map:



The applicants have provided the following justification for the internal design of Road A:

“It is contended that the existing alignment of Road A provides priority access and egress to KUR-Cow Farm, whilst requiring out-bound residential estate traffic to give-way to tourist traffic. The second intersection to KUR-Cow Farm prioritises the through movement of the residential estate (for both inbound and outbound traffic), requiring traffic exiting KUR-Cow Farm from this intersection to give way to residential estate

traffic. The arrangement as designed naturally slows traffic, and is considered to increase safety.

Furthermore, the current alignment of Road A provides a measure of privacy to the access of 'Lot 44' which serves as the primary operational area for the KUR-Cow facility. Therefore, we believe the current road configuration is both functionally adequate and provides positive safety and operational attributes."

Council officers have no objection to the three bends remaining in Road A if there is sound traffic engineering reasoning to support this road design. However, this determination should be made at time of detailed design by the applicants consulting engineers in collaboration with Council's Technical Services Department. It is therefore recommended that Condition 4.3(i) be amended as follows instead of removed altogether:

4.3 Roadworks – Internal

- (i) *The alignment of Road A must be amended to eliminate the three (3) bends in proximity to the entrance to the Kur-Cow facility on proposed Lot 44, **unless it can be demonstrated through sound engineering reasoning that the three (3) bends are necessary for the safe and efficient function of the road network and as agreed to by Council officers as part of a subsequent application for operational works.***

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

Planning Officer: Brian Millard, Senior Planner
 Our Reference: RAL/18/0002
 Your Reference: WP19 002 DEV 004

28 October 2019

Reever and Ocean Pty Ltd
 C/- wildPLAN Pty Ltd
 PO Box 8028
 CAIRNS QLD 4870

Dear Applicant/s

Decision Notice

Planning Act 2016

I refer to your application and advise that on 23 October 2019, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	RAL/18/0002
Street Address:	112 Barnwell Road, Kuranda
Real Property Description:	Lots 17, 18, 19 on SP296830, Lot 22 on SP304952 and Lot 20 on N157423
Planning Scheme:	Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguring a Lot - Subdivision (5 lots into 49 lots) in two stages
Date of Decision:	23 October 2019

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) 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*.)

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

Document Set ID: 3648698
 Version: 1, Version Date: 31/10/2019

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

(A) 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, as applicable to each stage, must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for the respective stage, 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.
 - 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 or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
 - 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority unless approved by Council's delegated officer.
 - 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access

and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. If any existing building/structures are in proximity to any new property boundary, a plan demonstrating compliance must be submitted prior to endorsement of the plan of survey.

3.7 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.

3.8 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

3.9 Ecological Assessment Report - Stage 1

Prior to an application for operational works being made for Stage 1 of the development, the applicant/development is to submit to Council an Ecological Assessment Report prepared generally in accordance with the methodology outlined within *Planning Scheme Policy 2 - Ecological Assessment Reports* of the Mareeba Shire Council Planning Scheme 2016.

In particular, the Ecological Assessment Report must establish the extent of *Litoria Myola* habitat within the development site.

All aspects of the development must avoid any adverse impacts on the *Litoria Myola* habitat.

3.10 Environmental Covenants

The applicant shall be responsible for the preparation and registration of a statutory covenant with Council pursuant to S97A of the Land Title Act for the purposes of preserving native animals, plants and their habitat.

The covenant will be of a form that is acceptable to the Registrar of Titles and Council's delegated officer and will apply to the following areas of the development site:

- All land mapped as Category R Regulated Vegetation except for where this land is within a Drainage Reserve under the control of Council;
- All land mapped as State and Regional Conservation Corridor (FNQ Regional Plan 2031 - Areas of Ecological Significance) where this land is not within a Drainage Reserve under the control of Council;
- All land identified as habitat of *Litoria Myola* in the Ecological Assessment Report (Condition 3.9); and
- All other essential/critical habitat identified in the Ecological Assessment Report (Condition 3.9)

The covenant must stipulate that the covenant area must be protected, preserved and conserved, including by strictly adhering to the following non-exhaustive conditions (which may be varied by written agreement between the parties):

- (a) no existing living native vegetation or hereafter existing in the covenant area, may be cut down, damaged or destroyed;
- (b) no fixtures, fences or improvements other than those approved by the Council shall be erected on site;
- (c) to prohibit the construction of any dams or other structures or undertaking of any activities which may interrupt the natural hydrology, on any part of the site at any time.
- (d) no native animals within the covenant area shall be killed or interfered with;
- (e) no domestic dogs (except dogs registered under the Guide Dogs Act) or domestic cats are to be kept within the covenant area at any time;
- (f) no other acts may be carried out on or in respect of the covenant area which, in the opinion of the Council, acting reasonably may have a detrimental impact on the covenant area;

Notwithstanding clause (a) to (f), if any native or indigenous animal on the covenant area/s poses a risk to human safety the native or indigenous animal may be removed with the prior written consent of the Council and any other approvals which might be required by law.

The covenant agreement/s shall be signed by the registered owner prior to endorsement of the survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan, in the Department of Natural Resources, Mines and Energy.

The covenant document shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the covenant/s.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed to each lot (from the edge of the road pavement servicing the lot to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

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

design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) At minimum the Stormwater Quality Management must identify:
 - (i) any stormwater quality improvement devices;
 - (ii) first flush run off;
 - (iii) demonstrating no adverse effect on surrounding or downstream water quality; and
 - (iv) utilisation of sediment control and other pollution control devices.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) Drainage reserves must be dedicated over those areas identified as Drainage Reserve on Drawing No. HRP 16299-003-MP-08 F.
- (h) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (i) All stormwater drainage must be discharged at a lawful point of discharge.

4.3 Roadworks – Internal

- (i) The alignment of Road A must be amended to eliminate the three (3) bends in proximity to entrance to the Kur-Cow facility on proposed Lot 44.
- (ii) Road A and Road B shall be constructed to Access Street standards (Table D1.1) in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the abovementioned works must be approved as part of a subsequent application for operational works.

4.4 Roadworks - Barnwell Road - Stage 1

The applicant/developer must upgrade the full length of Barnwell Road to the following standard:

- a. **Formation:** 8 metres
- b. **Pavement Width:** 6.5 metres
- c. **Seal Width:** 6.5 metres
- d. **Shoulders:** 0.75 metres gravel
- e. Myola Road / Barnwell Road intersection upgrade (as required), likely pavement widening on the left in to Barnwell Road.

Prior to works commencing, plans for the abovementioned works must be approved as part of a subsequent application for operational works.

4.5 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.6 On-Site Wastewater Management

At the time of construction of a new building on any lot, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.7 Electricity Provision/Supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended), to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of **underground** power reticulation to each lot.

4.8 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes.

Alternatively, the applicant/developer must provide satisfactory evidence that each lot can be effectively serviced by the National Broadband Network Scheme, to the satisfaction of Council's delegated officer.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold—</p> <p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dilgp.qld.gov.au</p>
Reconfiguring a lot that is assessable development under s 21		
<p>Development application for reconfiguring a lot that is assessable development under section 21, if-</p> <p>(a) a lot that the application relates to is 5ha or larger; and</p> <p>(b) the size of any lot created is 25ha or less; and</p> <p>(c) either-</p> <p>(i) the reconfiguration involves operational work that is assessable development under section 5, other than operational work that is only the clearing of regulated regrowth vegetation; or</p> <p>(ii) on any lot created, accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out</p>	<p>Schedule 10, Part 3, Division 4, Table 2</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dilgp.qld.gov.au</p>

A copy of any referral agency conditions are attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
HRP16299-003-MP-08 J	Non Urban Residential Proposed Lot Layout and Staging Plan	Cardno	28/08/2019

ADVISORY NOTES

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

(A) ASSESSMENT MANAGER'S ADVICE

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

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

(c) Easement Documents

Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Contact the Planning Section for more information regarding the drafting of easement documents for Council easements.

(d) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(e) Compliance with applicable codes/policies

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

(f) Notation on Rates Record

A notation will be placed on Council’s Rate record with respect to each lot regarding the following conditions:

- a registered covenant

(g) Environmental Protection and Biodiversity Conservation Act 1999

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

(h) Cultural Heritage

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

(B) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 27 September 2019.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work

SUBMISSIONS

Not Applicable.

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.

Mareeba Shire Council

DECISION NOTICE

RAL/18/0002
Page 10

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
SENIOR PLANNER

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

Copy: Department of State Development, Manufacturing, Infrastructure and Planning
CairnsSARA@dsmip.qld.gov.au

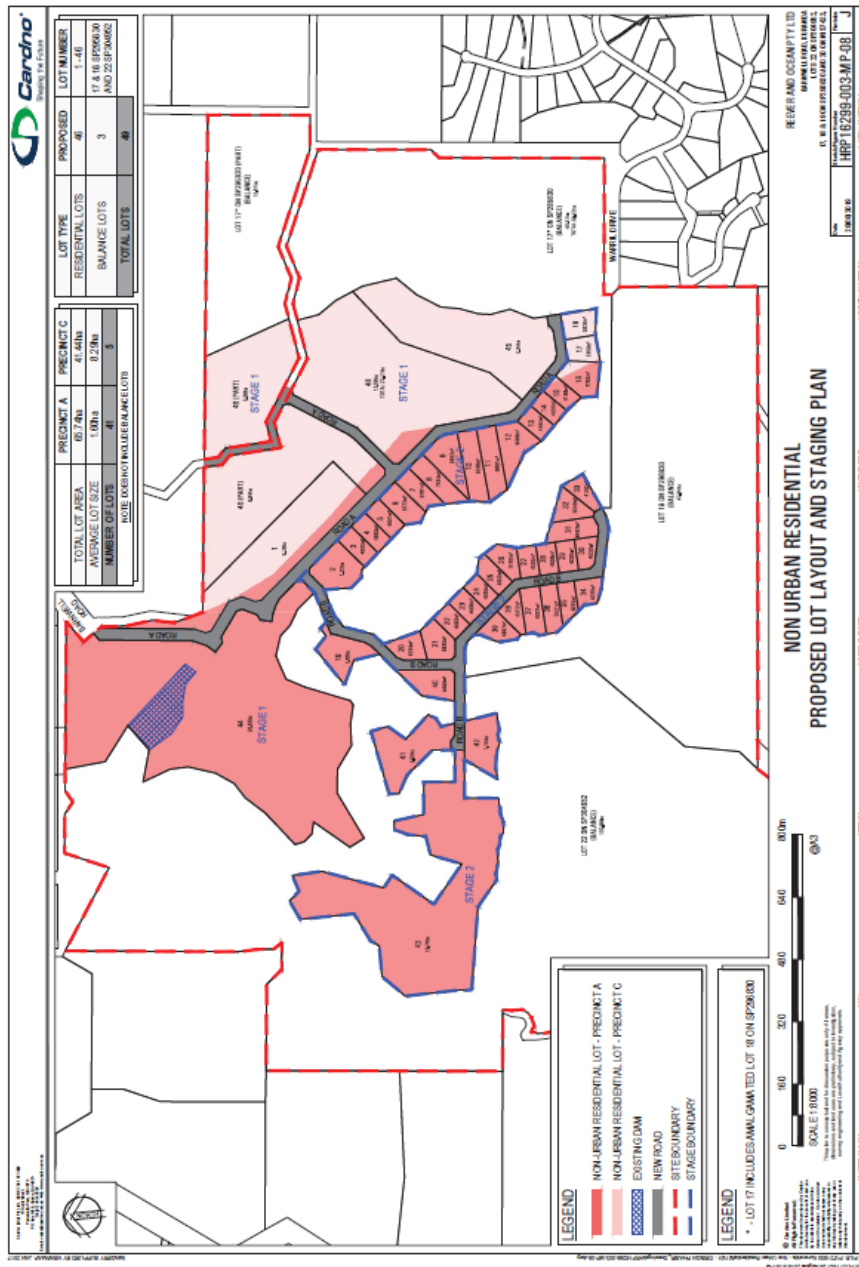
Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 11

Approved Plans/Documents



Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 12

Referral Agency Response

RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

SARA reference: 1802-4193 SRA
Council reference: RAL/18/0002
Applicant reference: HRP 16299/003

27 September 2019

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

Attention: Brian Millard

Dear Mr. Millard

SARA response—301 Boyles Road, Kuranda QLD 4881

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

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 18 June 2018.

Response

Outcome:	Referral agency response – with conditions
Date of response:	27 September 2019
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 Reconfiguring a lot for 5 Lots into 49 lots
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 3, Division 4, Table 2, Item 1 (Planning Regulation 2017)
	Development application for a reconfiguring a lot which involves operational work for the clearing of native vegetation

DA Advisory Team (DAAT)
Level 13, 1 William Street
BRISBANE QLD 4000
PO Box 15009 CITY EAST QLD 4002

Page 1 of 7

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 13

1802-4193 SRA

SARA reference: 1802-4193 SRA
Assessment Manager: Mareeba Shire Council
Street address: 301 Boyles Road, Kuranda QLD 4881
Real property description: Lots 17, 18 and 19 on SP296830, Lot 22 on SP296830 (now described as Lot 22 SP304952) and Lot 20 on N157423
Applicant name: Reeveer and Ocean Pty Ltd
Applicant contact details: c/- Wild Plan Pty Ltd
PO Box 8028
CAIRNS QLD 4870
dominic@wildplan.com.au

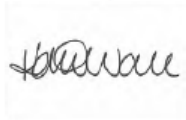
Representations

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 Duncan Livingstone, Principal Planner, on 3452 7180 or via email DAAT@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Kate Wall
Acting Executive Director

cc Reeveer and Ocean Pty Ltd, c/- Wild Plan Pty Ltd dominic@wildplan.com.au
enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Department of State Development, Manufacturing, Infrastructure and Planning

Page 2 of 7

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 14

1802-4193 SRA

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 plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Reconfiguring a lot which involves operational work for the clearing of native vegetation		
Clearing native vegetation - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines 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 conditions:		
1.	No clearing of vegetation is to occur within areas identified as: a) Area A (Parts A ¹ -A ⁵) as shown on the attached Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA, Sheets 1 – 4, Date 10 th September 2019 b) Derived coordinate points for GPS listed in Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA, Sheets 1 – 4, Date 10 th September 2019.	At all times
2.	No built structure, other than for fences, roads and underground services is to be established, constructed or located within areas identified as Area B (Parts B ¹ -B ⁵) as shown on attached TARP 1802-4193 SRA dated 10 September 2019.	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

DECISION NOTICE

RAL/18/0002
Page 15

1802-4193 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) [v2.1]. If a word remains undefined it has its ordinary meaning.
Category C and Category R Areas	
3.	Please note, clearing vegetation to the extent the clearing is in any category C areas or category R areas is not for a relevant purpose under the <i>Vegetation Management Act 1999</i> . Accordingly clearing of vegetation in these areas cannot be approved under a development approval. If your proposed development includes clearing vegetation in any category C areas or category R areas you should ensure this clearing can be undertaken as exempt clearing work or in accordance with an Accepted Development Vegetation Clearing Code (ADVCC). Clearing vegetation in any category C areas or category R areas that is not exempt or in accordance with an ADVCC is prohibited development. Information on exempt clearing work or ADVCCs is available online at www.qld.gov.au (search 'exempt clearing work' or 'accepted development vegetation clearing codes').
Digital Data	
4.	To request an electronic file of the Derived Points (Attached to Plan: 1802-4193 SRA) as contained in this response, email a request to the Department of Natural Resources, Mines and Energy (DNRME) at northvegetation@dnrme.qld.gov.au and include application reference (1802-4193 SRA).

DECISION NOTICE

RAL/18/0002
Page 16

1802-4193 SRA

Attachment 3—Reasons for referral agency response*(Given under section 56(7) of the Planning Act 2016)***The reasons for the department's decision are:**

- The proposal complies with *State code 16: Native vegetation clearing*.
- The proposal mitigates the impacts associated with vegetation clearing.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.1]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

Department of State Development, Manufacturing, Infrastructure and Planning

Page 5 of 7

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 17

1802-4193 SRA

Attachment 4—Change representation provisions

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Department of State Development, Manufacturing, Infrastructure and Planning

Page 6 of 7

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 18

1802-4193 SRA

Attachment 5—Approved plans and specifications

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Department of State Development, Manufacturing, Infrastructure and Planning

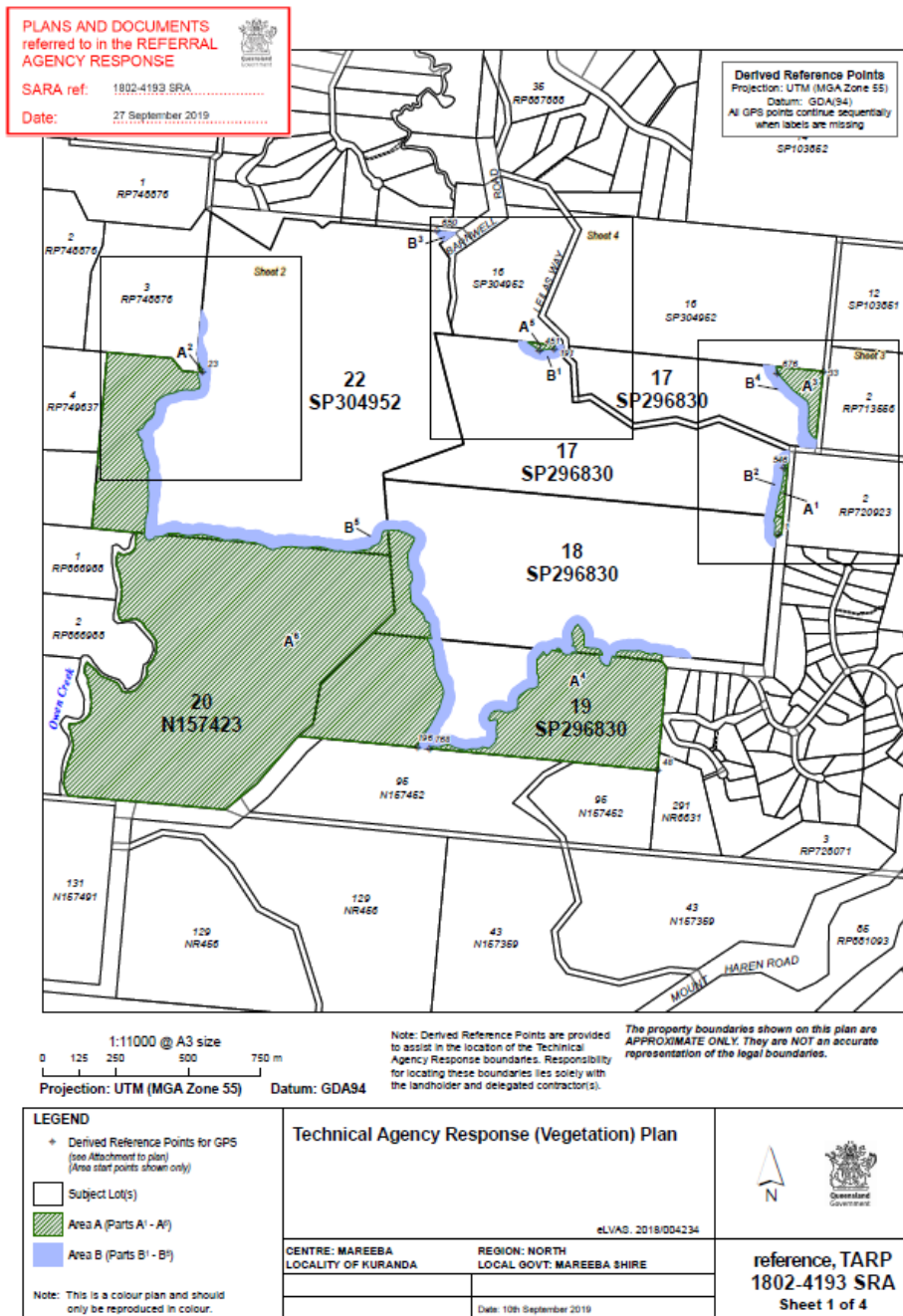
Page 7 of 7

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

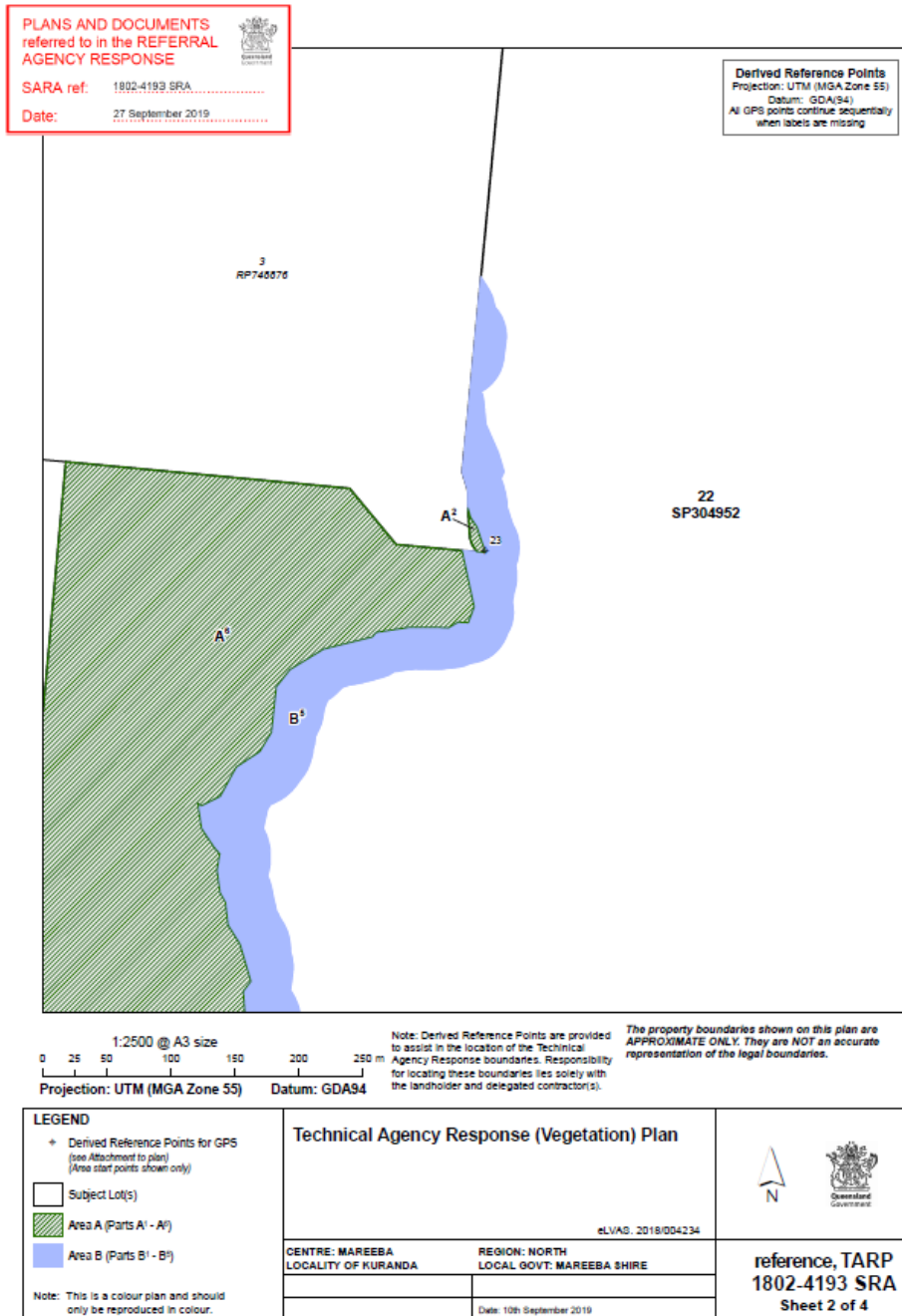
DECISION NOTICE

RAL/18/0002
Page 19



Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

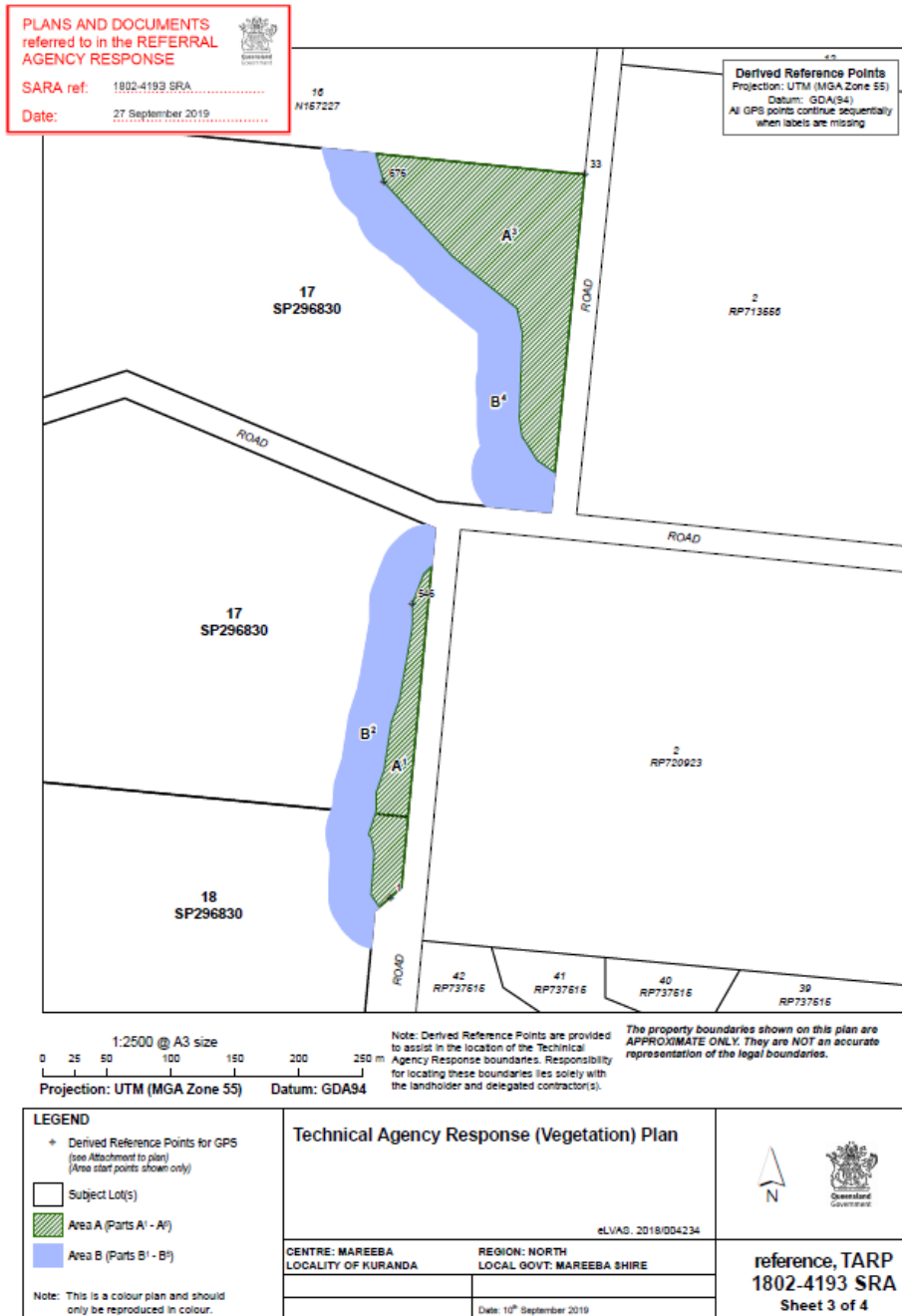


Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 21

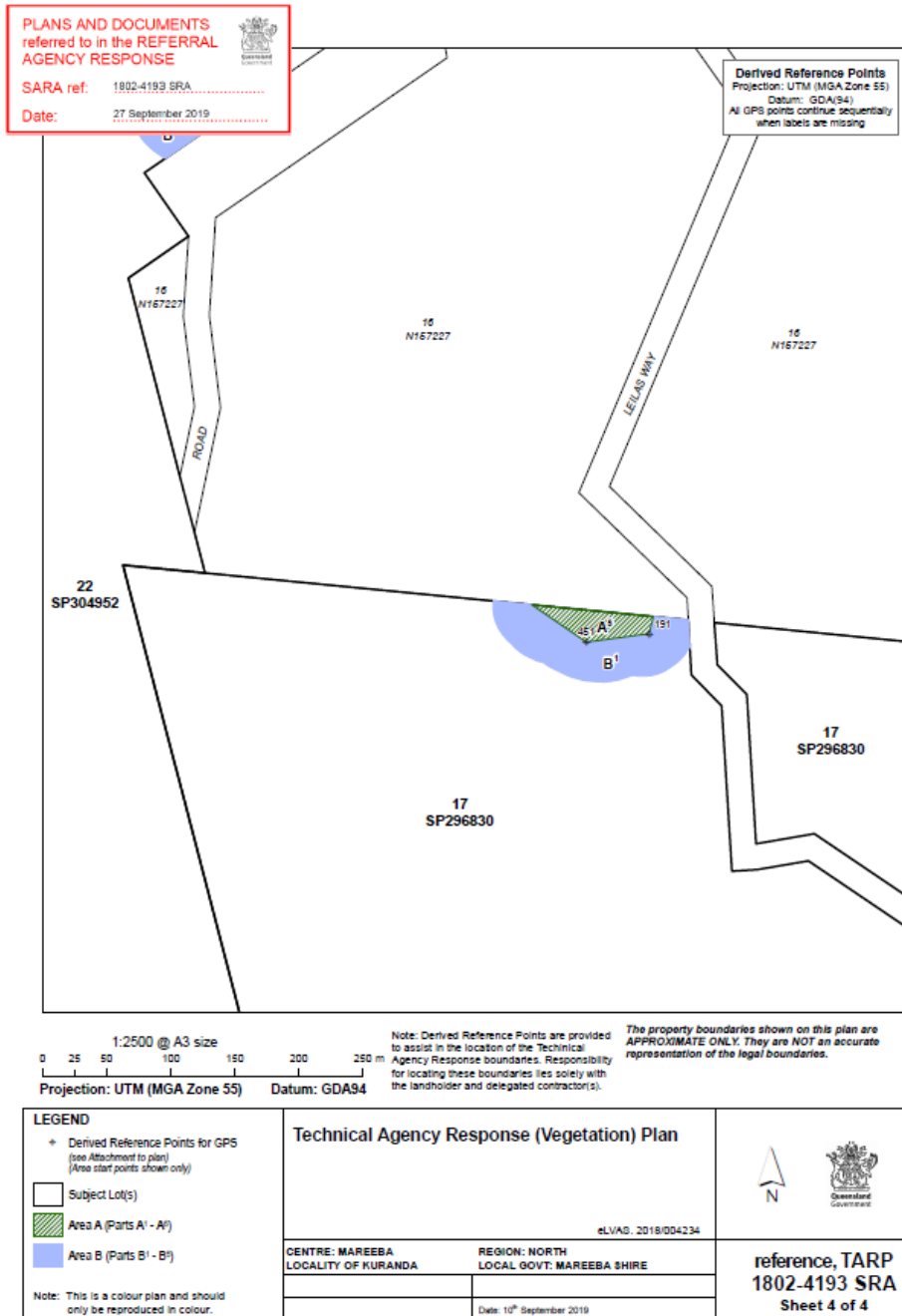


Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 22



Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 1 of 14

Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA
Date: 27 September 2019



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 contractors. Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A1	1	352343	8139362	A4	61	351266	8138623	A4	121	351594	8138960
A1	2	352334	8139355	A4	62	351274	8138624	A4	122	351606	8138952
A1	3	352328	8139364	A4	63	351286	8138627	A4	123	351621	8138951
A1	4	352330	8139396	A4	64	351287	8138627	A4	124	351622	8138951
A1	5	352326	8139409	A4	65	351294	8138627	A4	125	351629	8138955
A1	6	352326	8139411	A4	66	351311	8138627	A4	126	351632	8138957
A1	7	352331	8139427	A4	67	351312	8138628	A4	127	351632	8138960
A1	8	352332	8139430	A4	68	351313	8138628	A4	128	351645	8138959
A1	9	352332	8139436	A4	69	351323	8138633	A4	129	351643	8138976
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A1	11	352336	8139461	A4	71	351347	8138629	A4	131	351631	8138981
A1	12	352344	8139499	A4	72	351350	8138631	A4	132	351635	8138991
A1	13	352350	8139516	A4	73	351367	8138649	A4	133	351631	8139025
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A1	15	352360	8139572	A4	75	351373	8138667	A4	135	351651	8139054
A1	16	352360	8139592	A4	76	351370	8138697	A4	136	351655	8139049
A1	17	352369	8139615	A4	77	351375	8138721	A4	137	351669	8139031
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A1	20	352357	8139425	A4	80	351366	8138728	A4	140	351673	8138977
A1	21	352352	8139370	A4	81	351359	8138726	A4	141	351688	8138975
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A2	23	350360	8139922	A4	83	351344	8138733	A4	143	351708	8138973
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A2	25	350354	8139921	A4	85	351365	8138758	A4	145	351726	8138969
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A2	27	350348	8139932	A4	87	351362	8138759	A4	147	351736	8138960
A2	28	350347	8139951	A4	88	351365	8138759	A4	148	351724	8138951
A2	29	350347	8139956	A4	89	351366	8138759	A4	149	351728	8138929
A2	30	350349	8139948	A4	90	351393	8138755	A4	150	351746	8138912
A2	31	350354	8139941	A4	91	351402	8138752	A4	151	351755	8138914
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A3	33	352495	8139926	A4	93	351422	8138755	A4	153	351770	8138947
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Mareeba Shire Council


Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 2 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA
Date: 27 September 2019



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A4	181	351920	8138954	A6	241	349992	8138899	A6	301	350339	8139867
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A4	185	351939	8138929	A6	245	350075	8138840	A6	305	350312	8139862
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A6	232	349969	8138841	A6	292	350001	8139648	A6	352	350326	8139362
A6	233	349966	8138851	A6	293	350002	8139653	A6	353	350356	8139365
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A6	236	349953	8138889	A6	296	350291	8139927	A6	356	350415	8139353
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A6	238	349956	8138914	A6	298	350342	8139622	A6	358	350435	8139344
A6	239	349962	8138925	A6	299	350352	8139678	A6	359	350436	8139345
A6	240	349974	8138914	A6	300	350347	8139666	A6	360	350436	8139345

Page 3 of 14

Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 1802-4193 SRA
Date: 27 September 2019



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
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A6	363	350480	8139347	A6	423	351065	8139292	B1	483	351552	8139971
A6	364	350510	8139338	A6	424	351069	8139244	B1	484	351552	8139970
A6	365	350541	8139337	A6	425	351079	8139234	B1	485	351551	8139970
A6	366	350546	8139335	A6	426	351081	8139209	B1	486	351549	8139969
A6	367	350546	8139335	A6	427	351073	8139192	B1	487	351547	8139969
A6	368	350547	8139334	A6	428	351076	8139157	B1	488	351547	8139969
A6	369	350553	8139331	A6	429	351076	8139156	B1	489	351547	8139969
A6	370	350570	8139328	A6	430	351076	8139156	B1	490	351544	8139968
A6	371	350585	8139317	A6	431	351078	8139131	B1	491	351543	8139968
A6	372	350601	8139312	A6	432	351119	8139091	B1	492	351539	8139967
A6	373	350612	8139315	A6	433	351125	8139073	B1	493	351538	8139967
A6	374	350635	8139321	A6	434	351125	8139069	B1	494	351534	8139967
A6	375	350649	8139321	A6	435	351140	8139059	B1	495	351530	8139967
A6	376	350649	8139321	A6	436	351142	8139028	B1	496	351522	8139967
A6	377	350656	8139321	A6	437	351148	8139006	B1	497	351519	8139966
A6	378	350665	8139323	A6	438	351133	8139008	B1	498	351517	8139966
A6	379	350672	8139322	A6	439	351135	8139001	B1	499	351510	8139970
A6	380	350713	8139319	A6	440	351152	8138968	B1	500	351507	8139971
A6	381	350716	8139319	A6	441	351158	8138904	B1	501	351504	8139972
A6	382	350716	8139319	A6	442	351167	8138877	B1	502	351493	8139978
A6	383	350724	8139320	A6	443	351181	8138852	B1	503	351490	8139979
A6	384	350752	8139323	A6	444	351189	8138825	B1	504	351487	8139981
A6	385	350756	8139322	A6	445	351189	8138815	B1	505	351487	8139982
A6	386	350781	8139319	A6	446	351173	8138766	B1	506	351487	8139982
A6	387	350805	8139311	A6	447	351145	8138711	B1	507	351487	8139982
A6	388	350805	8139311	A6	448	351103	8138647	B1	508	351483	8139983
A6	389	350812	8139309	A6	449	351099	8138632	B1	509	351482	8139983
A6	390	350826	8139307	A6	450	351099	8138632	B1	510	351482	8139983
A6	391	350833	8139308	B1	451	351520	8139998	B1	511	351482	8139983
A6	392	350833	8139308	B1	452	351569	8140004	B1	512	351477	8139985
A6	393	350835	8139309	B1	453	351572	8140018	B1	513	351473	8139987
A6	394	350836	8139309	B1	454	351600	8140015	B1	514	351468	8139990
A6	395	350838	8139308	B1	455	351601	8139995	B1	515	351465	8139993
A6	396	350840	8139308	B1	456	351601	8139994	B1	516	351464	8139994
A6	397	350840	8139308	B1	457	351598	8139990	B1	517	351464	8139994
A6	398	350849	8139305	B1	458	351595	8139987	B1	518	351464	8139994
A6	399	350870	8139304	B1	459	351593	8139983	B1	519	351458	8140000
A6	400	350872	8139305	B1	460	351589	8139981	B1	520	351455	8140004
A6	401	350872	8139305	B1	461	351585	8139978	B1	521	351455	8140004
A6	402	350876	8139305	B1	462	351581	8139975	B1	522	351454	8140004
A6	403	350931	8139313	B1	463	351581	8139975	B1	523	351454	8140005
A6	404	350940	8139318	B1	464	351581	8139975	B1	524	351452	8140008
A6	405	350942	8139322	B1	465	351579	8139974	B1	525	351452	8140008
A6	406	350964	8139331	B1	466	351576	8139973	B1	526	351452	8140008
A6	407	350973	8139342	B1	467	351576	8139973	B1	527	351451	8140010
A6	408	350980	8139374	B1	468	351576	8139973	B1	528	351450	8140013
A6	409	350984	8139377	B1	469	351574	8139973	B1	529	351450	8140013
A6	410	350997	8139379	B1	470	351571	8139972	B1	530	351449	8140013
A6	411	350998	8139376	B1	471	351571	8139972	B1	531	351449	8140015
A6	412	350999	8139378	B1	472	351571	8139972	B1	532	351448	8140016
A6	413	351014	8139380	B1	473	351569	8139972	B1	533	351448	8140018
A6	414	351028	8139377	B1	474	351566	8139971	B1	534	351448	8140018
A6	415	351032	8139380	B1	475	351566	8139971	B1	535	351448	8140020
A6	416	351049	8139372	B1	476	351566	8139971	B1	536	351447	8140023
A6	417	351059	8139370	B1	477	351564	8139971	B1	537	351447	8140023
A6	418	351059	8139368	B1	478	351561	8139971	B1	538	351447	8140024
A6	419	351063	8139367	B1	479	351561	8139971	B1	539	351447	8140025
A6	420	351088	8139354	B1	480	351560	8139971	B1	540	351447	8140028

Page 4 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**

Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA

Date: 27 September 2019



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B1	541	351447	8140028	B2	601	352306	8139476	B3	661	351173	8140391
B1	542	351447	8140029	B2	602	352306	8139476	B3	662	351172	8140392
B1	543	351448	8140030	B2	603	352307	8139482	B3	663	351172	8140392
B1	544	351477	8140027	B2	604	352308	8139489	B3	664	351168	8140396
B1	545	351520	8139998	B2	605	352308	8139489	B3	665	351168	8140397
B2	546	352360	8139592	B2	606	352309	8139495	B3	666	351167	8140398
B2	547	352360	8139572	B2	607	352310	8139502	B3	667	351165	8140400
B2	548	352352	8139527	B2	608	352311	8139505	B3	668	351164	8140401
B2	549	352350	8139516	B2	609	352312	8139507	B3	669	351163	8140402
B2	550	352344	8139499	B2	610	352317	8139522	B3	670	351161	8140404
B2	551	352338	8139461	B2	611	352318	8139525	B3	671	351160	8140405
B2	552	352332	8139444	B2	612	352318	8139529	B3	672	351160	8140405
B2	553	352332	8139436	B2	613	352319	8139530	B3	673	351159	8140407
B2	554	352332	8139430	B2	614	352320	8139535	B3	674	351158	8140409
B2	555	352331	8139427	B2	615	352321	8139546	B3	675	351156	8140408
B2	556	352326	8139411	B2	616	352322	8139547	B4	676	352338	8139920
B2	557	352328	8139409	B2	617	352323	8139552	B4	677	352391	8139952
B2	558	352330	8139396	B2	618	352323	8139557	B4	678	352442	8139822
B2	559	352328	8139384	B2	619	352324	8139558	B4	679	352446	8139802
B2	560	352334	8139355	B2	620	352325	8139563	B4	680	352444	8139739
B2	561	352331	8139351	B2	621	352326	8139574	B4	681	352444	8139735
B2	562	352328	8139323	B2	622	352327	8139577	B4	682	352446	8139721
B2	563	352325	8139323	B2	623	352327	8139592	B4	683	352448	8139719
B2	564	352321	8139325	B2	624	352327	8139596	B4	684	352458	8139703
B2	565	352319	8139326	B2	625	352328	8139599	B4	685	352459	8139703
B2	566	352319	8139326	B2	626	352329	8139602	B4	686	352472	8139694
B2	567	352318	8139326	B2	627	352330	8139605	B4	687	352468	8139663
B2	568	352318	8139326	B2	628	352331	8139610	B4	688	352418	8139667
B2	569	352315	8139328	B2	629	352332	8139610	B4	689	352416	8139670
B2	570	352314	8139328	B2	630	352333	8139615	B4	690	352414	8139673
B2	571	352314	8139329	B2	631	352335	8139618	B4	691	352411	8139677
B2	572	352314	8139329	B2	632	352336	8139623	B4	692	352409	8139681
B2	573	352311	8139332	B2	633	352337	8139623	B4	693	352408	8139685
B2	574	352309	8139334	B2	634	352338	8139628	B4	694	352407	8139689
B2	575	352306	8139337	B2	635	352339	8139630	B4	695	352407	8139693
B2	576	352304	8139340	B2	636	352341	8139633	B4	696	352407	8139694
B2	577	352302	8139343	B2	637	352343	8139636	B4	697	352407	8139698
B2	578	352299	8139347	B2	638	352346	8139638	B4	698	352408	8139702
B2	579	352297	8139351	B2	639	352351	8139643	B4	699	352409	8139707
B2	580	352296	8139355	B2	640	352354	8139646	B4	700	352411	8139710
B2	581	352295	8139359	B2	641	352358	8139649	B4	701	352414	8139714
B2	582	352295	8139363	B2	642	352361	8139650	B4	702	352413	8139717
B2	583	352295	8139372	B2	643	352365	8139652	B4	703	352412	8139720
B2	584	352295	8139375	B2	644	352370	8139653	B4	704	352411	8139727
B2	585	352296	8139386	B2	645	352371	8139653	B4	705	352411	8139732
B2	586	352296	8139397	B2	646	352378	8139650	B4	706	352411	8139753
B2	587	352294	8139402	B2	647	352375	8139621	B4	707	352410	8139757
B2	588	352293	8139406	B2	648	352369	8139615	B4	708	352410	8139761
B2	589	352293	8139411	B2	649	352360	8139592	B4	709	352410	8139762
B2	590	352293	8139413	B3	650	351166	8140408	B4	710	352410	8139766
B2	591	352293	8139417	B3	651	351230	8140402	B4	711	352411	8139770
B2	592	352294	8139420	B3	652	351226	8140399	B4	712	352412	8139774
B2	593	352295	8139423	B3	653	351196	8140379	B4	713	352412	8139802
B2	594	352297	8139431	B3	654	351191	8140375	B4	714	352412	8139802
B2	595	352298	8139434	B3	655	351190	8140376	B4	715	352412	8139803
B2	596	352299	8139447	B3	656	351186	8140379	B4	716	352410	8139805
B2	597	352300	8139451	B3	657	351182	8140382	B4	717	352409	8139805
B2	598	352301	8139455	B3	658	351180	8140383	B4	718	352406	8139807
B2	599	352305	8139469	B3	659	351177	8140386	B4	719	352404	8139809
B2	600	352306	8139470	B3	660	351176	8140387	B4	720	352401	8139811

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 5 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 1802-4193 SRA
Date: 27 September 2019



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	721	352399	8139813	B5	781	351135	8139001	B5	841	350716	8139319
B4	722	352396	8139815	B5	782	351133	8139008	B5	842	350713	8139319
B4	723	352394	8139817	B5	783	351148	8139006	B5	843	350672	8139322
B4	724	352391	8139819	B5	784	351142	8139028	B5	844	350665	8139323
B4	725	352389	8139821	B5	785	351140	8139059	B5	845	350656	8139321
B4	726	352386	8139823	B5	786	351125	8139069	B5	846	350649	8139321
B4	727	352384	8139825	B5	787	351125	8139073	B5	847	350649	8139321
B4	728	352381	8139827	B5	788	351119	8139091	B5	848	350635	8139321
B4	729	352379	8139830	B5	789	351078	8139131	B5	849	350612	8139315
B4	730	352376	8139830	B5	790	351076	8139156	B5	850	350601	8139312
B4	731	352375	8139832	B5	791	351076	8139156	B5	851	350585	8139317
B4	732	352373	8139834	B5	792	351076	8139157	B5	852	350570	8139328
B4	733	352370	8139836	B5	793	351073	8139192	B5	853	350553	8139331
B4	734	352368	8139839	B5	794	351081	8139209	B5	854	350547	8139334
B4	735	352366	8139841	B5	795	351079	8139234	B5	855	350546	8139335
B4	736	352363	8139843	B5	796	351069	8139244	B5	856	350546	8139335
B4	737	352361	8139846	B5	797	351065	8139292	B5	857	350541	8139337
B4	738	352354	8139854	B5	798	351068	8139305	B5	858	350510	8139338
B4	739	352352	8139855	B5	799	351088	8139344	B5	859	350480	8139347
B4	740	352348	8139858	B5	800	351088	8139354	B5	860	350480	8139347
B4	741	352343	8139861	B5	801	351063	8139367	B5	861	350453	8139345
B4	742	352340	8139865	B5	802	351059	8139368	B5	862	350436	8139345
B4	743	352335	8139867	B5	803	351059	8139370	B5	863	350436	8139345
B4	744	352331	8139870	B5	804	351049	8139372	B5	864	350435	8139344
B4	745	352327	8139874	B5	805	351032	8139380	B5	865	350434	8139345
B4	746	352324	8139878	B5	806	351028	8139377	B5	866	350415	8139363
B4	747	352321	8139883	B5	807	351014	8139380	B5	867	350389	8139368
B4	748	352319	8139888	B5	808	350999	8139378	B5	868	350360	8139364
B4	749	352318	8139893	B5	809	350988	8139376	B5	869	350356	8139365
B4	750	352318	8139893	B5	810	350997	8139379	B5	870	350326	8139362
B4	751	352315	8139895	B5	811	350984	8139377	B5	871	350311	8139360
B4	752	352313	8139897	B5	812	350980	8139374	B5	872	350285	8139364
B4	753	352310	8139900	B5	813	350973	8139342	B5	873	350277	8139369
B4	754	352306	8139903	B5	814	350964	8139331	B5	874	350260	8139369
B4	755	352303	8139908	B5	815	350942	8139322	B5	875	350242	8139369
B4	756	352300	8139912	B5	816	350940	8139318	B5	876	350231	8139363
B4	757	352298	8139917	B5	817	350931	8139313	B5	877	350223	8139358
B4	758	352297	8139922	B5	818	350876	8139305	B5	878	350198	8139357
B4	759	352296	8139928	B5	819	350872	8139305	B5	879	350191	8139349
B4	760	352294	8139931	B5	820	350872	8139305	B5	880	350188	8139348
B4	761	352293	8139935	B5	821	350870	8139304	B5	881	350174	8139344
B4	762	352292	8139938	B5	822	350849	8139306	B5	882	350166	8139347
B4	763	352291	8139941	B5	823	350841	8139308	B5	883	350164	8139352
B4	764	352290	8139945	B5	824	350840	8139308	B5	884	350159	8139363
B4	765	352290	8139947	B5	825	350840	8139308	B5	885	350159	8139369
B4	766	352282	8139942	B5	826	350838	8139308	B5	886	350163	8139418
B4	767	352238	8139920	B5	827	350836	8139309	B5	887	350171	8139447
B5	768	351140	8139628	B5	828	350835	8139309	B5	888	350174	8139507
B5	769	351099	8139632	B5	829	350833	8139308	B5	889	350171	8139529
B5	770	351099	8139632	B5	830	350833	8139308	B5	890	350174	8139547
B5	771	351103	8139647	B5	831	350833	8139308	B5	891	350174	8139548
B5	772	351145	8138711	B5	832	350826	8139307	B5	892	350171	8139579
B5	773	351173	8138766	B5	833	350812	8139309	B5	893	350177	8139586
B5	774	351189	8138815	B5	834	350805	8139311	B5	894	350169	8139615
B5	775	351189	8138825	B5	835	350805	8139311	B5	895	350159	8139630
B5	776	351181	8138852	B5	836	350781	8139319	B5	896	350157	8139648
B5	777	351167	8138877	B5	837	350756	8139322	B5	897	350153	8139655
B5	778	351158	8138904	B5	838	350752	8139323	B5	898	350151	8139673
B5	779	351152	8138968	B5	839	350724	8139320	B5	899	350151	8139677
B5	780	351149	8138974	B5	840	350716	8139319	B5	900	350153	8139666

DECISION NOTICE


RAL/18/0002
Page 28

Page 6 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS
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SARA ref: 1802-4193 SRA
Date: 27 September 2019



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	901	350148	8139691	B5	961	350361	8140021	B5	1021	350362	8139838
B5	902	350139	8139705	B5	962	350370	8139999	B5	1022	350358	8139836
B5	903	350136	8139725	B5	963	350372	8139996	B5	1023	350363	8139835
B5	904	350138	8139723	B5	964	350372	8139994	B5	1024	350349	8139834
B5	905	350148	8139728	B5	965	350375	8139985	B5	1025	350344	8139833
B5	906	350153	8139731	B5	966	350375	8139984	B5	1026	350340	8139831
B5	907	350166	8139753	B5	967	350373	8139978	B5	1027	350335	8139831
B5	908	350184	8139766	B5	968	350374	8139974	B5	1028	350333	8139831
B5	909	350193	8139780	B5	969	350376	8139968	B5	1029	350332	8139831
B5	910	350193	8139781	B5	970	350376	8139965	B5	1030	350331	8139831
B5	911	350197	8139816	B5	971	350377	8139964	B5	1031	350327	8139830
B5	912	350208	8139830	B5	972	350377	8139960	B5	1032	350323	8139830
B5	913	350234	8139845	B5	973	350377	8139957	B5	1033	350320	8139830
B5	914	350272	8139855	B5	974	350378	8139955	B5	1034	350319	8139830
B5	915	350275	8139858	B5	975	350381	8139944	B5	1035	350318	8139830
B5	916	350301	8139863	B5	976	350382	8139942	B5	1036	350315	8139830
B5	917	350312	8139862	B5	977	350384	8139938	B5	1037	350312	8139830
B5	918	350326	8139862	B5	978	350386	8139933	B5	1038	350312	8139830
B5	919	350332	8139862	B5	979	350387	8139929	B5	1039	350311	8139830
B5	920	350334	8139863	B5	980	350387	8139924	B5	1040	350309	8139830
B5	921	350339	8139867	B5	981	350386	8139919	B5	1041	350306	8139830
B5	922	350347	8139866	B5	982	350386	8139917	B5	1042	350306	8139830
B5	923	350352	8139878	B5	983	350385	8139914	B5	1043	350303	8139830
B5	924	350342	8139922	B5	984	350384	8139911	B5	1044	350300	8139829
B5	925	350342	8139923	B5	985	350384	8139911	B5	1045	350291	8139828
B5	926	350354	8139921	B5	986	350384	8139910	B5	1046	350289	8139828
B5	927	350360	8139921	B5	987	350385	8139905	B5	1047	350285	8139825
B5	928	350360	8139922	B5	988	350385	8139905	B5	1048	350280	8139823
B5	929	350354	8139941	B5	989	350385	8139905	B5	1049	350276	8139822
B5	930	350349	8139948	B5	990	350385	8139903	B5	1050	350273	8139822
B5	931	350347	8139956	B5	991	350385	8139900	B5	1051	350270	8139821
B5	932	350347	8139970	B5	992	350385	8139900	B5	1052	350269	8139820
B5	933	350342	8139984	B5	993	350385	8139900	B5	1053	350267	8139820
B5	934	350343	8139991	B5	994	350385	8139898	B5	1054	350264	8139819
B5	935	350343	8139993	B5	995	350384	8139895	B5	1055	350264	8139819
B5	936	350344	8140002	B5	996	350384	8139895	B5	1056	350262	8139819
B5	937	350347	8140031	B5	997	350384	8139895	B5	1057	350260	8139818
B5	938	350357	8140136	B5	998	350384	8139893	B5	1058	350259	8139818
B5	939	350362	8140129	B5	999	350383	8139890	B5	1059	350256	8139818
B5	940	350364	8140124	B5	1000	350383	8139890	B5	1060	350254	8139818
B5	941	350366	8140121	B5	1001	350383	8139890	B5	1061	350254	8139818
B5	942	350367	8140117	B5	1002	350382	8139888	B5	1062	350253	8139817
B5	943	350368	8140112	B5	1003	350382	8139887	B5	1063	350249	8139816
B5	944	350370	8140109	B5	1004	350382	8139887	B5	1064	350248	8139815
B5	945	350373	8140105	B5	1005	350382	8139886	B5	1065	350245	8139811
B5	946	350375	8140100	B5	1006	350382	8139884	B5	1066	350242	8139810
B5	947	350376	8140095	B5	1007	350382	8139883	B5	1067	350240	8139808
B5	948	350377	8140089	B5	1008	350381	8139883	B5	1068	350239	8139807
B5	949	350376	8140085	B5	1009	350381	8139882	B5	1069	350239	8139807
B5	950	350375	8140072	B5	1010	350382	8139878	B5	1070	350238	8139807
B5	951	350375	8140071	B5	1011	350382	8139874	B5	1071	350237	8139806
B5	952	350373	8140066	B5	1012	350382	8139869	B5	1072	350237	8139805
B5	953	350371	8140061	B5	1013	350381	8139865	B5	1073	350237	8139805
B5	954	350369	8140057	B5	1014	350380	8139861	B5	1074	350237	8139805
B5	955	350365	8140053	B5	1015	350378	8139857	B5	1075	350237	8139804
B5	956	350361	8140049	B5	1016	350377	8139855	B5	1076	350235	8139799
B5	957	350357	8140046	B5	1017	350375	8139851	B5	1077	350234	8139796
B5	958	350358	8140044	B5	1018	350372	8139847	B5	1078	350233	8139792
B5	959	350359	8140041	B5	1019	350369	8139844	B5	1079	350232	8139788
B5	960	350359	8140038	B5	1020	350366	8139841	B5	1080	350231	8139784

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 7 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA

Date: 27 September 2019

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 contractors. Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	1081	350231	8139783	B5	1141	350192	8139664	B5	1201	350216	8139657
B5	1082	350229	8139780	B5	1142	350192	8139664	B5	1202	350217	8139653
B5	1083	350229	8139780	B5	1143	350192	8139663	B5	1203	350217	8139648
B5	1084	350228	8139779	B5	1144	350193	8139660	B5	1204	350217	8139647
B5	1085	350228	8139777	B5	1145	350195	8139652	B5	1205	350216	8139642
B5	1086	350228	8139777	B5	1146	350195	8139650	B5	1206	350216	8139642
B5	1087	350228	8139777	B5	1147	350196	8139648	B5	1207	350216	8139641
B5	1088	350227	8139772	B5	1148	350197	8139645	B5	1208	350216	8139636
B5	1089	350227	8139772	B5	1149	350197	8139642	B5	1209	350216	8139636
B5	1090	350227	8139771	B5	1150	350199	8139639	B5	1210	350216	8139635
B5	1091	350226	8139770	B5	1151	350199	8139638	B5	1211	350216	8139634
B5	1092	350226	8139767	B5	1152	350200	8139635	B5	1212	350215	8139630
B5	1093	350226	8139767	B5	1153	350203	8139631	B5	1213	350215	8139629
B5	1094	350226	8139766	B5	1154	350205	8139628	B5	1214	350215	8139629
B5	1095	350225	8139761	B5	1155	350205	8139626	B5	1215	350214	8139628
B5	1096	350225	8139761	B5	1156	350207	8139621	B5	1216	350214	8139625
B5	1097	350223	8139756	B5	1157	350208	8139617	B5	1217	350213	8139624
B5	1098	350221	8139751	B5	1158	350208	8139613	B5	1218	350213	8139624
B5	1099	350219	8139747	B5	1159	350208	8139610	B5	1219	350213	8139622
B5	1100	350216	8139743	B5	1160	350209	8139608	B5	1220	350212	8139621
B5	1101	350212	8139739	B5	1161	350209	8139608	B5	1221	350211	8139619
B5	1102	350209	8139735	B5	1162	350209	8139608	B5	1222	350211	8139618
B5	1103	350208	8139734	B5	1163	350210	8139603	B5	1223	350212	8139616
B5	1104	350204	8139731	B5	1164	350210	8139600	B5	1224	350212	8139614
B5	1105	350200	8139728	B5	1165	350210	8139600	B5	1225	350212	8139614
B5	1106	350196	8139726	B5	1166	350210	8139600	B5	1226	350212	8139613
B5	1107	350196	8139726	B5	1167	350210	8139600	B5	1227	350213	8139610
B5	1108	350196	8139726	B5	1168	350210	8139600	B5	1228	350213	8139609
B5	1109	350195	8139725	B5	1169	350210	8139600	B5	1229	350213	8139608
B5	1110	350193	8139724	B5	1170	350210	8139600	B5	1230	350213	8139608
B5	1111	350192	8139723	B5	1171	350210	8139600	B5	1231	350213	8139604
B5	1112	350192	8139723	B5	1172	350210	8139600	B5	1232	350213	8139603
B5	1113	350191	8139723	B5	1173	350209	8139600	B5	1233	350213	8139603
B5	1114	350191	8139722	B5	1174	350209	8139600	B5	1234	350213	8139602
B5	1115	350190	8139720	B5	1175	350209	8139600	B5	1235	350212	8139600
B5	1116	350187	8139706	B5	1176	350209	8139600	B5	1236	350212	8139600
B5	1117	350188	8139703	B5	1177	350209	8139600	B5	1237	350211	8139600
B5	1118	350189	8139701	B5	1178	350209	8139600	B5	1238	350210	8139600
B5	1119	350189	8139701	B5	1179	350209	8139600	B5	1239	350210	8139600
B5	1120	350189	8139701	B5	1180	350209	8139600	B5	1240	350210	8139600
B5	1121	350190	8139698	B5	1181	350208	8139600	B5	1241	350210	8139600
B5	1122	350191	8139696	B5	1182	350208	8139600	B5	1242	350210	8139600
B5	1123	350191	8139696	B5	1183	350208	8139600	B5	1243	350210	8139600
B5	1124	350191	8139696	B5	1184	350208	8139600	B5	1244	350209	8139600
B5	1125	350192	8139692	B5	1185	350208	8139600	B5	1245	350209	8139600
B5	1126	350192	8139690	B5	1186	350208	8139600	B5	1246	350209	8139600
B5	1127	350192	8139690	B5	1187	350209	8139600	B5	1247	350209	8139600
B5	1128	350192	8139690	B5	1188	350210	8139600	B5	1248	350207	8139600
B5	1129	350192	8139685	B5	1189	350211	8139600	B5	1249	350206	8139600
B5	1130	350192	8139681	B5	1190	350211	8139600	B5	1250	350206	8139600
B5	1131	350192	8139679	B5	1191	350211	8139600	B5	1251	350206	8139600
B5	1132	350192	8139678	B5	1192	350212	8139600	B5	1252	350206	8139600
B5	1133	350191	8139673	B5	1193	350213	8139600	B5	1253	350204	8139600
B5	1134	350191	8139673	B5	1194	350213	8139600	B5	1254	350204	8139600
B5	1135	350191	8139673	B5	1195	350213	8139600	B5	1255	350204	8139600
B5	1136	350191	8139671	B5	1196	350214	8139600	B5	1256	350204	8139600
B5	1137	350190	8139668	B5	1197	350215	8139600	B5	1257	350204	8139600
B5	1138	350190	8139668	B5	1198	350215	8139600	B5	1258	350204	8139600
B5	1139	350191	8139667	B5	1199	350215	8139600	B5	1259	350205	8139600
B5	1140	350192	8139665	B5	1200	350216	8139600	B5	1260	350205	8139600

DECISION NOTICE

RAL/18/0002
Page 30

Page 8 of 14

Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 1802-4193 SRA
Date: 27 September 2019



Notes: Derived Reference Points are provided to assist in the location of area boundaries.
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Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	1261	350205	8139457	B5	1321	350244	8139406	B5	1381	350328	8139397
B5	1262	350205	8139454	B5	1322	350245	8139406	B5	1382	350329	8139397
B5	1263	350205	8139454	B5	1323	350245	8139406	B5	1383	350330	8139397
B5	1264	350205	8139449	B5	1324	350246	8139406	B5	1384	350331	8139397
B5	1265	350205	8139444	B5	1325	350246	8139406	B5	1385	350333	8139399
B5	1266	350204	8139439	B5	1326	350247	8139406	B5	1386	350334	8139399
B5	1267	350202	8139431	B5	1327	350248	8139407	B5	1387	350335	8139399
B5	1268	350202	8139431	B5	1328	350251	8139408	B5	1388	350335	8139400
B5	1269	350202	8139430	B5	1329	350251	8139408	B5	1389	350339	8139401
B5	1270	350202	8139428	B5	1330	350256	8139409	B5	1390	350340	8139401
B5	1271	350202	8139426	B5	1331	350260	8139409	B5	1391	350345	8139403
B5	1272	350202	8139426	B5	1332	350261	8139409	B5	1392	350345	8139403
B5	1273	350202	8139425	B5	1333	350265	8139409	B5	1393	350345	8139403
B5	1274	350202	8139423	B5	1334	350269	8139409	B5	1394	350347	8139403
B5	1275	350202	8139421	B5	1335	350269	8139409	B5	1395	350349	8139403
B5	1276	350202	8139421	B5	1336	350274	8139408	B5	1396	350350	8139403
B5	1277	350202	8139420	B5	1337	350274	8139408	B5	1397	350351	8139403
B5	1278	350202	8139418	B5	1338	350274	8139408	B5	1398	350352	8139403
B5	1279	350202	8139416	B5	1339	350275	8139408	B5	1399	350354	8139403
B5	1280	350202	8139414	B5	1340	350278	8139407	B5	1400	350355	8139403
B5	1281	350202	8139412	B5	1341	350279	8139407	B5	1401	350356	8139403
B5	1282	350203	8139412	B5	1342	350279	8139406	B5	1402	350358	8139403
B5	1283	350203	8139411	B5	1343	350280	8139406	B5	1403	350359	8139403
B5	1284	350203	8139408	B5	1344	350282	8139405	B5	1404	350361	8139402
B5	1285	350203	8139406	B5	1345	350283	8139404	B5	1405	350362	8139402
B5	1286	350203	8139406	B5	1346	350284	8139404	B5	1406	350363	8139402
B5	1287	350203	8139405	B5	1347	350285	8139403	B5	1407	350364	8139401
B5	1288	350203	8139402	B5	1348	350286	8139403	B5	1408	350366	8139401
B5	1289	350203	8139400	B5	1349	350288	8139402	B5	1409	350367	8139400
B5	1290	350203	8139400	B5	1350	350288	8139401	B5	1410	350368	8139400
B5	1291	350203	8139400	B5	1351	350291	8139400	B5	1411	350369	8139400
B5	1292	350202	8139394	B5	1352	350292	8139400	B5	1412	350375	8139399
B5	1293	350202	8139391	B5	1353	350292	8139400	B5	1413	350381	8139399
B5	1294	350204	8139393	B5	1354	350293	8139400	B5	1414	350381	8139399
B5	1295	350206	8139394	B5	1355	350294	8139400	B5	1415	350383	8139399
B5	1296	350206	8139394	B5	1356	350295	8139400	B5	1416	350384	8139399
B5	1297	350206	8139394	B5	1357	350297	8139400	B5	1417	350389	8139397
B5	1298	350208	8139395	B5	1358	350297	8139400	B5	1418	350393	8139396
B5	1299	350210	8139396	B5	1359	350299	8139400	B5	1419	350397	8139394
B5	1300	350210	8139396	B5	1360	350301	8139401	B5	1420	350398	8139393
B5	1301	350210	8139396	B5	1361	350302	8139401	B5	1421	350398	8139393
B5	1302	350213	8139396	B5	1362	350302	8139401	B5	1422	350399	8139393
B5	1303	350215	8139397	B5	1363	350303	8139401	B5	1423	350399	8139393
B5	1304	350215	8139397	B5	1364	350306	8139401	B5	1424	350402	8139394
B5	1305	350215	8139397	B5	1365	350307	8139401	B5	1425	350404	8139395
B5	1306	350218	8139397	B5	1366	350308	8139401	B5	1426	350404	8139395
B5	1307	350220	8139398	B5	1367	350308	8139401	B5	1427	350404	8139395
B5	1308	350220	8139398	B5	1368	350313	8139400	B5	1428	350407	8139396
B5	1309	350225	8139398	B5	1369	350315	8139399	B5	1429	350409	8139396
B5	1310	350225	8139398	B5	1370	350318	8139398	B5	1430	350409	8139396
B5	1311	350227	8139399	B5	1371	350319	8139398	B5	1431	350409	8139396
B5	1312	350229	8139400	B5	1372	350319	8139398	B5	1432	350413	8139396
B5	1313	350229	8139400	B5	1373	350320	8139398	B5	1433	350415	8139396
B5	1314	350229	8139400	B5	1374	350322	8139397	B5	1434	350415	8139396
B5	1315	350232	8139402	B5	1375	350322	8139397	B5	1435	350415	8139396
B5	1316	350235	8139403	B5	1376	350323	8139397	B5	1436	350419	8139396
B5	1317	350240	8139405	B5	1377	350324	8139397	B5	1437	350421	8139396
B5	1318	350240	8139405	B5	1378	350326	8139397	B5	1438	350421	8139396
B5	1319	350240	8139405	B5	1379	350327	8139397	B5	1439	350421	8139396
B5	1320	350242	8139405	B5	1380	350328	8139397	B5	1440	350426	8139395

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 9 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA

Date: 27 September 2019



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	1441	350429	8139394	B5	1501	350557	8139378	B5	1561	350683	8139361
B5	1442	350434	8139392	B5	1502	350559	8139377	B5	1562	350684	8139361
B5	1443	350434	8139392	B5	1503	350560	8139377	B5	1563	350686	8139361
B5	1444	350434	8139392	B5	1504	350560	8139377	B5	1564	350687	8139361
B5	1445	350436	8139391	B5	1505	350563	8139375	B5	1565	350687	8139361
B5	1446	350440	8139390	B5	1506	350565	8139375	B5	1566	350690	8139361
B5	1447	350440	8139389	B5	1507	350565	8139374	B5	1567	350692	8139361
B5	1448	350440	8139389	B5	1508	350565	8139374	B5	1568	350692	8139361
B5	1449	350442	8139388	B5	1509	350570	8139371	B5	1569	350692	8139361
B5	1450	350444	8139386	B5	1510	350574	8139369	B5	1570	350696	8139361
B5	1451	350447	8139387	B5	1511	350576	8139368	B5	1571	350698	8139361
B5	1452	350448	8139387	B5	1512	350577	8139368	B5	1572	350698	8139361
B5	1453	350450	8139387	B5	1513	350577	8139368	B5	1573	350698	8139361
B5	1454	350454	8139387	B5	1514	350578	8139368	B5	1574	350703	8139360
B5	1455	350458	8139387	B5	1515	350580	8139368	B5	1575	350707	8139361
B5	1456	350462	8139386	B5	1516	350581	8139368	B5	1576	350711	8139361
B5	1457	350466	8139387	B5	1517	350582	8139368	B5	1577	350712	8139361
B5	1458	350470	8139387	B5	1518	350582	8139367	B5	1578	350717	8139360
B5	1459	350474	8139387	B5	1519	350585	8139367	B5	1579	350717	8139360
B5	1460	350478	8139388	B5	1520	350586	8139367	B5	1580	350717	8139360
B5	1461	350484	8139388	B5	1521	350586	8139367	B5	1581	350719	8139360
B5	1462	350489	8139387	B5	1522	350586	8139367	B5	1582	350722	8139359
B5	1463	350495	8139386	B5	1523	350590	8139365	B5	1583	350723	8139359
B5	1464	350500	8139384	B5	1524	350596	8139364	B5	1584	350723	8139359
B5	1465	350505	8139381	B5	1525	350601	8139362	B5	1585	350725	8139358
B5	1466	350505	8139381	B5	1526	350601	8139361	B5	1586	350727	8139357
B5	1467	350510	8139378	B5	1527	350605	8139359	B5	1587	350728	8139357
B5	1468	350510	8139378	B5	1528	350605	8139359	B5	1588	350729	8139357
B5	1469	350510	8139378	B5	1529	350606	8139359	B5	1589	350730	8139356
B5	1470	350511	8139378	B5	1530	350607	8139358	B5	1590	350732	8139355
B5	1471	350511	8139378	B5	1531	350608	8139357	B5	1591	350733	8139355
B5	1472	350512	8139378	B5	1532	350610	8139358	B5	1592	350734	8139355
B5	1473	350514	8139378	B5	1533	350611	8139358	B5	1593	350734	8139356
B5	1474	350516	8139378	B5	1534	350612	8139359	B5	1594	350735	8139356
B5	1475	350517	8139378	B5	1535	350612	8139359	B5	1595	350737	8139357
B5	1476	350517	8139378	B5	1536	350615	8139360	B5	1596	350738	8139357
B5	1477	350518	8139378	B5	1537	350616	8139360	B5	1597	350739	8139357
B5	1478	350520	8139378	B5	1538	350616	8139360	B5	1598	350740	8139357
B5	1479	350520	8139378	B5	1539	350617	8139360	B5	1599	350740	8139358
B5	1480	350521	8139378	B5	1540	350621	8139361	B5	1600	350744	8139358
B5	1481	350521	8139379	B5	1541	350622	8139362	B5	1601	350745	8139358
B5	1482	350524	8139379	B5	1542	350627	8139362	B5	1602	350750	8139359
B5	1483	350528	8139379	B5	1543	350632	8139362	B5	1603	350755	8139358
B5	1484	350531	8139379	B5	1544	350636	8139362	B5	1604	350760	8139357
B5	1485	350533	8139379	B5	1545	350641	8139361	B5	1605	350764	8139355
B5	1486	350536	8139380	B5	1546	350645	8139363	B5	1606	350765	8139354
B5	1487	350536	8139380	B5	1547	350650	8139364	B5	1607	350766	8139354
B5	1488	350536	8139380	B5	1548	350650	8139364	B5	1608	350767	8139354
B5	1489	350539	8139380	B5	1549	350650	8139364	B5	1609	350770	8139354
B5	1490	350542	8139380	B5	1550	350651	8139364	B5	1610	350777	8139352
B5	1491	350542	8139380	B5	1551	350656	8139365	B5	1611	350780	8139352
B5	1492	350542	8139380	B5	1552	350661	8139366	B5	1612	350784	8139351
B5	1493	350545	8139380	B5	1553	350666	8139365	B5	1613	350784	8139350
B5	1494	350548	8139380	B5	1554	350672	8139365	B5	1614	350787	8139349
B5	1495	350548	8139380	B5	1555	350672	8139364	B5	1615	350788	8139349
B5	1496	350548	8139380	B5	1556	350676	8139363	B5	1616	350791	8139350
B5	1497	350551	8139379	B5	1557	350676	8139363	B5	1617	350792	8139350
B5	1498	350554	8139379	B5	1558	350677	8139363	B5	1618	350792	8139350
B5	1499	350554	8139379	B5	1559	350678	8139363	B5	1619	350793	8139350
B5	1500	350554	8139379	B5	1560	350680	8139362	B5	1620	350796	8139351

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

DECISION NOTICE

RAL/18/0002
Page 32


Page 10 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA

Date: 27 September 2019



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 contractors. Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	1621	350797	8139351	B5	1681	350894	8139349	B5	1741	351020	8139412
B5	1622	350798	8139351	B5	1682	350898	8139350	B5	1742	351024	8139411
B5	1623	350799	8139350	B5	1683	350903	8139351	B5	1743	351024	8139411
B5	1624	350800	8139350	B5	1684	350908	8139352	B5	1744	351026	8139410
B5	1625	350802	8139350	B5	1685	350912	8139352	B5	1745	351027	8139410
B5	1626	350803	8139350	B5	1686	350917	8139351	B5	1746	351030	8139409
B5	1627	350804	8139350	B5	1687	350920	8139353	B5	1747	351033	8139408
B5	1628	350805	8139350	B5	1688	350920	8139353	B5	1748	351037	8139409
B5	1629	350807	8139349	B5	1689	350924	8139355	B5	1749	351042	8139409
B5	1630	350809	8139349	B5	1690	350924	8139355	B5	1750	351044	8139409
B5	1631	350809	8139349	B5	1691	350924	8139355	B5	1751	351046	8139410
B5	1632	350809	8139349	B5	1692	350925	8139356	B5	1752	351047	8139410
B5	1633	350814	8139347	B5	1693	350927	8139356	B5	1753	351047	8139410
B5	1634	350815	8139346	B5	1694	350928	8139357	B5	1754	351050	8139410
B5	1635	350816	8139347	B5	1695	350929	8139357	B5	1755	351052	8139410
B5	1636	350818	8139347	B5	1696	350931	8139358	B5	1756	351052	8139410
B5	1637	350818	8139347	B5	1697	350932	8139359	B5	1757	351053	8139410
B5	1638	350819	8139347	B5	1698	350933	8139359	B5	1758	351056	8139410
B5	1639	350822	8139347	B5	1699	350933	8139359	B5	1759	351059	8139410
B5	1640	350823	8139348	B5	1700	350937	8139361	B5	1760	351064	8139409
B5	1641	350823	8139348	B5	1701	350937	8139361	B5	1761	351070	8139407
B5	1642	350823	8139348	B5	1702	350938	8139361	B5	1762	351075	8139405
B5	1643	350828	8139348	B5	1703	350938	8139361	B5	1763	351080	8139402
B5	1644	350830	8139347	B5	1704	350942	8139362	B5	1764	351085	8139399
B5	1645	350834	8139347	B5	1705	350942	8139362	B5	1765	351085	8139399
B5	1646	350834	8139347	B5	1706	350942	8139362	B5	1766	351088	8139396
B5	1647	350834	8139347	B5	1707	350943	8139362	B5	1767	351089	8139395
B5	1648	350836	8139346	B5	1708	350944	8139362	B5	1768	351092	8139391
B5	1649	350839	8139346	B5	1709	350944	8139362	B5	1769	351092	8139391
B5	1650	350839	8139346	B5	1710	350944	8139362	B5	1770	351092	8139391
B5	1651	350839	8139346	B5	1711	350945	8139367	B5	1771	351094	8139390
B5	1652	350841	8139345	B5	1712	350946	8139369	B5	1772	351096	8139389
B5	1653	350844	8139344	B5	1713	350946	8139370	B5	1773	351097	8139389
B5	1654	350844	8139344	B5	1714	350947	8139372	B5	1774	351098	8139389
B5	1655	350844	8139344	B5	1715	350947	8139373	B5	1775	351099	8139388
B5	1656	350846	8139343	B5	1716	350947	8139374	B5	1776	351101	8139387
B5	1657	350848	8139342	B5	1717	350948	8139378	B5	1777	351102	8139387
B5	1658	350848	8139342	B5	1718	350949	8139381	B5	1778	351103	8139387
B5	1659	350848	8139342	B5	1719	350949	8139381	B5	1779	351103	8139386
B5	1660	350851	8139342	B5	1720	350951	8139385	B5	1780	351107	8139384
B5	1661	350854	8139342	B5	1721	350954	8139389	B5	1781	351112	8139381
B5	1662	350858	8139342	B5	1722	350957	8139392	B5	1782	351116	8139377
B5	1663	350863	8139343	B5	1723	350965	8139400	B5	1783	351119	8139373
B5	1664	350863	8139343	B5	1724	350969	8139403	B5	1784	351122	8139368
B5	1665	350866	8139343	B5	1725	350973	8139406	B5	1785	351124	8139363
B5	1666	350869	8139343	B5	1726	350978	8139408	B5	1786	351126	8139358
B5	1667	350870	8139343	B5	1727	350983	8139409	B5	1787	351127	8139353
B5	1668	350870	8139343	B5	1728	350986	8139410	B5	1788	351127	8139347
B5	1669	350873	8139344	B5	1729	350989	8139411	B5	1789	351127	8139342
B5	1670	350874	8139344	B5	1730	350989	8139411	B5	1790	351125	8139336
B5	1671	350878	8139345	B5	1731	350993	8139411	B5	1791	351124	8139332
B5	1672	350879	8139345	B5	1732	350995	8139411	B5	1792	351123	8139328
B5	1673	350881	8139346	B5	1733	350997	8139411	B5	1793	351122	8139326
B5	1674	350881	8139346	B5	1734	351001	8139410	B5	1794	351120	8139321
B5	1675	350882	8139346	B5	1735	351002	8139411	B5	1795	351120	8139321
B5	1676	350884	8139347	B5	1736	351005	8139411	B5	1796	351120	8139321
B5	1677	350885	8139347	B5	1737	351007	8139412	B5	1797	351119	8139320
B5	1678	350886	8139348	B5	1738	351012	8139412	B5	1798	351118	8139317
B5	1679	350886	8139348	B5	1739	351016	8139412	B5	1799	351118	8139317
B5	1680	350890	8139348	B5	1740	351017	8139412	B5	1800	351117	8139316

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 11 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**

Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 1802-4193 SRA

Date: 27 September 2019



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 contractors. Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	1801	351116	8139315	B5	1861	351122	8139216	B5	1921	351147	8139114
B5	1802	351115	8139313	B5	1862	351122	8139215	B5	1922	351148	8139112
B5	1803	351114	8139313	B5	1863	351122	8139215	B5	1923	351149	8139111
B5	1804	351114	8139312	B5	1864	351122	8139215	B5	1924	351149	8139109
B5	1805	351113	8139311	B5	1865	351123	8139212	B5	1925	351150	8139107
B5	1806	351112	8139310	B5	1866	351123	8139209	B5	1926	351151	8139104
B5	1807	351111	8139309	B5	1867	351123	8139208	B5	1927	351152	8139103
B5	1808	351110	8139308	B5	1868	351124	8139206	B5	1928	351153	8139102
B5	1809	351109	8139307	B5	1869	351124	8139205	B5	1929	351154	8139101
B5	1810	351108	8139306	B5	1870	351124	8139204	B5	1930	351155	8139098
B5	1811	351107	8139299	B5	1871	351124	8139202	B5	1931	351156	8139095
B5	1812	351106	8139295	B5	1872	351124	8139201	B5	1932	351156	8139094
B5	1813	351103	8139290	B5	1873	351124	8139199	B5	1933	351157	8139091
B5	1814	351103	8139284	B5	1874	351124	8139198	B5	1934	351158	8139089
B5	1815	351102	8139280	B5	1875	351124	8139197	B5	1935	351158	8139087
B5	1816	351102	8139274	B5	1876	351124	8139195	B5	1936	351158	8139085
B5	1817	351103	8139270	B5	1877	351123	8139194	B5	1937	351158	8139084
B5	1818	351103	8139268	B5	1878	351123	8139192	B5	1938	351158	8139083
B5	1819	351103	8139268	B5	1879	351123	8139191	B5	1939	351158	8139082
B5	1820	351104	8139265	B5	1880	351123	8139189	B5	1940	351158	8139081
B5	1821	351104	8139265	B5	1881	351122	8139188	B5	1941	351158	8139080
B5	1822	351105	8139265	B5	1882	351122	8139187	B5	1942	351158	8139079
B5	1823	351105	8139265	B5	1883	351122	8139186	B5	1943	351158	8139078
B5	1824	351105	8139261	B5	1884	351121	8139184	B5	1944	351158	8139077
B5	1825	351105	8139261	B5	1885	351120	8139179	B5	1945	351158	8139076
B5	1826	351105	8139260	B5	1886	351117	8139175	B5	1946	351158	8139075
B5	1827	351105	8139257	B5	1887	351117	8139171	B5	1947	351158	8139074
B5	1828	351108	8139257	B5	1888	351112	8139166	B5	1948	351158	8139073
B5	1829	351108	8139257	B5	1889	351112	8139164	B5	1949	351158	8139072
B5	1830	351109	8139256	B5	1890	351112	8139163	B5	1950	351158	8139071
B5	1831	351109	8139253	B5	1891	351111	8139162	B5	1951	351158	8139070
B5	1832	351111	8139252	B5	1892	351111	8139158	B5	1952	351158	8139069
B5	1833	351111	8139251	B5	1893	351111	8139157	B5	1953	351158	8139068
B5	1834	351113	8139249	B5	1894	351111	8139155	B5	1954	351158	8139067
B5	1835	351113	8139248	B5	1895	351111	8139154	B5	1955	351158	8139066
B5	1836	351113	8139247	B5	1896	351111	8139153	B5	1956	351158	8139065
B5	1837	351114	8139246	B5	1897	351111	8139152	B5	1957	351158	8139064
B5	1838	351114	8139245	B5	1898	351111	8139151	B5	1958	351158	8139063
B5	1839	351115	8139244	B5	1899	351111	8139150	B5	1959	351158	8139062
B5	1840	351115	8139243	B5	1900	351111	8139149	B5	1960	351158	8139061
B5	1841	351115	8139242	B5	1901	351111	8139148	B5	1961	351158	8139060
B5	1842	351116	8139241	B5	1902	351111	8139147	B5	1962	351158	8139059
B5	1843	351116	8139240	B5	1903	351111	8139146	B5	1963	351158	8139058
B5	1844	351117	8139238	B5	1904	351111	8139145	B5	1964	351158	8139057
B5	1845	351118	8139237	B5	1905	351111	8139144	B5	1965	351158	8139056
B5	1846	351119	8139235	B5	1906	351111	8139143	B5	1966	351158	8139055
B5	1847	351119	8139233	B5	1907	351111	8139142	B5	1967	351158	8139054
B5	1848	351120	8139233	B5	1908	351111	8139141	B5	1968	351158	8139053
B5	1849	351121	8139230	B5	1909	351111	8139140	B5	1969	351158	8139052
B5	1850	351121	8139229	B5	1910	351111	8139139	B5	1970	351158	8139051
B5	1851	351121	8139227	B5	1911	351111	8139138	B5	1971	351158	8139050
B5	1852	351121	8139226	B5	1912	351111	8139137	B5	1972	351158	8139049
B5	1853	351122	8139224	B5	1913	351111	8139136	B5	1973	351158	8139048
B5	1854	351122	8139223	B5	1914	351111	8139135	B5	1974	351158	8139047
B5	1855	351122	8139222	B5	1915	351111	8139134	B5	1975	351158	8139046
B5	1856	351122	8139221	B5	1916	351111	8139133	B5	1976	351158	8139045
B5	1857	351122	8139219	B5	1917	351111	8139132	B5	1977	351158	8139044
B5	1858	351122	8139218	B5	1918	351111	8139131	B5	1978	351158	8139043
B5	1859	351122	8139217	B5	1919	351111	8139130	B5	1979	351158	8139042
B5	1860	351122	8139216	B5	1920	351111	8139129	B5	1980	351158	8139041


Page 12 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA

Date: 27 September 2019



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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	1981	351194	8138937	B5	2041	351177	8138701	B5	2101	351322	8138764
B5	1982	351194	8138936	B5	2042	351177	8138701	B5	2102	351324	8138767
B5	1983	351197	8138931	B5	2043	351177	8138700	B5	2103	351326	8138770
B5	1984	351198	8138925	B5	2044	351177	8138696	B5	2104	351329	8138772
B5	1985	351200	8138920	B5	2045	351176	8138690	B5	2105	351331	8138774
B5	1986	351200	8138914	B5	2046	351174	8138686	B5	2106	351333	8138777
B5	1987	351200	8138914	B5	2047	351172	8138681	B5	2107	351336	8138778
B5	1988	351201	8138909	B5	2048	351169	8138676	B5	2108	351345	8138784
B5	1989	351202	8138905	B5	2049	351166	8138672	B5	2109	351348	8138787
B5	1990	351203	8138901	B5	2050	351165	8138672	B5	2110	351350	8138788
B5	1991	351203	8138897	B5	2051	351163	8138668	B5	2111	351354	8138789
B5	1992	351203	8138896	B5	2052	351169	8138667	B5	2112	351358	8138790
B5	1993	351204	8138892	B5	2053	351185	8138672	B5	2113	351362	8138791
B5	1994	351204	8138887	B5	2054	351190	8138674	B5	2114	351373	8138792
B5	1995	351204	8138886	B5	2055	351195	8138674	B5	2115	351376	8138792
B5	1996	351204	8138884	B5	2056	351210	8138674	B5	2116	351386	8138792
B5	1997	351209	8138880	B5	2057	351215	8138674	B5	2117	351391	8138792
B5	1998	351212	8138876	B5	2058	351220	8138672	B5	2118	351396	8138790
B5	1999	351216	8138871	B5	2059	351225	8138671	B5	2119	351401	8138789
B5	2000	351219	8138865	B5	2060	351239	8138663	B5	2120	351405	8138787
B5	2001	351220	8138859	B5	2061	351260	8138658	B5	2121	351405	8138786
B5	2002	351222	8138853	B5	2062	351266	8138657	B5	2122	351407	8138787
B5	2003	351222	8138847	B5	2063	351266	8138657	B5	2123	351407	8138787
B5	2004	351222	8138846	B5	2064	351276	8138659	B5	2124	351411	8138787
B5	2005	351222	8138841	B5	2065	351279	8138660	B5	2125	351411	8138789
B5	2006	351221	8138836	B5	2066	351282	8138660	B5	2126	351412	8138804
B5	2007	351221	8138833	B5	2067	351304	8138661	B5	2127	351413	8138808
B5	2008	351222	8138833	B5	2068	351307	8138663	B5	2128	351414	8138813
B5	2009	351224	8138827	B5	2069	351312	8138664	B5	2129	351415	8138815
B5	2010	351226	8138821	B5	2070	351317	8138666	B5	2130	351418	8138816
B5	2011	351227	8138815	B5	2071	351322	8138666	B5	2131	351418	8138820
B5	2012	351227	8138809	B5	2072	351327	8138666	B5	2132	351420	8138824
B5	2013	351227	8138807	B5	2073	351330	8138666	B5	2133	351422	8138827
B5	2014	351227	8138802	B5	2074	351333	8138665	B5	2134	351424	8138830
B5	2015	351227	8138797	B5	2075	351335	8138665	B5	2135	351427	8138832
B5	2016	351226	8138791	B5	2076	351335	8138666	B5	2136	351430	8138835
B5	2017	351224	8138786	B5	2077	351336	8138669	B5	2137	351432	8138838
B5	2018	351224	8138785	B5	2078	351337	8138671	B5	2138	351435	8138839
B5	2019	351222	8138780	B5	2079	351337	8138674	B5	2139	351435	8138840
B5	2020	351220	8138775	B5	2080	351338	8138677	B5	2140	351439	8138842
B5	2021	351217	8138770	B5	2081	351338	8138678	B5	2141	351439	8138843
B5	2022	351217	8138766	B5	2082	351337	8138690	B5	2142	351443	8138845
B5	2023	351216	8138761	B5	2083	351337	8138692	B5	2143	351446	8138848
B5	2024	351214	8138756	B5	2084	351333	8138694	B5	2144	351450	8138850
B5	2025	351212	8138752	B5	2085	351328	8138696	B5	2145	351450	8138851
B5	2026	351211	8138750	B5	2086	351325	8138700	B5	2146	351454	8138853
B5	2027	351209	8138746	B5	2087	351324	8138701	B5	2147	351457	8138856
B5	2028	351207	8138741	B5	2088	351321	8138703	B5	2148	351461	8138858
B5	2029	351204	8138736	B5	2089	351319	8138706	B5	2149	351464	8138860
B5	2030	351200	8138732	B5	2090	351317	8138709	B5	2150	351468	8138863
B5	2031	351196	8138728	B5	2091	351316	8138711	B5	2151	351472	8138864
B5	2032	351193	8138724	B5	2092	351315	8138716	B5	2152	351477	8138866
B5	2033	351192	8138724	B5	2093	351313	8138722	B5	2153	351481	8138866
B5	2034	351191	8138721	B5	2094	351312	8138725	B5	2154	351481	8138870
B5	2035	351190	8138719	B5	2095	351311	8138728	B5	2155	351479	8138874
B5	2036	351188	8138716	B5	2096	351311	8138732	B5	2156	351478	8138878
B5	2037	351187	8138714	B5	2097	351311	8138733	B5	2157	351477	8138882
B5	2038	351185	8138711	B5	2098	351311	8138738	B5	2158	351477	8138886
B5	2039	351184	8138708	B5	2099	351313	8138743	B5	2159	351477	8138935
B5	2040	351181	8138705	B5	2100	351314	8138748	B5	2160	351477	8138940

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 13 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA
Date: 27 September 2019



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 contractors. Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	2161	351479	8138945	B5	2221	351615	8139054	B5	2281	351734	8139001
B5	2162	351480	8138950	B5	2222	351621	8139070	B5	2282	351739	8139000
B5	2163	351481	8138952	B5	2223	351623	8139073	B5	2283	351741	8138999
B5	2164	351483	8138955	B5	2224	351626	8139075	B5	2284	351744	8138997
B5	2165	351485	8138958	B5	2225	351628	8139077	B5	2285	351747	8138995
B5	2166	351488	8138960	B5	2226	351633	8139080	B5	2286	351749	8138992
B5	2167	351490	8138963	B5	2227	351637	8139082	B5	2287	351750	8138991
B5	2168	351491	8138963	B5	2228	351642	8139083	B5	2288	351753	8138989
B5	2169	351492	8138966	B5	2229	351647	8139084	B5	2289	351754	8138986
B5	2170	351495	8138968	B5	2230	351648	8139084	B5	2290	351755	8138986
B5	2171	351496	8138970	B5	2231	351652	8139084	B5	2291	351757	8138982
B5	2172	351497	8138970	B5	2232	351656	8139083	B5	2292	351758	8138982
B5	2173	351498	8138973	B5	2233	351661	8139082	B5	2293	351760	8138980
B5	2174	351498	8138973	B5	2234	351665	8139081	B5	2294	351762	8138983
B5	2175	351501	8138975	B5	2235	351669	8139079	B5	2295	351765	8138986
B5	2176	351502	8138977	B5	2236	351673	8139077	B5	2296	351769	8138988
B5	2177	351503	8138977	B5	2237	351675	8139074	B5	2297	351773	8138990
B5	2178	351504	8138980	B5	2238	351679	8139071	B5	2298	351776	8138982
B5	2179	351507	8138982	B5	2239	351682	8139068	B5	2299	351780	8138984
B5	2180	351510	8138985	B5	2240	351682	8139067	B5	2300	351784	8138986
B5	2181	351513	8138988	B5	2241	351684	8139065	B5	2301	351788	8138987
B5	2182	351517	8138991	B5	2242	351685	8139063	B5	2302	351793	8138988
B5	2183	351520	8138992	B5	2243	351686	8139063	B5	2303	351795	8138989
B5	2184	351524	8138994	B5	2244	351686	8139062	B5	2304	351798	8138989
B5	2185	351529	8138995	B5	2245	351686	8139062	B5	2305	351802	8139000
B5	2186	351533	8138995	B5	2246	351687	8139061	B5	2306	351805	8139001
B5	2187	351534	8138995	B5	2247	351688	8139060	B5	2307	351809	8139001
B5	2188	351539	8138995	B5	2248	351688	8139059	B5	2308	351810	8139001
B5	2189	351543	8138994	B5	2249	351689	8139058	B5	2309	351815	8139001
B5	2190	351547	8138996	B5	2250	351690	8139057	B5	2310	351819	8139002
B5	2191	351552	8138998	B5	2251	351690	8139057	B5	2311	351824	8139003
B5	2192	351556	8138999	B5	2252	351691	8139056	B5	2312	351828	8139003
B5	2193	351561	8139000	B5	2253	351692	8139055	B5	2313	351830	8139003
B5	2194	351564	8139002	B5	2254	351693	8139053	B5	2314	351833	8139003
B5	2195	351568	8139004	B5	2255	351693	8139053	B5	2315	351841	8139002
B5	2196	351572	8139006	B5	2256	351694	8139052	B5	2316	351844	8139003
B5	2197	351577	8139007	B5	2257	351694	8139052	B5	2317	351847	8139003
B5	2198	351581	8139007	B5	2258	351695	8139050	B5	2318	351851	8139004
B5	2199	351582	8139007	B5	2259	351697	8139047	B5	2319	351856	8139004
B5	2200	351586	8139007	B5	2260	351697	8139047	B5	2320	351867	8139004
B5	2201	351590	8139006	B5	2261	351699	8139043	B5	2321	351861	8139004
B5	2202	351594	8139005	B5	2262	351701	8139039	B5	2322	351865	8139003
B5	2203	351598	8139004	B5	2263	351702	8139038	B5	2323	351868	8139002
B5	2204	351601	8139002	B5	2264	351702	8139033	B5	2324	351873	8139001
B5	2205	351601	8139004	B5	2265	351703	8139031	B5	2325	351878	8138999
B5	2206	351600	8139010	B5	2266	351703	8139028	B5	2326	351883	8138996
B5	2207	351600	8139011	B5	2267	351704	8139026	B5	2327	351883	8138996
B5	2208	351599	8139016	B5	2268	351704	8139023	B5	2328	351889	8138994
B5	2209	351598	8139021	B5	2269	351705	8139021	B5	2329	351894	8138992
B5	2210	351598	8139021	B5	2270	351705	8139018	B5	2330	351896	8138991
B5	2211	351599	8139025	B5	2271	351705	8139014	B5	2331	351899	8138989
B5	2212	351599	8139028	B5	2272	351705	8139011	B5	2332	351902	8138987
B5	2213	351600	8139032	B5	2273	351704	8139007	B5	2333	351903	8138987
B5	2214	351604	8139042	B5	2274	351704	8139006	B5	2334	351906	8138988
B5	2215	351605	8139044	B5	2275	351715	8139006	B5	2335	351910	8138988
B5	2216	351606	8139047	B5	2276	351720	8139005	B5	2336	351920	8138988
B5	2217	351607	8139049	B5	2277	351724	8139004	B5	2337	351925	8138988
B5	2218	351608	8139053	B5	2278	351726	8139004	B5	2338	351930	8138986
B5	2219	351610	8139056	B5	2279	351729	8139003	B5	2339	351935	8138985
B5	2220	351612	8139060	B5	2280	351731	8139002	B5	2340	351935	8138984

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

Page 14 of 14

**Attachment to Technical Agency Response (Vegetation) Plan, reference, TARP 1802-4193 SRA,
Sheets 1 - 4**

Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1802-4193 SRA

Date: 27 September 2019



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 contractors. Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B5	2341	351939	8138984	B5	2401	351775	8138946	B5	2451	351444	8138798
B5	2342	351941	8138984	B5	2402	351770	8138947	B5	2452	351444	8138772
B5	2343	351945	8138984	B5	2403	351759	8138915	B5	2453	351438	8138764
B5	2344	351949	8138984	B5	2404	351755	8138914	B5	2454	351422	8138755
B5	2345	351953	8138983	B5	2405	351746	8138912	B5	2455	351412	8138754
B5	2346	351959	8138983	B5	2406	351728	8138929	B5	2456	351402	8138752
B5	2347	351964	8138983	B5	2407	351724	8138951	B5	2457	351393	8138755
B5	2348	351968	8138982	B5	2408	351736	8138950	B5	2458	351386	8138759
B5	2349	351972	8138980	B5	2409	351735	8138957	B5	2459	351385	8138759
B5	2350	351977	8138978	B5	2410	351726	8138969	B5	2470	351382	8138759
B5	2351	351980	8138976	B5	2411	351714	8138972	B5	2471	351370	8138758
B5	2352	351984	8138973	B5	2412	351708	8138973	B5	2472	351365	8138758
B5	2353	351988	8138971	B5	2413	351692	8138973	B5	2473	351353	8138750
B5	2354	351992	8138969	B5	2414	351688	8138975	B5	2474	351344	8138733
B5	2355	351995	8138970	B5	2415	351673	8138977	B5	2475	351348	8138723
B5	2356	351999	8138971	B5	2416	351671	8138978	B5	2476	351359	8138726
B5	2357	352003	8138971	B5	2417	351672	8139017	B5	2477	351366	8138728
B5	2358	352004	8138971	B5	2418	351669	8139031	B5	2478	351371	8138729
B5	2359	352009	8138971	B5	2419	351655	8139049	B5	2479	351372	8138727
B5	2360	352014	8138969	B5	2420	351651	8139054	B5	2480	351375	8138721
B5	2361	352019	8138968	B5	2421	351643	8139050	B5	2481	351370	8138697
B5	2362	352023	8138965	B5	2422	351631	8139028	B5	2482	351373	8138667
B5	2363	352027	8138962	B5	2423	351635	8138991	B5	2483	351369	8138664
B5	2364	352030	8138959	B5	2424	351631	8138981	B5	2484	351367	8138649
B5	2365	352033	8138955	B5	2425	351643	8138979	B5	2485	351350	8138631
B5	2366	352036	8138951	B5	2426	351643	8138978	B5	2486	351347	8138629
B5	2367	352038	8138947	B5	2427	351645	8138959	B5	2487	351331	8138632
B5	2368	352039	8138943	B5	2428	351632	8138960	B5	2488	351323	8138633
B5	2369	352039	8138940	B5	2429	351632	8138957	B5	2489	351313	8138628
B5	2370	351941	8138950	B5	2430	351629	8138955	B5	2490	351312	8138628
B5	2371	351941	8138950	B5	2431	351622	8138951	B5	2491	351311	8138627
B5	2372	351940	8138950	B5	2432	351621	8138951	B5	2492	351294	8138627
B5	2373	351926	8138952	B5	2433	351606	8138952	B5	2493	351287	8138627
B5	2374	351920	8138954	B5	2434	351594	8138950	B5	2494	351285	8138627
B5	2375	351919	8138955	B5	2435	351584	8138961	B5	2495	351274	8138624
B5	2376	351915	8138955	B5	2436	351582	8138963	B5	2496	351266	8138623
B5	2377	351913	8138955	B5	2437	351582	8138964	B5	2497	351229	8138631
B5	2378	351905	8138954	B5	2438	351581	8138955	B5	2498	351208	8138641
B5	2379	351912	8138953	B5	2439	351585	8138963	B5	2499	351208	8138641
B5	2380	351905	8138952	B5	2440	351595	8138963	B5	2500	351198	8138641
B5	2381	351898	8138952	B5	2441	351586	8138972	B5	2501	351176	8138634
B5	2382	351895	8138955	B5	2442	351582	8138974	B5	2502	351171	8138633
B5	2383	351883	8138956	B5	2443	351577	8138969	B5	2503	351162	8138634
B5	2384	351879	8138959	B5	2444	351575	8138965	B5	2504	351151	8138635
B5	2385	351871	8138962	B5	2445	351575	8138965	B5	2505	351140	8138628
B5	2386	351865	8138964	B5	2446	351563	8138967	B5	2506	351140	8138628
B5	2387	351862	8138965	B5	2447	351557	8138960				
B5	2388	351847	8138963	B5	2448	351551	8138953				
B5	2389	351843	8138963	B5	2449	351550	8138951				
B5	2390	351810	8138965	B5	2450	351540	8138949				
B5	2391	351803	8138965	B5	2451	351538	8138953				
B5	2392	351798	8138965	B5	2452	351533	8138962				
B5	2393	351795	8138964	B5	2453	351510	8138934				
B5	2394	351800	8138964	B5	2454	351511	8138932				
B5	2395	351796	8138964	B5	2455	351510	8138887				
B5	2396	351791	8138961	B5	2456	351515	8138876				
B5	2397	351789	8138960	B5	2457	351515	8138843				
B5	2398	351786	8138960	B5	2458	351502	8138835				
B5	2399	351781	8138946	B5	2459	351483	8138833				
B5	2400	351779	8138938	B5	2460	351451	8138810				

Mareeba Shire Council

Document Set ID: 3648698
Version: 1, Version Date: 31/10/2019

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-

- (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 an 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

RAL/18/0002
Page 39

-
- (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: 3648698
Version: 1, Version Date: 31/10/2019



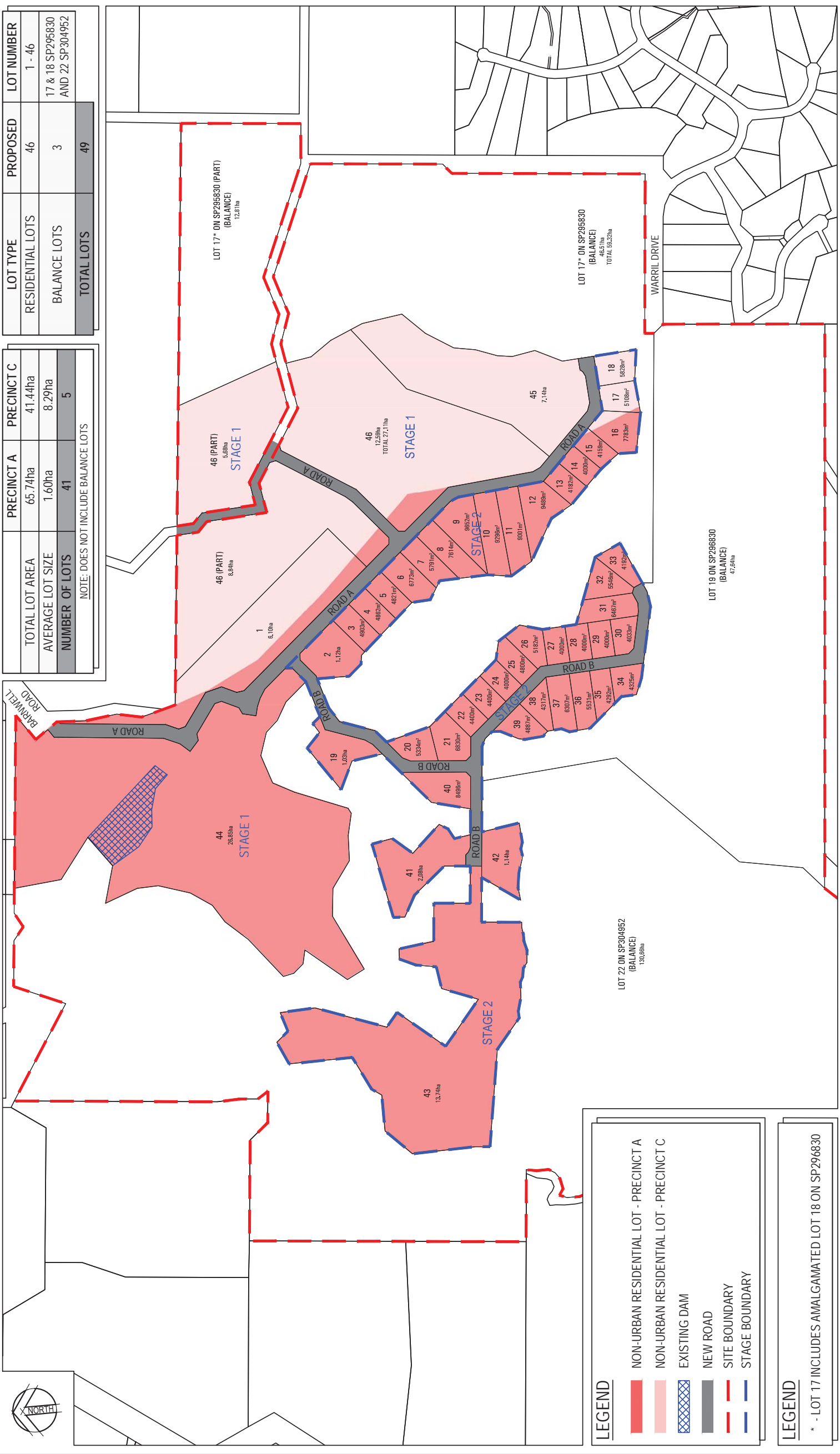
Cardno Pty Ltd | ABN 67 051 074 892
 Floor 15, South Street
 PO Box 9138, Sydney, NSW 1587
 Email: cardno@cardno.com.au | www.cardno.com.au



TOTAL LOT AREA	PRECINCT A	PRECINCT C
65.74ha	41	41.44ha
AVERAGE LOT SIZE	1.60ha	8.29ha
NUMBER OF LOTS	41	5

NOTE: DOES NOT INCLUDE BALANCE LOTS

LOT TYPE	PROPOSED	LOT NUMBER
RESIDENTIAL LOTS	46	1 - 46
BALANCE LOTS	3	17 & 18 SP295830 AND 22 SP304952
TOTAL LOTS	49	

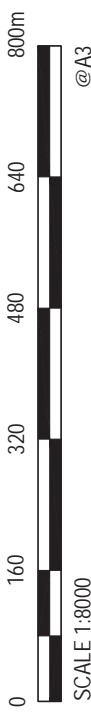


LEGEND

- NON-URBAN RESIDENTIAL LOT - PRECINCT A
- NON-URBAN RESIDENTIAL LOT - PRECINCT C
- EXISTING DAM
- NEW ROAD
- SITE BOUNDARY
- STAGE BOUNDARY

LEGEND

* - LOT 17 INCLUDES AMALGAMATED LOT 18 ON SP296830



NON URBAN RESIDENTIAL PROPOSED LOT LAYOUT AND STAGING PLAN

REEVER AND OCEAN PTY LTD
 BARNWELL ROAD, KURANDA
 LOTS 22 ON SP304952,
 17, 18 & 19 ON SP296830 AND 20 ON N157423.
 Date: 28/09/2019
 Revision: HRP16299-003-MP-08 J

AUSTRALASIA ASIA AFRICA MIDDLE EAST UK/EUROPE NORTH AMERICA LATIN AMERICA

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Ref: WP24 025 REE
Council Ref: RAL/18/0002

23 April 2025

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

Attention: Mareeba Shire Council

To Whom It May Concern,

CHANGE APPLICATION REGARDING RECONFIGURING A LOT – SUBDIVISION (5 LOTS INTO 49 LOTS) – 112 BARNWELL ROAD, KURANDA (LOT 17, 18, 19 ON SP296830, LOT 22 ON SP304952 AND LOT 20 ON N157423) COUNCIL REF: RAL/18/0002

On behalf of ('the Applicant'), please accept this correspondence as a Change Application pursuant to section 78 of the *Planning Act 2016* (the 'Planning Act') made in respect of approved Reconfiguring a Lot development (5 lots into 49 lots) – RAL/18/0002, regarding land at 112 Barnwell Road, Kuranda ('the site').

We identify that the development permit is within the currency period, noting that it was most recently extended:

1. by 6 months to 23 April 2024, by the effect of COVID Extension Notice dated 21 July 2020;
2. by 6 months to 23 October 2024, by the effect of COVID Extension Notice dated 1 September 2021;
3. by 12 months to 23 October 2025, by the effect of COVID Extension Notice dated 29 April 2022.

The Applicant seeks to amend the Approved Plans/Documents, and to remove Condition 4.3 (i) of Part A – Assessment Manager Conditions of the development approval, which has regard to the following key aspects:

- Introduction of Stage 1A allowing for the creation of an access easement
- Amendment to Condition 3.10 to make it clear that Environmental Covenants are not reasonably required in respect to delivery of Stage 1A
- The removal of Conditions 4.3 (i) being the realignment of Road A to eliminate the three bends

Access Easement

Creation of an Access Easement: To provide practical access to Lot 17, the Applicant seeks the inclusion of an access easement to be delivered as Stage 1A. This easement will align with the proposed Road A network identified in RAL/18/0002.

The access easement over Lot 22 will be retained in its current gravel condition. Upgrades to road infrastructure will be implemented as part of Stage 1, at such time as the easement will be dedicated as a formal road.

To facilitate the timely titling of Stage 1A, it is respectfully requested that the majority of the conditions of approval imposed for Stage 1 (as opposed to Stage 1A) be deferred and remain applicable to the subsequent stages of development. It is considered that these conditions are not critical for the establishment and titling of Stage 1A with the access easement not altering or affecting the applicable conditions relevant to Stage 1.

Environmental Covenants

The inclusion of a notation to Condition 3.10 stating that Environmental Covenants are not reasonably relevant to Stage 1A, being for the creation of an access easement providing practical access to Lot 17, and prior to the creation of any additional lots.

Road Works-Internal

The removal of condition 4.3 (i) is proposed, which requires the realignment of Road A to eliminate the three bends in proximity to the entrance to KUR-Cow Farm on proposed Lot 44. It is contended that the existing alignment of Road A provides priority access and egress to KUR-Cow Farm, whilst requiring out-bound residential estate traffic to give-way to tourist traffic. The second intersection to KUR-Cow Farm prioritises the through movement of the residential estate (for both inbound and outbound traffic), requiring traffic exiting KUR-Cow Farm from this intersection to give way to residential estate traffic. The arrangement as designed naturally slows traffic, and is considered to increase safety.

Furthermore, the current alignment of Road A provides a measure of privacy to the access of 'Lot 44' which serves as the primary operational area for the KUR-Cow facility. Therefore, we believe the current road configuration is both functionally adequate and provides positive safety and operational attributes.

It is considered that that the proposed changes constitute a Minor Change as the changes primarily involve administrative adjustments to the staging and the creation of necessary access provisions. The focus of this initial stage is on the land reconfiguration and securing access with the overall footprint of the approved development remaining intact.

This Change Application is accompanied by the following, as required by section 79 of the Planning Act:

- *Planning Act Form 5 – Change Application* (refer **Schedule 1**)
- Applicable Fee, calculated to be \$4,477.50, per Council's 2024-2025 *Schedule of Fees & Charges* (50% of current prescribed fee)

Detail regarding the proposed changes is presented in the following sections:

- **Section 1.0** – Requested Changes
- **Section 2.0** – Change Application – 'Minor Change'
- **Section 3.0** – Substantially Different Development Tests
- **Section 4.0** – Summary

This Change Application confirms that the proposed change is a 'Minor Change' as defined by the Planning Act (refer **section 2.0** and **3.0** for discussion).

1.0 Requested Changes

This Change Application specifically seeks to effect change to the conditions of Part A (Assessment Manager's Conditions) of the development approval, as detailed in **Table 1**.

Table 1. Summary of requested changes to conditions

Condition	Condition Description	Nature of Change	Change								
PART A – ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)											
Condition 4.3	Roadworks – Internal	Amended condition to provide specific timing of required roadworks (refer section 4.0 for discussion).	<p>4.3 Roadworks – Internal</p> <p>(i) The alignment of Road A must be amended to eliminate the three (3) bends in proximity to entrance to the Kur Cow facility on Proposed Lot 44.</p> <p>(ii) Road A and Road B shall be constructed to Access Street standards (Table D1.1) in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.</p> <p>Prior to works commencing, plans for the abovementioned works must be approved as part of a subsequent application for operational works.</p>								
Condition 3.10	Environmental Covenants	Amended to exclude the requirement for Environmental Covenants as part of Stage 1A.	<p>Include the following at the end of Condition 3.10:</p> <p>Note - Condition 3.10 is not applicable to Stage 1A – access easement.</p>								
APPROVED PLANS/DOCUMENTS											
Approved drawings	Amended set of drawings for Reconfiguring a Lot		<p>Request that the table of approved drawings be replaced with the revised set of drawings as follows:</p> <p>Approved drawings</p> <p>Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:</p> <table border="1"> <thead> <tr> <th>Plan/Document Number</th> <th>Plan/Document Title</th> <th>Prepared by</th> <th>Dated</th> </tr> </thead> <tbody> <tr> <td>HRP16299-003-MP-08J</td> <td>Non-Urban Residential Proposed Lot Layout and Staging Plan</td> <td>wildPLA N Cardho</td> <td>15/04/2025 28/08/2019</td> </tr> </tbody> </table>	Plan/Document Number	Plan/Document Title	Prepared by	Dated	HRP16299-003-MP-08J	Non-Urban Residential Proposed Lot Layout and Staging Plan	wildPLA N Cardho	15/04/2025 28/08/2019
Plan/Document Number	Plan/Document Title	Prepared by	Dated								
HRP16299-003-MP-08J	Non-Urban Residential Proposed Lot Layout and Staging Plan	wildPLA N Cardho	15/04/2025 28/08/2019								

2.0 Change Application – ‘Minor Change’

The Change Application is for a ‘Minor’ Change, as defined by the Planning Act, which is a change that:

“(b) for a development approval—

(i) would not result in substantially different development; and

(ii) if a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than to the chief executive; or

(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or

(E) public notification if public notification was not required for the development application.”

With respect to items (ii)(A) – (E) above, it is noted that the proposed changes (refer **Table 1**) would not cause:

- A. **the inclusion of prohibited development in the application;** prohibited development is not proposed to be included as part of the Change Application – the development remains for Reconfiguring a Lot.
- B. **referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application;** the original development application was subject to referral (Department of State Development, Infrastructure and Planning).
- C. **referral to extra referral agencies, other than to the chief executive;** no additional referral agencies are identified to be triggered as a result of the requested changes to conditions.
- D. **a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made;** No additional referral matters are identified to apply relevant to the proposed change.
- E. **public notification if public notification was not required for the development application;** public notification was required for the original development application.

3.0 Substantially Different Development Tests

In determining whether the proposed changes result in ‘substantially different development’, an assessment against the guidelines for ‘substantially different development’ as contained within Schedule 1 of the *Development Assessment Rules* is provided below. The *Development Assessment Rules* prescribes that a change may be considered to result in a substantially different development if any of the following apply to the proposed change:

- (a) **involves a new use;** the proposed change application has regard to a Reconfiguring a Lot (5 lots into 49 lots). The change does not involve a new use that was not contemplated within the original development approval;

- (b) **results in the application applying to a new parcel of land;** the proposed changes do not result in the application applying to a new parcel of land.
- (c) **dramatically changes the built form in terms of scale, bulk and appearance;** the requested changes relate to staging of the development and does not change the scale of the development;
- (d) **changes the ability of the proposed development to operate as intended;** the proposed changes do not change the ability of the proposed development to operate as intended;
- (e) **removes a component that is integral to the operation of the development;** the proposed changes do not remove a component that is integral to the operation of the development;
- (f) **significantly impacts on traffic flow and the transport network, such as increasing traffic to the site;** the proposed changes will not increase traffic to the site;
- (g) **introduces new impacts or increase the severity of known impacts;** the proposed changes will not introduce new impacts or increase the severity of impacts;
- (h) **removes an incentive or offset component that would have balanced a negative impact of the development;** the proposed changes do not seek to remove an incentive or offset component, that balanced a negative aspect of development;
- (i) **impacts on infrastructure provision;** the proposed changes will not impact upon infrastructure provision.

In accordance with the above, the proposed development is **not** considered to represent 'substantially different development' as detailed within the Development Assessment Rules and therefore the proposed development is considered to represent a Minor Change as defined by the Planning Act.

4.0 Summary

This Change Application confirms that the proposed change is a 'Minor Change' as defined by the Planning Act and serves only to alter the delivery of the development through the implementation of further staging of development relevant and modifications to internal roadworks to the Reconfiguring a Lot (5 lots into 49 lots).

Accordingly, it is respectfully requested that Council approve this Change Application pursuant to section 81A of the Planning Act.

Please don't hesitate to contact me directly on 0487 967 533 should you wish to discuss this application.

Yours sincerely,

DOMINIC HAMMERSLEY

DIRECTOR | PRINCIPAL PLANNER

wildPLAN Pty Ltd | ABN 26 629 367 933

PO Box 8028, Cairns QLD 4870

E dominic@wildplan.com.au | M 0487 967 533

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SCHEDULE 1 – PLANNING ACT FORM 5 – CHANGE APPLICATION



Document Set ID: 4492848
Version: 1, Version Date: 24/04/2025

Change application form

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Reever and Ocean Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/- wildPLAN
Postal address <i>(P.O. Box or street address)</i>	PO Box 8028
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Email address <i>(non-mandatory)</i>	dominic@wildplan.com.au
Mobile number <i>(non-mandatory)</i>	0487 967 533
Applicant's reference number(s) <i>(if applicable)</i>	WP24 025 REE

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

PART 2 – LOCATION DETAILS

3) Location of the premises <i>(complete 3.1) or 3.2), and 3.3) as applicable)</i>				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan <i>(all lots must be listed), or</i> <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).</i>				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		112	Barnwell Road	Kuranda
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4881	17	SP296830	Mareeba Shire Council
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4881	18	SP296830	Mareeba Shire Council
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4881	19	SP296830	Mareeba Shire Council



	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	22	SP304952	Mareeba Shire Council
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	20	N157423	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)
Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application
Note: see section 78(3) of the Planning Act 2016

Mareeba Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	RAL/18/0002	23 October 2019	Mareeba Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changing a development approval for a Reconfiguring a Lot development. A change to introduce staging, a change to conditions relating to environmental covenants and removal of conditions relating to realignment of road works.

6.2) What type of change does this application propose?

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

No – proceed to Part 7

Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

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

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

No

Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

No

Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

No

Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

No

Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this change application

I do not agree to accept an information request for this change application

Note: *By not agreeing to accept an information request I, the applicant, acknowledge:*

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

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

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

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

Note: *See the Planning Regulation 2017 for referral requirements*

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

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

Supporting information addressing any applicable assessment benchmarks is attached to this application Yes

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

Relevant plans of the development are attached to this development application Yes

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

14) Applicant declaration

By making this change application, I declare that all information in this change application is true and correct.

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

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

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

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

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

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
 - required by other legislation (including the *Right to Information Act 2009*); or
 - otherwise required by law.
- This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

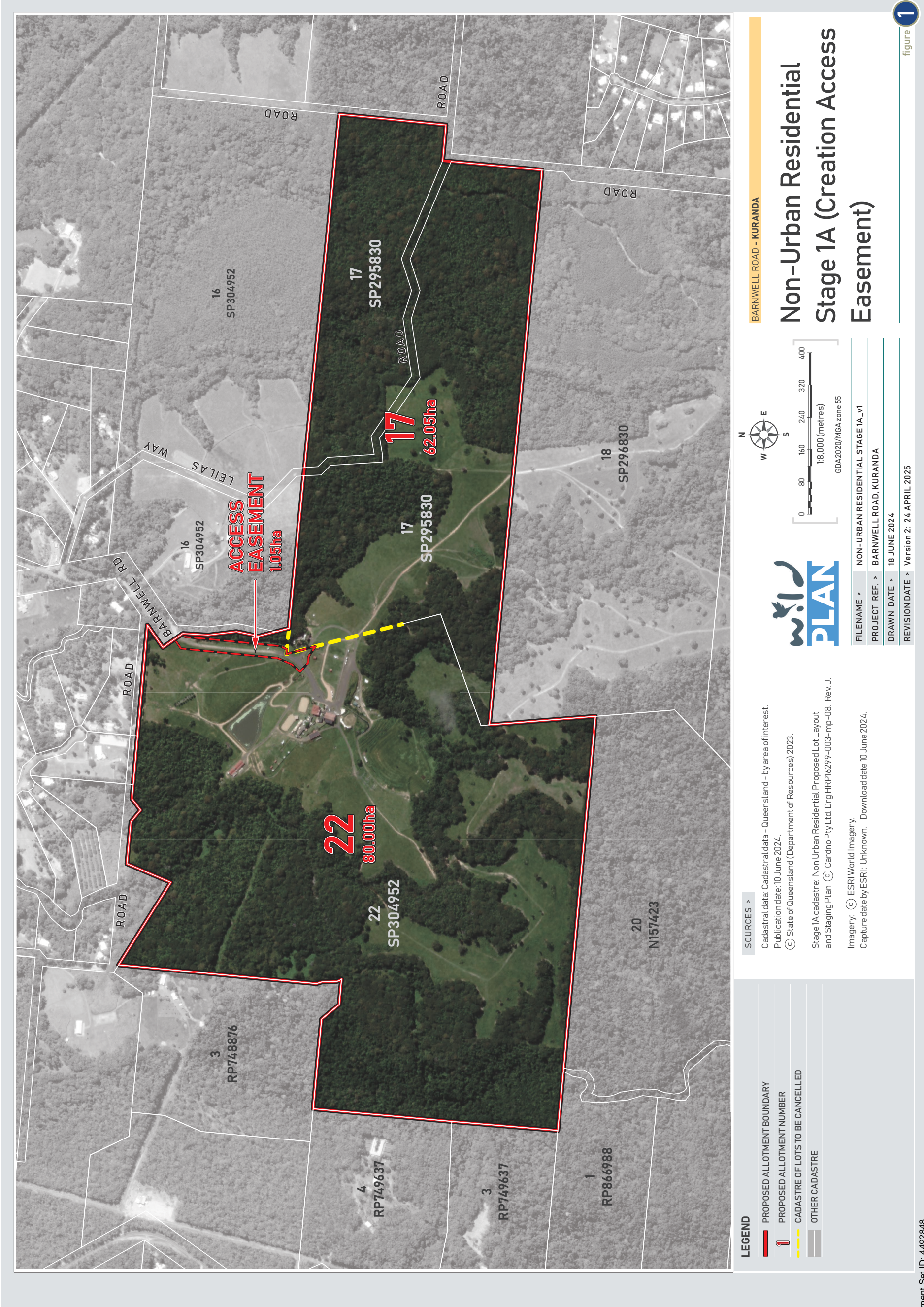
PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

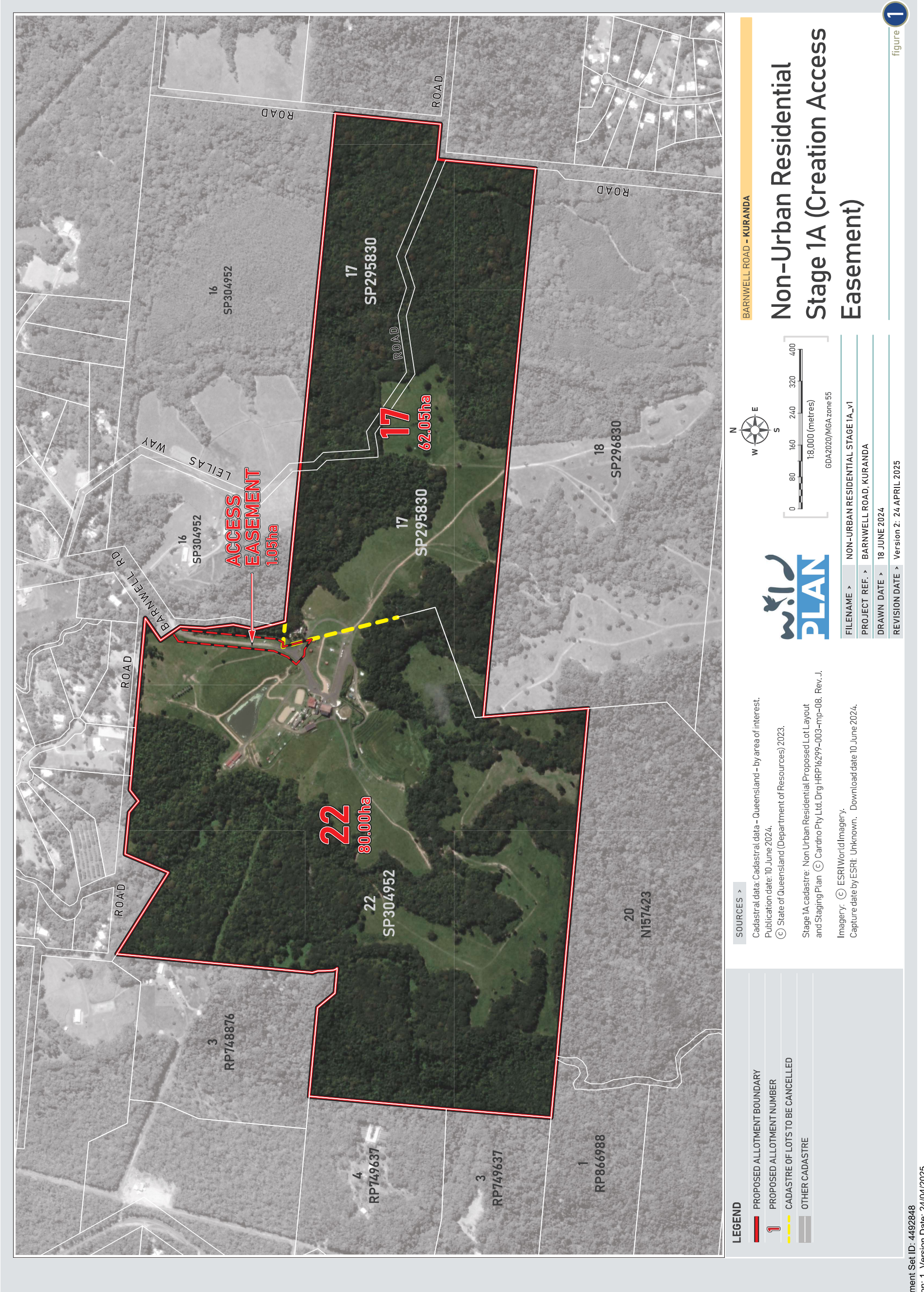
QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

SCHEDULE 2 – AMENDED PROPOSAL PLANS



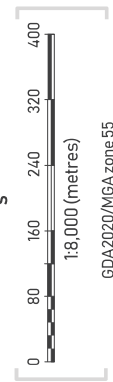


Document Set ID: 4492848
 Version: 1, Version Date: 24/04/2025



- LEGEND**
- PROPOSED ALLOTMENT BOUNDARY
 - 1 PROPOSED ALLOTMENT NUMBER
 - CADASTRE OF LOTS TO BE CANCELLED
 - OTHER CADASTRE

SOURCES >
 Cadastral data: Cadastral data - Queensland - by area of interest.
 Publication date: 10 June 2024.
 © State of Queensland (Department of Resources) 2023.
 Stage 1A cadastral: Non Urban Residential Proposed Lot Layout and Staging Plan © Cardno Pty Ltd. Drg HRP16299-003-mp-08. Rev. J.
 Imagery: © ESRI/World Imagery.
 Capture date by ESRI: Unknown. Download date 10 June 2024.



BARNWELL ROAD - KURANDA

Non-Urban Residential Stage 1A (Creation Access Easement)

FILENAME >	NON-URBAN RESIDENTIAL STAGE 1A_V1
PROJECT REF. >	BARNWELL ROAD, KURANDA
DRAWN DATE >	18 JUNE 2024
REVISION DATE >	Version 2: 24 APRIL 2025

8.5 R & K DREWITT - MATERIAL CHANGE OF USE - OFFICE - LOT 2 ON M9162 - 57 MARSTERSON STREET, MUTCHILBA - MCU/25/0006

Date Prepared: 27 May 2025
Author: Coordinator Planning Services
Attachments: 1. [Proposal Plans](#) ↓

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	R & K Drewitt	ADDRESS	57 Marsterson Street, Mutchilba
DATE LODGED	11 March 2025	RPD	Lot 2 on M9162
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Office		
FILE NO	MCU/25/0006	AREA	607m2
LODGED BY	Scope Town Planning	OWNER	Drewitt Family Superfund Pty Ltd & K Drewitt
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

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

The application is impact assessable and no properly made submissions were received in response to public notification of the application.

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

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

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

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	R & K Drewitt	ADDRESS	57 Marsterson Street, Mutchilba
DATE LODGED	11 March 2025	RPD	Lot 2 on M9162
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Office		

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), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Office
 APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
240 WD1 A	Cover Sheet	Own Home Design	28.10.2024
240 WD2 B	Site Plan	Own Home Design	07.03.2025
240 WD3 A	Ground Floor Plan	Own Home Design	28.10.2024
240 WD4	Framing Plan	Own Home Design	25.09.2024
240 WD5 A	Elevations	Own Home Design	28.10.2024
240 WD6 A	Sections	Own Home Design	28.10.2024

(B) 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 must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Waste Management

On site refuse storage area 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.

3.5 Noise Nuisance

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

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.

3.7 Hours of Operation

The operating hours shall be between 7.00am and 6pm Monday to Saturday. No operations are permitted on Sunday or Public Holidays.

4. Infrastructure Services and Standards

4.1 Frontage Works – Marsterson Street

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

- (a) The applicant/developer is to widen the existing bitumen seal on Marsterson Street to the existing kerb, for the full frontage of Lot 2 on M9162;
- (b) Signage and line marking, including on-street car parking, as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD);
- (c) Footpath earthworks, topsoiling and turfing reinstatement of all disturbed footpath areas;
- (d) Adjustments and relocations necessary to public utility services resulting from these works.

Plans for the development works required under Condition 4.1 must be submitted to Council for approval as part of a subsequent application for operational works.

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 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.

4.4 Fencing

4.4.1 A 1.8 metre high (neutral colour) solid screen fence must be established along the full length of the southern boundary of Lot 2 on M9162.

4.4.2 The fence is to be erected prior to the commencement of the use and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.5 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.

(C) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (b) The change in the use of 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.

- (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.

(D) 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);

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

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

(F) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

THE SITE

The site is situated at 57 Marsterson Street, Mutchilba and is more particularly described as Lot 2 on M9162. The site is regular in shape with an area of 607m² and is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The site is level and currently improved by the former St Joseph's Catholic Church. The site is connected to reticulated water (Sunwater operated), electricity and telecommunication services. An on-site effluent disposal system is in place at the rear of the building.

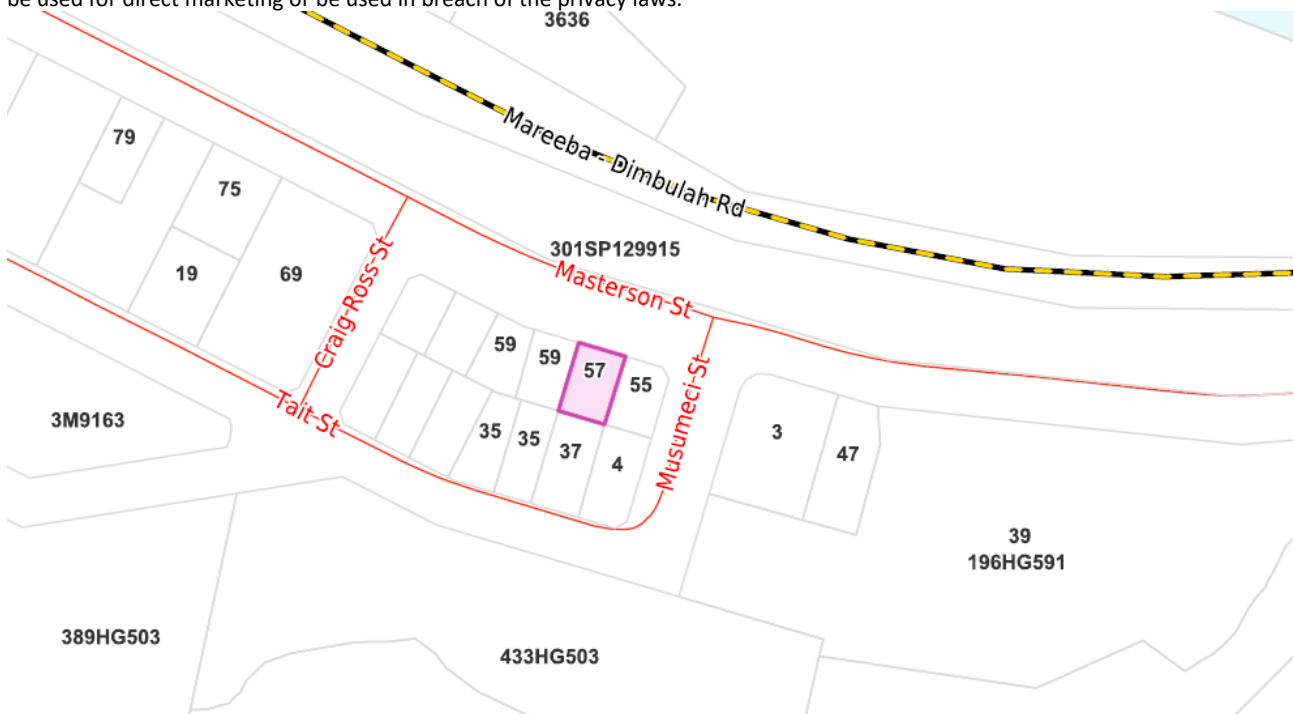
The site has approximately 20.7 metres of frontage to Marsterson Street. The travel lanes of Marsterson Street are formed to bitumen sealed standard and upright kerb is established along the development's side. Only part of the road shoulder in front of the site is bitumen sealed, with approximately 60m² remaining gravelled.

The adjoining properties on Marsterson Street are occupied by the Mutchilba Cash Store (Centre zone) to the east and the Rural Medical Skin Clinic (Low Density Residential zone) to the west. Adjoining allotments to the south are all zoned Low Density Residential and contain dwelling houses.



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

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The application describes the proposed development as follows:

“The proposed development is the establishment of a small Office within the existing, disused Church building located on the 607m² property addressed as 57 Masterson Street, Mutchilba.

The proposed small business Office includes the utilization of the existing, disused, Catholic Church building established on the property. The Office will include an accessible entry and waiting room accessed from the building road frontage with 2 private office spaces, a meeting room and a sitting room to the rear. The existing bathroom, toilet and kitchenette will be retained (the entire GFA totalling only 45m²).

As the building is registered on the Local Heritage Register, no significant alterations to the building façade will be undertaken and all works will be compliant with the Heritage Overlay Code of the Mareeba Shire Council Planning Scheme.

The proposed Office use will provide commercial space for a local business to operate from, supporting the local economy and preserving the façade of the Local Heritage listed building.

Parking for the use is proposed to consist of up to 3 on-street parking spaces, located directly in front of the building on the Masterson Street frontage. Due to the low demand use and the narrow access available along the property side boundaries, access and vehicle parking to the rear of the building is not practical.

The local economy will benefit from the provision of a new commercial building for Mutchilba, supporting local business and the local community.

Given the lack of commercial property in the local area, the proposed Office will add a commercial use to the centre of Mutchilba for the proposed and future uses.

The development site is only 13km from Dimbulah and well positioned for the proposed Office use, being located in the centre of Mutchilba and easily visible and accessible from Mareeba-Mutchilba Road.

The site is serviced by the water, electricity and telecommunications networks, and an on-site effluent disposal system. The site is also serviced by the Council waste collection service.

The proposed development utilizes an existing building which is situated alongside the Mutchilba local Store and Post Office, Mutchilba Roadhouse and is within walking distance of the Mutchilba Primary School. Offering a practical and central location for visitors, the site is easily accessible, private and will be well serviced with amenities for employees and clients.”

REGIONAL PLAN DESIGNATION

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> Residential Area
Zone:	Low Density Residential zone
Overlays:	Bushfire Hazard Overlay Flood Hazard Overlay Heritage Overlay Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Office	<p><i>Premises used for an administrative, secretarial or management service or the practice of a profession, whereon goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</i></p> <ul style="list-style-type: none"> <i>business or professional advice</i> <i>service of goods that are not physically on the premises</i> <i>office based administrative functions of an organisation.</i> 	<p><i>Bank, real estate agent, administration building</i></p>	<p><i>Home based business, home office, shop, outdoor sales</i></p>

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

3.3.1 Strategic outcomes

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

Comment

The subject site is located within the Mutchilba rural village. The proposed development is small scale commercial and entirely consistent with the level of service expected for a rural village.

Both neighbouring allotments on Marsterson Street are also developed for commercial purposes namely the Mutchilba Cash Store/Post Office and the Rural Medical Skin Clinic.

The development complies with Strategic outcome (2).

3.3.6 Element—Rural villages

3.3.6.1 Specific outcomes

- (1) *Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah are rural villages, that have limited centre activities and other non-residential activities. Some rural villages include small clusters of activity in which limited, small-scale development may occur. Any growth within rural villages is limited and is proportionate to their current scale and zoning intent. Further expansion of these villages is to only occur on land designated as urban footprint or rural living area under the Regional Plan.*

Comment

The subject site is located within the Mutchilba rural village. The proposed development is small scale commercial and entirely consistent with the level of service expected for a rural village.

The development complies with Specific Outcome (1).

3.7 Economic development

3.7.1 Strategic outcomes

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

3.7.6 Element—Retail and commercial development

3.7.6.1 Specific outcomes

- (1) *Commercial development will be facilitated by:*
- (a) *consolidation and co-location of centre activities in existing centre areas;*
 - (b) *identification of space adjacent to centre areas to cater for the expansion of commercial activities;*
 - (c) *infrastructure provision in areas identified as able to cater for new commercial development;*
 - (d) *maintenance of a high standard of infrastructure, services and amenity in existing commercial areas to support further business investment and expansion.*
- (3) *Centre areas provide a vibrant, busy setting for community activity, social interaction and local trade and exchange. Each centre area retains its relaxed rural atmosphere and unique character, and provides for a high level of pedestrian activity.*
- (5) *Rural activity centres and rural villages may accommodate commercial development that supports their local community within residential areas in circumstances where no available land for centre purposes is designated. The use must demonstrate that any impacts on surrounding residences will not result in nuisance and will maintain rural amenity.*

Comment

The subject site is located within the Mutchilba rural village. The proposed development is small scale commercial and entirely consistent with the level of service expected for a rural village.

Both neighbouring allotments on Marsterson Street are also developed for commercial purposes namely the Mutchilba Cash Store/Post Office and the Rural Medical Skin Clinic.

The proposed use is low impact and will maintain the amenity of surrounding residential uses.

The development complies with Specific Outcomes (1), (3) and (5).

Relevant Developments Codes

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

- 6.2.6 Low density residential zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.7 Heritage overlay code
- 9.3.2 Commercial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Low density residential zone code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Bushfire hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Flood hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Heritage overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Commercial activities code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Landscaping code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works, services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

All development works will be conditioned to be designed and constructed in accordance with the FNQROC Development Manual.

Adopted Infrastructure Charges Notice

Adopted Infrastructure Charges Resolution (No. 1) of 2024 identifies a charge rate for offices of \$108.80 per m² of gross floor area (GFA). A discount of 40% is applied to development outside Council's reticulated water and sewerage network areas.

The applicable rate for an office in Mutchilba is \$65.28 per m² GFA. The proposed development has a GFA of 45m², generating a charge of \$2,937.60.

The site has a standard lot credit of \$13,084.00.

As the available credit is greater than the charge, no additional infrastructure charge is payable.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Technical Services.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 24 April 2025 to 16 May 2025. The applicant submitted the notice of compliance on 19 May 2025 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Compliance with the Low Density Residential Zone Code, Flood Hazard Code and Heritage Overlay Code is summarised as follows:

Low Density Residential Zone Code

PO8 Non-residential development

Non-residential development is only located in new residential areas and:

- (a) is consistent with the scale of existing development;*
- (b) does not detract from the amenity of nearby residential uses;*
- (c) directly supports the day to day needs of the immediate residential community; and*
- (d) does not impact on the orderly provision of non-residential development in other locations in the shire.*

A08

No acceptable outcome provided.

Comment

The application is proposing a change in established non-residential use. The building is a former church and will be converted to low impact professional office space.

The site adjoins the Mutchilba Cash Store to the east and the rural medical skin clinic to the west.

There will be no lessening in residential amenity, nor will the development threaten orderly development in other centres.

The Planning Scheme's Strategic Framework provides for the establishment commercial development that supports their local community within residential areas of rural villages.

The development complies with PO8.

Heritage Overlay Code***PO2 Where for Material change of use on a heritage place***

The Material change of use is compatible with the conservation and management of the significance of the heritage place identified on the Heritage overlay maps (OM-007a-f).

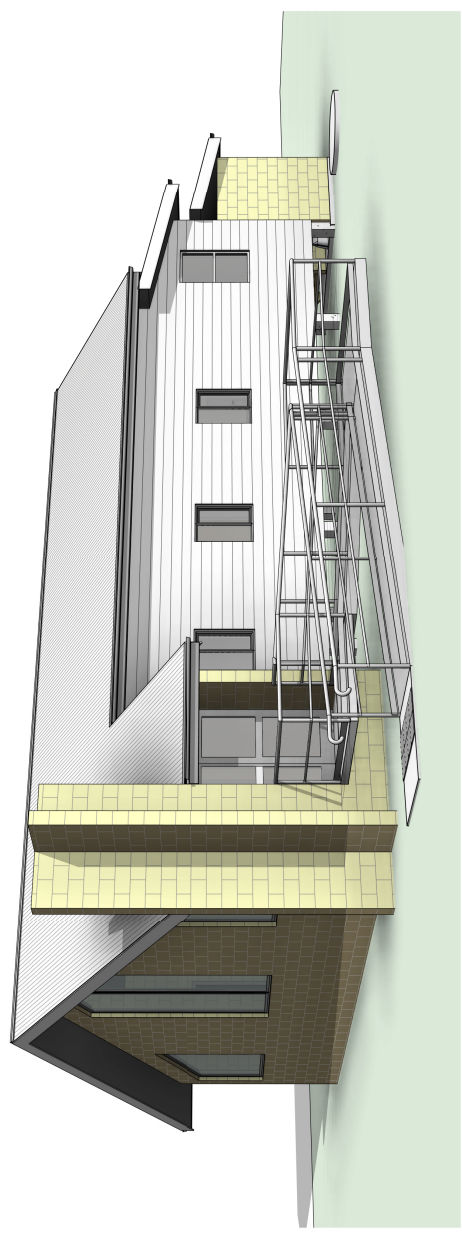
AO2

No acceptable outcome provided.

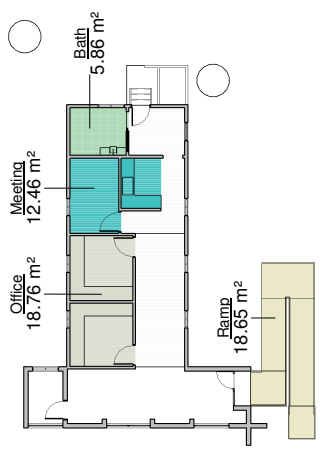
Comment

The façade and external appearance of the former church will be substantially retained. The development complies.

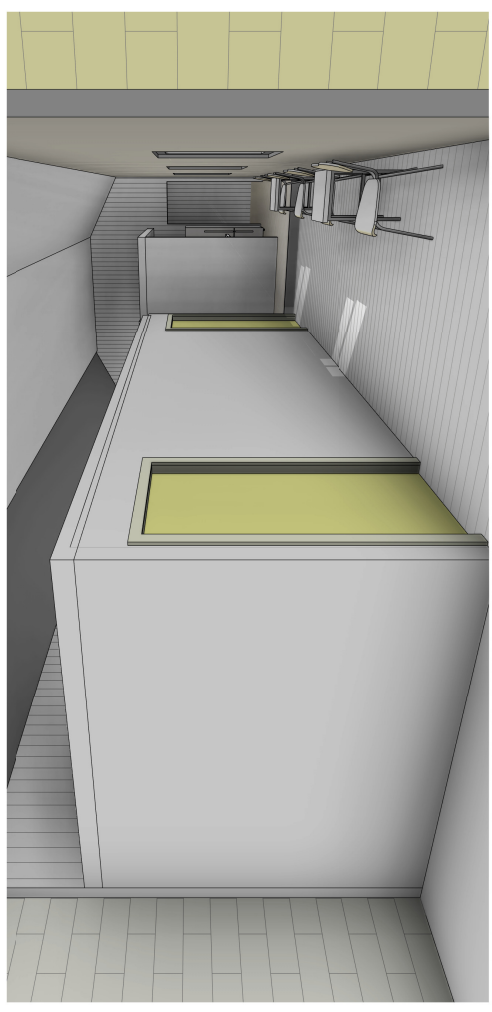
Sheet List		
Sheet	Sheet Name	Revision
WD1	COVER SHEET	A
WD2	SITE PLAN	B
WD3	GROUND FLOOR PLAN	A
WD4	FRAMING PLAN	A
WD5	ELEVATIONS	A
WD6	SECTIONS	A
WD7	WINDOW & DOOR SCHEDULE	A
WD8	PLUMBING PLAN	B
WD9	ELECTRICAL PLAN	A
WD10	SITE SAFETY PLAN	B
WD11	RAMP	B



Area Schedule (Gross Building)	
Name	Area
Office	18.76 m ²
Meeting	12.46 m ²
Bath	5.86 m ²
Ramp	18.65 m ²
Grand total	55.73 m ²



1 Gross Floor Area Plan
1:200



<p>OWN HOME DESIGN Adrian Gallo, Lic. No. 065385 9137 Kennedy Highway, Upper Barron, Via Atherton, 4883, P.O. Box 1420 Atherton, 4883, telephone 07 40950240 adrian@ownhomedesign.com.au Design: Seb HP-4477792 Version: 1, Version Date: 11/03/2025</p>		<p>Office Fitout 57 Masterson Street, Mutchilba, QLD, 4872 K. Drewitt & The Drewitt Family Superfund</p>		<p>COVER SHEET Project number 240 Date 25th September, 2024 Drawn by BT Checked by AG Scale 1:200 @ A3</p>	
<p>No. A Description Preliminary Sketch Design</p>		<p>Date 25.10.2024</p>		<p>WD1 A</p>	

E.S.C. NOTES:

SCRAPE BUILDING SITE FREE FROM VEGETATION PRIOR TO THE COMMENCEMENT OF WORK.
 ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
 ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
 ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF MAJOR EARTHWORKS.

DOCUMENTS USED IN THIS DESIGN:

BLOCKWORK MASONRY DESIGNED IN ACCORDANCE WITH SINGLE LEAF MASONRY - C.M.A.A. (COMPLIES WITH A.S. 3700-2012. MASONRY STRUCTURES.)
 PLYWOOD BRACING IN ACCORDANCE WITH STRUCTURAL PLYWOOD WALL BRACING - P.A.A. (COMPLIES WITH A.S. 1684. 3)
 A.S.1684.3
 NOTE THIS MANUAL IS TO FORM PART OF THE DOCUMENTATION FOR THE CONSTRUCTION OF THIS PROJECT. AS A DEEMED TO COMPLY DOCUMENT TO THE NCC.
 STEEL SECTIONS DESIGNED IN ACCORDANCE WITH STRUCTURAL STEEL IN HOUSING - THIRD EDITION. (COMPLIES WITH A.S. 4100 - 1988 STEEL STRUCTURES.)
 WIND LOADING CALCULATIONS IN ACCORDANCE WITH A.S. 4055 - 2012. WIND LOADS FOR HOUSING.
 THIS APPLICATION IS MADE IN ACCORDANCE WITH BCA AND THE STANDARD BUILDING LAWS, 1990. THIS APPLICATION IS FOR BUILDING APPROVAL AS DESCRIBED IN THE PROJECT DESCRIPTION.

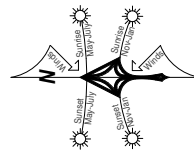
LEGISLATION:

INTEGRATED PLANNING ACT
 QUEENSLAND BUILDING ACT / AMENDMENT ACT
 NATIONAL CONSTRUCTION CODE SERIES 2017
 BUILDING CODE OF AUSTRALIA
 VOLUME 2 - CLASS 1 & 10.
 A.S. 1684. 3 - 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

REAL PROPERTY DESCRIPTION.

LOT 2
ON M.9162
PARISH OF BARRON
COUNTY OF NARES.
SITE COVER <50%
WIND CLASSIFICATION - C2

BEARINGS AND DISTANCES ARE INDICATIVE ONLY. REFER TO SURVEYORS PLANS.



TERMITE PROTECTION:

A TERMITE MANAGEMENT SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH BCA PART 3.1.3 & AS3660 - TERMITE MANAGEMENT FOR A SLAB CONFORMING WITH AS2870 - RESIDENTIAL SLABS & FOOTINGS - CONSTRUCTION.
 TERMITE BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR BY AN ACCREDITED TECHNICIAN.
 CONCRETE SLAB ON GROUND IS USED AS THE BARRIER, NOT LESS THAN 75mm OF THE SLAB EDGE MUST REMAIN EXPOSED ABOVE FINISHED GROUND LEVEL. MUST BE A CLEAN, SMOOTH FINISH AND MUST NOT BE CONCEALED BY RENDER, TILES, CLADDINGS OR FLASHINGS.
 KORDON OR SIMILAR TO PENETRATIONS.
 KORDON OR SIMILAR PERIMETER TREATMENT.
 CONCRETE SLAB CONSTRUCTED TO AS. 2870.
 VISUAL INSPECTION TO STEEL POSTS TO UNDERSIDE OF HOUSE EVERY SIX MONTHS. TREAT EXPOSED TRACKS.

DURABLE NOTICES:

NOTICE OF TERMITE PROTECTION METHOD TO BE FIXED TO THE BUILDING IN A PROMINENT LOCATION INDICATING THE FOLLOWING:
 - THE METHOD OF PROTECTION.
 - THE DATE OF INSTALLATION OF THE SYSTEM.
 - WHERE A CHEMICAL BARRIER IS USED, THE LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION LABEL.
 INSPECTION:
 TERMITE SYSTEM TO BE INSPECTED AND MAINTAINED BY COMPETENT PERSONS, AS ADVISED BY INSTALLERS OR EVERY TWELVE MONTHS, WHICH EVER IS LESSER. BUILDER TO DISCUSS METHOD OF TERMITE CONTROL WITH OWNER / CLIENT AND PROVIDE ADVICE TO ENSURE THAT THE OWNER UNDERSTANDS THEIR OBLIGATIONS IN MAINTAINING THE BARRIER.

SUSTAINABLE HOUSING REQUIREMENTS:

REFER TO ENERGY EFFICIENCY RATING REPORT FOR EXTENT OF INSULATION, CEILING FANS, DRAFT SEALS AND GLAZING TYPE, WALL AND ROOF COLOURS. REPORT TO TAKE PRECEDENCE OVER ALL DOCUMENTATION IN THIS SET OF WORKING DRAWINGS.
 BUILDING TO COMPLY WITH CURRENT MANDATORY SUSTAINABLE HOUSING MEASURES UNDER THE QUEENSLAND DEVELOPMENT CODE MP - 4.1.
 HOT WATER SYSTEM TO BE GAS HOT WATER SYSTEM WITH A FIVE STAR RATING, OR EITHER A ELECTRICAL OR HEAT PUMP OR A SOLAR HOT WATER SYSTEM.
 THE WATER SUPPLIED TO THE DWELLING DOES NOT EXCEED THE PRESSURE LEVELS SET OUT IN AS/NZS 3500.1-2003 AND IF MAINS PRESSURE EXCEEDS 500kPa A WATER PRESSURE LIMITING DEVICE WILL BE INSTALLED TO ENSURE THAT THE MAX. OPERATING PRESSURE AT ANY POINT IN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500kPa.
 TOILET CISTERNS TO HAVE DUAL FLUSH FUNCTION & HAVE A MINIMUM 4-STAR WATER EFFICIENCY LABELLING & STANDARDS RATING.
 SHOWER ROSE TO HAVE AMMINUM 4-STAR WATER EFFICIENCY LABELLING & STANDARDS RATING.
 80% OF ALL LIGHTING FIXTURES ARE TO BE ENERGY EFFICIENT FIXTURES.
 PROVIDE 900 DIA. MIN. CEILING FANS TO ALL HABITABLE ROOMS IN HOUSE THROUGHOUT.
 REFER SURVEY PLAN FOR EXACT BEARINGS AND DIMENSIONS.
 APPROX. 800 FALL OVER BUILDING SITE. PROVIDE A COMPACTED GRASS DRIVE WITH A 2% FALL TO RAIN PAD 2 METRES PAST PERIMETER OF SLAB. ANY FALL OVER 600 DEEP WILL REQUIRE A COMPACTION TEST.
 EXACT HOUSE LOCATION TO BE DETERMINED ON SITE WITH OWNER AND BUILDER
 THESE PLANS ARE COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE AUTHORITY OF OWN HOME DESIGN.
 ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND STANDARD BUILDING BY-LAWS. ALL DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. THE BUILDER SHOULD NOTIFY THE DESIGNER IF THERE ARE ANY DISCREPANCIES PRIOR TO COMMENCEMENT. THE DESIGNER IS NOT LIABLE FOR DAMAGES DUE TO STRUCTURAL NEGLIGENCE.
 PROVIDE LIFT OFF-HINGES TO W.C. DOOR TO COMPLY WITH SECTION " F " 3.8.3.3. OF NCC.
 ALL WET AREAS TO COMPLY WITH SECTION " F " 3.8.1. OF NCC. VENTILATION TO SECTION " F " 3.4.1. OF NCC.

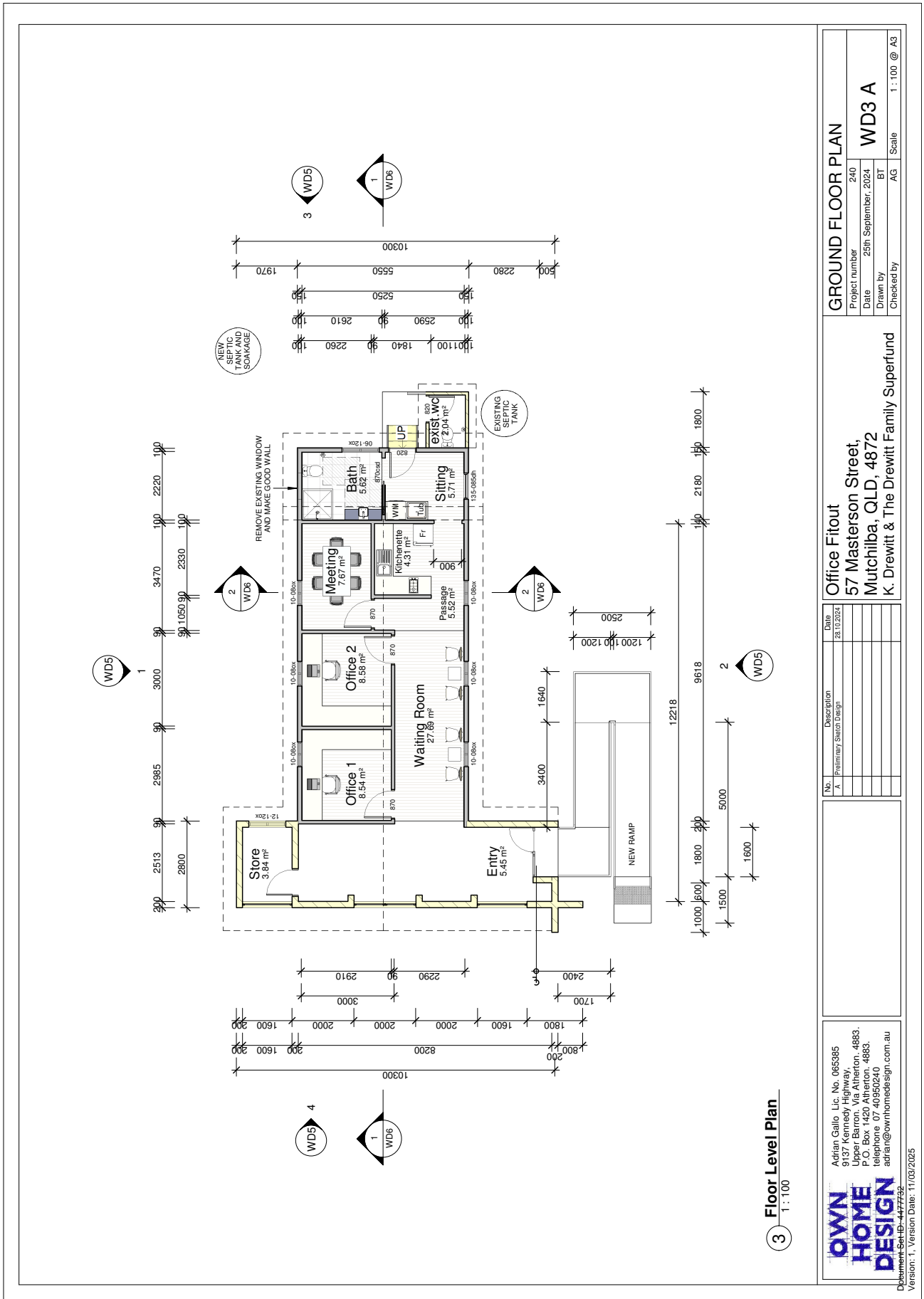
SITE PLAN	
Project number	240
Date	25th September, 2024
Drawn by	BT
Checked by	AG
Scale	As indicated @ A3

Office Fitout
57 Masterson Street,
Mutchilba, QLD, 4872
K. Drewitt & The Drewitt Family Superfund

No.	Description	Date
B	Working Drawings for Building Approval	07/03/2025

Adrian Gallo, Lic. No. 065385
 9137 Kennedy Highway,
 Upper Barron, Via Atherton, 4883,
 P.O. Box 1420 Atherton, 4883,
 telephone 07 40950240
 adrian@ownhomedesign.com.au

OWN HOME DESIGN
 Version: 1, Version Date: 11/03/2025



3 Floor Level Plan
1 : 100

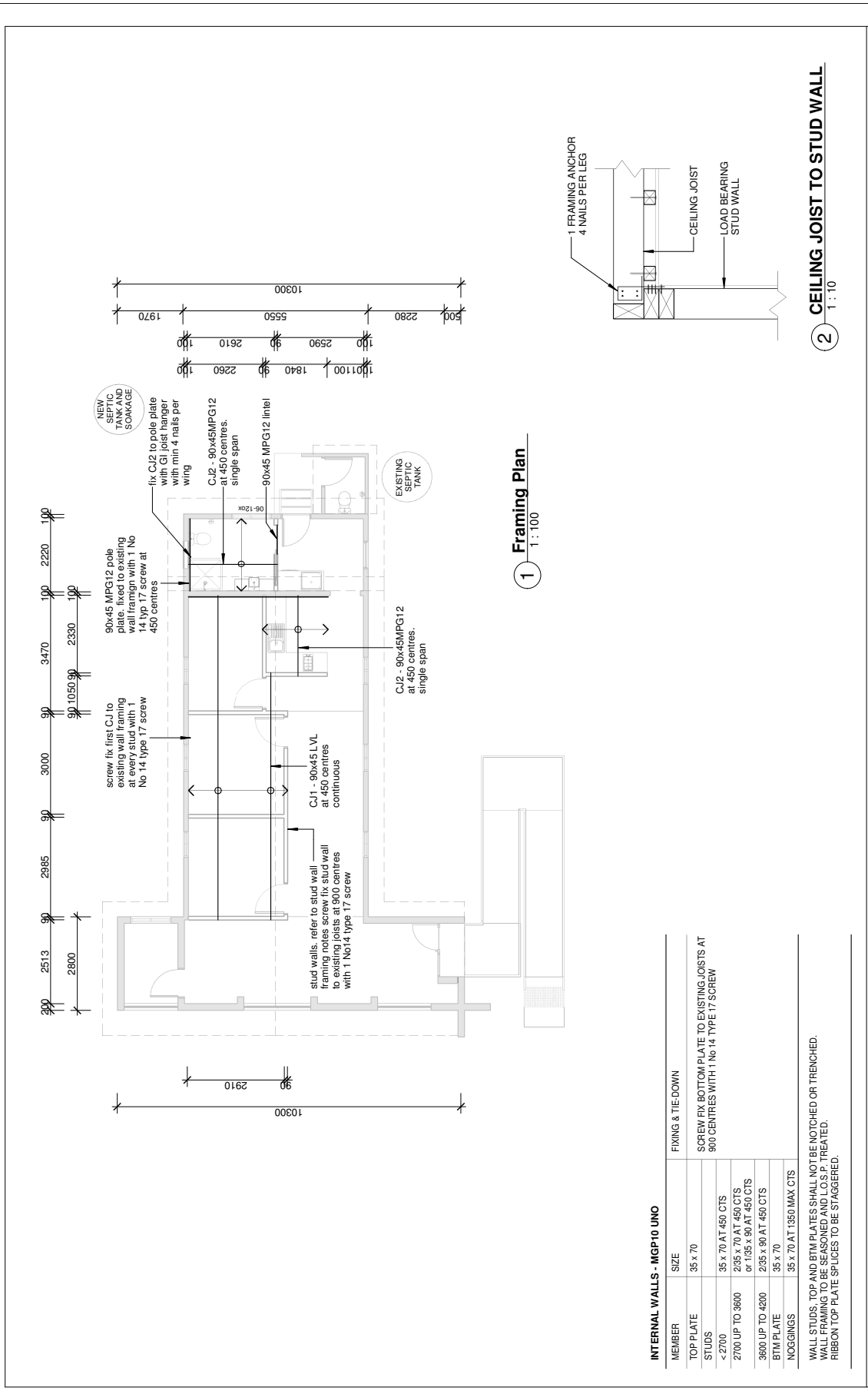
GROUND FLOOR PLAN

Project number	240
Date	25th September, 2024
Drawn by	BT
Checked by	AG
Scale	1 : 100 @ A3

Office Fitout
 57 Masterson Street,
 Mutchilba, QLD, 4872
 K. DREWITT & THE DREWITT FAMILY SUPERFUND

No.	Description	Date
A	Preliminary Sketch Design	25.10.2024

Adrian Gallo, Lic. No. 0653885
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 P.O. Box 1420 Atherton, 4883,
 telephone 07 40950240
 adrian@ownhomedesign.com.au
OWN HOME DESIGN
 Debarment-SEP-477792
 Version: 1, Version Date: 11/03/2025



1 Framing Plan
1 : 100

2 CEILING JOIST TO STUD WALL
1 : 10

FRAMING PLAN	
Project number	240
Date	25th September, 2024
Drawn by	Author
Checked by	Checker
Scale	As indicated @ A3

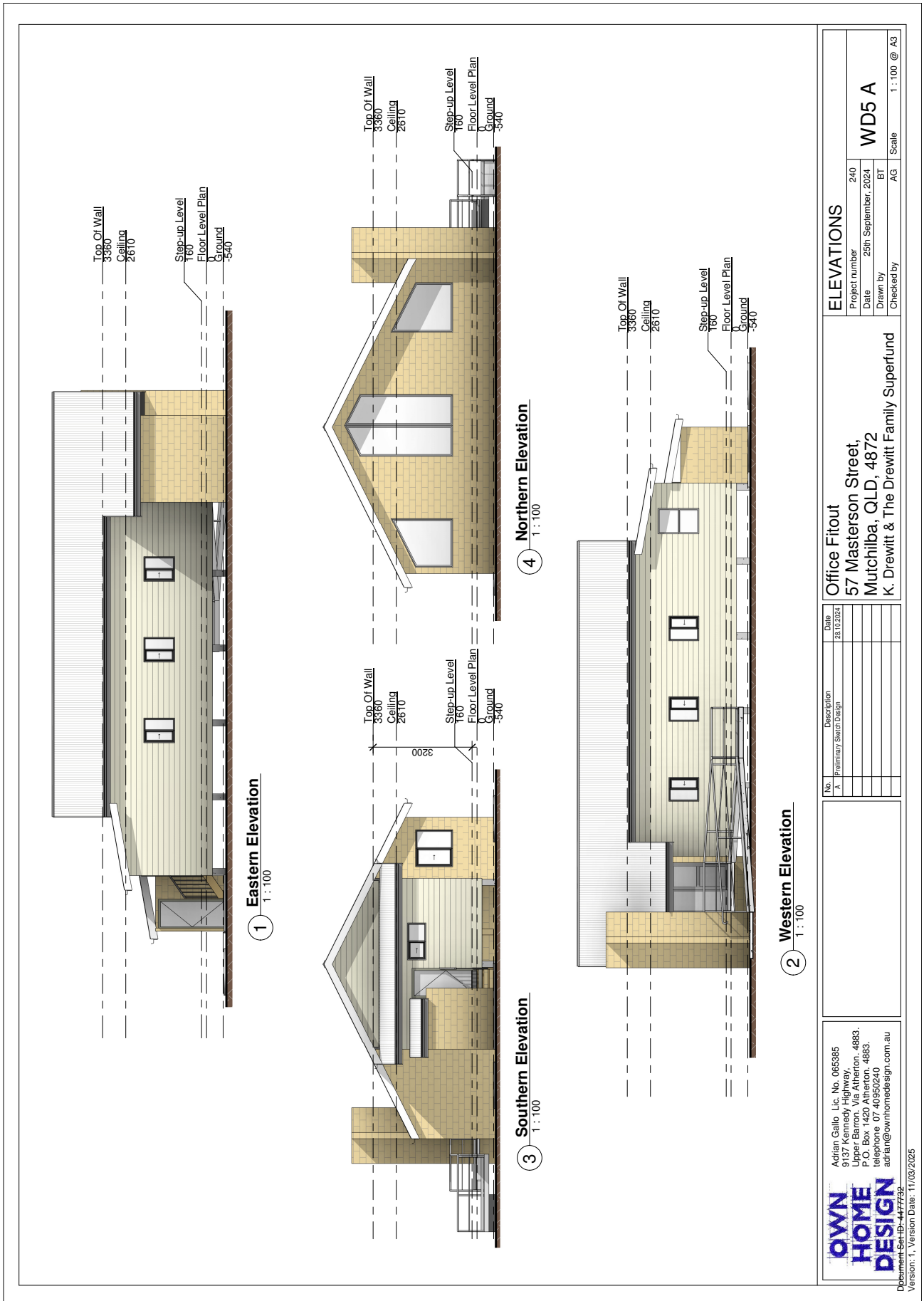
Office Fitout
 57 Masterson Street,
 Mutchilba, QLD, 4872
 K. Drewitt & The Drewitt Family Superfund

No.	Description	Date

OWN HOME DESIGN

Adrian Gallo, Lic. No. 065385
 9137 Kennedy Highway,
 Upper Barron, Via Atherton, 4883,
 P.O. Box 1420 Atherton, 4883,
 telephone 07 40950240
 adrian@ownhomedesign.com.au
 Drawing: SH-447772

Version: 1, Version Date: 11/03/2025



ELEVATIONS	
Project number	240
Date	25th September, 2024
Drawn by	BT
Checked by	AG
Scale	1 : 100 @ A3

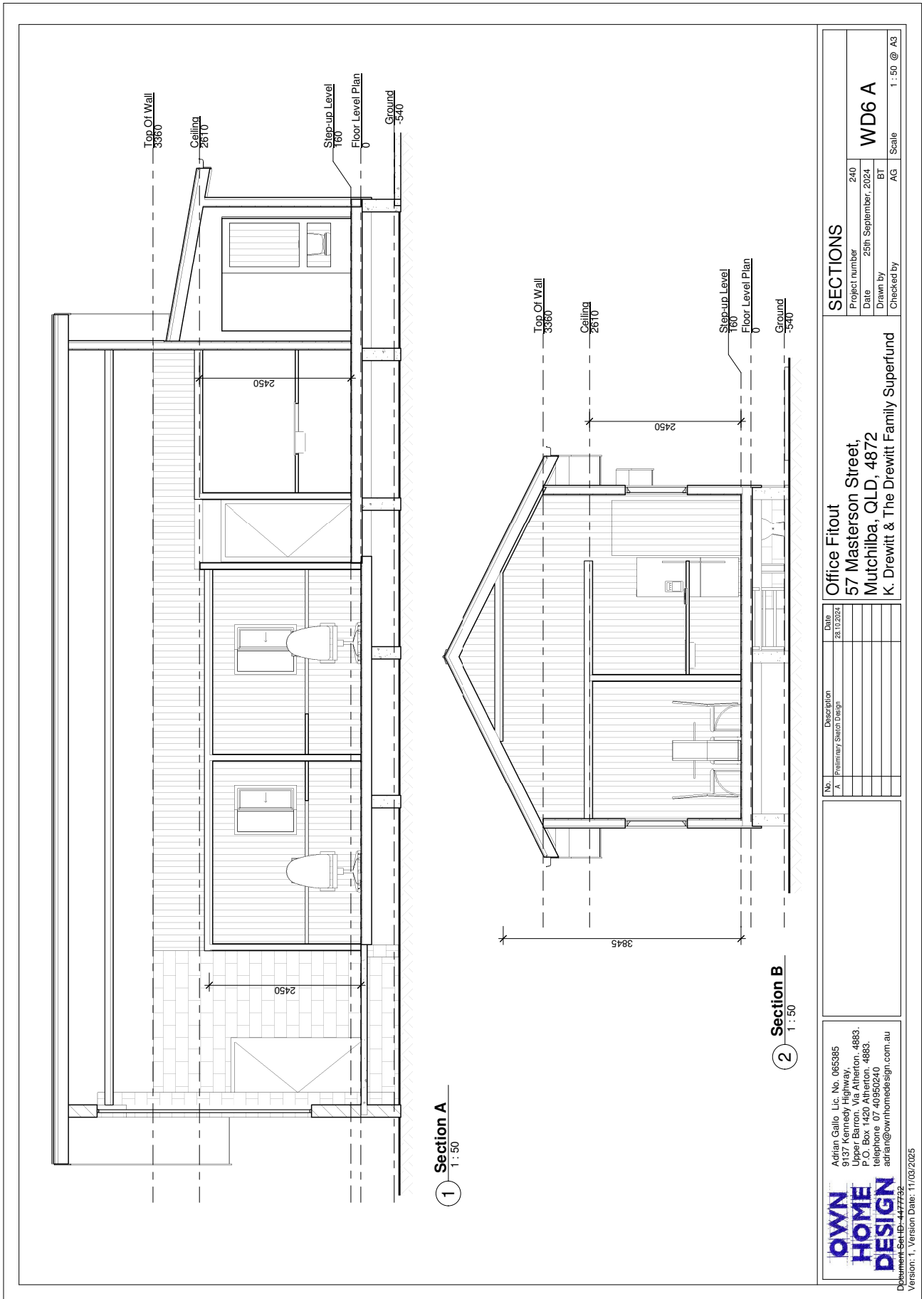
Office Fitout
 57 Masterson Street,
 Mutchilba, QLD, 4872
 K. DREWITT & THE DREWITT FAMILY SUPERFUND

No.	Description	Date
A	Preliminary Sketch Design	25.10.2024

Adrian Gallo, Lic. No. 065385
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 P.O. Box 1420 Atherton, 4883,
 telephone 07 40950240
 adrian@ownhomedesign.com.au
 Department: SEP-477792

OWN HOME DESIGN

Version: 1, Version Date: 11/03/2025



SECTIONS	
Project number	240
Date	25th September, 2024
Drawn by	BT
Checked by	AG
Scale	1:50 @ A3

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57 Masterson Street,
Mutchilba, QLD, 4872
K. Drewitt & The Drewitt Family Superfund

No.	Description	Date
A	Preliminary Sketch Design	25.10.2024

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 adrian@ownhomedesign.com.au

OWN HOME DESIGN

Department: HB-477722
 Version: 1, Version Date: 11/03/2025

8.6 S DING - MATERIAL CHANGE OF USE - NATURE-BASED TOURISM - LOT 4 ON SP289732 - 117 CEDAR PARK ROAD, KOAH - MCU/25/0005

Date Prepared: 26 May 2025
Author: Senior Planner
Attachments: 1. [Site Plan & Cabin Plans](#) ↓

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Shuying Ding	ADDRESS	117 Cedar Park Road, Koah
DATE LODGED	27 February 2025	RPD	Lot 4 on SP289732
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Nature-based Tourism		
FILE NO	MCU/25/0005	AREA	30.33 hectares
LODGED BY	Scope Town Planning	OWNER	Cindy Ding 80 Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural		
LEVEL OF ASSESSMENT	Impact assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. Being impact assessable, the application was required to undergo public notification which did not attract any submissions.

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

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

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

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Shuying Ding	ADDRESS	117 Cedar Park Road, Koah
DATE LODGED	27 February 2025	RPD	Lot 4 on SP289732
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Nature-based Tourism		

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), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use – Nature-based Tourism

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Proposed layout of Nature based tourism development	Scope Town Planning	-
Figure 1	Approximate layout of single bedroom cabin – type 1 (indicative only)	Scope Town Planning	-
Figure 2	Approximate layout of single bedroom cabin – type 2 (indicative only)	Scope Town Planning	-
Figure 3	Approximate layout of double bedroom cabin (indicative only)	Scope Town Planning	-

(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 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 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 location.

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.

3.6 Bushfire Management

- 3.6.1 A Bushfire Management Plan for the site, incorporating evacuation procedures for guests, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.
- 3.6.2 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.

3.7 Emissions

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

The on-site manager/caretaker must ensure that guests behave in such a manner as to minimise noise impacts on surrounding properties.

Amplified music at a volume which causes nuisance to any adjacent or nearby sensitive land use is not permitted on-site at any time.

3.8 Accommodation Capacity

No more than 10 guests shall be accommodated across all 4 cabins at any given time.

3.9 The ancillary managers/caretaker's residence must only be used to accommodate a manager or caretaker (and immediate family) engaged in the operation and upkeep of the approved use and may only be used for this purpose while the nature-based tourism use is in operation.

This approval does not authorise the use of the dwelling as a standalone caretaker's accommodation as separately defined by the Mareeba Shire Council Planning Scheme 2016.

3.10 A site manager/caretaker must be present on-site at all times while guests are on-site to ensure compliance with these conditions of approval.

The site manager/caretaker's phone number must be made available on any proposed advertising sign or separate sign erected at the site entrance so that they can be contacted if anyone wishes to lodge a complaint regarding guest activity on-site.

3.11 Nature/retreat related activities including but not limited to nature tours, trail walks, bird watching, star gazing, swimming and kayaking, yoga, meditation and spa treatments must remain exclusive to cabin guests only and are not to be accessed by 'day visitors'.

3.12 Property boundaries should be clearly defined by signage or fencing to ensure activities such as nature tours, trail walks, bird watching, and the like do not result in trespass onto neighbouring properties.

4. Infrastructure Services and Standards

4.1 Access

The existing access crossover/s must be maintained for the life of the development (from the edge of Cedar Park Road to the property boundary) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

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 concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

The developer must ensure that the development is provided with sufficient on-site car parking spaces which are available for use solely for the parking of vehicles associated with the approved use. All car parking spaces and internal driveways must be constructed to at least compacted gravel standard, clearly identifiable and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.4 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" or similar in order to deter consumption.

4.5 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.

4.6 Lighting

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

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

(D) ASSESSMENT MANAGER'S ADVICE

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

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

(c) Food Premises (restaurants/bed & breakfasts etc.)

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

(d) 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.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

(i) Environmental Protection and Biodiversity Conservation Act 1999

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

(j) Cultural Heritage

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

(k) Local Law Approval

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the use.

(E) 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)

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

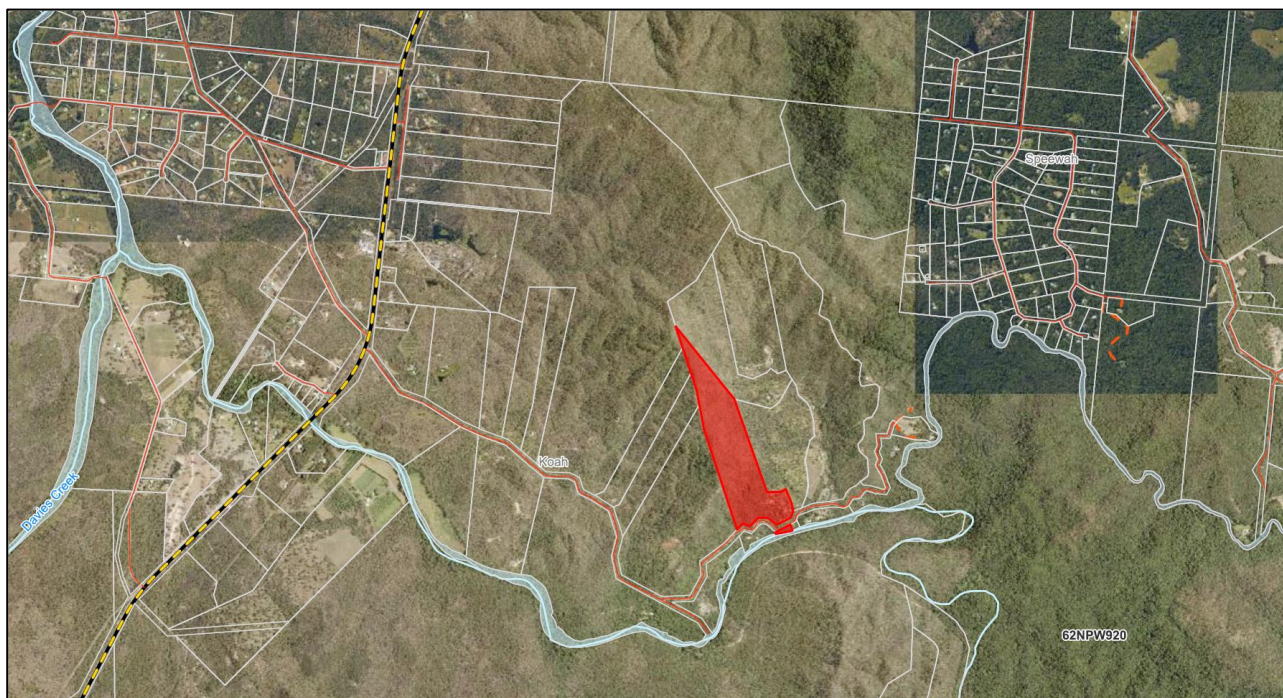
2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	per cabin				
Nature-based tourism (transport network only)	\$1,090.40	4	\$1,090.40	Nil	\$4,361.60
TOTAL CURRENT AMOUNT OF CHARGE					\$4,361.60



Map Disclaimer:

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

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THE SITE

The subject site is situated at 117 Cedar Park Road, Koah and is described as Lot 4 on SP289732. The site is irregular in shape with an area of 30.33 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The site is split into 2 parcels by Cedar Park Road with a small section of the property also located on the southern side of the road adjoining the Clohesy River. Access is gained to the larger northern severance of the site by a formalised gravel crossover with informal access only provided to the southern severance. The site is improved by a number of structures situated in the south-east corner which includes a dwelling, caretaker accommodation and a treatment room and associated short term accommodation building for patients of the former chiropractic and wellness clinic operated from the property a number of years ago.

The site includes an undulating topography backing onto a large hill to the north and along the western boundary. The majority of the site is covered by mature remnant vegetation. All surrounding lots are zoned Rural.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS**C16/84 – Chiropractic Clinic Offering Residential and Day Patient Treatment**

On 16 August 1984, Council approved the issuing of Consent Permit C16/84 for a Chiropractic Clinic offering residential and day patient treatment over land described as Lot 502 on RP749640, situated

at 117 Cedar Park Road, Koah. Lot 502 has now been subdivided into 4 lots with the remnant clinic infrastructure situated in the south-east corner of the subject site.

The clinic has not operated for some time.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Nature-based Tourism in accordance with the plans shown in **Attachment 1**.

The applicant's consultant provided the following details about the proposed development:

"Proposed Development

The proposed development is a Material Change of Use for Nature Based Tourism over land at 117 Cedar Park Rd, Koah.

The proposed Nature Based Tourism use will provide a private, nature focused retreat in the densely forested site located on the southern side of the Kennedy Highway on Cedar Park Road.

The development will utilize existing on-site infrastructure and improvements along with the construction of new infrastructure and improvements to establish a Nature Based Tourism operation consisting of 4 Cabins with a total of 5 rooms and an amenities block.

Retreat Profile

The proposed Nature Based Tourism use will cater for a variety of guests including families, solo travellers, couples, adventure seekers and wellness enthusiasts who are eco-conscious, value sustainability and enjoy nature-based experiences.

The purpose of the development is to provide a nature based retreat for overnight stays, short retreats, adventure hubs and educational programs focused on sustainability and the environment.

The Nature Based Tourism retreat will provide guests with an assortment of nature focused activities including organized nature tours, trail walks, hiking, outings, bird watching, star gazing, swimming and kayaking in the river. These activities will be complimented by yoga, meditation and spa treatments using natural resources.

Retreat Management

The Retreat will be managed by an on-site Caretaker residing in the existing Dwelling House which will become the Caretakers Accommodation. The Caretaker will be responsible for the daily management of the Retreat including;

- *Property Maintenance*
- *Cleaning and Waste Management*
- *Safety and Security*
- *Guest Welcoming and Orientation*
- *Guest Assistance and Communication*
- *Cabin Servicing*

Business Management responsibilities of the Caretaker will include;

- *Inventory Management*

- *System Monitoring*
- *Community Engagement*
- *Online Booking Management*
- *On-site Booking Management*
- *Record Keeping*
- *Caretaker Reporting*
- *Eco-impact Monitoring*

Infrastructure and Services

Access to the site is gained via Cedar Park Road which has a direct connection to the Kennedy Highway. The Rural property has a crushed gravel treated crossover and driveway which may be improved as required. Service trucks are currently able to access the property with ease.

Water provisions for the site include existing rainwater storage tanks with additional rainwater tanks to be installed as required. River water may also be used as a source of non-potable water if required in the future.

Effluent disposal for the retreat will be provided by existing infrastructure for the Caretakers Accommodation while the new Cabins will be provided with a small amenities block utilizing a new septic storage tank and soak pit system. Additionally, a waste collection service will be engaged should the system require emptying.

Rubbish waste will be collected and stored in the allocated waste bin located below the Caretakers Accommodation which will be emptied on a fortnightly basis by a contracted waste removal company.

Electricity will be provided by the existing network connection via the Cedar Creek frontage with new solar systems will be installed on the new cabins. The preferred electrical provision for the retreat will be from renewable energy sources as viable.

Telecommunications services will be provided to the Caretakers Accommodation via the existing network connection.”

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:

- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> • <i>Rural Area (Rural Other)</i> <p>Natural Environment Elements</p> <ul style="list-style-type: none"> • <i>Biodiversity Areas</i>
Zone:	Rural Zone

Overlays:	Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Hill and Slope Overlay Transport Infrastructure Overlay
-----------	---

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>Nature-based tourism</i>	<p><i>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically:</i></p> <ul style="list-style-type: none"> <i>• maintain a nature based focus or product</i> <i>• promote environmental awareness, education and conservation</i> <i>• carry out sustainable practices.</i> 	<p><i>Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps</i></p>	<p><i>Environment facility</i></p>

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

3.3.1 Strategic outcomes

- (5) *Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.*

Comment

The proposed development will not compromise existing or potential future primary industries within the locality or rural zone in general. The proposed development is substantially buffered from adjoining properties by mature vegetation.

The low-impact nature-based tourism use will not impact upon the valued relaxed rural lifestyle, character and scenic qualities of the of the rural area.

The proposed development complies with Strategic Outcome 5.

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

The proposed development will not compromise existing or potential future primary industries within the locality or rural zone in general. The proposed development is substantially buffered from adjoining properties by mature vegetation.

The low-impact nature-based tourism use will not impact upon the valued relaxed rural lifestyle, character and scenic qualities of the of the rural area. The tail end of Cedar Park Road

is a hub for tourist development including the Cedar Park Resort, Valley View Naturist Retreat (caravan park) and the former Barrier Reef Sun Club (now closed). The area also welcomes a large number of day visitors to the nearby Clohesy River swimming areas and Curtain Fig Tree situated at the end of Clohesy River Road.

The proposed development complies with Specific Outcomes 1, 3 and 5.

3.7 Economic Development

3.7.7 - Element - Tourism

3.7.7.1 Specific Outcomes

- (4) *The outstanding scenic qualities of the regional landscape and the character and heritage values of the shire's activity centres are recognised and protected for their role in promoting and attracting visitors to the shire. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.*
- (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 to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

Comment

The proposed development will not compromise existing or potential future primary industries within the locality or rural zone in general. The proposed development is substantially buffered from adjoining properties by mature vegetation.

The low-impact nature-based tourism use will not impact upon the valued relaxed rural lifestyle, character and scenic qualities of the of the rural area. The tail end of Cedar Park Road is a hub for tourist development including the Cedar Park Resort, Valley View Naturist Retreat (caravan park) and the former Barrier Reef Sun Club (now closed). The area also welcomes a large number of day visitors to the nearby Clohesy River swimming areas and Curtain Fig Tree situated at the end of Clohesy River Road.

The proposed development complies with Specific Outcomes 4, 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

- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope overlay code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes contained within the codes (or performance outcomes where no acceptable outcome has been provided).

Where the proposal does not satisfy an acceptable outcome, it has been demonstrated that compliance can be achieved with the higher order performance outcome/s, either by design or through conditions of approval. It is considered the proposed development can comply with the relevant development codes provided reasonable and relevant conditions are attached to any approval. **Refer to separate code document for full commentary on code compliance.**

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 requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

Adopted Infrastructure Charges Notice

Council's Adopted Infrastructure Charges Resolution (No. 1) 2024 does not specify a charge rate for nature-based tourism.

The subject land is only serviced by the trunk transport network (roads).

The standard charge for each ten vehicle movements per day is \$5,452.00.

The proposed development is assumed to generate two (2) vehicle movements per day for each cabin.

The applicable charge for each cabin will therefore be:

- $0.2 \times \$5,452.00 = \underline{\$1,090.40}$ (per cabin) x 4 Cabins = **\$4,361.60**

REFERRAL AGENCY

This application did not trigger referral to any Referral Agency.

Internal Consultation

Nil

PUBLIC NOTIFICATION

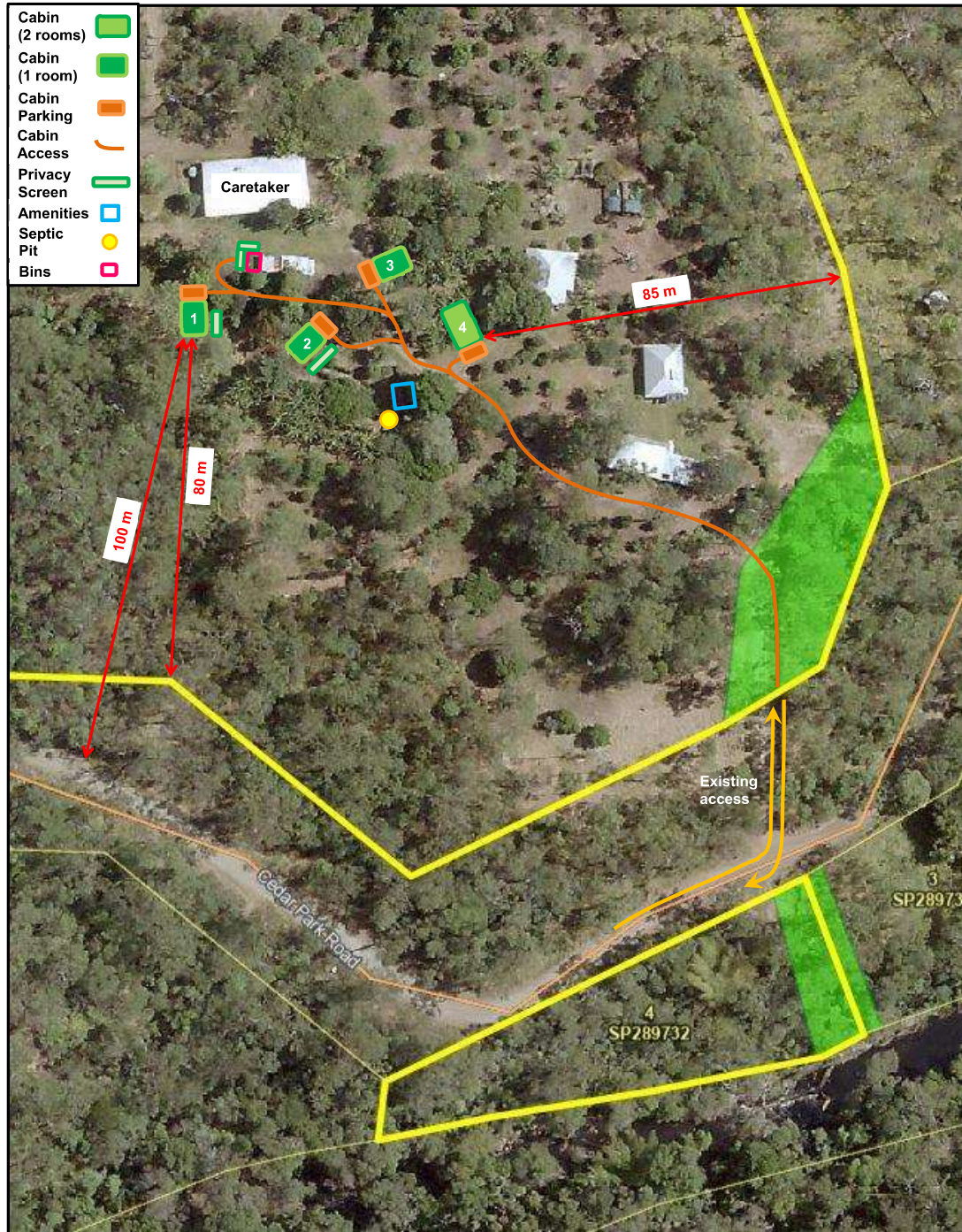
The development proposal was placed on public notification from 10 April 2025 to 6 May 2025. The applicant submitted the notice of compliance on 7 May 2025 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Nil

24022 – MCU – Nature Based Tourism – 117 Cedar Park Rd., Koah



Proposed layout of Nature based tourism development – 117 Cedar Park Rd., Koah


Document Set ID: 4471850
Version: 1, Version Date: 24/02/2025

Prepared by Scope Town Planning

24022 MCU – Nature Based Tourism – 117 Cedar Park Rd, Koah Qld. 4881

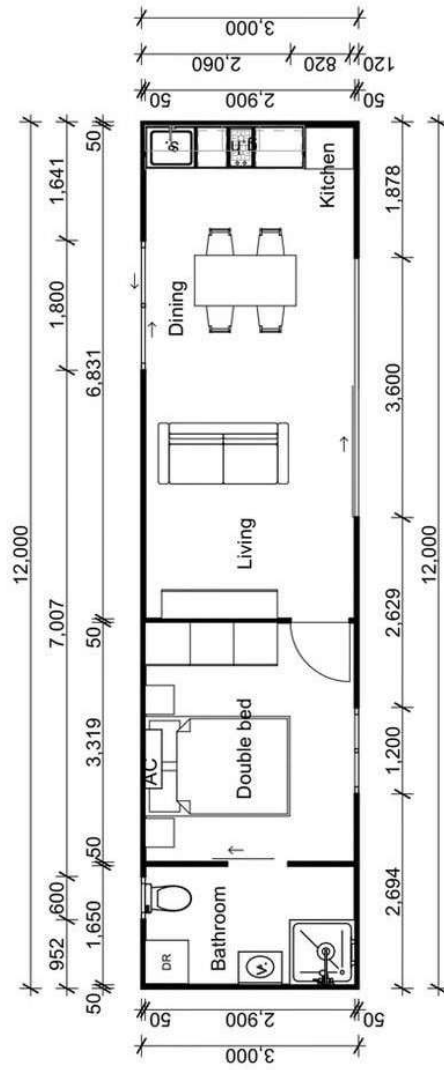


Figure 1: Approximate layout of single bedroom cabin – type 1 (indicative only)

NOTE: Final Cabin design and construction will be carried out in accordance with all applicable Queensland Building Regulations, Planning Requirements and Planning Conditions of Approval.



Document Set ID: 4471850
Version: 1, Version Date: 24/02/2025

Prepared by Scope Town Planning

24022 MCU – Nature Based Tourism – 117 Cedar Park Rd, Koah Qld. 4881

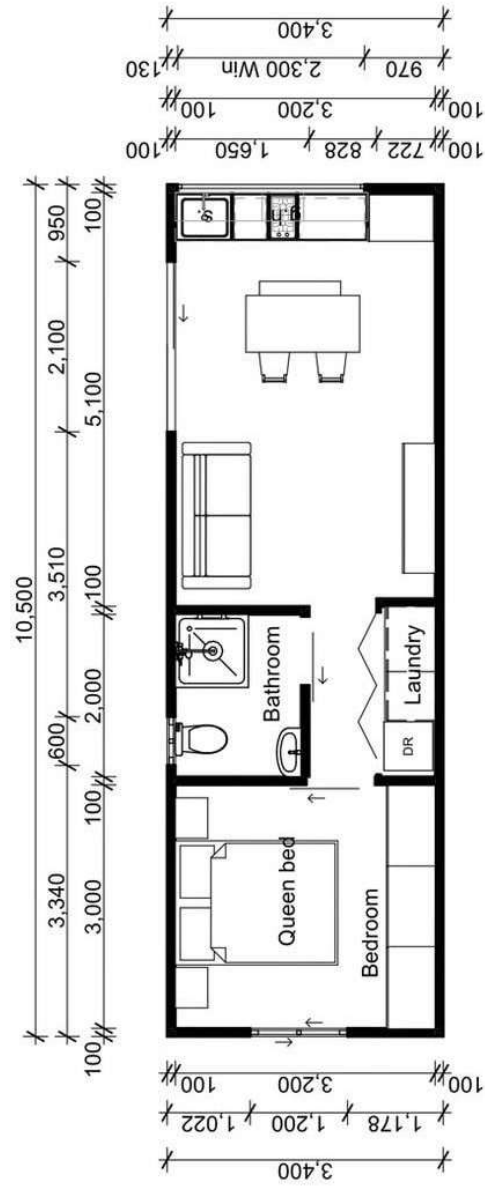


Figure 2: Approximate layout of single bedroom cabin – type 2 (indicative only)

NOTE: Final Cabin design and construction will be carried out in accordance with all applicable Queensland Building Regulations, Planning Requirements and Planning Conditions of Approval.



Prepared by Scope Town Planning

Document Set ID: 4471850
Version: 1, Version Date: 24/02/2025

24022 MCU – Nature Based Tourism – 117 Cedar Park Rd, Koah Qld. 4881

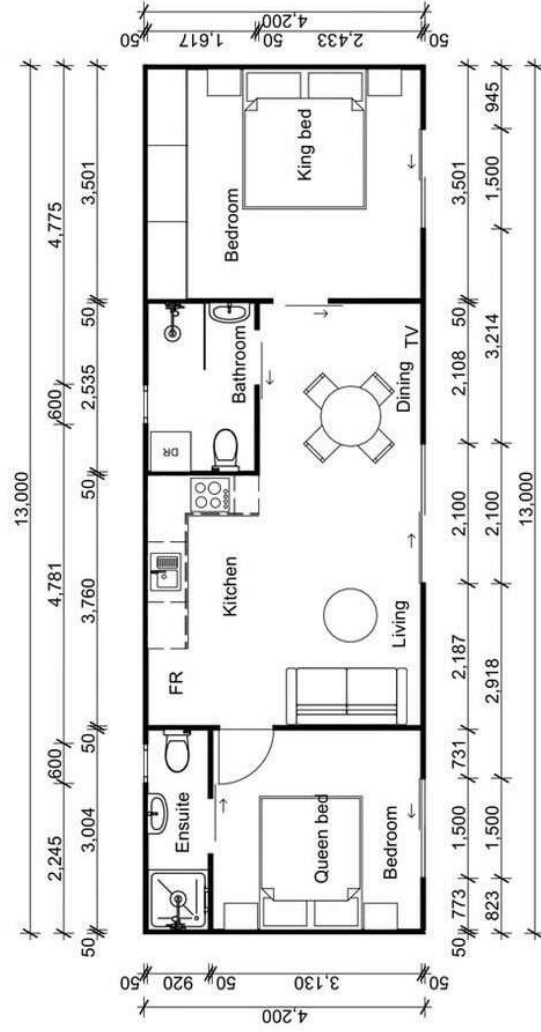


Figure 3: Approximate layout of double bedroom cabin (indicative only)

NOTE: Final Cabin design and construction will be carried out in accordance with all applicable Queensland Building Regulations, Planning Requirements and Planning Conditions of Approval.



Document Set ID: 4471850
Version: 1, Version Date: 24/02/2025

Prepared by Scope Town Planning

8.7 PLANNING FEES AND CHARGES 2025/26

Date Prepared: 28 April 2025

Author: Coordinator Planning Services

Attachments: 1. [Planning Fees and Charges 2025/26](#) [↓](#)

EXECUTIVE SUMMARY

This report details the proposed Planning Fees and Charges for 2025/26.

RECOMMENDATION

That Council adopts the Planning Fees and Charges 2025/26.

BACKGROUND

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

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

Costs for services are reviewed annually taking into account the time and materials used to deliver services.

RISK IMPLICATIONS**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.

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the Register of Fees and Charges published on Council's website.

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

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

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

Planning – Urban and Regional

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

General

Town Planning Sign for public notification	N/A	sign	\$65.00	
Pre-lodgement meeting and written pre-lodgement advice	(a)	application	\$671.00	PA2016 s51

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

Planning Certificates

Limited Planning & Development Certificate	(a)	certificate	\$194.00	PA2016 s265
Standard Planning & Development Certificate	(a)	certificate	\$629.00	PA2016 s265
Full Planning & Development Certificate – Vacant Site	(a)	certificate	\$1,847.00	PA2016 s265
Full Planning & Development Certificate – Developed Site	(a)	certificate	\$2,545.00	PA2016 s265

Planning Schemes

Hard Copy – Mareeba Shire Planning Scheme 2004	(c)	copy	\$165.00	PA2016 s264
Hard Copy – Mareeba Shire Council Planning Scheme 2016	(c)	copy	POA	PA2016 s264

Application Fees

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

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

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Page 2 of 12

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Application Fees [continued]

Application involving a Variation Request	(a)	application	Normal fee plus \$8,683.00	PA2016 s49
Application Fees – Consultant Fees	(a)	application	POA	PA2016 s49 PA2016 s51
The cost of external consultant's fees for any further assessment or advice required by Council in consideration of any application or submission and/or technical report may be charged to the Applicant. The Applicant will be notified of Council's intent to refer the Application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of the consultant the consultant's costs must be paid prior to the final determination of the Application.				
Extension of Relevant Period	(a)	application	\$583.00	PA2016 s86
Lapsed application or approval – no refund applies in any other circumstance	N/A		\$0.00	
Undefined Use	N/A		POA	
Fee as determined by the Manager Development & Governance or Senior Planner				

Application for Building Work assessable against the Planning Scheme

Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	(a)	application	\$542.00	PA2016 s54
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Application to Change Development Approval

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

Application to Change a Compliance Certificate/Permit

Application to change a Compliance Certificate	(a)	application	\$345.00	PA2016 s51
Application to change a Compliance Permit	(a)	application	\$898.00	PA2016 s51

Application to Change Development Application

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

Application to Cancel Development Approval

Application to Cancel Development Approval	(a)	application	\$112.00	PA2016 s84
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Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Refund of Development Application - withdrawn application

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

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

Superseded Applications

Application under a Superseded Planning Scheme for exempt or self assessable development	(a)	application	\$729.00	PA2016 s29
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The application fee for a Superseded Application is an additional cost is to be added to application fee for the MCU/Rol/OW

Application under a Superseded Planning Scheme for Code or Impact	(a)	application	\$1,125.00	PA2016 s29
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Survey Plans

Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	(a)	application	\$707.00	PR2017 Schedule 18
Endorsement of Survey Plan per lot fee (in addition to base fee) – based on DNRM valuation roll maintenance fee	(a)	lot	\$41.00	PR2017 Schedule 18
Re-endorsement of a survey plan	(a)	application	\$304.00	PR2017 Schedule 18
Endorsement of CMS/Easement/Covenant	(a)	document	\$408.00	PR2017 Schedule 18

Developer Contributions

Drainage contribution	N/A	charge	\$5,616.00	PA2016 s113
Parks contribution	N/A	charge	\$5,616.00	PA2016 s113
Roads contribution	N/A	charge	\$5,616.00	PA2016 s113

Sewerage

Kuranda – Sewerage for Area 1 (Refer to Maps)	N/A	charge	\$5,616.00	PA2016 s113
Kuranda – Sewerage for Area 2 (Refer to Maps)	N/A	charge	\$5,616.00	PA2016 s113
Kuranda – Sewerage for Area 3 (Refer to Maps)	N/A	charge	\$9,388.00	PA2016 s113
Kuranda – Sewerage for Area 4 (Refer to Maps)	N/A	charge	\$8,654.00	PA2016 s113
Mareeba – Sewerage contribution	N/A	charge	\$5,616.00	PA2016 s113

Water

Chillagoe – Water contribution	N/A	charge	\$5,616.00	PA2016 s113
Dimbulah – Water contribution	N/A	charge	\$5,616.00	PA2016 s113
Mareeba – Water contribution	N/A	charge	\$5,616.00	PA2016 s113
Mt Molloy – Water contribution	N/A	charge	\$5,616.00	PA2016 s113
Water for Kuranda LLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$6,942.00	PA2016 s113
Water for Mason HLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$9,534.00	PA2016 s113

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Page 4 of 12

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Water [continued]

Water for Warril HLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$11,194.00	PA2016 s113
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Parking

Vehicle space provided by Council off street

Kuranda town – Business and Village zone	N/A	space	\$11,863.00	PA2016 s113
Kuranda town – other areas	N/A	space	\$2,960.00	PA2016 s113
Mareeba town – Commercial, Business and Industry zone	N/A	space	\$7,525.00	PA2016 s113
Mareeba town – other areas	N/A	space	\$2,960.00	PA2016 s113
Other Towns	N/A	space	POA	PA2016 s113

Material Change of Use

Material Change of Use - Business and Commercial Uses

Adult Store – Code	(a)	application	\$1,877.00	PA2016 s51
Adult Store – Impact	(a)	application	\$3,203.00	PA2016 s51
Agricultural supplies store – Code	(a)	application	\$1,877.00	PA2016 s51
Agricultural supplies store – Impact	(a)	application	\$3,203.00	PA2016 s51
Bar – Code	(a)	application	\$1,877.00	PA2016 s51
Bar – Impact	(a)	application	\$3,203.00	PA2016 s51
Car wash – Code Up to 250 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Car wash – Code 251 sq.m or greater	(a)	application	\$4,998.00	PA2016 s51
Car wash – Impact Up to 250 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Car wash – Impact 251 sq.m or greater	(a)	application	\$7,525.00	PA2016 s51
Food and drink outlet – Code	(a)	application	\$2,091.00	PA2016 s51
Food and drink outlet – Impact	(a)	application	\$3,203.00	PA2016 s51
Function facility – Code	(a)	application	\$1,877.00	PA2016 s51
Function facility – Impact	(a)	application	\$3,203.00	PA2016 s51
Funeral parlour – Code	(a)	application	\$1,877.00	PA2016 s51
Funeral parlour – Impact	(a)	application	\$3,203.00	PA2016 s51
Garden centre – Code	(a)	application	\$1,877.00	PA2016 s51
Garden centre – Impact	(a)	application	\$3,203.00	PA2016 s51
Hardware and trade supplies – Code Up to 1,000 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Hardware and trade supplies – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$4,998.00	PA2016 s51
Hardware and trade supplies – Code greater than 2,500 sq.m GFA	(a)	application	\$7,711.00	PA2016 s51
Hardware and trade supplies – Impact Up to 1,000 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Hardware and trade supplies – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$7,525.00	PA2016 s51
Hardware and trade supplies – Impact greater than 2,500 sq.m GFA	(a)	application	\$9,796.00	PA2016 s51
Health care services – Code Up to 250 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Health care services – Code 251 sq.m or greater	(a)	application	\$4,998.00	PA2016 s51

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Page 5 of 12

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Business and Commercial Uses [continued]

Health care services – Impact Up to 250 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Health care services – Impact 251 sq.m or greater	(a)	application	\$7,525.00	PA2016 s51
Home based business – Code	(a)	application	\$1,294.00	PA2016 s51
Home based business – Impact	(a)	application	\$2,091.00	PA2016 s51
Hotel – Code	(a)	application	\$4,998.00	PA2016 s51
Hotel – Impact	(a)	application	\$7,525.00	PA2016 s51
Market – Code	(a)	application	\$1,294.00	PA2016 s51
Market – Impact	(a)	application	\$2,091.00	PA2016 s51
Nightclub entertainment facility – Code	(a)	application	\$1,877.00	PA2016 s51
Nightclub entertainment facility – Impact	(a)	application	\$3,203.00	PA2016 s51
Office – Code Up to 250 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Office – Code 251 sq.m or greater	(a)	application	\$4,998.00	PA2016 s51
Office – Impact Up to 250 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Office – Impact 251 sq.m or greater	(a)	application	\$7,525.00	PA2016 s51
Outdoor sales – Code	(a)	application	\$1,877.00	PA2016 s51
Outdoor sales – Impact	(a)	application	\$3,203.00	PA2016 s51
Sales office – Code	(a)	application	\$1,294.00	PA2016 s51
Sales office – Impact	(a)	application	\$2,091.00	PA2016 s51
Service station – Code	(a)	application	\$4,998.00	PA2016 s51
Service station – Impact	(a)	application	\$7,525.00	PA2016 s51
Shop – Code Up to 1,000 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Shop – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$4,998.00	PA2016 s51
Shop – Code greater than 2,500 sq.m GFA	(a)	application	\$7,711.00	PA2016 s51
Shop – Impact Up to 1,000 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Shop – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$7,525.00	PA2016 s51
Shop – Impact greater than 2,500 sq.m GFA	(a)	application	\$9,796.00	PA2016 s51
Shopping centre – Code Up to 1,000 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Shopping centre – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$4,998.00	PA2016 s51
Shopping centre – Code greater than 2,500 sq.m GFA	(a)	application	\$7,711.00	PA2016 s51
Shopping centre – Impact Up to 1,000 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Shopping centre – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$7,525.00	PA2016 s51
Shopping centre – Impact greater than 2,500 sq.m GFA	(a)	application	\$9,796.00	PA2016 s51
Showroom – Code	(a)	application	\$1,877.00	PA2016 s51
Showroom – Impact	(a)	application	\$3,203.00	PA2016 s51
Theatre – Code	(a)	application	\$1,877.00	PA2016 s51
Theatre – Impact	(a)	application	\$3,203.00	PA2016 s51
Tourist attraction – Code	(a)	application	POA	PA2016 s51
Tourist attraction – Impact	(a)	application	POA	PA2016 s51
Tourist park – Code	(a)	application	\$1,877.00	PA2016 s51
Tourist park – Impact	(a)	application	\$3,203.00	PA2016 s51
Veterinary services – Code	(a)	application	\$1,877.00	PA2016 s51
Veterinary services – Impact	(a)	application	\$3,203.00	PA2016 s51

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Community Uses

Cemetery – Code	(a)	application	\$1,877.00	PA2016 s51
Cemetery – Impact	(a)	application	\$3,203.00	PA2016 s51
Child care centre – Code	(a)	application	\$1,877.00	PA2016 s51
Child care centre – Impact	(a)	application	\$3,203.00	PA2016 s51
Community care centre – Code	(a)	application	\$1,877.00	PA2016 s51
Community care centre – Impact	(a)	application	\$3,203.00	PA2016 s51
Community use – Code	(a)	application	\$1,877.00	PA2016 s51
Community use – Impact	(a)	application	\$3,203.00	PA2016 s51
Crematorium – Code	(a)	application	\$1,877.00	PA2016 s51
Crematorium – Impact	(a)	application	\$3,203.00	PA2016 s51
Detention facility – Code	(a)	application	\$4,998.00	PA2016 s51
Detention facility – Impact	(a)	application	\$7,525.00	PA2016 s51
Educational establishment – Code	(a)	application	\$4,998.00	PA2016 s51
Educational establishment – Impact	(a)	application	\$7,525.00	PA2016 s51
Emergency services – Code	(a)	application	\$1,877.00	PA2016 s51
Emergency services – Impact	(a)	application	\$3,203.00	PA2016 s51
Hospital – Code	(a)	application	\$7,711.00	PA2016 s51
Hospital – Impact	(a)	application	\$9,796.00	PA2016 s51
Place of worship – Code	(a)	application	\$1,877.00	PA2016 s51
Place of worship – Impact	(a)	application	\$3,203.00	PA2016 s51

Material Change of Use - Industrial Uses

Brothel – Code	(a)	application	\$1,877.00	PA2016 s51
Brothel – Impact	(a)	application	\$3,203.00	PA2016 s51
Bulk landscape supplies – Code	(a)	application	\$1,877.00	PA2016 s51
Bulk landscape supplies – Impact	(a)	application	\$3,203.00	PA2016 s51
Extractive industry – Code	(a)	application	\$4,998.00	PA2016 s51
Extractive industry – Impact	(a)	application	\$7,525.00	PA2016 s51
High impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
High impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$4,998.00	PA2016 s51
High impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,711.00	PA2016 s51
High impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
High impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$7,525.00	PA2016 s51
High impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$9,796.00	PA2016 s51
Low impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Low impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$4,998.00	PA2016 s51
Low impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,711.00	PA2016 s51
Low impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Low impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$7,525.00	PA2016 s51

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Page 7 of 12

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Industrial Uses [continued]

Low impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$9,796.00	PA2016 s51
Marine industry – Code	(a)	application	\$1,877.00	PA2016 s51
Marine industry – Impact	(a)	application	\$3,203.00	PA2016 s51
Medium impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Medium impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$4,998.00	PA2016 s51
Medium impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,711.00	PA2016 s51
Medium impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Medium impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$7,525.00	PA2016 s51
Medium impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$9,796.00	PA2016 s51
Research and technology industry – Code	(a)	application	\$1,877.00	PA2016 s51
Research and technology industry – Impact	(a)	application	\$3,203.00	PA2016 s51
Service industry – Code Up to 250 sq.m GFA	(a)	application	\$1,877.00	PA2016 s51
Service industry – Code 251 sq.m or greater	(a)	application	\$4,998.00	PA2016 s51
Service industry – Impact Up to 250 sq.m GFA	(a)	application	\$3,203.00	PA2016 s51
Service industry – Impact 251 sq.m or greater	(a)	application	\$7,525.00	PA2016 s51
Special industry – Code	(a)	application	POA	PA2016 s51
Special industry – Impact	(a)	application	POA	PA2016 s51
Transport depot – Code	(a)	application	\$1,877.00	PA2016 s51
Transport depot – Impact	(a)	application	\$3,203.00	PA2016 s51
Warehouse – Code	(a)	application	\$1,877.00	PA2016 s51
Warehouse – Impact	(a)	application	\$3,203.00	PA2016 s51

Material Change of Use - Residential Uses

Caretaker's accommodation – Code	(a)	application	\$1,294.00	PA2016 s51
Caretaker's accommodation – Impact	(a)	application	\$2,091.00	PA2016 s51
Community residence – Code	(a)	application	\$1,294.00	PA2016 s51
Community residence – Impact	(a)	application	\$2,091.00	PA2016 s51
Dual occupancy – Code	(a)	application	\$1,294.00	PA2016 s51
Dual occupancy – Impact	(a)	application	\$2,091.00	PA2016 s51
Dwelling house – Code	(a)	application	\$1,294.00	PA2016 s51
Dwelling house – Impact	(a)	application	\$2,091.00	PA2016 s51
Dwelling unit – Code	(a)	application	\$1,294.00	PA2016 s51
Dwelling unit – Impact	(a)	application	\$2,091.00	PA2016 s51
Multiple dwelling – Code 3 to 10 units	(a)	application	\$1,877.00	PA2016 s51
Multiple dwelling – Code 11 to 25 units	(a)	application	\$4,998.00	PA2016 s51
Multiple dwelling – Code More than 25 units	(a)	application	\$7,711.00	PA2016 s51
Multiple dwelling – Impact 3 to 10 units	(a)	application	\$3,203.00	PA2016 s51
Multiple dwelling – Impact 11 to 25 units	(a)	application	\$7,525.00	PA2016 s51
Multiple dwelling – Impact More than 25 units	(a)	application	\$9,796.00	PA2016 s51
Nature-based tourism – Code	(a)	application	POA	PA2016 s51
Nature-based tourism – Impact	(a)	application	POA	PA2016 s51

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Page 8 of 12

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Residential Uses [continued]

Relocatable home park – Code Up to 10 dwellings	(a)	application	\$1,877.00	PA2016 s51
Relocatable home park – Code 11 to 25 dwellings	(a)	application	\$4,998.00	PA2016 s51
Relocatable home park – Code More than 25 dwellings	(a)	application	\$7,711.00	PA2016 s51
Relocatable home park – Impact Up to 10 dwellings	(a)	application	\$3,203.00	PA2016 s51
Relocatable home park – Impact 11 to 25 dwellings	(a)	application	\$7,525.00	PA2016 s51
Relocatable home park – Impact More than 25 dwellings	(a)	application	\$9,796.00	PA2016 s51
Residential care facility – Code Up to 20 rooms/beds	(a)	application	\$1,877.00	PA2016 s51
Residential care facility – Code 21 to 100 rooms/beds	(a)	application	\$4,998.00	PA2016 s51
Residential care facility – Code greater than 100 rooms/beds	(a)	application	\$7,711.00	PA2016 s51
Residential care facility – Impact Up to 20 rooms/beds	(a)	application	\$3,203.00	PA2016 s51
Residential care facility – Impact 21 to 100 rooms/beds	(a)	application	\$7,525.00	PA2016 s51
Residential care facility – Impact greater than 100 rooms/beds	(a)	application	\$9,796.00	PA2016 s51
Resort complex – Code	(a)	application	POA	PA2016 s51
Resort complex – Impact	(a)	application	POA	PA2016 s51
Retirement facility – Code	(a)	application	\$7,711.00	PA2016 s51
Retirement facility – Impact	(a)	application	\$9,796.00	PA2016 s51
Rooming accommodation – Code Up to 20 rooms/beds	(a)	application	\$1,877.00	PA2016 s51
Rooming accommodation – Code 21 to 100 rooms/beds	(a)	application	\$4,998.00	PA2016 s51
Rooming accommodation – Code greater than 100 rooms/beds	(a)	application	\$7,711.00	PA2016 s51
Rooming accommodation – Impact Up to 20 rooms/beds	(a)	application	\$3,203.00	PA2016 s51
Rooming accommodation – Impact 21 to 100 rooms/beds	(a)	application	\$7,525.00	PA2016 s51
Rooming accommodation – Impact greater than 100 rooms/beds	(a)	application	\$9,796.00	PA2016 s51
Short-term accommodation – Code Up to 20 rooms/beds	(a)	application	\$1,877.00	PA2016 s51
Short-term accommodation – Code 21 to 100 rooms/beds	(a)	application	\$4,998.00	PA2016 s51
Short-term accommodation – Code greater than 100 rooms/beds	(a)	application	\$7,711.00	PA2016 s51
Short-term accommodation – Impact Up to 20 rooms/beds	(a)	application	\$3,203.00	PA2016 s51
Short-term accommodation – Impact 21 to 100 rooms/beds	(a)	application	\$7,525.00	PA2016 s51
Short-term accommodation – Impact greater than 100 rooms/beds	(a)	application	\$9,796.00	PA2016 s51
Workforce accommodation - Code	(a)	application	\$1,877.00	PA2016 s51
Workforce accommodation - Impact	(a)	application	\$3,203.00	PA2016 s51

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Rural Uses

Animal husbandry – Code (Except Kennel)	(a)	application	\$1,877.00	PA2016 s51
Animal husbandry – Impact (Except Kennel)	(a)	application	\$3,203.00	PA2016 s51
Animal keeping – Code (Except Kennel)	(a)	application	\$1,877.00	PA2016 s51
Animal keeping – Impact (Except Kennel)	(a)	application	\$3,203.00	PA2016 s51
Animal keeping Kennel – Code	(a)	application	\$4,998.00	PA2016 s51
Animal keeping Kennel – Impact	(a)	application	\$7,525.00	PA2016 s51
Aquaculture – Code Less than 5 hectares	(a)	application	\$1,877.00	PA2016 s51
Aquaculture – Code 5 hectares or greater	(a)	application	\$4,998.00	PA2016 s51
Aquaculture – Impact Less than 5 hectares	(a)	application	\$3,203.00	PA2016 s51
Aquaculture – Impact 5 hectares or greater	(a)	application	\$7,525.00	PA2016 s51
Cropping – Code	(a)	application	\$1,877.00	PA2016 s51
Cropping – Impact	(a)	application	\$3,203.00	PA2016 s51
Intensive animal industry – Code	(a)	application	\$4,998.00	PA2016 s51
Intensive animal industry – Impact	(a)	application	\$7,525.00	PA2016 s51
Intensive horticulture – Code	(a)	application	\$1,877.00	PA2016 s51
Intensive horticulture – Impact	(a)	application	\$3,203.00	PA2016 s51
Permanent plantation – Code	(a)	application	\$1,877.00	PA2016 s51
Permanent plantation – Impact	(a)	application	\$3,203.00	PA2016 s51
Roadside stall – Code	(a)	application	\$1,294.00	PA2016 s51
Roadside stall – Impact	(a)	application	\$2,091.00	PA2016 s51
Rural industry – Code	(a)	application	\$1,877.00	PA2016 s51
Rural industry – Impact	(a)	application	\$3,203.00	PA2016 s51
Rural workers' accommodation – Code	(a)	application	\$1,877.00	PA2016 s51
Rural workers' accommodation – Impact	(a)	application	\$3,203.00	PA2016 s51
Wholesale nursery – Code	(a)	application	\$1,877.00	PA2016 s51
Wholesale nursery – Impact	(a)	application	\$3,203.00	PA2016 s51
Winery – Code	(a)	application	\$1,877.00	PA2016 s51
Winery – Impact	(a)	application	\$3,203.00	PA2016 s51

Material Change of Use - Sport and Recreation Uses

Club – Code	(a)	application	\$1,877.00	PA2016 s51
Club – Impact	(a)	application	\$3,203.00	PA2016 s51
Indoor sport and recreation – Code	(a)	application	\$1,877.00	PA2016 s51
Indoor sport and recreation – Impact	(a)	application	\$3,203.00	PA2016 s51
Major sport, recreation and entertainment facility – Code	(a)	application	POA	PA2016 s51
Major sport, recreation and entertainment facility – Impact	(a)	application	POA	PA2016 s51
Motor sport facility – Code	(a)	application	POA	PA2016 s51
Motor sport facility – Impact	(a)	application	POA	PA2016 s51
Outdoor sport and recreation – Code	(a)	application	\$1,877.00	PA2016 s51
Outdoor sport and recreation – Impact	(a)	application	\$3,203.00	PA2016 s51
Park – Code	(a)	application	\$1,294.00	PA2016 s51
Park – Impact	(a)	application	\$2,091.00	PA2016 s51

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Material Change of Use - Other Uses

Air services – Code	(a)	application	\$7,711.00	PA2016 s51
Air services – Impact	(a)	application	\$9,796.00	PA2016 s51
Environmental facility – Code	(a)	application	\$1,294.00	PA2016 s51
Environmental facility – Impact	(a)	application	\$1,877.00	PA2016 s51
Landing – Code	(a)	application	\$1,877.00	PA2016 s51
Landing – Impact	(a)	application	\$3,203.00	PA2016 s51
Major electricity infrastructure – Code	(a)	application	\$1,877.00	PA2016 s51
Major electricity infrastructure – Impact	(a)	application	\$3,203.00	PA2016 s51
Non-resident workforce accommodation – Code	(a)	application	\$1,877.00	PA2016 s51
Non-resident workforce accommodation – Impact	(a)	application	\$3,203.00	PA2016 s51
Outstation – Code	(a)	application	\$1,294.00	PA2016 s51
Outstation – Impact	(a)	application	\$2,091.00	PA2016 s51
Parking station – Code	(a)	application	\$1,294.00	PA2016 s51
Parking station – Impact	(a)	application	\$2,091.00	PA2016 s51
Port services – Code	(a)	application	\$1,877.00	PA2016 s51
Port services – Impact	(a)	application	\$3,203.00	PA2016 s51
Renewable energy facility – Code	(a)	application	\$7,711.00	PA2016 s51
Renewable energy facility – Impact	(a)	application	\$9,796.00	PA2016 s51
Substation – Code	(a)	application	\$1,877.00	PA2016 s51
Substation – Impact	(a)	application	\$3,203.00	PA2016 s51
Telecommunications facility – Code	(a)	application	\$1,877.00	PA2016 s51
Telecommunications facility – Impact	(a)	application	\$3,203.00	PA2016 s51
Utility installation – Code	(a)	application	\$1,877.00	PA2016 s51
Utility installation – Impact	(a)	application	\$3,203.00	PA2016 s51

Reconfiguration

Reconfiguration up to 2 Lots, all boundary realignments and access easement	(a)	application	\$1,241.00	PA2016 s51
Reconfiguration up to 3 – 10 Lots	(a)	application	\$2,121.00	PA2016 s51
Reconfiguration up to 11 – 25 Lots	(a)	application	\$6,395.00	PA2016 s51
Reconfiguration up to 26 – 50 Lots	(a)	application	\$9,224.00	PA2016 s51
Reconfiguration up to >50 Lots	(a)	application	\$14,752.00	PA2016 s51

Operational Works

Operational Works Application

Application for works on Council road reserve involving an access (where associated with a MCU or RoL approval)	(a)	application	\$309.00	PA2016 s51
Application for Advertising Sign	(a)	application	\$1,252.00	PA2016 s51
Application for Clearing of Vegetation	(a)	application	\$542.00	PA2016 s51
Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	(a)	application	\$804.00	PA2016 s51

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Operational Works Application (associated with RoL for more than 5 lots)

Base Fee	(a)	application	\$1,794.00	PA2016 s51
Plus amount per lot	(a)	lot	\$159.00	PA2016 s51

Other Operational Works Application

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

Base Fee (associated with RoL for more than 5 lots)	(a)	application	\$1,794.00	PA2016 s51
Plus amount per Lot (associated with RoL for more than 5 lots)	(a)	lot	\$321.00	PA2016 s51
Construction Monitoring of other Operational Works (incl. associated with RoL up to 5 lots)	(a)	application	1.5% of cost (min \$235 max \$10,000)	PA2016 s51

Landscape Plans

Checking of Landscape Plans associated with Operational Works.

(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will: (a) submit a conforming statement of compliance; and (b) undertake a final inspection; and (c) submit as constructed landscaping plans (where required)	(a)	application	\$634.00	PA2016 s51
(ii) Landscape plans submitted and not in accordance with (i) above	(a)	application	\$2,121.00	PA2016 s51

Street Lighting Plans

Checking of Street Lighting Plans associated with Operational Works.

Base Fee	(a)	application	\$438.00	PA2016 s51
Plus amount per Lot	(a)	lot	\$19.00	PA2016 s51

Reassessment of Engineering Plans

Plus amount per lot	(a)	lot	\$82.00	PA2016 s51
As a result of substantially amended plans Base Fee	(a)	application	\$986.00	PA2016 s51

Bonds

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

8.8 ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO.1) 2025

Date Prepared: 28 April 2025

Author: Coordinator Planning Services

Attachments:

1. **Adopted Infrastructure Charges Resolution (No.1) 2025** [↓](#)
2. **Adopted Infrastructure Charges Resolution (No.1) 2025 Table 1** [↓](#)

EXECUTIVE SUMMARY

This report presents *Adopted Infrastructure Charges Resolution (No.1) 2025* for Council's consideration and endorsement. It reflects the proposed infrastructure charge rates from the 2025/26 Planning fees which are also presented for adoption at this council meeting in a separate report.

Adopted Infrastructure Charges Resolution (No.1) 2025 forms Attachments 1 and 2 of this report.

RECOMMENDATION

That Council, under section 113 of the *Planning Act 2016*, adopts the *Adopted Infrastructure Charges Resolution (No.1) 2025* effective 1 July 2025.

BACKGROUND

Local Governments may, by resolution, adopt charges for providing trunk infrastructure for development. They can also levy different infrastructure charge amounts for local government areas and provide for the indexation of a levied charge. In order to do this, a local government needs to pass an adopted infrastructure charges resolution (AICR) as set out in Section 113 of the *Planning Act 2016 (PA)*.

Mareeba Shire Council passed *Adopted Infrastructure Charges Resolution (No.1) 2024* on 19 June 2024, and this resolution remains in effect.

Adopted Infrastructure Charges Resolution (No.1) 2025 will replace *Adopted Infrastructure Charges Resolution (No.1) 2024*. *Adopted Infrastructure Charges Resolution (No.1) 2025* reflects the new infrastructure charge rates from the 2025/2026 Planning fees, which were workshopped with Council in May 2025.

RISK IMPLICATIONS**Financial**

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2025* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

Infrastructure and Assets

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2025* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2025* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

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.

IMPLEMENTATION/COMMUNICATION

Adopted Infrastructure Charges Resolution (No.1) 2025 will be uploaded to Council's website on the 18 June 2025 and will have effect on and from the 1 July 2025.

Adopted Infrastructure Charges Resolution (No. 1) 2025

Mareeba Shire Council

Dated 18 June 2025

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Mareeba Shire Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document

Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 1) 2025**PART 1 PRELIMINARY****1.1 Title**

This resolution may be cited as the *Mareeba Shire Council Adopted Infrastructure Charges Resolution (No.1) 2025*.

1.2 Planning Act 2016

This resolution is made under Section 113 of the *Planning Act 2016*.

Any reference to *the Act* in this resolution means the *Planning Act 2016*.

1.3 Effect

This resolution and an adopted charge under this resolution takes effect on and from 1 July 2025.

1.4 Purpose of the resolution

The purpose of the resolution is to:

- a) Adopt charges (each an **adopted charge**) for the purpose of determining a levied charge for development for funding the cost of the trunk infrastructure networks identified in the Mareeba Shire Council Local Government Infrastructure Plan (LGIP), namely:
 - i. water supply;
 - ii. wastewater;
 - iii. stormwater;
 - iv. transport;
 - v. public parks and land for community facilities.
- b) State other matters relevant to the adopted charge and infrastructure charges;
- c) Include a method for working out the cost of infrastructure the subject of an offset or refund; and
- d) Include criteria for deciding a conversion application.

1.5 Application to the local government area

This resolution applies to the entire Mareeba Shire Council Local Government Area.

PART 2 RELATIONSHIP WITH THE PLANNING REGULATION

2.1 Relationship to the prescribed amount

In accordance with Section 114 of *the Act*, this resolution adopts a charge rate for particular development that is not more than the maximum adopted charge for providing trunk infrastructure for the development as prescribed by the *Planning Regulation 2017* and adopts different charges for particular development in different parts of the local government area (as detailed in Clause 3.2).

Schedule 16 of the *Planning Regulation 2017* states the prescribed amount for each adopted charge for providing trunk infrastructure for the development.

PART 3 ADOPTED INFRASTRUCTURE CHARGE

3.1 Development subject to infrastructure charges

Subject to Clause 3.2 and the provisions of *the Act*, this resolution applies if a development approval has been given and an adopted charge applies to providing trunk infrastructure for the development.

3.2 Applicable infrastructure charges rates

- a) It is resolved to adopt the infrastructure charges rates (the Charge Rates contained in Table 1, each an **adopted charge**) for particular development located within and outside of the Priority Infrastructure Area.
- b) Where development is located outside of the Priority Infrastructure Area, and is contiguous to the Priority Infrastructure Area, the adopted charge for development is the Charge Rate contained in Table 1.
- c) For all other development located outside of the Priority Infrastructure Area, the adopted charge for development is the Charge Rate contained in Table 1.
- d) The adopted charge rates for development contained in Table 1 includes a stormwater network charge and a charge rate for other networks (detailed in Clause 1.4 a).

PART 4 LEVIED CHARGE

4.1 Calculation of the levied charge

- a) Subject to Clause 4.1.d, a levied charge for development is calculated as follows:

$$LC = AC - C$$

Where:

LC is the total infrastructure charge that may be levied by Council (the **Levied Charge**).

AC is the charge for the proposed development calculated as follows:

- unit of measure multiplied by the adopted charge rate (stormwater and other networks) for the respective development identified in Table 1.

C (credit) is calculated as follows:

- unit of measure multiplied by the adopted charge rate (stormwater and other networks) for development (as determined in accordance with Clause 4.1) identified in Table 1.

Clause 4.2 provides guidance on determining extra demand placed upon trunk infrastructure and the calculation of the levied charge.

- b) Where the adopted charges associated with the credit (C) exceed the adopted charge for the proposed development (AC), then:
 - i. no infrastructure charges will be required; and
 - ii. no refund will be given.
- c) For the purposes of calculating AC or C in accordance with Clause 4.1, where development involves:
 - i. the reconfiguration of a lot that will create additional vacant allotments, or where vacant allotments exist, the '3 or more bedroom dwelling house' adopted charge rate contained in Table 1 is the rate to be used for the development in the calculation;
 - ii. dual land uses, the highest adopted charge rate associated with the land uses involved in the development contained in Table 1 is the adopted charge rate to be used in the calculation.
- d) The following proportional deductions to the levied charge for development that is located outside of the Priority Infrastructure Area apply:
 - i. 20% for all development where there is no waste water connection to the subject premises;
 - ii. 20% for all development where there is no water supply to the subject premises.

4.2 Extra demand

- a) Section 120 of *the Act* provides that a levied charge may be only for extra demand placed upon trunk infrastructure.
- b) In accordance with Section 120 of *the Act*, when working out extra demand, the demand on trunk infrastructure generated by the following must not be included:
 - i. an existing use on the premises if the use is lawful and already taking place on the premises;
 - ii. a previous use that is no longer taking place on the premises if the use was lawful at the time the use was carried out;

- iii. other development on the premises if the development may be lawfully carried out without the need for a further development permit.
- c) The demand generated by a use or development stated in 4.2 b. may be included if:
 - i. an infrastructure requirement that applies, or applied to the use or development, has not been complied with; and
 - ii. the demand generated by development stated in 4.2 b.
 - iii. May be included if:
 - an infrastructure requirement applies to the premises on which the development will be carried out; and
 - the infrastructure requirement was imposed on the basis of development of a lower scale or intensity being carried out on the premises.

4.3 Indexing of infrastructure charges

- a) It is resolved to provide for automatic increases in the levied charges from when they are levied to when they are paid (an **automatic increase provision**).

The increases will be calculated in accordance with the Consumer Price Index: All Groups, Brisbane.
- b) The increases calculated in accordance with Clause 4.3.a uses the applicable quarterly index value at the date the charge was levied to the applicable quarterly index value at the date the charge is to be paid.
- c) Under Section 114 of *the Act*, an automatic increase must not be more than the lesser of the following:
 - i. the difference between the levied charge, and the maximum adopted charge that the local government could have levied for the development when the charge is paid.
 - ii. the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period, starting on the day the levied charge is levied; and ending on the day the charge is paid.

PART 5 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

5.1 Planning assumptions

The planning assumptions about future growth and urban development are identified in the LGIP.

5.2 Priority infrastructure area

The priority infrastructure area is identified in the LGIP.

5.3 Trunk infrastructure networks

The trunk infrastructure networks to which an adopted charge applies are identified in the LGIP.

5.4 Desired standard of service

The desired standards of service for each network are detailed in the LGIP.

5.5 Plans for trunk infrastructure

The existing and future plans for trunk infrastructure for the local government area are contained in the LGIP.

5.6 Infrastructure Work Schedule

The infrastructure works schedules, including the establishment cost of trunk infrastructure items, are contained in the LGIP.

PART 6 COST OF INFRASTRUCTURE OFFSETS OR REFUNDS

6.1 Establishment cost for works

The cost of the infrastructure for determining offsets and refunds for trunk infrastructure identified in a necessary infrastructure condition is the establishment cost identified in the LGIP.

6.2 Method for calculating infrastructure costs subject of the offset or refund

- a) Where a notice is given by an applicant under Section 137 of *the Act* for the recalculation of the establishment cost for trunk infrastructure, the applicant must, at their own cost, provide Council with the following:

For trunk infrastructure that is works:

- i. a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with a scope of works that is provided by Council; and
- ii. a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities.

For trunk infrastructure that is land:

- i. a valuation of the specified land undertaken by a certified practicing valuer.
- b) Council must give a notice to the applicant which states whether the bill of quantities and the cost estimate or the valuation are accepted.
- c) If Council accepts the bill of quantities and the cost estimate or the valuation, the cost estimate or valuation is the establishment cost of the infrastructure.

- d) If Council does not accept the bill of quantities and the cost estimate or the valuation, Council must, at its own cost:
- i. for the bill of quantities and the cost estimate, have an assessment undertaken by an appropriately qualified person to:
 - determine whether the bill of quantities is in accordance with the scope of works provided by Council;
 - determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide a new cost estimate using a first principles approach.
 - ii. for the valuation, have a valuation undertaken by a certified practicing valuer.
- e) If Council rejected the bill of quantities and the cost estimate or the valuation in accordance with Clause 6.2.d, it must provide the applicant with the following in writing:
- i. reasons why it rejected the bill of quantities and cost estimate or the valuation; and
 - ii. the proposed new bill of quantities and cost estimate or the valuation as determined in accordance with Clause 6.2.d.
- f) Where written notice has been given by Council in accordance with Clause 6.2.2:
- i. the applicant may negotiate and agree with Council regarding the cost estimate or valuation; and
 - ii. the cost estimate or valuation agreed in accordance with Clause 6.2.f.i. is the establishment cost of the infrastructure.
- g) If agreement in accordance with Clause 6.2.f.i. cannot be reached, Council must:
- i. for the bill of quantities and the cost estimate, refer the bill of quantities and the cost estimate to a suitably qualified expert agreed to by both the applicant and Council to:
 - assess whether the bill of quantities is in accordance with the scope of works;

- assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide an amended cost estimate using a first principles estimating approach.
- ii. for the valuation, have a valuation undertaken by a certified practicing valuer agreed to by both the applicant and Council to assess the market value.
- h) The cost of the independent assessment carried out in accordance with Clause 6.2.g must be shared equally between the applicant and Council.
- i) The amended cost estimate or valuation determined in accordance with Clause 6.2.g is the establishment cost of the infrastructure.
- j) If the applicant and Council cannot agree on the appointment of a suitably qualified expert or certified practicing valuer for the purposes of Clause 6.2.g, the establishment cost of the infrastructure is determined by calculating the average of the cost estimates or valuations prepared in accordance with Clause 6.2.a and 6.2.d.
- k) Where Council accepts the amended cost in accordance with Clause 6.2.c. or 6.2.j, Council will update the following to include the infrastructure item;
- i. The infrastructure charges notice associated with the applicant's Development Approval; and
 - ii. the LGIP.

PART 7 CONVERSION APPLICATIONS

- a) Where an applicant makes an application under Section 139 of *the Act* to convert non-infrastructure to trunk infrastructure, all of the following criteria must be met:
- i. The infrastructure required to service the development is consistent with the assumptions about growth, type, scale, location and timing of development and infrastructure network planning methodologies contained in the LGIP, including extrinsic material;
 - ii. The infrastructure required to service the development is consistent with the desired standards of service detailed in the LGIP;
 - iii. The infrastructure required to service the development is consistent other trunk infrastructure identified in the LGIP;
 - iv. The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with the Section 145 of *the Act*;

- v. The type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area.

PART 8 DICTIONARY

1. Dictionary

Words and terms used in this resolution have the meaning given in the *Planning Act 2016*, *Planning Regulation 2017* and Council's Planning Scheme – Mareeba Shire Council Planning Scheme 2016.

If a word or term used in this resolution is not defined in the *Planning Act 2016*, *Planning Regulation 2017* or the Mareeba Shire Council Planning Scheme 2016, it has the meaning given in this Part.

Other terms used within this resolution:

Local Government Infrastructure Plan (LGIP) means the Mareeba Shire Council Local Government Infrastructure Plan, adopted by Mareeba Shire Council on 5 November 2018 and commenced on 9 November 2018.

Most cost effective option – means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

Planning Scheme means the Mareeba Shire Council Planning Scheme 2016.

Table 1 – Adopted Charge Rates

Mareeba Shire Council Adopted Infrastructure Charges Resolution (No.1) 2025 - Table 1						
ADOPTED CHARGE RATES						
Development			Other networks		Stormwater network	
USE CATEGORY	USE	Charge Rate	Unit of Measure	Charge Rate	Unit of Measure	Unit of Measure
Residential	Dwelling house	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge
		\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge
	Dwelling unit	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge
		\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge
	Caretaker's accommodation	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge
		\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge
	Multiple dwelling	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge
		\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge
	Dual occupancy	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge
		\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge
Accommodation (short term)	Hotel	\$ 8,022.50	per suite (with 1 or 2 bedrooms)			No stormwater charge
		\$ 11,231.50	per suite (with 3 or more bedrooms)			No stormwater charge
		\$ 8,022.50	per bedroom with 1 or 2 beds (that is not within a suite)			No stormwater charge
		\$ 11,231.50	per bedroom with 3 or more beds (that is not within a suite)			No stormwater charge
	Nature-based tourism, involving onsite accommodation	\$ 8,022.50	per suite (with 1 or 2 bedrooms)			No stormwater charge
		\$ 11,231.50	per suite (with 3 or more bedrooms)			No stormwater charge
		\$ 8,022.50	per bedroom with 1 or 2 beds (that is not within a suite)			No stormwater charge
		\$ 11,231.50	per bedroom with 3 or more beds (that is not within a suite)			No stormwater charge
	Short-term accommodation	\$ 8,022.50	per suite (with 1 or 2 bedrooms)			No stormwater charge
		\$ 11,231.50	per suite (with 3 or more bedrooms)			No stormwater charge
Tourist park		\$ 8,022.50	per bedroom with 1 or 2 beds (that is not within a suite)			No stormwater charge
		\$ 11,231.50	per bedroom with 3 or more beds (that is not within a suite)			No stormwater charge
		\$ 8,022.50	per cabin (with 1 or 2 bedrooms)			No stormwater charge
		\$ 11,231.50	per cabin (with 3 or more bedrooms)			No stormwater charge
		\$ 8,022.50	per cabin (with 1 or 2 bedrooms)			No stormwater charge
		\$ 11,231.50	per cabin (with 3 or more bedrooms)			No stormwater charge
Accommodation (long term)	Community residence	\$ 16,045.00	per bedroom with 1 or 2 beds			No stormwater charge
		\$ 22,464.00	per bedroom with 3 or more beds			No stormwater charge
	Rooming accommodation	\$ 8,022.50	per suite (with 1 or 2 bedrooms)			No stormwater charge
		\$ 11,231.50	per suite (with 3 or more bedrooms)			No stormwater charge
		\$ 8,022.50	per bedroom with 1 or 2 beds (that is not within a suite)			No stormwater charge
		\$ 11,231.50	per bedroom with 3 or more beds (that is not within a suite)			No stormwater charge
	Relocatable home park	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge
		\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge
	Retirement facility	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge
		\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge
Rural workers' accommodation	\$ 16,045.00	per 1 or 2 bedroom dwelling			No stormwater charge	
	\$ 22,464.00	per 3 or more bedroom dwelling			No stormwater charge	

Pieces of assembly	Club	\$	56.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Community use	\$	56.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Function facility	\$	56.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Funeral parlour	\$	56.20	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (bulk goods)	Place of worship	\$	56.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Agricultural supplies store	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Bulk landscape supplies	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Garden centre	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (retail)	Hardware and trade supplies	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Outdoor sales	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Showroom	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Adult store	\$	144.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Car Wash	\$	144.40	per m ² of wash bay area	\$	Non-worsening	No stormwater charge
	Food and drink outlet	\$	144.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Service industry	\$	144.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Service station	\$	144.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Shop	\$	144.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Shopping centre	\$	144.40	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (office)	Office	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Sales office	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
Education facility	Child care centre	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Community care centre	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Educational establishment	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Educational establishment for the Flying Start for Qld Children	\$	-	Nil charge	\$	Non-worsening	No stormwater charge
	Environmental facility	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
Entertainment	Bar	\$	160.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Hotel (non-residential component)	\$	160.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Nightclub entertainment facility	\$	160.40	per m ² GFA	\$	Non-worsening	No stormwater charge
	Theatre	\$	160.40	per m ² GFA	\$	Non-worsening	No stormwater charge
Indoor sport and recreation	Indoor sport and recreation -	\$	160.40 non court area & 16.00 court area	per m ² GFA	\$	Non-worsening	No stormwater charge
Industry	Low impact industry	\$	40.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Marine industry	\$	40.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Medium impact industry	\$	40.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Research and technology industry	\$	40.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Rural industry	\$	40.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Transport Depot	\$	40.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Warehouse	\$	40.00	per m ² GFA	\$	Non-worsening	No stormwater charge
High Impact industry	High Impact industry	\$	56.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Special industry	\$	56.20	per m ² GFA	\$	Non-worsening	No stormwater charge
Low Impact rural	Animal husbandry	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Cropping	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Permanent plantations	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Renewable energy facility	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
High Impact rural	Aquaculture	\$	16.00	per m ² GFA	\$	Non-worsening	No stormwater charge

	Intensive animal industries	\$	16.00	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Intensive horticulture	\$	16.00	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Wholesale nursery	\$	16.00	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Winery	\$	16.00	per m ² GFA	\$	Non-worsening	No stormwater charge	
Essential services	Detention facility	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Emergency services	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Health care services	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Hospital	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Residential care facility	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Veterinary services	\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
			\$	112.30	per m ² GFA	\$	Non-worsening	No stormwater charge
Specialised uses	Council will calculate an infrastructure charge on the approved uses at the time the decision is made, the charge will be recalculated at the time of payment.							
	Air services				\$	Non-worsening	No stormwater charge	
	Animal keeping							
	Beach							
	Crematorium							
	Extractive industry							
	Major electricity infrastructure							
	Major sport, recreation and entertainment facility							
	Motor sport facility							
	Nature-based tourism, not involving onsite accommodation							
	Non-resident workforce accommodation							
	Outdoor sport and recreation							
	Outstation							
	Parking station							
	Port services							
	Resort complex							
	Substation							
	Tourist attraction							
	Utility installation							
	Other uses	Genitery	\$	-	Nil charge	\$	Non-worsening	No stormwater charge
Home based business		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Landing		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Market		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Park		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Roadside stalls		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Telecommunications facility		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Temporary uses	\$	-	Nil charge	\$	Non-worsening	No stormwater charge		
A use not otherwise listed in this table								
The maximum adopted charge contained in this table is the charge that appropriately reflects the use at the time of assessment								

8.9 OPERATIONAL PLAN 2025/2026

Date Prepared: 8 May 2025

Author: Director Corporate and Community Services

Attachments: 1. Operational Plan 2025/2026 [↓](#)

EXECUTIVE SUMMARY

The *Local Government Regulation 2012* requires that each local government must prepare in annual Operational Plan that is to be adopted prior to, or at the same time as, the adoption of the annual budget.

This report presents the proposed Operational Plan for the 2025 – 2026 financial year.

RECOMMENDATION

That the Operational Plan for the 2025 – 2026 financial year, as attached, be adopted.

BACKGROUND

Council is required by legislation to adopt an annual Operation Plan. The Operational Plan must be consistent with the annual budget and show how the local government will progress the implementation of the five (5) year Corporate Plan during the period of the annual operational plan and manage operational risks.

The operational plan attached hereto shows those projects and activities that are intended to be progressed during the next twelve (12) months (1 July 2025 to 30 June 2026).

RISK IMPLICATIONS**Political and Reputational**

The Operational Plan will ensure that Council will achieve the strategic outcomes desired in the adopted 2024 -2028 Corporate Plan.

Legal and Compliance

The adoption of the Operational Plan is a requirement of the *Local Government Regulation 2012*.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Preparation of an annual Operational Plan is a requirement of the *Local Government Regulation 2012*. The plan includes a section showing how identified operational risks will be managed during the period of the operational plan.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

The Operational Plan is to be consistent with the Council's budget and refers to capital projects that will be carried out during the 2025/2026 financial year.

Operating

A number of the projects / activities listed in the Operational Plan will be undertaken via Council's operational budget.

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.

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.

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

Once adopted, the projects/activities listed in the operational plan will be progressed during the 2025 /2026 financial year and reports on progress submitted to Council on a quarterly basis.



OPERATIONAL PLAN

2025/2026



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Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

CONTENTS

SECTION 1: ABOUT THE OPERATIONAL PLAN.....4
SECTION 2: MANAGING OPERATIONAL RISK.....5
 RISK MANAGEMENT POLICY OBJECTIVES.....5
 RISK MANAGEMENT PRINCIPLES.....6
SECTION 3: 2025/2026 OPERATIONAL PLAN PROJECTS6

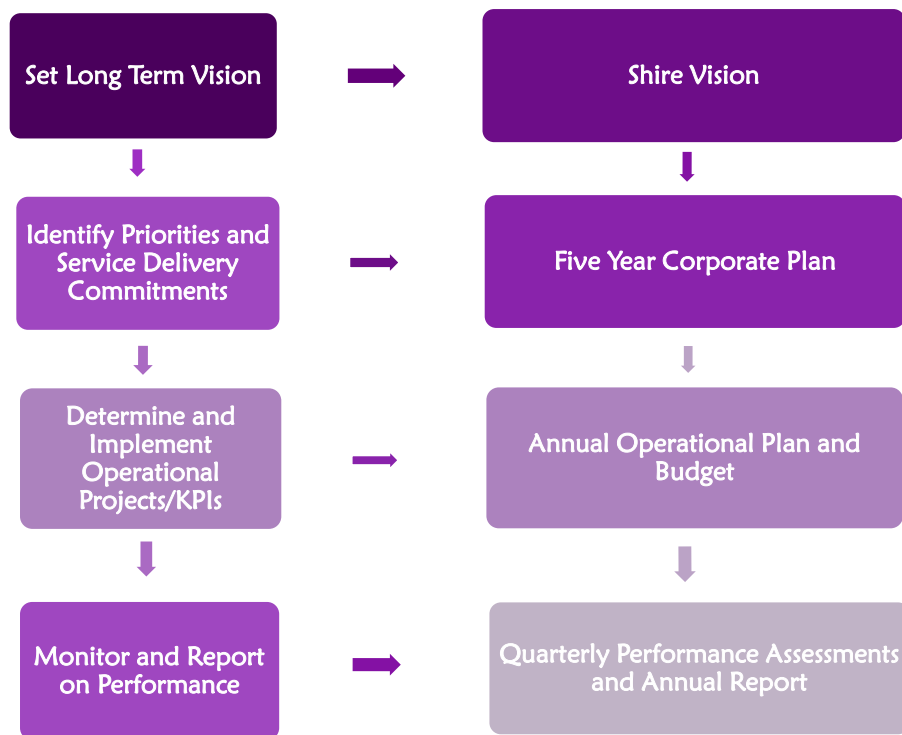


Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

SECTION 1: ABOUT THE OPERATIONAL PLAN

The Mareeba Shire Council Operational Plan 2025/26 is a key plan for the shire, as it translates our priorities and services, set out in our five-year Corporate Plan, into measurable actions for the financial year. Progress is regularly reported during the year to Council. A performance report is presented to Council and the community every three months as well as an Annual Report. These reports include information on the delivery of key projects and achievement of performance targets as per the relevant financial year's Operational Plan.

The diagram below represents the strategic planning framework used by Council and illustrates where the Operational Plan fits within that framework:



Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

SECTION 2: MANAGING OPERATIONAL RISK

Identified operational risks will be managed in accordance with Council's adopted Enterprise Risk Management Policy and Enterprise Risk Management Framework, having regard to the nature of the risks and the likelihood and consequence ratings applied to them as determined by the risk analysis process.

RISK MANAGEMENT POLICY OBJECTIVES

- Align risk management activities with objectives as identified in Council's corporate and operational plans;
- Promote risk management principles as a strategic tool to ensure better informed decision making throughout Council;
- Embed a culture of risk management across Council;
- Minimise or eliminate adverse impacts from Council's services or infrastructure on the community, visitors and the environment;
- Capitalise on identified opportunities;
- Safeguard Council's employees, contractors, committees, volunteers, assets, financial sustainability, property, reputation and information;
- Maintain and improve the safety, reliability and quality of service provided by Council, within Council's controls and capabilities.

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

RISK MANAGEMENT PRINCIPLES

Management and employees must assume responsibility for Enterprise Risk Management (ERM) facilitated by the following guiding principles:

- **Adoption of a governance framework** - The Enterprise Risk Management Framework and Enterprise Risk Management Process outlines accountabilities and obligations, and guides the implementation and ongoing monitoring of risk throughout Council.
- **Adds value** - Alignment and integration with Council's Corporate and Operational Planning, and budget deliberation processes.
- **ERM is an integral part of organisational processes** - Management endorsed integration in all business processes.
- **ERM informs all decision making** - Decision makers are making informed decisions cognisant of relative risks.
- **ERM promotes a safer work environment** - Risk management integrated with Council's Workplace Health and Safety, promoting safe work practices and a safer work environment.
- **Explicitly addresses uncertainty** - Taking account of uncertainty, the nature of uncertainty and how it can be addressed.
- **Systematic, structured, timely and tailored** - Tailored to meet Council's corporate objectives and providing a systematic, structured and timely approach to risk assessment.
- **Based on best available information and experience** - Utilisation of generally accepted risk mitigation techniques for managing risks.
- **Transparent, inclusive and responsive to change** - Timely involvement of stakeholders at all levels, ensuring ERM remains relevant and up to date.

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

SECTION 3: 2025/2026 OPERATIONAL PLAN PROJECTS

Financial Sustainability and Governance					
“A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Long-term Financial Plan	FG 1	Effective and sustainable financial management	Finance	<ul style="list-style-type: none"> Ensure Long Term Asset Management Plan and Financial Plan aligns with revised Sub-Asset Management Plans and Local Government Infrastructure Plan 	
Comprehensive Asset Revaluations:	FG 1	Effective and sustainable financial management	Finance	<ul style="list-style-type: none"> Comprehensive revaluations 	
<ul style="list-style-type: none"> Footpaths 	TI 2	Sustainable Infrastructure for the future			
Internal Access to Financial Information	FG 2 FG 3	Effective Business Management A Skilled and Sustainable Workforce	Finance	<ul style="list-style-type: none"> More users able to operate financial systems and locate relevant documentation Provide in-house training and support 	
Information Systems Strategy implementation	FG 2	Effective business management	Information Systems & Governance	<ul style="list-style-type: none"> Continue to provide further system enhancements Transition Technology One to CiAnywhere 	

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

Financial Sustainability and Governance					
“A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services.”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Sustainable Workforce	FG 3	A skilled and sustainable workforce	Human Resources	<ul style="list-style-type: none"> • Training and development to improve efficiencies and ensure workplace safety 	
Workforce Management	FG 3	A skilled and sustainable workforce	Human Resources	<ul style="list-style-type: none"> • Review recruitment process and employer branding initiatives 	
Cybersecurity Enhancements	FG 4	Effective governance	Information Systems & Governance	<ul style="list-style-type: none"> • Continue to monitor security measures as defined by the ACSC Essential 8 • Renew incident response partnership • Continue cyber awareness and response training 	
Compliance Monitoring	FG 4	Effective governance	Human Resources	<ul style="list-style-type: none"> • Comply with relevant legislative requirements • Comply with requirements of the LGW Mutual Risk Obligation program 	
Accountable Decision Making	FG 4	Effective governance	All	<ul style="list-style-type: none"> • Fulfill Audit Committee objectives including implementation of Internal Audit Plan • Achieve External Audit compliance • Prepare and present Annual Report in line with statutory and regulatory requirements 	

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

Community and Culture					
“An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Arts Connection to Tourism	CC 2	A vibrant and healthy community	Customer & Community	<ul style="list-style-type: none"> Promote public art trail Implement Regional Art Development Fund (RADF) community grant round Implement arts sector capability building activities through RADF 	
Enhanced Online Presence	CC 1	An engaged community	All	<ul style="list-style-type: none"> Improved access to online information and services 	
Community Safety	CC 2 EG 2	A vibrant and healthy community Effective strategic partnerships	Customer & Community Office of the CEO	<ul style="list-style-type: none"> Advocate for community safety 	
Disaster Resilience	CC 3	A resilient community	Customer & Community Office of the CEO	<ul style="list-style-type: none"> Promote resilience through Get Ready initiatives Support LDMG 	

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

Transport and Infrastructure					
“The provision of quality infrastructure to service our growing community using sound asset management principles.”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Review Asset Management Plans across asset classes	<p>TI 1</p> <p>TI 2</p> <p>LE 1</p> <p>FG 1</p>	<p>Safe, reliable and resilient infrastructure</p> <p>Sustainable Infrastructure for the future</p> <p>Attractive and accessible public facilities</p> <p>Effective and sustainable financial management</p>	<p>Assets & Projects</p> <p>Technical Services</p> <p>Finance</p> <p>Works</p>	<ul style="list-style-type: none"> • Undertake data verification • Undertake condition assessment and defect identification across individual asset classes. • Document and review maintenance prioritisation and operational activities • Improvement of asset management processes to be reflected in Long Term Asset Management Plan and Long-Term Financial Plan • Undertake interim amendment of LGIP and incorporate into LTAMP 	
Restoration of assets damaged by disasters	TI 1	Safe, reliable and resilient infrastructure	Disaster Recovery Works	<ul style="list-style-type: none"> • Rectify disaster impacted infrastructure assets in accordance with funding guidelines and approvals 	
Secure Water Supply	TI 1	Safe, reliable and resilient infrastructure	Water & Waste	<ul style="list-style-type: none"> • Implement water treatment and reticulation asset renewal projects 	

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

Transport and Infrastructure					
“The provision of quality infrastructure to service our growing community using sound asset management principles.”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Roads Strategy	<p>TI 1</p> <p>TI 2</p> <p>EG1</p>	<p>Safe, reliable and resilient infrastructure</p> <p>Sustainable Infrastructure for the future</p> <p>Sustainable economic development and growth</p>	<p>Works</p> <p>Assets & Projects</p> <p>Technical Services</p>	<ul style="list-style-type: none"> Finalise preparation of Roads Strategy 	
Mareeba CBD Blueprint	<p>TI 1</p> <p>TI 2</p> <p>LE 1</p> <p>EG1</p>	<p>Safe, reliable and resilient infrastructure</p> <p>Sustainable Infrastructure for the future</p> <p>Attractive and accessible public facilities</p> <p>Sustainable economic development and growth</p>	<p>Assets & Projects</p>	<ul style="list-style-type: none"> Progress development of Mareeba CBD Blueprint 	

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

Liveability and Environment					
“Improve the liveability of the Shire by enhancing amenity and valuing natural assets”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Waste Management Services Strategy	LE 3	Environmentally responsible service delivery	Water & Waste Finance	<ul style="list-style-type: none"> Review and update Waste Strategy to align with Regional Waste Plan and Council’s future waste management needs 	
Planning Scheme Review	LE 2	Sustainable Planning and protection of environmental assets	Planning & Building	<ul style="list-style-type: none"> Undertake 10 Year review of MSC Planning Scheme and supporting documents Provide updated planning data for LGIP renewal 	
Reef Guardian Council	LE 2	Sustainable Planning and protection of environmental assets	Technical Services	<ul style="list-style-type: none"> Implement Reef Guardian Action Plan 	

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

Economy and Growth					
“Promote and encourage investment in local industry to build a resilient economy.”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Strategic Partnerships	EG 2	Effective strategic partnerships	Office of the CEO	<ul style="list-style-type: none"> Continue active participation in FNQROC Continue to Advocate to State and Federal Governments for key priorities Continue to support LTO and Chamber of Commerce 	
	CC 2	A vibrant and healthy community			
	TI 2	Sustainable Infrastructure for the future			
	LE 1	Attractive and accessible public facilities			
	EG1	Sustainable economic development growth			
Housing Strategy	EG 1	Sustainable economic development and growth	All	<ul style="list-style-type: none"> Implement Local Housing Action Plan (LHAP) initiatives Divest Community Housing for Seniors Service to community management for leveraging additional stock 	
Economic Development Strategy	EG 1	Sustainable economic development and growth	Office of the CEO	<ul style="list-style-type: none"> Prepare an Economic Development Strategy 	

Mareeba Shire Council
OPERATIONAL PLAN 2025/2026

Economy and Growth					
“Promote and encourage investment in local industry to build a resilient economy.”					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	
Mareeba Industrial Estate	EG 1	Sustainable economic development and growth	Technical Services Information Systems & Governance	<ul style="list-style-type: none"> • Implement staged development of Masterplan • Continue promotion and marketing through external agent 	
Tom Gilmore Mareeba Aviation Industrial Precinct	EG 1 EG 2	Sustainable economic development and growth Effective strategic partnerships	Tourism & Economic Development	<ul style="list-style-type: none"> • Produce Promotional Strategy • Promote development 	

8.10 LEASE RENEWAL - TELSTRA LIMITED - LEASE E ON LOT 101 SP323214 - RAILWAY AVENUE MAREEBA

Date Prepared: 15 May 2025
Author: Coordinator Governance & Compliance
Attachments: Nil

EXECUTIVE SUMMARY

This report seeks approval to grant a commercial telecommunications lease renewal over Lease E in Lot 101 SP323214, Railway Avenue Mareeba, for a ten-year term with a ten-year option to Telstra Limited, for the site of a telecommunications tower.

RECOMMENDATION

That Council:

1. Decides that section 236(1)(c)(vi) of the *Local Government Regulation 2012* (Qld) applies;
2. Approves the offer of a commercial lease interest to Telstra Limited over Lease E in Lot 101 SP323214, on Railway Avenue Mareeba for a 10 + 10-year term.

BACKGROUND

Telstra Limited hold a commercial lease for telecommunications tower over Lease E in Lot 101 SP323214, Railway Avenue Mareeba ("Lease E"). The commercial lease has expired, and Telstra Limited have confirmed their intention to renew the lease for the period 1 July 2025 to 30 June 2035.

Lease E accommodates and protects an encroachment of a Telstra mobile phone tower.

It is recommended that Council grant a new Lease for Lease E to Telstra Limited, commencing 1 July 2025, on the following terms:

Term: 01 July 2025 to 30 June 2035
Option: 1 x 10 year option
Rent: \$7,959.89 + GST = \$8,755.89 (incl GST)
Annual increase: 3%
Permitted Use: Encroachment of Telstra Mobile Phone Tower

To comply with the *Local Government Regulation 2012* (Qld), Council has engaged the services of a registered valuer, which confirms the offered commencing leasing rental is greater than the market value, and demonstrates good value for money for Council.

RISK IMPLICATIONS**Legal and Compliance**

Nil.

Health and Safety

Nil.

Service Delivery and IT

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Section 236(1)(c)(vi) of the *Local Government Regulation 2012* (Qld) provides that a local government may dispose of an interest in land (including by lease) other than by tender or auction if the disposal is for the purpose of a lease for a telecommunication tower. The requirements of s. 236(1)(c)(vi) have been met.

Relevantly, section 236(3) provides that Council may only exercise section 236(1)(c)(vi) of the LGR if the consideration for the disposal via lease interest would be equal to, or more than, the market value of the land or the interest in land. Further, exercise of section 236(1)(c)(vi) of the LGR enlivens section 236(5) of the LGR which provides that, for subsection 236(3), a written report about the market value of land or an interest in land from a valuer registered under the *Valuers Registration Act 1992* (Qld) who is not an employee of the local government is evidence of the market value of the land or the interest in land.

The offer of a commercial lease interest to Telstra Limited thus must include an annual lease rental consideration amount equal to or higher than the annual lease rental amount contained within the valuation report provided by the registered valuer. The proposal for a commercial lease interest outlined in this report complies with requirements under the LGR.

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.

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.

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

Telstra Limited to be informed of the resolution and a lease instrument to be finalised.

8.11 COUNCIL POLICY REVIEW

Date Prepared: 27 May 2025

Author: Coordinator Governance & Compliance

Attachments:

1. QPP Privacy Policy [↓](#)
2. Confidentiality Policy [↓](#)
3. Audio Data Collection Policy - CCTV [↓](#)
4. Body Worn Camera Policy [↓](#)
5. Closed Circuit Television (CCTV) System Policy [↓](#)
6. Closed Circuit Television (CCTV) Procedure [↓](#)
7. Procurement Policy [↓](#)

EXECUTIVE SUMMARY

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

RECOMMENDATION

That Council:

1. Repeals the:

Confidentiality Policy – adopted 15 November 2023;

Audio Data Collection Policy – CCTV – adopted 16 April 2024

Body Worn Camera Policy – adopted 24 January 2024

Closed Circuit Television (CCTV) System Policy – adopted 16 April 2024

Closed Circuit Television (CCTV) System Procedure – adopted 16 April 2024

Procurement Policy – adopted 17 July 2024

2. Adopts the:

QPP Privacy Policy

Confidentiality Policy

Audio Data Collection Policy – CCTV

Body Worn Camera Policy

Closed Circuit Television (CCTV) System Policy

Closed Circuit Television (CCTV) System Procedure

Procurement Policy

BACKGROUND***QPP Privacy Policy (new)*****Purpose**

To describe how Council collects, stores, manages, uses and discloses 'personal information' as defined in accordance with the Queensland Privacy Principles (QPPs) contained in the *Information Privacy Act 2009* (Qld) (IP Act).

Summary of introductory provisions

The *Information Privacy and Other Legislation Amendment Act 2023* (Qld) (IPOLA) was recently passed to amend the *Information Privacy Act 2009* (Qld) (IP Act) and the *Right to Information Act 2009* (Qld) with many of the amendments under the IPOLA to take effect on 1 July 2025 and this new Council policy must take effect only on that date.

The amendments under the IPOLA to the IP Act involve a re-write of the Information Privacy Principles set out in Schedule 3 of the IP Act and these are now termed Queensland Privacy Principles (QPPs). Subsection 1.3 of the new QPP1 now articulates a mandatory requirement for public agencies to adopt a QPP Privacy Policy.

Further existing Council policy instruments have also been affected by the IPOLA necessitating minor version review and these are presented below.

Confidentiality Policy

This instrument has been impacted by the abovementioned IPOLA statute necessitating minor version amendments to align with statutory requirements effective 1 July 2025.

Purpose

To set out the obligations of staff and Councillors in relation to handling of confidential information in accordance with requirements under the *Local Government Act 2009* (Qld).

Summary of amendments

- a. Header matrix – Responsible Officer field: omit Manager Development & Governance, insert Senior Advisor Governance & Compliance; Review Officer field: omit Manager Development & Governance, insert Manager Information Systems & Governance
- b. Section 3.1 Requirements – bullet point one; update wording to reflect compliance requirements for collection of personal information by operation of the *Information Privacy and Other Legislation Amendment Act 2023* (Qld) effective 1 July 2025; bullet point seven; omit redundant reference to CEO as 'authorised person'; insert authority reference to CEO or Director as authority for determinations where doubt exists that information constitutes confidential information; bullet point four; omit term 'personal', insert term 'confidential';
- c. Page 2 of 4 – insert new footnote 2 reference to sch 3, QPP 5; insert new footnote 3 reference to sch 3 QPP 3.1; footnote 4; omit reference to sch 3, s 2(3), insert reference to QPP 3.5; insert new footnote 5 reference to Council's *Data Breach Response Plan*
- d. Section 5 Definitions – omit redundant definition of 'Authorised person reference relevant to amended bullet point seven of section 3.1; update definition for 'Personal information' to align with IPOLA amendment
- e. Page 3 of 4 – omit redundant reference to authorised persons provision in *Local Government Act 2009* (Qld)

- f. Section 6 Related Documents and References – insert reference to new policy instruments *QPP Privacy Policy (new)* and *Data Breach Response Plan*.
- g. Section 7 Review – omit responsible Manager Development & Governance, insert Manager Information Systems & Governance.

Audio Data Collection Policy – CCTV

This instrument has been impacted by the abovementioned IPOLA statute necessitating minor version amendments to align with statutory requirements effective 1 July 2025.

Purpose

To provide a principled framework for assessment and approval of proposals for purpose-specific enabling of audio data collection capability to support CCTV installations within and around Council controlled facilities to ensure compliance with obligations arising under specific legislation.

Summary of amendments

- a. Header matrix – Responsible Officer and Author fields; update position descriptions to align with current organisational structure
- b. Page 1 of 5 footer – omit HR compatibility Statement declaration
- c. Section 3.1 General Assessment Principles bullet point 8 – update reference to *Public Records Act 2003 (Qld)*
- d. Page 2 of 5 – update footnotes 5 and 6 *Public Records Act 2023 (Qld)* s 9 reference to public record definition
- e. Section 3.3 bullet point 4 – update Manager Information Systems & Governance position description
- f. Page 3 of 5 – update footnote references to amend reference from Information Privacy Principles to Queensland Privacy Principles
- g. Section 5 Definitions – update personal information definition to align with new definition under the *Information Privacy and Other Legislation Amendment Act 2023 (Qld)*
- h. Section 6 Related Documents and References – update *Public Records Act 2023 (Qld)* title reference
- i. Page 4 of 5 – update footnote numbering sequence
- j. Section 7 Review – update Manager Information Systems & Governance position description

Body Worn Camera Policy

This instrument has been impacted by the abovementioned IPOLA statute necessitating minor version amendments to align with statutory requirements effective 1 July 2025.

Purpose

To declare a principled approach to the implementation and operation of Body Worn Cameras (BWC) used by Mareeba Shire Council ("Council") officers and to ensure that any audio/video recording data captured is used lawfully.

Summary of amendments

- a. Header matrix – Responsible Officer, Review Officer and Author fields; update position descriptions to align with current organisational structure
- b. Page 1 of 4 footer – omit HR compatibility Statement declaration
- c. Section 5.5 bullet point 1 – update Manager Information Systems & Governance position description
- d. Page 3 of 4 – update footnote 3 to align with *Information Privacy and Other Legislation Amendment Act 2023* (Qld)
- k. Section 6 Definitions – update personal information definition to align with new definition under the *Information Privacy and Other Legislation Amendment Act 2023* (Qld)
- l. Section Related Documents and References – update *Public Records Act 2023* (Qld) title reference
- m. Section 8 Review – update Manager Information Systems & Governance position description

Closed-Circuit Television (CCTV) System Policy

This instrument has been impacted by the abovementioned IPOLA statute necessitating minor version amendments to align with statutory requirements effective 1 July 2025.

Purpose

To set out the principles governing the establishment and management of Council's Closed-Circuit Television (CCTV) systems.

Summary of amendments

- a. Header matrix – Responsible Officer and Author fields; update position descriptions to align with current organisational structure
- b. Page 2 of 6 – update footnote 1 reference to *Public Records Act 2023* (Qld); update footnote 6 reference to *Information Privacy Act 2009* (Qld) as impacted by IPOLA
- c. Page 5 of 6 – update footnote 9 reference to *Public Records Act 2023* and associated QSA published Records Governance Policy
- d. Section 6 Related Documents and References – omit reference to Council's internal published *Administrative Access Scheme Policy*; insert *Public Records Act 2023* (Qld)
- e. Update reference to position descriptions throughout to align with current organisational structure

Closed-Circuit Television (CCTV) System Procedure

This instrument has been impacted by the abovementioned IPOLA statute necessitating minor version amendments to align with statutory requirements effective 1 July 2025.

Purpose

To provide a framework for the management and operation of Council's Closed-Circuit Television (CCTV) system.

Summary of amendments

- a. Header matrix – Responsible Officer and Author fields; update position descriptions to align with current organisational structure
- b. Section 3.2.1 bullet point four – update references to Queensland Privacy Principles mandated under IPOLA
- c. Page 2 of 5 – omit footnote 1 reference to Council’s internal published *Administrative Access Scheme Policy*; update footnote 2 QPP reference mandated under IPOLA
- d. Section 3.3 – update references to Queensland Privacy Principles mandated under IPOLA
- e. Page 3 of 5 – update footnote 6 reference to QPP5
- f. Section 6 Related Documents and References – omit reference to Council’s internal published *Administrative Access Scheme Policy*
- g. Update reference to position descriptions throughout to align with current organisational structure

Procurement Policy**Purpose**

Council’s position on the acquisition of goods and services and carrying out of the procurement principles to ensure all Council officers adhere to sound contracting principles in the course of day-to-day operations to achieve value for money for Council.

Summary of amendments

- a. Section 4.5 – update wording in para 1 to accommodate procurement under exception provisions referred to in section 4.10 of the policy; omit para 3 reference to notation requirements for procurement under emergency or sole supplier provisions; omit para 4 reference to notation requirements under exercise of pre-qualified supplier arrangement
- b. Section 4.6 sentence 3 – apply grammatical operator amendment; omit words ‘is to’, insert word ‘should’
- c. Section 4.8 para 2 – omit reference to requirement for presentation to Council of consolidated report of variations via Monthly Finance Report
- d. Section 4.9 para 1 – insert reference to operation of section 4.10 procurement exception provisions
- e. Section 4.10 – sub-section identifier replacement; omit level two sub-section identifier range 4.11-4.15; insert replacement level three sub-section identifier range 4.10.1-4.10.5; insert extended word string for Sole Supplier level three sub-section heading identifier 4.10.2
- f. Section 4.16 – sub-section identifier replacement: omit level two sub-section identifier range 4.16-4.22; insert replacement level two sub-section identifier range 4.11-4.17
- g. Section 8 Review – update relevant review officer position description to align with established employee position description naming protocols
1.

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.

IMPLEMENTATION/COMMUNICATION

Policy library and website updated to publish.



QPP Privacy Policy

Policy Type	Governance Policy	Version:	1.0
Responsible Officer	Coordinator Governance & Compliance	Date Approved:	18/06/2025
Review Officer:	Manager Information Systems & Governance	Review Due:	01/06/2029
Author:	Coordinator Governance & Compliance	Commencement:	01/07/2025

1. PURPOSE

To describe how Council collects, stores, manages, uses and discloses ‘personal information’ as defined in accordance with the Queensland Privacy Principles (QPPs) contained in the *Information Privacy Act 2009* (Qld) (IP Act).¹

2. SCOPE

This policy applies across Council.

3. POLICY STATEMENT

This policy sets out how Council manages personal information, including:

- a) the kinds of personal information we collect and hold, how we collect and hold that personal information, and the purposes for which we collect, hold, use and disclose personal information
- b) how you may complain about our handling of your personal information, and how we will deal with the complaint.

3.1 COLLECTION OF PERSONAL INFORMATION

Council collects personal information required to exercise our statutory functions and meet our legal obligations. We may collect this personal information in writing or by recording information provided verbally. We collect personal information directly from individuals who access our services and indirectly from third parties as part of carrying out our business functions. The kind of personal information we collect from individuals directly includes names, contact details and details of the matter or concern for which a person may deal with Council. Examples include lodgement of an application, complaint or business transaction such as an animal registration renewal or change of property ownership records.

3.1.1 Sensitive Information

Council may also collect sensitive information as defined herein. In a general sense, we will only collect sensitive information directly from the individual if it is about them or with their consent, or otherwise in accordance with our obligations under the IP Act.

The kinds of personal information including ‘sensitive information’ we collect, and hold are set out in the table below.

¹ See *Information Privacy Act 2009* (Qld) sch 3. See particularly QPP 1.3.

QPP Privacy Policy

Council business function	Kind of personal information, how and why we collect that personal information
Applications and Customer Requests (any)	Council collects personal information on any application form from multiple sources including physical documents lodged with Council or via Council’s website. Examples include applications for approval to undertake a regulated activity such as the keeping of animals (registrations), a building or development approval.
Complaint management and investigations	Council collects personal information from and about persons who lodge complaints about Council services. This includes names, contact details, details on the substance of a complaint or expression of dissatisfaction, investigation into the complaint and the outcome of the complaint.
Surveys	Council may collect personal information when inviting participation in voluntary surveys conducted at the conclusion of a process for the purpose of gauging satisfaction with our services.
Social media platforms	Council uses social media platforms to communicate with the public about its work and to raise awareness on matters affecting residents. When individuals communicate with Council via these social media platforms, we collect any personal information persons provide when communicating with Council.
Intergovernmental communications	Council collects personal information during routine communication exchanges with other Local and State government departments. Examples include consultations on development related matters or land valuations resulting from changes in property ownership.
Public Event Participation and Attendance	Council collects personal information from persons who attend or participate in Council events (e.g., registration in an annual Christmas light competition event or participation in a public event during which images of persons may be captured).
Recruitment and Contractors	Council collects and holds personal information about people who apply to work at Council. This includes names, contact details, application documentation, identification information, assessments for suitability, referees and references.
Information collected through Council’s website	Council collects personal information through our website where it is provided by individuals who use an online form (e.g., to complete and lodge an application form of any type).
Regulatory functions and asset protection	Council collects personal information via image capture through video devices located at Council facilities and this may include audio capture (e.g., a CCTV device located at a Council controlled library facility or images captured through a body worn camera device worn by a local laws officer during undertaking of routine regulatory duties.

3.2 USE AND DISCLOSURE OF PERSONAL INFORMATION

Council uses and discloses personal information for the purpose for which the personal information was collected, including:

QPP Privacy Policy

- i. Exercising our powers or performing our statutory functions and duties as a regulatory authority and service provider to the community such as assessment and handling of application forms, handling of complaints or responding to general enquiries.
- ii. Managing associated business functions, such as recruitment and human resources administration

Council may also use or disclose personal information with the express consent of the affected person or where Council is authorised or required under Australian law. This may include disclosure to a court or tribunal, for example where a matter is referred to the Queensland Civil and Administrative Tribunal or the Crime and Corruption Commission.

3.3 ACCESS AND CORRECTION OF PERSONAL INFORMATION

Access and correction rights are contained in the *Right to Information Act 2009* (Qld) (RTI Act).² Persons may apply directly to Council to access or correct their own personal information.

3.4 DISCLOSURE OUTSIDE AUSTRALIA

Council would generally disclose personal information overseas only when necessary to address a complaint or application with our statutory functions and obligations. For instance, where a complainant or applicant is overseas.

However, when you communicate with Council via a social media platform, the social media provider and its partners may collect and hold your personal information overseas. Council also uses Survey Monkey to conduct voluntary surveys from time to time, which may involve the collection and disclosure of participants' personal information to an overseas server for secure storage.

Where Council discloses personal information overseas, this will usually occur with agreement, where we are authorised or required by law, or otherwise consistently with our obligations under the IP Act.

3.5 DEALING WITH COUNCIL ANONYMOUSLY OR USING A PSEUDONYM

People can deal with Council via use of the enquiry forms on our website anonymously or by using a pseudonym.³

Complaints about Council can be made anonymously or by using a pseudonym but, depending on the nature of the complaint, Council may not be able to action a complaint and/or provide a response without a person's identity (e.g., where a complaint relates to a particular individual's file).

Anonymous or pseudonymous interaction is not possible for some functions, such as applying for an internal review of a Council decision, lodging a privacy complaint, and certain regulatory matters. We are required to collect information such as name, contact details and details of the matter so we can deal with the matter effectively and in accordance with our statutory duties.

3.6 SECURITY OF PERSONAL INFORMATION

Council holds personal information securely and takes reasonable steps to protect it from misuse, interference, loss, unauthorised access, modification or disclosure. Council has security protocols to protect personal information and to ensure it can be accessed only by authorised employees of Council.

² See *Right to Information Act 2009* (Qld) s 78C

³ See *Information Privacy Act 2009* (Qld) sch 3, QPP 2.1.

QPP Privacy Policy

Where permitted by the *Public Records Act 2023* (Qld), Council will take reasonable steps to destroy or deidentify unsolicited personal information or personal information that is no longer required for any of its functions in accordance with our obligations under the QPPs and if it is lawful to do so.

3.7 PRIVACY COMPLAINTS ABOUT COUNCIL

If you believe that Council has not handled your personal information in accordance with the IP Act, you can make a privacy complaint. You can only make a privacy complaint on behalf of another person if they have authorised you to do so, they are a minor/child and you are their parent or guardian, they lack capacity, and you are their guardian or have other legal authority to act for them.

To make a privacy complaint about Council, you must send your complaint to Council in writing and include:

- an address for us to respond to you (e.g., an email address).
- details about the matter or issues you are complaining about (e.g., what did Council do or not do with your personal information that you believe breached the QPPs and the IP Act).

You must send your complaint to Council within 12 months of becoming aware of the act or practice you think constitutes a breach by Council of the IP Act. If you are making a privacy complaint for someone else, please include an authority from them or other evidence (e.g., a birth certificate showing that they are a minor/child and you are their parent).

3.7.1 *Contact addresses for initial privacy complaints*

Email: Info@msc.qld.gov.au

Post: Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

3.7.2 *Timeframe for handling of privacy complaint and further right of review*

Council has 45 business days to resolve the privacy complaint to your satisfaction.

If this does not occur, you can escalate your complaint to the Office of the Information Commissioner at the following contact addresses:

Email: complaints@oic.qld.gov.au

Post: Office of the Information Commissioner
PO Box 10143 Adelaide Street
BRISBANE QLD 4001

Your complaint will be managed in the same way as complaints about other agencies are managed and will be dealt with by officers who have had no involvement in handling the initial complaint or the activities the subject of the initial complaint.

4. REPORTING

No additional reporting is required

QPP Privacy Policy

5. DEFINITIONS

Disclosure – means where an entity (first entity) discloses personal information to another entity (second entity) if:

- (a) the second entity does not know the personal information, and is not in a position to be able to find it out; and
- (b) the first entity gives the second entity the personal information, or places it in a position to be able to find it out; and
- (c) the first entity ceases to have control over the second entity in relation to who will know the personal information in the future.⁴

Personal Information – means information or an opinion about an identified individual or an individual who is reasonably identifiable from the information or opinion—

- (a) whether the information or opinion is true or not; and
- (b) whether the information or opinion is recorded in a material form or not.⁵

Sensitive Information – means the following:

- (a) information or an opinion about an individual's:
 - (i) racial or ethnic origin; or
 - (ii) political opinions; or
 - (iii) membership of a political association; or
 - (iv) religious beliefs or affiliations; or
 - (v) philosophical beliefs; or
 - (vi) membership of a professional or trade association; or
 - (vii) membership of a trade union; or
 - (viii) sexual orientation or practices; or
 - (ix) criminal record;
- (b) health information about an individual; or
- (c) genetic information about an individual that is not otherwise health information; or
- (d) biometric information that is to be used for the purpose of automated biometric verification or biometric identification; or
- (e) biometric templates.⁶

6. RELATED DOCUMENTS AND REFERENCES

Information Privacy Act 2009 (Qld)
Public Records Act 2023 (Qld)
Right to Information Act 2009 (Qld)

7. REVIEW

It is the responsibility of the Manager Information Systems & Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

⁴ *Information Privacy Act 2009* (Qld) s. 23(2)

⁵ *Ibid* s 12.

⁶ *Ibid* sch 5.



Confidentiality Policy

Policy Type	Governance Policy	Version:	3.1
Responsible Officer	Senior Advisor Governance & Compliance	Date Approved:	18/06/2025
Review Officer:	Manager Information Systems & Governance	Review Due:	15/10/2027
Author:	Senior Advisor Governance & Compliance	Commencement:	01/07/2025

1. PURPOSE

To set out the obligations of staff and Councillors in relation to handling of confidential information in accordance with requirements under the *Local Government Act 2009* (Qld).¹

2. SCOPE

This policy applies to all representatives of Mareeba Shire Council.

For the purpose of this policy, "Council representatives" includes persons who are or have been:

- a Councillor
- an employee
- contracted staff or supplier
- a volunteer

The policy applies to confidential information Council representatives have acquired whilst engaged by (or duly elected to) Council.

3. POLICY STATEMENT

Council operates in an environment of public accountability in which it seeks to inform the public of issues under consideration and the nature of decisions made by Council. Therefore, information should ordinarily be released to the public unless there are compelling reasons which indicate that this is not in the public interest, or such release is prevented by legislation.

At the same time, Council is conscious of the need to handle Council information in a way that promotes and maintains the public’s trust and confidence in the integrity of local government.

For the purposes of this policy, personal information is deemed to be confidential information.

3.1 REQUIREMENTS

- Personal information collected by Council must comply with Queensland Privacy Principles (QPPs) 3 and 5 (Schedule 3 of the *Information Privacy Act 2009* (Qld)). These QPPs set out steps that Council must take to notify individuals of the purpose for the collection, the main consequences, if any, for an individual where the information is not collected, how the information will be used, the existence of Council’s QPP Privacy Policy and how the individual can access or correct the collected

¹ See *Local Government Act 2009* (Qld) s 200 (employees). See also s 171 (Councillors).

Confidentiality Policy

information and to whom it may be disclosed.² The information must be reasonably necessary for, or directly related to, Council's business functions or activities³ and the means of collection must be lawful and fair.⁴

- Council confidential information must only be used in ways that promote and maintain the public's trust and confidence in the integrity of Council.
- Confidential information must not be released unless cleared by the appropriate authority or required by legislation. Release of information includes:
 - verbally telling any person about the information or part of the information;
 - providing or letting someone see the original or a copy of documentation or any part of documentation which is confidential;
 - paraphrasing (putting into your own words) any confidential information and providing that in writing or verbally.
- Any incident that results in the inadvertent release of confidential information to an unintended or incorrect recipient(s) must be reported to the CEO.⁵
- Councillors and employees must exercise due care when handling or using confidential information.
- Councillors and employees may only access confidential information for a relevant purpose as declared by legislation, formally adopted Council and administrative policies and procedures, established Council business protocols and/or formally ratified Council decisions.
- where any doubts exist as to whether the information is considered to be confidential, the Councillor or employee is to act on the assumption that it is confidential until the doubt is removed by the CEO, a Director or via a formal resolution of Council.
- A breach of this policy must be reported to the CEO immediately upon detection.

3.2 CONFIDENTIAL INFORMATION

The following types of information shall be deemed to be confidential to Council unless or until formally released in a particular instance:

- Commercial in confidence information including where the release of information would affect a third party's competitive advantage.
- Information derived from government departments or ministers that has been classified as confidential.
- Information of a personal nature or about personal affairs, for example, personal details of Councillors, employees, and members of the public.

² *Information Privacy Act 2009* (Qld) sch 3, QPP 5

³ *Ibid* sch 3 QPP 3.1.

⁴ *Ibid* sch 3 QPP 3.5.

⁵ See also Council's *Data Breach Response Plan* s 6.4.

Confidentiality Policy

- Information relating to property disposal or acquisition procedures where the release of the information may prejudice Council.
- Financial and legal analysis where the disclosure of that information may compromise Council or a third party.
- Information that could result in action being taken against Council for defamation.
- Information involving legal advice to council or a legal issue or matter before the courts.
- Information that is expressly given to councillors or staff in confidence.
- Information about the appointment, dismissal or discipline of employees or industrial relations matters affecting employees.
- Information about the dismissal or discipline of Council employees or elected members.
- Information about Council's budget including rating concessions unless cleared for public release.
- Contracts proposed to be made by Council.
- Personal details relating to breaches of local laws.
- Personal details relating to rates in arrears.
- Matters involving potential or actual insurance claims and liability.
- Information that the Mayor, CEO or CEO's delegate has declared (or Council has resolved) to be confidential information, until declared to the contrary.

4. REPORTING

No additional reporting is required.

5. DEFINITIONS

Information – means knowledge communicated or received concerning some fact or circumstance; news and knowledge on various subjects, however acquired. Information comes in any number of forms including letters, reports/documents, facsimiles, attachments, tapes, e-mails, electronic media, and/or other forms of information including discussions during formal and informal meetings.

Personal information – means information or an opinion about an identified individual or an individual who is reasonably identifiable from the information or opinion—

- (a) whether the information or opinion is true or not; and
- (b) whether the information or opinion is recorded in a material form or not.⁶

⁶ See *Information Privacy Act* (Qld) s 12.

Confidentiality Policy

6. RELATED DOCUMENTS AND REFERENCES

Information Privacy Act 2009 (Qld)

Local Government Act 2009 (Qld)

QPP Privacy Policy (MSC)

Data Breach Response Plan (MSC)

7. REVIEW

It is the responsibility of the Manager Information Systems & Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.



Audio Data Collection Policy – (CCTV)

Policy Type	Governance Policy	Version:	3.1
Responsible Officer	Manager Information Systems & Governance	Date Approved:	18/06/2025
Review Officer:	Director Corporate & Community Services	Review Due:	16/03/2026
Author:	Senior Advisor Governance & Compliance	Commencement:	01/07/2025

1. PURPOSE

To provide a principled framework for assessment and approval of proposals for purpose-specific enabling of audio data collection capability to support CCTV installations within and around Council controlled facilities to ensure compliance with obligations arising under specific legislation. This policy must be read in conjunction with Council's CCTV policy instruments.

2. SCOPE

- This policy applies across Council.
- This policy does not apply to *personal use* of listening devices as applies to circumstances outside the scope and context of Council's CCTV installations.¹
- This policy does not apply to the use of Body Worn Camera devices.
- This policy does not apply to the collection of audio data for the purpose of animal management related investigations.

3. POLICY STATEMENT

Council is obliged to observe Part 4 of the *Invasion of Privacy Act 1971* (Qld) in relation to use of listening devices where such use may potentially capture a **private conversation**.² Council additionally holds obligations under the *Information Privacy Act 2009* (Qld) (IP Act) in relation to storage, handling and disclosure of any information (to include audio data) captured.

3.1 GENERAL ASSESSMENT PRINCIPLES

Where a proposal is raised for enabling of audio data collection capability at any Council controlled facility where CCTV is installed and operational or is proposed to be installed, Council will have regard for the context of the audio data collection to consider:

- The overarching purpose of the audio data collection enablement—what the audio data collection seeks to achieve—the proposal must align with the relevant *objectives* outlined in Council's existing CCTV policy.³
- The level of necessity for enhanced surveillance to include audio data collection to support the collection of CCTV image data at the subject location. Such necessity should include an objective assessment of the need for capture of enhanced audio material evidence based upon any prior documented incidents occurring at the subject location;

¹ See *Invasion of Privacy Act 1971* (Qld) s 42(2) for use of a listening device by a person who is **party** to a private conversation as defined. See also s 43(2) for the application of exemptions.

² See especially *Invasion of Privacy Act 1971* (Qld) s 43(1) and s 49A offence provision for a corporation and executive liability provision.

³ See especially *Closed-Circuit Television (CCTV) System Policy* (MSC) s 3.1 **points 1-4**. See also s 3.3.

Audio Data Collection Policy (CCTV)

- Council's ability to *justify* the purpose for the audio data collection. Consideration should be afforded to the location of the intended capture. It will be inherently more difficult to justify collection in a non-public place such as a private office or work area for example.
- The level of risk assigned to the absence of audio data—the extent to which the absence of audio data obscures or prevents understanding of the CCTV image data collected at the subject location. To assist, consideration should be afforded to the expected level of additional understanding audio data will provide to the visual imagery data collected at the subject location;
- Assessment of the extent of expectation of persons regularly attending and moving about the subject location that privacy will exist at the subject location—the extent to which persons expect that what is spoken about at the subject location will remain private (see definitions section for **private conversation**). For example, a conversation will not be private in circumstances where a party to the conversation ought reasonably to expect the words may be heard by somebody else, i.e., a conversation held in a public place;⁴
- The length of time that the intended audio data collection is to remain in place along with the future potential of any requirement for prolonged ongoing collection of audio data at the subject location;
- The potential impact of *public perception* arising from the audio data collection activity given the existence of obligation to inform persons of the collection (see particularly, requirements under section 3.2 below);
- That all information collected from an audio enabled CCTV device installation forms the basis of a *public record*⁵ immediately upon collection and is subject to the requirements of the *Public Records Act 2023* (Qld) which in turn imposes obligations on the ownership and keeping of public records.⁶
- That persons hold a right to and may apply for *access* to public records containing their personal information under the *Information Privacy Act 2009* (Qld) and *Right to Information Act 2009* (Qld).⁷

3.2 INFORMATION PRIVACY

Council additionally holds obligations under the IP Act which regulates the collection, storage, handling, use and disclosure of **personal information** collected from any audio enabled CCTV device installation in a Council controlled area.⁸ Collection of audio data must align with lawful purpose and must be consistent with Council CCTV and current recordkeeping policy. Accordingly, the following principles will apply to the assessment of any proposal for enabling of audio data collection at an existing or proposed CCTV installation location:

- Audio data may only be collected for a *lawful purpose* directly related to a function or activity of Council.⁹
- persons who may be captured by the audio data collection enabled CCTV installation, and therefore from whom *information* is collected, **must be made aware** of the purpose of the audio data collection and must be informed of any law authorising the audio data collection and to whom the information may be disclosed.¹⁰ **Appropriate signage must be installed in the subject location** in accordance with Council's CCTV procedure.¹¹
- Council will take all reasonable steps to ensure that personal information that is collected via enabling of audio data in conjunction with any CCTV installation is *relevant* to the purpose for which

⁴ See especially *Invasion of Privacy Act 1971* (Qld) s 43.

⁵ See *Public Records Act 2023* (Qld) s 9 defines "public record" as information recorded on, in or by using any medium that is made, received or kept in the course of another public authority carrying out activities for a purpose of the authority, including the exercise of its statutory, administrative or other public responsibilities; and that evidences the activities, affairs or business of the authority.

⁶ See *Public Records Act 2023* (Qld) ss 11, 13, 14, 15.

⁷ See *Information Privacy Act 2009* (Qld) s 40. See also *Right to Information Act 2009* (Qld) s 23.

⁸ See *Information Privacy Act 2009* (Qld) s 27.

⁹ See *Information Privacy Act 2009* (Qld) sch 3 s 3 – QPP 3. See also *Closed-Circuit Television (CCTV) System Policy* (MSC) s 3.7.

¹⁰ See *Information Privacy Act 2009* (Qld) sch 3 s 5 – QPP 5.

¹¹ See *Closed-Circuit Television (CCTV) System Procedure* (MSC) s 3.3.

Audio Data Collection Policy (CCTV)

it is collected.¹² The personal affairs of an individual must not be unlawfully or unreasonably intruded upon.¹³

- Council will comply with all lawful requirements for use, secure storage, access to and disposal of all information collected from an audio enabled CCTV installation.¹⁴

3.3 APPROVAL

- Enabling of audio data collection will not be considered for a subject location which is not associated with a CCTV installation.
- Any proposal for enabling of CCTV audio data collection will be subject to assessment and approval by Council's Chief Executive Officer or delegated officer with approval issued via emailed authorisation.
- All proposal submissions for enabling of CCTV audio data collection must be accompanied by a report clearly articulating the *identified purpose* and *justification* for the enablement and how the enablement meets the objectives of Council's CCTV policy.
- Where enabling of CCTV audio data collection is approved, the approval will be communicated to the Manager Information Systems & Governance, who will oversee the implementation.

3.4 APPROVAL CONDITIONS

- Approval for enabling of CCTV audio data collection will be subject to the requirements of Council's CCTV policy;
- Approval for CCTV audio data collection will be subject to regular and at minimum, an annual assessment of the necessity for continued data collection. Such assessment will include consideration of all points listed in section 3.1 of this policy. Audio data collection will remain enabled for a CCTV installation location only for the period of time deemed to be necessary to fulfil the original declared and approved purpose;
- CCTV audio data collected must be used only for the originally approved purpose and no other purpose whatsoever.
- Approval for enabling of CCTV audio data collection will be subject to strict adherence to the principles outlined in section 3.2 of this policy.

4. REPORTING

Council will maintain a schedule of current audio enabled CCTV sites in accordance with section 3.1 of Council's *Closed-Circuit Television (CCTV) System Procedure*.

5. DEFINITIONS

CCTV System – means the totality of arrangements for closed-circuit television including, but not limited to, the technological system, staff and operational procedures.

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

¹² See *Information Privacy Act 2009* (Qld) sch 3 s 3 – QPP 3.

¹³ See *Human Rights Act 2019* (Qld) s 25(a). See also s 58(1)—decision making implication.

¹⁴ See *Information Privacy Act 2009* (Qld) sch 3 s 6, 11, 12 – QPP 6, QPP 11 and QPP 12. See also *Closed-Circuit Television (CCTV) System Policy* (MSC) s 3.8. See also *Closed-Circuit Television (CCTV) System Procedure* (MSC) ss 3.2.1-3.2.4. See also *Records Management Policy* (MSC) ss 3.2, 3.3.3.

Audio Data Collection Policy (CCTV)

Personal Information – means information or an opinion about an identified individual or an individual who is reasonably identifiable from the information or opinion—

(a) whether the information or opinion is true or not; and

(b) whether the information or opinion is recorded in a material form or not.¹⁵

Information may include an audio and/or video recording.

Private conversation – means any words spoken by one person to another person in circumstances that indicate that those persons desire the words to be heard or listened to only by themselves or that indicate that either of those persons desires the words to be heard or listened to only by themselves and by some other person, but does not include words spoken by one person to another person in circumstances in which either of those persons ought reasonably to expect the words may be overheard, recorded, monitored or listened to by some other person, not being a person who has the consent, express or implied, of either of those persons to do so.¹⁶

6. RELATED DOCUMENTS AND REFERENCES

Administrative Access Scheme Policy (MSC)

Closed-Circuit Television (CCTV) System Policy (MSC)

Closed-Circuit Television (CCTV) System Procedure (MSC)

Human Rights Act 2019 (Qld)

Information Privacy Act 2009 (Qld)

Invasion of Privacy Act 1971 (Qld)

Public Records Act 2023 (Qld)

Records Management Policy (MSC)

Right to Information Act 2009 (Qld)

7. REVIEW

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

¹⁵ See *Information Privacy Act 2009 (Qld)* s 12

¹⁶ See *Invasion of Privacy Act 1971 (Qld)* s 4.



Body Worn Camera Policy

Policy Type	Governance Policy	Version:	4.2
Responsible Officer	Manager Information Systems & Governance	Date Approved:	18/06/2025
Review Officer:	Director Corporate & Community Services	Review Due:	20/03/2026
Author:	Manager Information Systems & Governance	Commencement:	01/07/2025

1. PURPOSE

To declare a principled approach to the implementation and operation of Body Worn Cameras (BWC) used by Mareeba Shire Council ("Council") officers and to ensure that any audio/video recording data captured is used lawfully.

2. SCOPE

This policy applies across Council to all persons employed or otherwise engaged by Council who may use BWC devices and/or the Digital Evidence Management Software (DEMS) and to the subsequent management of any recordings (data) captured by BWC devices.

This policy does not apply to the administration and operation of:

- fixed CCTV systems;
- Covert camera surveillance devices deployed for investigative purposes, e.g., gathering of evidence for enforcement of a Local Law.

3. POLICY STATEMENT

The purpose for use of BWC is to assist in protecting the safety of Council employees and the public, discourage aggressive and abusive behaviour and capture evidence where required to investigate complaints.

The policy sets out the purpose for use of BWC, what information will be recorded, under what circumstances, who will have access to recorded information and how this information will be stored and disposed of.

Council may at its sole discretion, on a case by case basis, alter the manner in which this policy or any associated procedure is implemented to ensure it suits the particular circumstances of the case.

4. PRINCIPLES

Authorised persons (Council officers) who, as part of their normal duties, are responsible for engaging in compliance and enforcement activities, may utilise BWC. The use of these BWC devices in the context of work duties is intended to:

- Assist in the lawful collection of evidence for actual or suspected breaches of legislation, including Council local laws.
- Maintain and improve community safety.
- Mitigate identified risks to the health, safety and welfare of Council officers in the execution of their duties.

Body Worn Camera Policy

- Provide a record of the interaction between an officer and a potential complainant in situations that may result in an allegation of inappropriate behaviour or other complaint.
- Assist in the investigation of allegations of inappropriate conduct by officers.

The BWC will not be used as a tool to assist in the ad-hoc monitoring of Council employees.

5. RESPONSIBILITIES

5.1 TRAINING

All Council officers required to operate a BWC will receive training in the use of BWC including:

- Practical use of equipment.
- Operational guidance, e.g. when to commence and cease recording.
- Legal implications of BWC use.

5.2 EQUIPMENT SECURITY

BWC devices will be held at a secure location when not in use and will be issued to individual officers, who will be responsible for the correct operation and security of the device whilst in their possession.

The loss or theft of any BWC is to be immediately reported to the relevant responsible Council officer so that an investigation can be undertaken to minimise loss, particularly the loss of any recordings containing Personal Information remaining on the BWC device.

5.3 USE PROTOCOLS

BWC devices will only be used by on-duty officers wearing Council uniform or clearly displaying formal Council identification.

BWC devices will be used in an overt manner and worn on a prominent location on the officer's body, uniform, or clothing, and in a manner that maximises the camera's ability to capture video footage of the officer's activities.

Council officers may use a BWC while conducting duties only in so far as is reasonable and necessary under the circumstances in order to capture evidence relevant to their duties as applies to the circumstance or incident at hand. Use of a BWC device should seek to minimise collateral intrusion to persons not involved in the incident at hand.

Where reasonably practicable and where it would not potentially exacerbate the situation, raise tensions and adversely impact the gathering of evidence, officers will give notice to any person (or group of persons) likely to be captured in the field of view that the BWC is switched on and actively recording. Where the decision is made not to give notice, the officer may be required to justify that decision.

BWC recording should continue uninterrupted from the commencement of an incident until the conclusion of that incident. Where possible, the officer should continue recording for a short period after any incident to clearly demonstrate that the incident has concluded. The present circumstances of a given incident may make it necessary for the officer to consider the necessity for continuing to record throughout the entirety of the incident.

Body Worn Camera Policy

If questioned by any person being captured by a BWC, the officer must confirm to the enquirer that they are subject to being captured by the recording and be prepared to answer questions as to the security of the recorded data.

5.4 DATA MANAGEMENT, USE AND DISCLOSURE

Recordings (data) must not be deleted from the BWC by the officer in the field. All BWC recordings captured must be retained for assessment and classification. BWC recordings will be downloaded from the BWC for storage on Council's DEMS as soon as practicable upon return from the field, and subsequently deleted from the relevant BWC.

All recordings will initially be classified as 'non-evidential' and stored for a period of 180 days, before being permanently deleted. In doing so Council will observe established authoritative guidelines to reduce the personal information holdings it maintains to in turn reduce the likelihood of misuse, loss and unauthorised access, modification or disclosure.¹ If, at any time during the initial 180-day period, a recording is used as part of any internal or external investigation process or relates to the issuance of any form of compliance documentation, the relevant recording will be re-classified as per the Queensland State Archives Retention and Disposal Schedules and subsequently managed in accordance with Council's *Record Management Policy*.

BWC recordings will, upon request, be made accessible as soon as practicable to Queensland Police Service (QPS) and other law enforcement agencies where it is deemed 'reasonably necessary' for a law enforcement activity. Council response to requests from external law enforcement agencies seeking access to recordings will have regard to a properly documented process for release.² In such circumstances, the relevant released recording will be re-classified accordingly.

Any person may request access to BWC footage under relevant information access legislation.³

5.5 AUTHORISED PERSONS

The following Council staff are authorised to administer the use and operation of BWC devices, and subsequently manage the records stored in Council's DEMS, including the delegation of applicable permissions to relevant operational personnel:

- Manager Information Systems & Governance

6. DEFINITIONS

Authorised Person – means a person who:

- 1) Is an employee of Council; and
- 2) Has the competencies that the chief executive officer considers are necessary to perform the duties and responsibilities that are required under this policy.⁴

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

¹ See generally Office of the Information Commissioner, 'Camera Surveillance and Privacy' (1 November 2019) <Camera Surveillance and Privacy | Office of the Information Commissioner Queensland (oic.qld.gov.au)>.

² See *Closed-Circuit Television (CCTV) System Procedure* s 3.2.1.

³ See *Right to Information Act 2009* (Qld) ss 3, 23. See also *Information Privacy Act 2009* (Qld) ss 3(1), 40.

⁴ See also *Local Government Act 2009* (Qld) s 202.

Body Worn Camera Policy

Incident – means an event:

- of engagement with a member of the public during which, in the opinion of the officer, there exists a future potential for matters to become, confrontational.
- during which an officer is presently being approached by a member of the public in a manner perceived by the officer as aggressive, threatening, or confrontational.
- during which an officer is witnessing behaviour that they believe constitutes an offence as prescribed under Council’s Local Laws or other applicable legislation.
- during which an officer feels they may be required to further substantiate their actions or decisions, or the manner of interaction with a member of the public in a future subsequent investigation.

Officer – means an employee of Council.

Personal Information – means information or an opinion about an identified individual or an individual who is reasonably identifiable from the information or opinion—

- (a) whether the information or opinion is true or not; and
- (b) whether the information or opinion is recorded in a material form or not.⁵

Recording – means image and audio data captured by a BWC device.

Note: it is intended that words importing the singular include the plural and vice versa, and the masculine gender includes the feminine or neuter gender and vice versa and words importing persons includes corporations and vice versa.

7. RELATED DOCUMENTS AND REFERENCES

- *Closed-Circuit Television (CCTV) System Procedure* (MSC)
- *Code of Conduct* (MSC)
- *Information Systems Access Policy* (MSC)
- *Information Privacy Act 2009* (Qld)
- *Public Records Act 2023* (Qld)
- *Records Management Policy* (MSC)
- *Right to Information Act 2009* (Qld)

8. REVIEW

It is the responsibility of the Manager Information Systems & Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

⁵ See *Information Privacy Act 2009* (Qld) s 12.



Closed-Circuit Television (CCTV) System Policy

Policy Type	Governance Policy	Version:	3.1
Responsible Officer	Manager Information Systems & Governance	Date Approved:	18/06/2025
Review Officer:	Director Corporate & Community Services	Review Due:	16/03/2028
Author:	Manager Information Systems & Governance	Commencement:	01/07/2025

1. PURPOSE

To set out the principles governing the establishment and management of Council's Closed-Circuit Television (CCTV) systems. This policy should be read in conjunction with Council's *Closed-Circuit Television (CCTV) System Procedure*.

2. SCOPE

This policy applies across Council:

- to any CCTV system installed and owned and operated by Mareeba Shire Council at any location within the Mareeba Shire Council local government jurisdiction, whether as one fully integrated system linking all towns across the shire or as separate individual stand-alone systems, and includes both mobile and fixed CCTV equipment, however, does not apply to the operation and administration of:
 - BWC (Body Worn Camera) systems;
 - covert camera surveillance devices deployed for investigative purposes, e.g., gathering of evidence for enforcement of a Local Law;
 - devices deployed within restricted access Council owned facilities for the protection of Council assets, e.g., deployed at depots and compounds.

3. POLICY STATEMENT

3.1 OBJECTIVES

The objective of the CCTV System is to:

- Assist in the prevention of crime by acting as a possible deterrent to potential offenders.
- Assist in the prosecution of incidents of illegal and/or inappropriate behaviours/activities that occur within the Mareeba Shire Council local government jurisdiction by making it easier for Council and law enforcement agencies to identify perpetrators.
- Obtain reliable information that may be used as evidence in court proceedings.
- Contribute to an integrated multi-agency approach to crime prevention and community safety.
- Obtain road/traffic data for use in future road network/traffic management planning.
- Obtain information in relation to road conditions, for example, the monitoring of water levels at river and creek crossings to determine if roads remain traversable.
- Monitor water levels at dams for public safety purposes.

Closed-Circuit Television (CCTV) System Policy

- Enable Council to manage security at remote locations or sites that are unmanned outside of normal business hours, for example, at landfills and transfer stations.

3.2 PARTNERSHIP APPROACH

Subject to discussion and negotiation with relevant Queensland Police Service (QPS) personnel at the time of installation of CCTV equipment within nominated Mareeba Shire towns, the partnership arrangement between Council and QPS may involve the housing of monitoring equipment at local Police Stations.

Any such arrangements entered into with QPS will be documented in a formal Memorandum of Understanding (MOU).

3.3 GENERAL PRINCIPLES

Data recorded on Council's CCTV system shall only be used for the purposes outlined in this policy and access to that information shall only take place in accordance with this policy.

Cameras will not be used to intentionally monitor adjacent or nearby premises or buildings, although it is acknowledged that data captured by the cameras will generally include some exterior vision of business or other premises.

Any person who uses the equipment for any reason other than as outlined in this policy will be subject to disciplinary and/or legal action.

The management and operation of the Mareeba Shire Council CCTV system will:

- Be undertaken by authorised and appropriately trained Council officers.
- Be in accordance with applicable privacy and recordkeeping legislation.¹
- Comply with the principles of impartiality and integrity and operational and procedural efficiency.²
- Acknowledge that personal protection has priority over property protection.
- Have due regard to the privacy and civil liberties of individual members of the public, including the rights to freedom of religious and political expression and assembly.³
- Ensure the disclosure of data is coordinated and controlled through a centralised point which accords with the provisions of current legislation⁴ and this policy.
- All data will be managed in accordance with relevant ICT information access instruments.
- Upon activation of any new fixed CCTV device, Council will immediately update the schedule list of Council fixed CCTV sites appended to the related procedure document.⁵

3.4 PUBLIC TO BE NOTIFIED

Council will comply with privacy legislation⁶ with respect to making individuals generally aware of:

- the purpose for the collection of their personal information
- any lawful authority for the collection

¹ See especially *Information Privacy Act 2009* (Qld), *Right to Information Act 2009* (Qld), *Public Records Act 2023* (Qld).

² See *Local Government Act 2009* (Qld) s 13. See also *Public Sector Ethics Act 1994* (Qld) ss 4-9.

³ See especially *Human Rights Act 2019* (Qld).

⁴ See especially *Information Privacy Act 2009* (Qld), *Right to Information Act 2009* (Qld).

⁵ See *Closed-Circuit Television (CCTV) System Procedure* (MSC).

⁶ See *Information Privacy Act 2009* (Qld) sch 3(5)—Queensland Privacy Principle 5.

Closed-Circuit Television (CCTV) System Policy

- to whom Council may pass the information onto
- as appropriate, to whom the information may, in turn, be passed on to

3.5 MONITORING OF CAMERAS

Except where monitoring equipment associated with permanently fixed CCTV cameras is installed at a QPS facility under an MOU with QPS, such equipment will normally be installed at a secure Council administration centre or other available Council facility such as a library, depot or visitor information centre which meets the required security standards.

Where possible, mobile cameras (vehicle or trailer mounted) will be connected directly to their own NVR, which will be locked securely within the vehicle or in a lockable box attached permanently to the trailer.

Where data is being *recorded*,⁷ live monitoring of any installed CCTV system will not typically be undertaken by Council and, with the exception of data captured for road/traffic management and water level monitoring purposes, recorded data will only be viewed by Council in response to a valid disclosure application.⁸

Where monitoring equipment is installed at a QPS facility under an MOU between Council and QPS, it is acknowledged that authorised QPS officers may undertake live monitoring of cameras.

3.6 RETENTION OF CAMERA SURVEILLANCE DATA

Where possible, recording equipment attached to any Council CCTV system will be set to a maximum 30 day overwrite cycle, meaning that data recorded (the primary image) will be available for retrieval and viewing for a period of up to 30 days after it has been initially captured and after that period will then be overwritten (erased) by new data captured by the CCTV cameras. This period may be reduced, based on the capacity of the system's storage device. In some instances, this period may not be user configurable and will default to the setting defined by the system.

The exception to the above is:

- where the recorded data contains images relevant to an incident in respect of which a Police investigation has been, or is to be, undertaken and the surveillance data is, or may be, required for evidentiary purposes in a Court proceeding.
- where the recorded data contains images relevant to a breach of Council's local laws, or any other incident that requires further investigation, and Council may institute legal proceedings against the person/s who committed the breach.
- where a valid application has been received for disclosure of data that is still within the applicable retention period and additional time is required to process the application and/or having processed the application, it is deemed appropriate to disclose the requested data to the applicant.
- Where data captured for the purpose of road/traffic management is required for future planning and design of Council's road network and traffic management systems.
- Where Council has made the decision to disclose data to an external entity, such as the media.

Where data is required to be kept for the purposes outlined above, it will be transferred from the NVR onto Council's approved evidence management system or, should the data size exceed the practical capacity to

⁷ As opposed to where data is not being recorded—where a CCTV device is being used to assist with performance of a work function only and where the device holds no capability to record data.

⁸ See *Closed-Circuit Television (CCTV) System Procedure* (MSC).

Closed-Circuit Television (CCTV) System Policy

transfer/store the data on this system, retained on an appropriately secured storage device, and thereafter dealt with in accordance with the relevant current retention and disposal schedule issued by the State Archivist.

Where practical and possible, data that is retained shall only include that section of the NVR recording which shows the incident occurring with only those images prior to and after the incident necessary to show the incident as a whole.

3.7 MANAGEMENT OF ACCESS TO RECORDED DATA

Persons involved in the operation of the CCTV system shall not use data from the system:

- for voyeuristic purposes
- to gain advantage for themselves or any other person or body
- in ways which are inconsistent with their obligation to act impartially
- to improperly cause harm, detriment or embarrassment to any person, body or to Council
- to improperly influence others in the performance of their duties or functions

Data recorded on the NVRs and/or stored on other storage devices shall only be accessed by persons duly authorised by the CEO to do so. The recorded data is to be viewed in a controlled environment so that only authorised persons can see the images.

3.8 DISCLOSURE OF PERSONAL INFORMATION TO OTHER AGENCIES/LEGALLY AUTHORISED PARTIES

Other than where disclosure is required by law, on application and with the prior written approval of the CEO or an authorised delegate, Council may permit the controlled disclosure of CCTV data that contains personal information to relevant agencies or legally authorised parties for the purposes of:

- providing evidence in criminal proceedings
- providing evidence in civil proceedings
- the prevention of crime and disorder
- the investigation and detection of crime (includes identification of offenders)
- identification of witnesses
- research, or the compilation or analysis of statistics, in the public interest such as providing information on road usage data
- individual or public health, safety or welfare concerns
- the individual has expressly or impliedly agreed to the disclosure

3.9 SPECIFIC RESPONSIBILITIES - APPOINTED PERSONS

The following responsibilities have been assigned by Council's Chief Executive Officer in relation to the CCTV system:

3.9.1 *CCTV system management—system integrity and statutory compliance*

Council's Manager Information Systems & Governance is responsible for ensuring that at all times, the system is operated in accordance with this policy and relevant legislation and will be the initial point of contact for requests to access data captured by the system.

The Manager Information Systems & Governance will also be responsible for ensuring the integrity of the system and in this regard may request the services of an external agency to audit the application of this policy and operating procedures.

Closed-Circuit Television (CCTV) System Policy

Council's Coordinator Governance & Compliance will process and endorse any data for release as requested under the information privacy and access legislation. That endorsement will ensure that the provisions of the aforementioned Acts have been met.

Viewing of recorded data to locate requested data of a reported incident will initially be undertaken by an appropriately trained staff member, appointed by the Manager Information Systems & Governance with the approval of the CEO.

Any requests for access to data that do not fall within the principles outlined in this policy will be referred to Council's legal advisers.

Record keeping associated with the operation of the CCTV system will be the responsibility of the authorised operational staff under the supervision of the Manager Information Systems & Governance to ensure that at all times, the requirements of the current recordkeeping legislation and associated standards are complied with.⁹

3.9.2 *Technical Support Services*

The Manager Information Systems & Governance is the person appointed to assume responsibility for in-house technical support to the CCTV system.

3.9.3 *System Maintenance*

Maintenance of the CCTV system network will be the responsibility of an appointed external contractor with the required technical qualifications and knowledge of CCTV systems. In general, this will be the contractor who supplied and installed the CCTV equipment.

3.10 COMPLAINTS

All complaints in relation to the CCTV system will be dealt with through the Council's adopted complaints management policy and investigated by the delegated Complaints Officer.

4. REPORTING

Nil additional reporting required

5. DEFINITIONS

Camera Surveillance – includes any *equipment* used to observe and record images, such as closed-circuit television (CCTV), temporary or fixed cameras (such as automatic number plate recognition cameras), body-worn video and unmanned aerial vehicles.

CCTV System – means the totality of arrangements for closed-circuit television including, but not limited to, the technological system, staff and operational procedures.

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

⁹ See especially *Public Records Act 2023* (Qld); *Records Governance Policy* – 5 December 2024, (QSA).

Closed-Circuit Television (CCTV) System Policy
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NVR (Network Video Recorder) and DVR (Digital Video Recorder) – are interchangeable and relate to the storage device utilised by the relevant CCTV system.

6. RELATED DOCUMENTS AND REFERENCES

Administrative Action Complaints Management Policy (MSC)

Closed-Circuit Television (CCTV) System Procedure (MSC)

Code of Conduct for Councillors (MSC)

Employee Code of Conduct (MSC)

Evidence Act 1977 (Qld)

Human Rights Act 2019 (Qld)

Information Privacy Act 2009 (Qld)

Local Government Act 2009 (Qld)

Public Records Act 2023 (Qld)

Public Sector Ethics Act 1994 (Qld)

Right to Information Act 2009 (Qld)

7. REVIEW

It is the responsibility of the Manager Information Systems & Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required from time to time.



Closed-Circuit Television (CCTV) System Procedure

Policy Type	Governance Procedure	Version:	2.1
Responsible Officer	Manager Information Systems & Governance	Date Approved:	18/06/2025
Review Officer:	Director Corporate & Community Services	Review Due:	16/03/2028
Author:	Manager Information Systems & Governance	Commencement:	01/07/2025

1. PURPOSE

To provide a framework for the management and operation of Council’s Closed-Circuit Television (CCTV) system. This procedure should be read in conjunction with Council’s *Closed-Circuit Television (CCTV) System Policy*.

2. SCOPE

This procedure applies across Council:

- to any CCTV system installed and owned and operated by Mareeba Shire Council at any location within the Mareeba Shire Council local government jurisdiction, whether as one fully integrated system linking all towns across the shire or as separate individual stand-alone systems, and includes both mobile and fixed CCTV equipment, however, it does not apply to the operation and administration of:
 - BWC (Body Worn Camera) systems;
 - covert camera surveillance devices deployed for investigative purposes, e.g., gathering of evidence for enforcement of a Local Law;
 - devices deployed within restricted access Council owned facilities for the protection of Council assets, e.g., deployed at depots and compounds;
 - Despite the above, Section 3.2 of this Procedure applies to **any** captured video records, irrespective of their source.

3. PROCEDURE STATEMENT

3.1 SCHEDULE OF FIXED CCTV SITES

The Schedule appended to this procedure contains a listing of sites where fixed CCTV is currently in use.

3.2 DISCLOSURE OF PERSONAL INFORMATION TO EXTERNAL AGENCIES/LEGALLY AUTHORISED PARTIES

Other than where disclosure is required by law, on application and with the prior written approval of the CEO or an authorised delegate, Council may permit the controlled disclosure of CCTV data that contains personal information to relevant agencies or legally authorised parties in accordance with Council’s *Closed-Circuit Television (CCTV) System Policy*.

Council is deemed to have disclosed CCTV data when it either:

- provides a secondary copy of the data to the applicant or,

Closed-Circuit Television (CCTV) System Procedure

- permits the applicant to view the data on Council premises.

Council is cognisant that the premature disclosure of data concerning a criminal incident may compromise Police capacity to investigate and/or prosecute a crime. Unless otherwise required under a specific statutory instrument, a decision about the disclosure of information to a third party other than QPS concerning a criminal incident will be made only after consultation has occurred with the District Inspector of Police. This will assist in determining if the release of the information will likely compromise a QPS investigation.

3.2.1 Requests for Disclosure

Where an agency or legal representative requests the disclosure of CCTV data, the following provisions will apply:

- Requests must be made on the prescribed application form.
- Prior to disclosing any data, the releasing officer shall ensure that all relevant provisions of information privacy and access legislation and Council information release policies have been met.¹
- Prior to taking possession of or viewing any data, the requesting officer/s shall complete and sign the relevant prescribed application form.
- The application form will include a statement stipulating the intended usage of the disclosed data and cite the Queensland Privacy Principle² that permits such release:

Restriction on use of disclosure: *In accordance with Queensland Privacy Principle 6 in Schedule 3 of the Information Privacy Act 2009 (Qld), Mareeba Shire Council requires that you must not use or disclose the information disclosed to you for a purpose other than {applicable reason}.*

- Where applicable, personal information that is not the subject of a request should not be included in the images released.
- Where the applicant requests to view CCTV data on Council premises, such viewing will take place in a controlled environment.

Whilst every precaution is taken to ensure the integrity of those requesting the disclosure of data recorded by the CCTV system, Mareeba Shire Council will not be held liable for the inappropriate use of released data.

3.2.2 Disclosure of information under information access legislation

Entities can apply to access CCTV data under the Right to Information or the Information Privacy Acts.

Such requests will be processed through a formal access application under relevant information privacy and access legislation.³

Applications received will be dealt with in accordance with the requirements set out in the relevant legislation and will be assessed and managed by Council's appointed Right to Information officer.

¹ Information Privacy Act 2009 (Qld); Right to Information Act 2009 (Qld).

² See Information Privacy Act 2009 (Qld) schedule 3 QPP 6 use or disclosure of personal information.

³ See Right to Information Act 2009 (Qld) s 24.

Closed-Circuit Television (CCTV) System Procedure

3.2.3 Administrative access to data by the media

Council may consider informal disclosure of data to the media under the following conditions:

- where it is reasonably necessary for the gaining of public information with respect to the safety or welfare of an individual or the identity of a person/s wanted in connection with a criminal investigation.
- Where consultation has occurred with the District Inspector of Police to determine if release would compromise an active investigation.
- Where the data has been assessed against the relevant Information Privacy Principles.⁴
- Where the information has been assessed against the relevant privacy legislation provisions and forms the basis of an exemption.⁵

3.2.4 Record of disclosure

Where CCTV data is disclosed by Council in accordance with the above, a record shall be kept which details:

- camera location
- date the data (primary image) was captured by the camera
- brief description of the incident that is represented
- time period covered by the data, for example, between 9.57pm and 10.15pm on 16 August 2012
- purpose for which data is disclosed, for example, evidentiary purposes in Court proceedings; RTI request
- recipient of the data

Typically, these records will be maintained in Council's Customer Request Management (CRM) system.

3.3 PUBLIC NOTIFICATION SIGNAGE

Signage will be erected in the vicinity of any fixed CCTV camera as per relevant Queensland Privacy Principle.⁶ Such signage will be consistent with the following template:

IMPORTANT NOTICE

*MAREEBA SHIRE Council is collecting your personal information (**{video and or audio}**) on a closed-circuit television (CCTV) system in this area. The personal information collected may be used for the purposes of **{applicable purposes}**. Your personal information will only be accessed by persons who have been authorised to do so. This information may be provided to **{Agency names}** for **{applicable purposes}** purposes. Your information will not be given to any other person or agency unless required by law. Your personal information is handled in accordance with the Information Privacy Act 2009. Enquiries in relation to this notice may be directed to MAREEBA SHIRE Council by calling 1300 308 461.*

⁴ See Information Privacy Act 2009 (Qld) schedule 3

⁵ See, eg, Information Privacy Act 2009 (Qld) s 28.

⁶ See Information Privacy Act 2009 (Qld) schedule 3 QPP 5—notification of collection of personal information.

Closed-Circuit Television (CCTV) System Procedure

4. REPORTING

Nil additional reporting is required

5. DEFINITIONS

CCTV System – means the totality of arrangements for closed-circuit television including, but not limited to, the technological system, staff and operational procedures.

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

NVR (Network Video Recorder) and DVR (Digital Video Recorder) – are interchangeable and relate to the storage device utilised by the relevant CCTV system.

6. RELATED DOCUMENTS AND REFERENCES

Closed-Circuit Television (CCTV) Policy (MSC)

Code of Conduct for Councillors (MSC)

Employee Code of Conduct (MSC)

Information Privacy Act 2009 (Qld)

Right to Information Act 2009 (Qld)

7. REVIEW

It is the responsibility of the Manager Information Systems & Governance to monitor the adequacy of this procedure and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

SCHEDULE
List of Council fixed CCTV sites

Town	Facility	Coverage areas	Audio ⁷
Kuranda	Community Precinct	Library Circulation desk	✓
Kuranda	Visitor Information Centre	Foyer, Southern wall	
Kuranda	Waste Transfer Station	Site	
Mareeba	Animal Refuge	site	
Mareeba	Waste Transfer Station	Site	

⁷ The recording of audio occurs at this site.



Procurement Policy

Policy Type	Governance Policy	Version:	4.0
Responsible Officer	Manager Finance	Date Approved:	18/06/2025
Review Officer:	Director Corporate & Community Services	Review Due:	18/05/2026
Author:	Director Corporate & Community Services	Commencement:	18/06/2025

1. PURPOSE

This policy sets out Council’s position on the acquisition of goods and services and carrying out of the procurement principles to ensure all Council officers adhere to sound contracting principles in the course of day-to-day operations to achieve value for money for Council.

2. SCOPE

This policy applies to the procurement of all goods, materials, equipment and related services, construction contracts, service contracts (including maintenance) and consultant services.

The principles outlined in this policy must be followed by Council officers, labour hire, volunteers, contractors, and consultants when procuring any goods, services and works for any Council related activity or purpose and should be read in conjunction with the Guidelines for Procurement Administration.

3. PROCUREMENT PRINCIPLES

3.1 CONTRACTING PRINCIPLES

All Council purchases must be carried out in compliance with the *Local Government Act 2009* (“the Act”) and the *Local Government Regulation 2012* (“the Regulation”). In particular, Chapter 6, Part 3 – Default contracting procedures of the Regulation apply.

Council employees must have regard to the following contracting principles in all procurement activities:

3.1.1 Value for Money

Council must harness its purchasing power to achieve the best value for money. The concept of value for money is not restricted to price alone.

3.1.2 Open and Effective Competition

Purchasing should be open and transparent, and result in effective competition in the provision of goods and services. Council must give fair and equitable consideration to all prospective suppliers.

3.1.3 Development of Competitive Local Business and Industry

Council's policy is to support local businesses and industries where practicable to support the viability of local businesses in all townships within the Mareeba Shire Council area.

In accordance with section 104(3)(c) of the Act, Council wishes to pursue the principle and objectives of enhancing the capabilities of local business and industry as part of the process of making its purchasing

Procurement Policy

decisions. For this purpose, local suppliers shall be allowed certain concessions in respect to contracted arrangements:

(i) Price

Prices offered by local suppliers shall be considered to be comparable with non-local suppliers where the local supplier's offered price is no more than 10% higher (up to the tolerance of \$5,000) than the lowest priced offered. (E.g., the local supplier can be evaluated as price comparable when the local supplier price is less than or equal to the non-local supplier price, excluding GST + 10%, where the 10% margin is less than \$5,000).

(ii) Local Business Development

In the evaluation of tenders or offers, Council may attribute a portion of the selection criteria to local business preference. The score weighting applied to the local business preference criteria shall be no more than a 10% weighting within the overall criteria (100%).

In order to apply the Local Business Preference component, employees must seek and evaluate tenders and offers from non-local suppliers. It is not intended that this preference be granted at officer discretion.

3.1.4 Environmental Protection

Council promotes environmental protection through its purchasing procedures.

3.1.5 Ethical Behaviour, Fair Dealing and Probity

Council employees involved in purchasing are to behave with impartiality, fairness, independence, openness, integrity, and professionalism in their discussions and negotiations with suppliers and their representatives.

The use of probity advisors or probity auditors shall be considered where the large-scale procurement arrangement is sensitive, highly complex, of public interest or likely to be challenged.

3.2 WORKPLACE HEALTH AND SAFETY PROCUREMENT CONSIDERATIONS

Council employees involved in purchasing are to abide by Council's *Workplace Health and Safety Procurement procedures (WP3.6.1 Purchasing and Supplier Control Guidelines, and WP3.7.1 Contractor Management Procedure)*.

4. PROCUREMENT OF GOODS AND SERVICES

4.1 PURCHASING REQUIREMENTS

The approved method for procurement is outlined in Council's *Guidelines for Procurement Administration*.

4.2 MINOR AND PETTY CASH PURCHASES UP TO \$100 (EXCLUSIVE OF GST)

Purchases of minor amounts of goods and services to the value of \$40 may be made from petty cash as an expense reimbursement. However, expense reimbursements of up to \$100 may be made by petty cash where an emergency or immediate payment is required.

Please refer to Council's *Petty Cash Procedure* for further information.

Procurement Policy

4.3 SUMMARY OF PROCUREMENT THRESHOLDS

Purchase of Goods and Services		
Exclusive of GST	Inclusive of GST	Documentation required
Less than \$5,000	Less than \$5,500	One (1) Verbal Quote
\$5,000 to \$15,000	\$5,500 to \$16,500	Two (2) Written Quotes
\$15,000 to \$200,000	\$16,500 to \$220,000	Three (3) Written Quotes on VendorPanel
Greater than \$200,000	Greater than \$220,000	Tenders on VendorPanel

4.4 PURCHASES UP TO \$5,000 (EXCLUSIVE OF GST)

Purchases of goods and services to the value of \$5,000 must be raised in Council's electronic purchase order system. There is no requirement for multiple quotes for purchases up to \$5,000.

Low value items (purchases valued at less than \$2,000) may be made by corporate credit card where purchases are irregular and where it is more cost effective to do so.

4.5 PURCHASES BETWEEN \$5,000 AND UP TO \$15,000 (EXCLUSIVE GST)

Goods or services to this value require a minimum of two (2) written (or emailed) quotes except where acquired under an exception as outlined in section 4.10 below . Details of quotes are to be input into the purchase requisition and the quote must be attached to the requisition.

VendorPanel is preferred to be used to source quotes for all purchases between \$5,000 and \$15,000. However, other written quotes will be accepted.

Please refer to the *Guidelines for Procurement Administration* for further information.

4.6 MEDIUM SIZED CONTRACTS - PURCHASES BETWEEN \$15,000 AND \$200,000 (EXCLUSIVE OF GST)

Section 225 of the Regulation states that a local government cannot enter into a medium-sized contract unless it first invites written quotes for the arrangement, and requires that:

- The invitation must be given to at least three (3) persons/entities who the local government considers can meet the requirements, at competitive prices.

VendorPanel should be used to source quotes for all medium sized contracts.

The local government may decide not to accept any of the quotes received. If the local government does decide to accept a quote, it must accept the quote most advantageous to the organisation, having regard to the sound contracting principles in section 104 of the LGA.

Please refer to the *Guidelines for Procurement Administration* for further information.

4.7 LARGE SIZED CONTRACTS - PURCHASES ABOVE \$200,000 (EXCLUSIVE OF GST)

Section 226 of the Regulation states that a local government cannot enter into a large-sized contract unless it first invites written tenders in accordance with section 228.

Section 228(2) requires that Council invite written tenders under section 228(4) or invite expressions of interest under section 228(5) before considering whether to invite written tenders.

Procurement Policy

Please refer to Council's *Guidelines for Procurement Administration* for further information.

4.7.1 Invitations to Tender

Section 228(4) of the Regulation specifies the invitation must;

- be published on the local government's website for at least 21 days; and
- allow written tenders to be given to the local government while the invitation is published on the website.

Also, the local government must take all reasonable steps to publish the invitation for tenders or for expressions of interest in another way to notify the public about the tender process e.g. (relevant industry publication, eprocurement site or newspaper).

Tenders are to be submitted to the Electronic Tender Box (VendorPanel).

Council may decide not to accept any tenders it receives, however, if it does decide to accept a tender, it must be the most advantageous to Council having regard to the Sound Contracting Principles in Section 3 of this Policy document.

4.7.2 Expressions of Interest Invitations

Section 228(3)(a) and (b) of the Regulation, requires that where Council believes that it would be in the public interest to invite expressions of interest before seeking written tenders, this decision must be formally resolved and recorded in minutes.

The Expression of Interest invitation must:

- be published on the local government's website for at least 21 days; and
- allow written tenders to be given to the local government while the invitation is published on the website.

Also, the local government must take all reasonable steps to publish the invitation for tenders or for expressions of interest in another way to notify the public about the tender process e.g. (relevant industry publication, e-procurement site or newspaper).

Under section 228(7), if Council invites Expressions of Interest, the local government may prepare a shortlist and invite written tenders from shortlisted parties.

4.8 VARIATIONS TO TENDER OR CONTRACT

During the management of a contract, there may be occasions when variations occur. A variation is when there is a change to the agreed scope of works, due to a variety of factors such as time or delays, methodology changes or latent conditions or cost implications.

For an original purchase order involving a cost of more than \$200,000, if the cumulative value of variations exceeds 20% of the value of the original purchase order or \$200,000, whichever is the lesser, the variation and all further variations must be considered by Council's Executive Management Team.

Please refer to Council's *Guidelines for Procurement Administration* for further information.

Procurement Policy

4.9 ASSESSING PROCUREMENT VALUE

Where it is *likely* that the value of the contractual arrangement *could* exceed \$200,000, employees shall invite tenders or expressions of interest, subject to the exceptions outlined in 4.10 below.

The **entire contract value** includes contracted sum, possible variations, possible project overruns, project contingencies, retainers and retentions.

4.10 EXCEPTIONS TO REQUIREMENTS TO INVITE WRITTEN QUOTATIONS AND TENDERS

Chapter 6, Part 3, Division 3 of the Regulation identifies exceptions for medium and large-sized contracts. The following exceptions apply to all procurement over \$15,000.

4.10.1 Pre-Qualified Suppliers - Section 232 of the Regulation

The organisation may enter into an arrangement without first inviting tenders or quotations if it is entered with a supplier from a register of pre-qualified suppliers (ROPS) only where a register of pre-qualified suppliers has been determined by Council resolution.

A register of pre-qualified suppliers of particular goods or services may be established only if:

- the preparation and evaluation of invitations each time the goods or services are needed would be costly; or
- the capability or financial capacity of the supplier of the goods or services is critical; or
- (the supply of the goods or services involves significant security considerations; or
- a precondition of an offer to contract for the goods or services is in compliance with particular standards or conditions decided by Council; or
- the ability of local business to supply the goods or services needs to be identified or developed.

Please refer to Council's *Procedure for Procuring Pre-Qualified Suppliers* for further information.

4.10.2 Sole Supplier/Preferred Supplier Arrangements – Sections 235/233 of the Regulation

Section 235 of the Regulation specifies that Council can only enter a medium or large sized contract without first inviting quotes or tenders if:

- Council resolves that it is satisfied that there is only one supplier reasonably available to it; or
- Council resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
- a genuine emergency exists; or
- the contract to purchase goods is made at an auction; or
- the contract is for the purchase of second-hand goods; or
- the contract is made with, or under an arrangement with a government body.

The organisation may also enter into an arrangement without first inviting tenders or quotations only where a preferred supplier arrangement has been determined by Council resolution, section 233 of the Regulation, however Mareeba Shire Council does not utilise Preferred Supplier Arrangements.

Procurement Policy

4.10.3 LOCAL BUY/LGA Arrangement – Section 234 of the Regulation

Under this provision, the organisation may enter into an arrangement without first inviting written quotes or tenders if the contract is an LGA arrangement.

The term *Local Buy* does not mean Council's local business preference described in section 3.1.3 of this policy.

4.10.4 Tender Consideration Plan – Section 230 of the Regulation

The Council may enter into a contract without first inviting written quotes or tenders if Council decides, by resolution, to prepare a quote or tender consideration plan and formally prepares and adopts the plan.

4.10.5 Contractor on an Approved Contractor list – Section 231 of the Regulation

The exception to seek written quotations and tenders from Contractors is available if Council has an Approved Contractor list.

Mareeba Shire Council does not utilise Contractor lists.

4.11 ELECTRONIC TENDERING

Tender submissions are to be made electronically via the Electronic Tender Box (VendorPanel).

4.12 AUSTRALIAN BUSINESS REGISTRATION NUMBER (ABN)

Council will only procure from suppliers who can provide an ABN. The only exception to this will be where a supplier is eligible to complete the Australian Taxation Office Statement by a Supplier form and provides the completed form to Council prior to making the supply or providing the service to Council.

4.13 DISPOSAL OF LAND AND NON-CURRENT ASSETS

As per Section 227 of the Regulation, Council must not enter into a valuable non-current asset contract (disposal of a valuable non-current asset) unless it first invites written tenders for the contract under Section 228 or offers the non-current asset for sale by auction or offers the non-current asset for sale by auction.

Council may dispose of a valuable non-current asset other than by tender or auction in accordance with Section 236 of the Regulation.

4.14 CORPORATE CREDIT CARDS

In some instances, a credit card will be issued for one or a number of specific uses only, in these cases the cardholder must adhere to stringent guidelines. When this occurs, the specific guidelines will be clearly stated and included on the Corporate Credit Card Agreement form assigned to that employee.

Please refer to Council's current *Corporate Credit Card Policy* for further information.

4.15 BUDGETARY PROVISIONS

It is expected that all goods and services acquired are in accordance with the adopted annual budget and/or a Council Resolution, and sufficient funds must be available to meet the full cost of the proposed procurement.

Procurement Policy

4.16 FINANCIAL DELEGATIONS

The Chief Executive Officer has the delegated authority to expend funds as provided for in the budget, taking into account all other limitations as set out in this policy. The Chief Executive Officer will establish the positions and authorised financial delegation limits assigned to each department.

The positions are authorised to contract on behalf of Council and/or approve purchase orders, for expenditure up to their financial delegation limits. By approving a purchase order, all employees are confirming that they have taken full notice of this policy and will comply with all of the requirements of this policy.

4.17 LIMITATIONS

There are limitations, notwithstanding the financial delegation, in regard to the type of purchases permitted by individuals.

The restricted purchases and approved methods for this procurement is outlined in Council's *Guidelines for Procurement Administration*.

5. REPORTING

Council must comply with reporting requirements set out in both the *Local Government Act 2009* and the *Local Government Regulation 2012*.

6. DEFINITIONS

Contract – means a formal legally binding instrument between Council and a Contractor which details the terms which govern the performance of work

Contractor – means the entity who enters into a formal contract to perform work for Mareeba Shire Council

Electronic Tender Box - Council's chosen online portal for receiving quotes and tender submission is VendorPanel.

Emergent works - late notice of requirements to purchase but still require the full provisions of the purchasing policy. Emergent works that are urgent due to a genuine sudden state or condition considered a risk to public safety, the environment, workplace health and safety or legislative requirements which requires a significant and immediate response.

Large sized contracts - contracts of value above \$200,000 exclusive of GST.

LGA arrangement - one that has been entered into by LGAQ Ltd or an associate entity which LGAQ Ltd is the only shareholder, such as *Local Buy* which is the Local Government Association of Queensland's procurement services company.

Procurement Policy

Local Supplier is a supplier that:

- a) is beneficially owned by persons who are residents or ratepayers in the Mareeba Shire Council; or
- b) has its principal place of business/registered office within the Mareeba Shire Council; or
- c) otherwise has a place of business within the Mareeba Shire Council which solely or primarily employs persons who are residents or ratepayers of the Shire.

Medium sized contracts - contracts of value between \$15,000 to \$200,000 exclusive of GST.

Non-Local Supplier is a supplier that does not fit the definition of local supplier.

Preferred supplier arrangement (PSA) - An arrangement for the supply of goods or services under agreed pricing conditions for a stated period. A PSA is different from other arrangements as it ranks the suppliers. The first preference has first right of refusal.

Pre-Qualified supplier is a supplier who has been assessed by the local government as having the technical, financial and managerial capability necessary to perform contracts on time and in accordance with agreed requirements.

A **quote or tender consideration plan** is a document stating:

- the objectives of the plan; and
- how the objectives are to be achieved; and
- how the achievement of the objectives will be measured; and
- any alternative ways of achieving the objectives, and why the alternative ways were not adopted; and
- the proposed terms of the contract for the goods or services; and
- a risk analysis of the market from which the goods or services are to be obtained.

Register of pre-qualified suppliers (ROPS) - A pre-qualified supplier is a supplier who has been assessed by Council as having the technical, financial and managerial capability necessary to perform contracts on time and in accordance with agreed requirements. The ROPS is compiled after a tender process.

Sole Supplier - a supplier of goods or services that no other suppliers can provide or with the constraints of distance it not being viable for other suppliers to compete for the supply of goods or services.

Principal contractor – holds the meaning assigned under section 293 of the WHS Reg.

Site – means a workplace as defined under section 8 of the WHS Act

7. RELATED DOCUMENTS AND REFERENCES

Advertising Spending Policy (MSC)

AS/NZS ISO 31000:2018 Risk Management - Guidelines (Standards Australia)

Council's Standard Terms and Conditions for Goods and Services (MSC)

Council's Standard Terms and Conditions for Professional Services (MSC)

Corporate Credit Card Policy (MSC)

Employee Code of Conduct (MSC)

Entertainment and Hospitality Policy (MSC)

Gifts and Benefits Register (MSC)

Guidelines for Procurement Administration (MSC)

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

Non-Current Asset Policy (MSC)

Procurement Policy

Petty Cash procedure (MSC)

Procedure for Procuring Pre-Qualified Suppliers (MSC)

Work Health and Safety procedure: WP3.6.1 Purchasing and Supplier Control (MSC)

Work Health and Safety procedure: WP3.7.1 Contractor Management Procedure (MSC)

8. REVIEW

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

8.12 GENERAL AND FINANCE FEES AND CHARGES 2025/26

Date Prepared: 15 May 2025

Author: Manager Finance

Attachments: 1. [2025/26 General & Finance Fees](#) ↓

EXECUTIVE SUMMARY

This report details the proposed General and Finance Fees and Charges for 2025/26.

RECOMMENDATION

That Council adopts the General and Finance Fees and Charges for 2025/26.

BACKGROUND

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

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

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery or discounted community service obligation by direction of Council.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the Register of Cost-Recovery Fees and Charges and will be published on Council's Website.

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

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

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

General and Finance

General

Dishonoured Cheque Fee	N/A	cheque	\$59.00	
Rates Refund Processing Fee	(c)	application	\$57.00	
Rates Search Fee	(c)	property	\$88.00	LGR 2012 s104
Water Meter Reading fee	(c)	search	\$71.00	LGR 2012 s101

Right to Information

Application Fee	N/A	application	Fee as per Regulation	RTIR 2009 s3A RTIR 2009 s4 AI (Fee Unit) R 2022 s2
Access Charge (B&W A4 photocopies of documents)	N/A	page	Fee as per regulation	RTIR 2009 s3A RTIR 2009 s6 AI (Fee Unit) R 2022 s2
Processing Charge (Searching, retrieving and decision making)	(c)	per 15mins (or part thereof)	Fee as per regulation	RTIR 2009 s3A RTIR 2009 s5 AI (Fee Unit) R 2022 s2

8.13 FINANCIAL STATEMENTS PERIOD ENDING 31 MAY 2025

Date Prepared: 2 June 2025
Author: Manager Finance
Attachments: 1. [Budgeted Income Statement May 2025](#) ↓

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 May 2025.

RECOMMENDATION

That Council receives the Financial Report for the period ending 31 May 2025.

BACKGROUND

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

For the period ending 31 May 2025, the actual results are in line with the year-to-date budget. There are no issues or concerns to discuss or highlight at this stage.

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

<i>May 2025 – Snapshot</i>	Actuals YTD	Budget YTD
Council Operating Income	\$ 62,228,581	55,888,531
Council Operating Expenditure	\$ 47,293,689	46,912,743
Council Operating Surplus/(Deficit)	\$ 14,934,892	8,975,788
Net Disaster Recovery Funding Arrangement - deficit	\$ (188,727)	-
Total Operating Surplus/(Deficit)	\$ 14,746,165	8,975,788
Total Capital Income	\$ 14,429,068	9,587,669

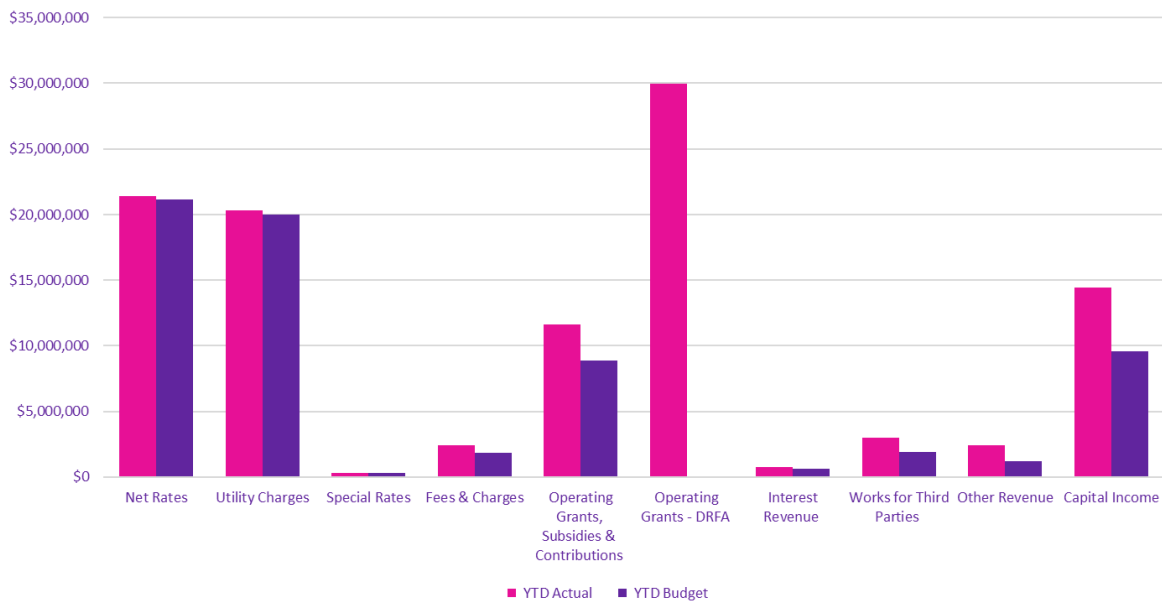
While Disaster Recovery Funding Arrangements (DRFA) generally has a net-zero impact on Council’s finances, there are timing differences when the expenditure is incurred and income received, even between years. The budget also does not include any provision for DRFA.

Income Analysis

Total income for the period ending 31 May 2025 is \$106,645,932, which includes \$14,429,068 in capital income and \$29,988,283 in Disaster Recovery Funding Arrangements (DRFA) income. This compares to the year-to-date budget of \$65,476,200. The significant variance is primarily due to capital and DRFA income, which are not budgeted for, as the timing and amounts are typically unknown at the time the budget is prepared.

The graph below shows actual income against budget for the period ending 31 May 2025.

Actual Income V Budget Income



	Actual YTD	Budget YTD	Note
Net Rates	21,383,156	21,116,999	1
Utility Charges	20,322,989	20,009,582	2
Special Rates and Charges	302,235	321,477	3
Fees and Charges	2,394,440	1,834,372	4
Operating Grants, Subsidies and Contributions	11,631,787	8,908,843	5
Operating Grants, Subsidies - DRFA	29,988,283	-	6
Interest Received	772,738	621,500	7
Works for Third Parties	3,005,538	1,897,500	8
Other Revenue	2,415,698	1,178,258	9
Capital Income	14,429,068	9,587,669	10
TOTAL INCOME	\$106,645,932	\$65,476,200	

Notes:

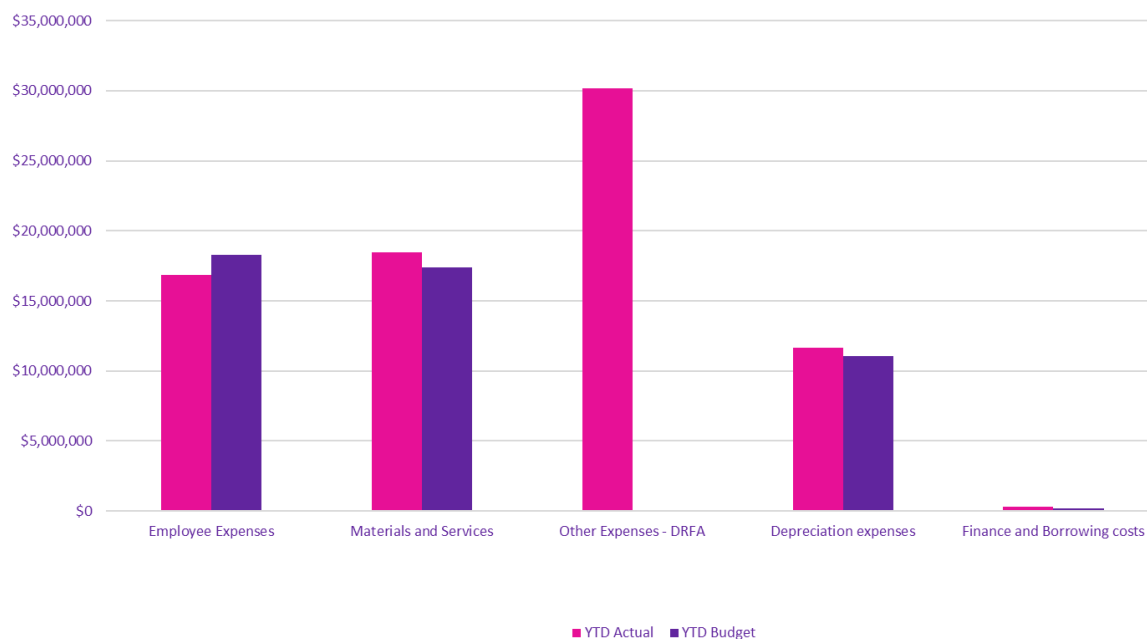
1. Rates for the period ending 30 June 2025 were issued 24 February 2025 with the discount date being 28 March 2025. It is likely that approximately \$277k of this revenue will remain unrecovered due to a single ratepayer with multiple properties being in bankruptcy.
2. Contributing to the favourable variance in utility charges are higher-than-anticipated water consumption and an increase in the number of new properties connecting to utility services.
3. Income from special charges is slightly lower than anticipated mainly due to properties within the extractive industry special charge changing categories based on their annual extraction volume.
4. Fees from waste, wastewater and water (e.g. new meter installations, sewerage waste discharge, transfer station revenue) along with building, plumbing and planning applications, are trending higher than budget. Also contributing to the variance are the environmental health food licences issued in April and animal registrations issued in May. As this revenue belongs to the next financial year, it will be adjusted accordingly prior to the end of this financial year.
5. The variance is due to the one-off payment of the Kuranda Infrastructure Levy by the State.
6. The favourable variance for DRFA restoration works arises as this revenue is not budgeted for. An expenditure offset will occur against this revenue.
7. Interest income is tracking above budget due to higher-than-anticipated interest rates; however, this revenue is expected to decline as interest rates begin to ease.
8. Favourable result due to third party works not budgeted for as well as Road Maintenance Performance Contract (RMPC) income received. RMPC income budget is allocated equally over 12-month period, however actual income (reported) is not following the same trend. This will be the same for expenditure. These results will equalise with the budget by 30 June.
9. To date this year, seven (7) lots have been sold at the Mareeba Industrial Park, generating a gross value of \$890k.
10. Capital income represents interest on constrained works, capital grants, fleet capital insurance recoveries and developer contributions received.

Expenditure Analysis

Total expenses for the period ending 31 May 2025 amount to \$77,470,699, compared to the year-to-date budget of \$46,912,743. Although this represents a significant variance, nearly most of the additional expenditure is offset by corresponding revenue received Disaster Recovery Funding Arrangements (DRFA) income and third party works.

The graph below shows actual expenditure against budget for the period ending 31 May 2025.

Actual Expenditure V Budget Expenditure



	Actual YTD	Budget YTD	Note
Employee Expenses	16,850,976	18,275,080	1
Materials and Services	18,484,913	17,414,579	2
Other Expenses - DRFA	30,177,010	-	3
Depreciation Expenses	11,662,253	11,030,354	4
Finance and Borrowing Costs	295,547	192,730	5
TOTAL EXPENSES	\$77,470,699	\$46,912,743	

Notes:

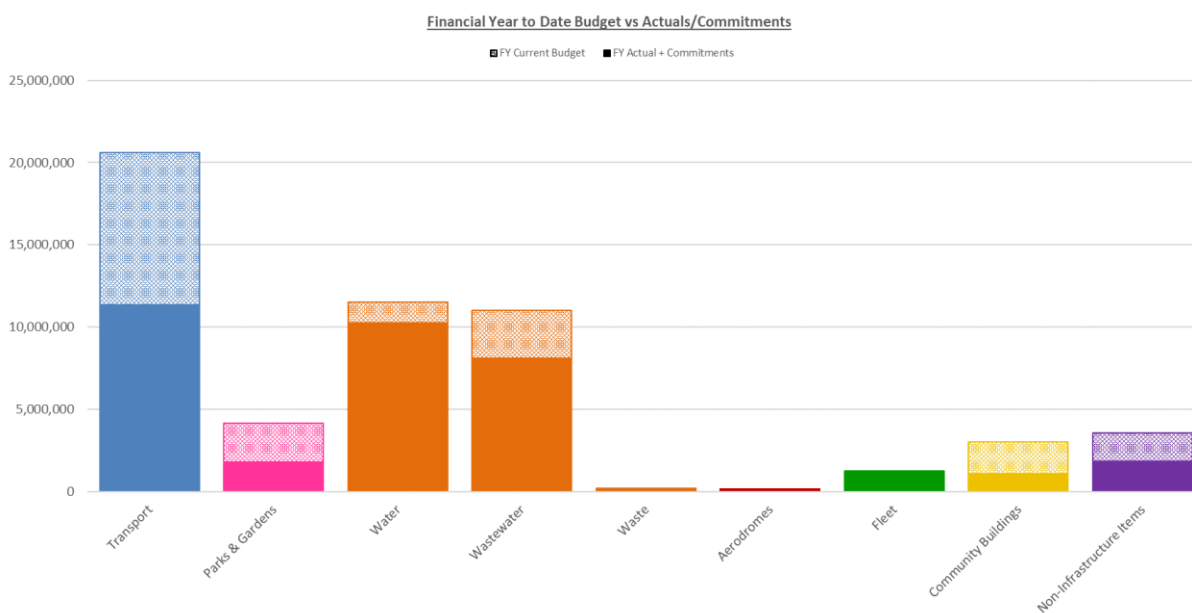
1. No significant issues are identified. The variance in employee expenses is due to a timing issue between the fortnightly pay processing and the report preparation, actual-planned staff absences, vacancies, and staff working on capital projects.
2. The majority of the variance is due to expenditure on unbudgeted third party works and the RMPC expenditure trend. This expenditure is offset against income.
3. The variance relates to the expenditure incurred for the DRFA restoration works which is not budgeted for. This expenditure will be offset against income.
4. Depreciation has increased as a result of recent asset valuations and capital upgrades, however, this also increases the available funding capacity for capital works through higher internal funding allocations
5. The variance is in relation to write-offs for various sundry items relating to floating plant and road signs.

Vandalism Expenses

To date this financial year, a total of \$63,205 has been spent on repairs and maintenance due to vandalism. These costs are not budgeted include employee expenses and materials and services.

Capital Expenditure

Total capital expenditure of \$35,871,454 (including commitments) has been spent for the period ending 31 May 2025 against the 2024/25 annual capital budget of \$54,142,906.



Loan Borrowings

Council's loan balance is \$6,193,208 as at 31 May 2025.

Rates and Charges

The total rates and charges payable as at 31 May 2025 are \$3,101,108 which is broken down as follows:

Status	31 May 2025		31 May 2024	
	No. of properties	Amount	No. of properties	Amount
Valueless Land	3	9,079	-	-
Payment Arrangement	251	165,880	203	136,749
Collection House	450	1,299,811	372	1,290,470
Exhausted – awaiting sale of land	11	356,603	10	81,790
Exhausted – mining leases	10	915,512	10	549,589
Sale of Land	12	184,118	7	69,415
Other (includes supplementary rates)	191	170,105	204	28,131
TOTAL	928	3,101,108	806	2,156,144

The variance between May this year and May last year is due to timing. Rate Notices were issued two (2) weeks later this year compared to the previous year, resulting in all subsequent reminder notices also being delayed.

Rate Notices for the period ending 30 June 2025 were issued on 24 February 2025, with the discount due date of 28 March 2025.

During the month of May:

- Collection House collected \$149,291 for the month of May 2025.

On 20 March 2025, 14 Notices of Intention were issued to those properties identified under Sale of Land. Two properties have now paid in full.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 May 2025 is \$336,754 which is made up of the following:

Current	30 days	60 days	90 + days
\$316,467	\$9,155	\$5,120	\$6,012
94%	3%	1%	2%

Procurement

There were no emergency purchase orders for the month of May 2025.

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	44,429,198	43,846,904	43,846,904
Less Discounts and Pensioner Remissions	(2,420,818)	(2,398,846)	(2,398,846)
Net Rates and Utility Charges	42,008,380	41,448,058	41,448,058
Fees and Charges	2,394,440	1,834,372	2,075,409
Operating Grants and Subsidies	39,471,180	8,859,343	9,272,056
Operating Contributions	2,148,890	49,500	54,000
Interest Revenue	772,738	621,500	678,000
Works for Third Parties	3,005,538	1,897,500	2,070,000
Other Revenue	2,415,698	1,178,258	1,267,130
Total Operating Revenue	92,216,864	55,888,531	56,864,653
Expenditure			
Employee Expenses	16,850,976	18,275,080	20,088,968
Materials and Services	48,661,923	17,414,579	18,879,298
Depreciation expense	11,662,253	11,030,354	12,033,115
Finance and Borrowing costs	295,547	192,730	238,828
Total Operating Expenses	77,470,699	46,912,742	51,240,209
Operating Surplus/(Deficit)	14,746,165	8,975,789	5,624,444
Capital Income			
Capital Contributions	553,097	-	-
Capital Grants and Subsidies	12,728,788	9,422,669	9,422,669
Capital Income Other	168,090	-	-
Interest on Contributions/Reserves	1,871,482	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(892,389)	165,000	180,000
Total Capital Income	14,429,068	9,587,669	9,602,669
Net Result	29,175,233	18,563,458	15,227,113

Budgeted Income Statement by Fund 2024/25 Budget

General			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	23,974,334	23,705,538	23,705,538
Less Discounts and Pensioner Remissions	(2,420,818)	(2,398,846)	(2,398,846)
Net Rates and Utility Charges	21,553,516	21,306,692.00	21,306,692
Fees and Charges	1,598,376	1,173,180	1,246,360
Operating Grants and Subsidies	9,141,033	8,779,593	9,185,056
Operating Contributions	-	-	-
Interest Revenue	245,014	429,000	468,000
Works for Third Parties	2,968,999	1,897,500	2,070,000
Other Revenue	2,215,402	970,175	1,040,130
Total Operating Revenue	37,722,340	34,556,140	35,316,238
Expenditure			
Employee Expenses	14,735,365	16,175,700	17,795,080
Materials and Services	9,155,882	7,771,535	8,336,168
Depreciation expense	8,061,852	7,807,668	8,517,457
Finance and Borrowing costs	220,481	118,377	139,691
Total Operating Expenses	32,173,580	31,873,280	34,788,396
Operating Surplus/(Deficit)	5,548,760	2,682,860	527,842
Capital Income			
Capital Contributions	552,733	-	-
Capital Grants and Subsidies	7,124,056	4,477,504	4,477,504
Capital Income Other	168,090	-	-
Interest on Contributions/Reserves	1,522,296	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(554,341)	165,000	180,000
Total Capital Income	8,812,834	4,642,504	4,657,504
Net Result	14,361,594	7,325,364	5,185,346

Budgeted Income Statement by Fund 2024/25 Budget

Disaster Recovery Funding			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	-	-	-
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	-
Fees and Charges	-	-	-
Operating Grants and Subsidies	29,988,283	-	-
Operating Contributions	-	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	29,988,283	-	-
Expenditure			
Employee Expenses	181,368	-	-
Materials and Services	29,995,642	-	-
Depreciation expense	-	-	-
Finance and Borrowing costs	-	-	-
Total Operating Expenses	30,177,010	-	-
Operating Surplus/(Deficit)	(188,727)	-	-
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	(188,727)	-	-

Budgeted Income Statement by Fund 2024/25 Budget

Waste			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	4,912,230	4,797,668	4,797,668
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,912,230	4,797,668	4,797,668
Fees and Charges	596,785	527,817	683,549
Operating Grants and Subsidies	324,890	-	-
Operating Contributions	56,284	49,500	54,000
Interest Revenue	77,933	55,000	60,000
Works for Third Parties	24,546	-	-
Other Revenue	159,940	180,583	197,000
Total Operating Revenue	6,152,608	5,610,568	5,792,217
Expenditure			
Employee Expenses	166,472	167,834	183,095
Materials and Services	4,140,155	4,646,602	5,165,787
Depreciation expense	224,964	211,251	230,456
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,531,591	5,025,687	5,579,338
Operating Surplus/(Deficit)	1,621,017	584,881	212,879
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	117,521	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	117,521	-	-
Net Result	1,738,538	584,881	212,879

Budgeted Income Statement by Fund 2024/25 Budget

Wastewater			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	6,515,300	6,452,227	6,452,227
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	6,515,300	6,452,227	6,452,227
Fees and Charges	73,166	65,083	71,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	205,854	91,667	100,000
Works for Third Parties	2,567	-	-
Other Revenue	-	-	-
Total Operating Revenue	6,796,887	6,608,977	6,623,227
Expenditure			
Employee Expenses	675,685	639,440	697,878
Materials and Services	1,896,957	1,850,684	2,011,082
Depreciation expense	1,806,655	1,589,409	1,733,901
Finance and Borrowing costs	75,066	74,353	99,137
Total Operating Expenses	4,454,363	4,153,886	4,541,998
Operating Surplus/(Deficit)	2,342,524	2,455,091	2,081,229
Capital Income			
Capital Contributions	364	-	-
Capital Grants and Subsidies	2,246,500	2,700,500	2,700,500
Capital Income Other	-	-	-
Interest on Contributions/Reserves	159,012	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(338,048)	-	-
Total Capital Income	2,067,828	2,700,500	2,700,500
Net Result	4,410,352	5,155,591	4,781,729

Budgeted Income Statement by Fund 2024/25 Budget

Water			
	Actual YTD	Budget YTD	2024/25 Budget
Revenue			
Rates and utility charges	8,895,459	8,759,687	8,759,687
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	8,895,459	8,759,687	8,759,687
Fees and Charges	126,113	68,292	74,500
Operating Grants and Subsidies	16,974	79,750	87,000
Operating Contributions	-	-	-
Interest Revenue	203,856	45,833	50,000
Works for Third Parties	9,426	-	-
Other Revenue	40,356	27,500	30,000
Total Operating Revenue	9,292,184	8,981,062	9,001,187
Expenditure			
Employee Expenses	1,091,213	1,292,106	1,412,915
Materials and Services	3,406,014	3,099,250	3,319,161
Depreciation expense	1,508,167	1,363,811	1,487,794
Finance and Borrowing costs	-	-	-
Total Operating Expenses	6,005,394	5,755,167	6,219,870
Operating Surplus/(Deficit)	3,286,790	3,225,895	2,781,317
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	3,358,232	2,244,665	2,244,665
Capital Income Other	-	-	-
Interest on Contributions/Reserves	72,653	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	3,430,885	2,244,665	2,244,665
Net Result	6,717,675	5,470,560	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	131,875	131,784	131,784
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	131,875	131,784	131,784
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	2,092,606	-	-
Interest Revenue	40,081	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	2,264,562	131,784	131,784
Expenditure			
Employee Expenses	873	-	-
Materials and Services	67,273	46,508	47,100
Depreciation expense	60,615	58,215	63,507
Finance and Borrowing costs	-	-	-
Total Operating Expenses	128,761	104,723	110,607
Operating Surplus/(Deficit)	2,135,801	27,061	21,177
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	2,135,801	27,061	21,177

8.14 BUILDING, PLUMBING AND TRADE WASTE FEES AND CHARGES 2025/26

Date Prepared: 27 May 2025

Author: Director Corporate and Community Services

Attachments: 1. [Building, Plumbing and Trade Waste Fees and Charges 2025/26](#) ↓

EXECUTIVE SUMMARY

This report details the proposed Building, Plumbing and Trade Waste Fees and Charges for 2025/2026.

RECOMMENDATION

That Council adopts the Building, Plumbing and Trade Waste Fees and Charges for 2025/26.

BACKGROUND

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

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

Costs for services are reviewed annually taking into account the time and materials used to deliver services.

RISK IMPLICATIONS

Nil

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.

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the Register of Fees and Charges published on Council's website.

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

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

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

Building

Administration

Inspections

Class 1 and 10 Buildings Inspection	(e)	inspection	POA	BA1975 s51(2)
Class 2 – 9 Buildings Inspection	(e)	inspection	POA	BA1975 s51(2)
Building Certification Fee	(e)	application	POA	BA1975 s51(2)

Mareeba Shire Council does not provide a building certification service. For any applications requesting assessment by Council the fee shall be that of engaging a suitable Private Building Surveyor with an additional administrative fee of 20%.

Bonds

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

Siting dispensation (includes report)

Assessment	(e)	assessment	\$244.00	BA1975 s51(2)
Inspections x 1 minimum	(e)	inspection	\$0.00	BA1975 s51(2)

Temporary Accommodation Permit

Assessment	(a)	assessment	\$114.00	LL1 s8 LGA2009 s97(2)(a)
Inspections x 1 minimum (If necessary)	(a)	inspection	\$270.00	LL1 s8 LGA2009 s97(2)(a)
Renewal – Assessment	(a)	assessment	\$93.00	LL1 s14 LGA2009 s97(2)(a)

Building Records Search

Building File Information Only	(c)	application	\$62.00	BA1975 s51(2)
Building File Summary and Plans (Residential)	(c)	application	\$160.00	BA1975 s51(2)
Building File Summary and Plans (Commercial)	(c)	application	\$387.00	BA1975 s51(2)
Building File Summary, Plans and Inspection	(c)	application	\$404.00	BA1975 s51(2)

Certificate of Classification

If not previously issued.

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Page 2 of 5

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Certificate of Classification [continued]

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

Hoarding, Scaffolding or Gantry

Application for approval hoarding, scaffolding or gantry	(a)	application	\$554.00	LL1 s8 LGA2009 s97(2)(a)
Bond (if applicable – refundable)	(a)	application	\$1,000.00	LL1 s8 LGA2009 s97(2)(a)

Lodgement Fee (Development Permit)

Private Certifier Lodgement

Class 1 and 10 – Non Commercial – Application	(a)	application	\$203.00	BA1975 s51(2)
Class 2 to 9 – Commercial Developments – Application	(a)	application	\$414.00	BA1975 s51(2)

Plumbing

Compliance Permit

New Plumbing Works

Inspection - one inspection cost for all locations	(e)	inspection	\$221.00	PDA2018 ss164-167
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Minor Plumbing works, modification to Existing Plumbing and Drainage

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment	(e)	assessment	\$87.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$221.00	PDA2018 ss164-167

Minor Plumbing Connection (Class 10a Sheds)

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$443.00	PDA2018 ss164-167

Minor Plumbing Connection (Class 10A Sheds - Unsewered)

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Assessment Site and Soil Report	(e)	assessment	\$110.00	PDA2018 ss164-167
Inspection x 2 minimum	(e)	inspection	\$443.00	PDA2018 ss164-167

Town Sewer Connection (Domestic and Commercial)

Application	(a)	application	\$114.00	PDA2018 ss164-167
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Page 3 of 5

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Town Sewer Connection (Domestic and Commercial) *[continued]*

Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Inspections x 4 minimum	(e)	inspection	\$887.00	PDA2018 ss164-167

Installation of on-site disposal system (in connection with building permit)

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$110.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Inspections x 4 minimum	(e)	inspection	\$887.00	PDA2018 ss164-167

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

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$110.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$443.00	PDA2018 ss164-167

Shop Fit-Out Commercial

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Inspections x 3 minimum	(e)	inspection	\$665.00	PDA2018 ss164-167

Additional/Alterations to plumbing fixtures - existing drainage connection

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$443.00	PDA2018 ss164-167

Existing Plumbing Works

Replacement of land application area

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$110.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$221.00	PDA2018 ss164-167

Disconnection from Council Sewer System

Application	(a)	application	\$114.00	PDA2018 ss164-167
Assessment	(e)	assessment	\$110.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$221.00	PDA2018 ss164-167

Connection to Council sewerage system

Application	(a)	application	\$114.00	PDA2018 ss164-167
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Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Connection to Council sewerage system *[continued]*

Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$443.00	PDA2018 ss164-167

Administration

Provide copy of "as constructed" file	(c)	application	\$24.00	PDA2018 ss164-167
Amendment to Drainage Plan – Application	(a)	application	\$60.00	PDA2018 ss164-167
Amendment to Drainage Plan – Assessment	(e)	fixture – minimum charge \$120	\$24.00	PDA2018 ss164-167
Change of Plumber – Notification	(e)	application	\$69.00	PDA2018 ss164-167

On Site Sewerage Facility

Annual Administration Fee	N/A	application	No charge	
Non Compliance Fee	(e)	application	\$115.00	PDA2018 ss164-167
Non Compliance Fee for water quality test failure and sample analysis	(e)	application	Cost + 0.5 admin	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$443.00	PDA2018 ss164-167

Concurrence Agency Advice

On Site Concurrence Agency – Assessment	(e)	assessment	\$110.00	PDA2018 ss164-167
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Back flow prevention device

Annual Administration Fee	(e)	application	\$77.00	PDA2018 ss164-167
Non compliance Fee	(e)	application	\$115.00	PDA2018 ss164-167
Non compliance Fee for water quality test failure and sample analysis	(e)	application	Cost + 0.5 admin	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$443.00	PDA2018 ss164-167

Plumbing Extension of Time

Application Fee	(a)	application	\$114.00	PDA2018 ss164-167
Inspection Fee	(e)	inspection	\$221.00	BA1975 s51(2)

Temporary Plumbing

Application Fee	(a)	application	\$114.00	PDA2018 ss164-167
Inspection Fee	(e)	inspection	\$221.00	BA1975 s51(2)

Trade Waste

Applies to initial application fee.

One Assessment	(e)	assessment	\$165.00	WS(SR)A 2008 s180(1)(a)
One inspection cost for all locations	(e)	inspection	\$221.00	WS(SR)A 2008 s180(1)(a)

8.15 REGIONAL ARTS DEVELOPMENT FUND (RADF) ADVISORY COMMITTEE AND LOCAL PRIORITIES

Date Prepared: 5 June 2025
Author: Senior Community Services Officer
Attachments: Nil

EXECUTIVE SUMMARY

This report presents the nominees recommended for appointment to the RADF Advisory Committee and the proposed Regional Arts Development Fund (RADF) Local Priorities for 2025-28.

Community membership of the RADF Advisory Committee is due for renewal. A public call for nominations has resulted in 11 applications from community members.

Community consultation about arts and culture has informed the development of proposed RADF Local priorities for 2025-28.

RECOMMENDATION

That Council

1. appoints the following nominees to the RADF Advisory Committee:
 - Bianca Velder
 - Brioni McGrath
 - Connie Rovina
 - Kylie Lambert
 - Melissa Waters
 - Theodore Tremblay

2. adopts the proposed RADF Local Priorities for 2025-28:
 - a. Development of live events, particularly music and theatre.
 - b. Development of creative skill development workshops and activities, particularly visual arts.
 - c. Increase use of existing facilities and non-traditional spaces for arts activities.
 - d. Support the development, expansion and sustainability of existing arts activities.
 - e. Partnerships and collaborations that grow arts initiatives and increase community participation.
 - f. Improve access to information about arts activities, groups and assets.

BACKGROUND

1.0 RADF Advisory Committee

The purpose of the RADF Advisory Committee is to actively assist in the implementation of Council's RADF Program and provide advice and recommendations on the development of arts, culture and heritage throughout the Shire.

The current RADF Advisory Committee has served for a period of three (3) years and it is time for a new Committee to be appointed.

The RADF Advisory Committee Terms of Reference guide the purpose, function, composition and terms of the Committee. These state that the Committee will consist of Councillor/s and six (6) community members who have a significant interest, knowledge or experience in the arts, culture or heritage sector.

Broad representation across artforms, culture, geography and demographics is sought to promote a diversity of voices and a balance of interests from the community. Previous members of the Committee were able to re-nominate.

Nominations were called publicly from 24 April and closed on 18 May 2025 and 11 nominations were received. It is recommended that the following six (6) nominees are appointed to the RADF Advisory Committee for a three (3) year term:

- Bianca Velder
- Brioni McGrath
- Connie Rovina
- Kylie Lambert
- Melissa Waters
- Theodore Tremblay

2.0 RADF Local Priorities 2025-28

Community consultation was conducted between February and April 2025 to identify how the community likes to participate in arts, culture and heritage activities and priorities for building a strong and sustainable arts sector. A total of 182 people responded to the *Community Arts Survey* and 51 people responded to the *Arts Sector Survey*.

The primary purpose of the community consultation was to identify local priorities to inform Council's RADF program, including Council-led activities, and guiding funding decisions about community grant applications. Council's annual application to Arts Queensland for RADF program funding must demonstrate community demand and stakeholder involvement in RADF priority setting and decision making.

The proposed RADF Local Priorities for 2025-28 are:

1. Development of live events, particularly music and theatre.

- Initiatives that develop or expand opportunities for the community to attend live events, particularly music festivals and concerts and theatre performances.
- Initiatives that expand performance opportunities for local musicians and performers.
- Initiatives that support the capacity of not-for-profit organisations who deliver live events.
- Music activities that cater for young people will be highly regarded.

2. Development of creative skill development workshops and activities, particularly visual arts.

- Initiatives that develop or expand opportunities for the community to participate in creative skill development workshops in a range of artforms, particularly in the visual arts, for example painting, drawing, photography, film making, ceramics, printmaking, mixed media and crafts.
- Initiatives that engage local artists and enhance accessibility by catering to people of different ages, abilities, places of residence, that are affordable, offered at different times of day or in varying formats and non-threatening locations will be highly regarded.

3. Increase use of existing facilities and non-traditional spaces for arts activities.

Initiatives that develop or expand the use of existing facilities and spaces by:

- planning for facility upgrades;
- assessing and trialling the viability of alternative and complementary uses of existing spaces;
- reducing participation costs by supporting activity expenses such as transport, hire fees, insurance and permits, for new activities.

4. Support the development, expansion and sustainability of existing arts activities.

- Initiatives that develop or expand existing arts activities that results in increased participation opportunities for the community.
- Initiatives that develop and strengthen the capacity and sustainability of existing arts, heritage and cultural organisations to deliver outcomes and offerings.
- Initiatives that support artists access to professional “arts business” advice.

5. Partnerships and collaborations that grow arts initiatives and increase community participation.

- Initiatives that support the development of networking, partnerships and collaboration within the arts sector.
- Initiatives that support the development of partnerships between the arts and other sectors, including business, education, community services.
- Partnerships serve many purposes including: growing arts participation and development opportunities, increasing employment opportunities for artists, making art more accessible and non-intimidating, encouraging use of shared resources, facilitating collaborative creative development, enhancing sustainability of organisations and social and wellbeing outcomes.

6. Improve access to information about arts activities, groups and assets.

- Initiatives that support the capacity of artists and arts and cultural groups to communicate their activities and offerings and result in increased audience, participation, use of facilities and positive promotion of the Shire's arts and cultural sector.

RISK IMPLICATIONS**Political and Reputational**

Community representation on the Advisory Committee and local priorities sourced from community consultation will help to ensure that the RADF program is delivered in a way that aligns with community aspirations.

Legal and Compliance

RADF Advisory Committee members will participate in a formal volunteer induction.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

An allocation for administering the RADF Advisory Committee is included in the annual RADF operational budget.

Is the expenditure noted above included in the current budget?

Yes, an allocation for administering the RADF Advisory Committee is included in 24/25 RADF budget.

LINK TO CORPORATE PLAN

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

All RADF Advisory Committee nominees will be notified of the outcome of their application. The RADF Community Grant guidelines and application forms will be updated to include the adopted local priorities ahead of the 2025 Community Grant Round.

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - MAY 2025

Date Prepared: 22 May 2025

Author: Manager Assets and Projects

Attachments:

1. [Capital Works Summary - May 2025](#) ↓
2. [Capital Works Highlights - May 2025](#) ↓

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 May 2025.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of May 2025.

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

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 2024/25 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 Summary Report - May 2025

Project Code	Project Description	Project Comment	Project Stage
Program: 01 - Rural and Urban Roads Reseal Program (Renewal)			
CP0003731	24/25 Bitumen & Asphalt Reseal Program	Chillagoe & Bilwon reseals are complete. Speewah & Kuranda reseals will commence mid-June. All areas will then be line marked.	Construction
CP00835	DRFA Gully Betterment	Complete (Final report to be provided).	Completed
Program: 02 - Gravel Resheet			
CP0003732	24/25 Gravel Resheet Program	No resheeting programmed until after 2025 wet season.	Construction
Program: 03 - Urban Streets			
CP0001023	Recovery Way (WTS) Rehab Ch 0.176-0.272	Works should commence at Recovery Way late June once DRFA repairs are completed on the Mulligan Highway.	Construction
CP0002069	MBA Chewko Rd Rehab/Widen & Seal	Contractor delay has pushed line marking activities back to mid-June 2025.	Construction
CP00795	TIDS 23-27 Herberton/Constance Inter	Practical completion reached late May. Final line marking & light pole installation scheduled for mid-June.	Construction
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Design complete. Planning for procurement.	Design
Program: 04 - Rural Roads			
CP0002040	KDA KIA08 Barron Falls/Masons Rd/L-out	Survey is underway, design to be scheduled	Planning
CP0002041	KDA KIA09 Barron Falls Rd Thongon-Mason	Survey is underway, design to be scheduled.	Planning
CP0002048	KDA Kuranda Heights Rd Intersection	Survey complete, design to be scheduled.	Planning
CP0002050	MBA McIver Rd Rehab & Widen	Designs to be completed prior to end of year 2025 by external consultant. Survey and soil investigations complete.	Planning
CP0002055	DIM Leadingham Ck Rd - Ch1.65-3.598	Designs to be finalised prior to end of June 2025.	Design
CP0002060	KDA Oak Forest Rd Rehab & Widen	Survey complete, design to be scheduled.	Planning
CP0002066	DIM Leafgold Weir Rd Widen Curves	Design to be finalised July 2025	Design
CP00801	TIDS Ootann Rd Section 1&2 Widen & Seal	Base laying currently being installed & the two coat bitumen seal is programmed for mid-June followed by line marking & road furniture installation.	Construction
Program: 05 - Bridges			
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	Design to be completed June 2025 by external consultant. Survey and soil investigations complete.	Planning
CP0001564	KDA Oak Forest Rd, Barron River Bridge	Contractor proposed to commence 14 July 2025. Community notification has been undertaken and residents informed.	Construction
CP00841	Bolton Rd Inspect/Design/Repl Girders	Project completed May 2025.	Completed

Infrastructure Services Capital Works Summary Report - May 2025

Program: 06 - Drainage

CP0001598	24/25 Renew Minor Culverts & Drainage	Investigations are underway to replace the concrete capping of an inlet pit at the corner of Hort & Wash St with a grated lid to allow surcharge during major storm events.	Construction
CP0003689	MBA CBD Drainage Upgrade Stage 1	Project planning will be undertaken in conjunction with the Mareeba CBD Blueprint Project	On Hold
CP0003690	MBA Ray Rd Culvert Upgrade	On hold pending outcome of Ray Road Drainage Study.	Planning
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	Investigations will be scheduled in 2025.	Not Commenced
CP0003830	Hastie Road - Stormwater	Project completed December 2024.	Completed
CP00844	MBA Amaroo Drainage Upgrades	Quotes will be called to undertake this work post wet season.	Construction

Program: 07 - Traffic Facilities

Program: 08 - Parking

CP00846	MBA Heritage Centre Carpark Connection	Contract awarded. Gravel pathways have been refreshed and concrete works to begin mid June.	Construction
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Program: 09 - Footpaths

CP0001026	23/24 Footpath Renewal Program	Atherton Street and Lloyd Street footpath sections complete. Further sites for renewal are currently under assessment.	Construction
CP0001665	Mt Molloy Footpath & Furniture Refurb	Design to be scheduled.	Planning
CP0001666	KDA Barron Falls Rd Replace Footpath	Design to be scheduled.	Design
CP0001687	KDA WNP Arara St Footpath Missing Link	Design complete. Tender drawings issued.	Design

Program: 10 - Parks and Gardens

CP0001029	Kda Com Precinct Parks Upgrade	Planning & Development ongoing 2025.	Planning
CP0001803	Julatten Geraghty Pk Refurb Playground	Community engagement complete. Planning underway.	Planning
CP0001805	MBA Bicentennial Lakes Northern	The project was been awarded with commencement scheduled for early July 2025.	Procurement
CP0001871	MBA Centenary Park Upgrade Fencing	Construction works to commence mid June.	Construction
CP0003670	MBA Amaroo Park Shade	Procurement commenced.	Procurement
CP00809	MBA Bicentennial Lakes (Southern) D&C	The fence at the base of the slides has been completed. Parks & Gardens will fix the irrigation, replant the slope and change out the spoiled sand.	Construction
CP00860	KDA Anzac Park Landscaping	Plaque posts have been fabricated. Plaque format and wording being finalised prior to ordering.	Construction

Infrastructure Services Capital Works Summary Report - May 2025

CP00861	KDA Coondoo Street Refurb	Upper Coondoo St. pavement and landscaping works are complete. Lower Coondoo St. works are 85% complete.	Construction
		Ergon are scheduled to undertake the Lower Coondoo St. streetlighting upgrade in the second half of 2025.	
Program: 11 - Water			
CP0001038	23/24 Retic Valve/Hyd Replace Program	New valves have been sourced and will be installed at Lerra and Byrnes Streets intersection as soon as time permits and we have available contractors to assist.	Construction
CP0002670	FY24/25 - WTP Minor Infrastructure	Parts received by Contractor. Works scheduled to be complete by end of June.	Construction
CP0002671	FY24/25 - Water Main Replacement	Byrnes Street watermain crossings complete. Works to be completed mid June.	Construction
CP0002677	FY24/25 - Telemetry/SCADA Upgrades	Servers successfully provisioned. Contractor working on configuring software and linking multiple data sources.	Construction
CP0002680	FY24/25 - Hydrants & Valve Renewal	Parts received by Contractor. Works scheduled to be completed by August.	Construction
CP0002682	FY24/25 - Irvinebank Ibis Dam PS	Currently waiting on availability of pump specialist for on-site assessment.	Construction
CP0002683	FY24/25 - DIM WTP Pump Replacement	Contractor currently assessing pump condition. Actions to be taken based on assessment report.	Planning
CP0002684	FY24/25 - Smart Meters Replacement	Additional 1000 meters ordered.	Construction
CP0002761	FY26/27 - MBA WTP Reservoir Upgrade	Design complete. Awaiting suitable funding.	Pending Future Allocation of Construction Budget
CP0002762	FY24/25 - MBA WTP Refurbish Clarifiers	New walkway installed, rake and flocculator motors installed mechanically. Polymer mixing system in place. Electrical installation on-going and connection to dosing system on-going.	Construction
CP0002764	MOL Replace Hunter Ck Weir	GHD to do inspection as soon as weather permits.	Construction
CP0002921	MBA Booster Pump Station Relocation	Centenary Park Pump station works commenced offsite.	Construction
CP0003667	FY24/25 Irvinebank Ibis Dam Valves	Electrical schematics have been received and the project is in the procurement stage.	Procurement
CP0003668	CHI Renew Water Line	On hold pending funding.	On Hold
CP0003734	MBA WTP Fuel Pod For Generator	Waiting on suppliers quote to begin fabrication.	Procurement
CP00878	MBA Decommission Basalt St Elevated Tank	The water tower has been isolated, and the reservoir section now requires cleaning. A permanent closure and lockout of the feed line will follow. This will most likely occur in July.	Construction
CP00879	MBA Decommission Granite Ck Pump Station	The wet season has caused delays to the project, and work will resume once a contractor becomes available.	Construction

Infrastructure Services Capital Works Summary Report - May 2025

Program: 12 - Wastewater

CP0001041	Mba WWTP Inlet Works Replacements	Works are complete and we are awaiting the final invoices to close out the project.	Completed
CP0001043	Atherton St Pump Station Refurb	Project subject to grant funding.	On Hold
CP0001050	Kennedy Hwy PS Control Board Upgrade	Switchboard installed and commissioned. Waiting on final invoice.	Completed
CP0001053	23/24 WWPS Refurbishment Program	Works to be completed in June.	Construction
CP0002474	FY24/25 - MBA Sewer CCTV & Reline Prog	CCTV works continuing. Works to be completed mid 2025.	Construction
CP0002475	FY24/25 - WW Pump Station Ancillary	Contractor continuing with manufacturing lids compliant with new safety standards. Once manufacturing complete, Contractor will begin installation.	Construction
CP0002476	FY24/25 - WW Reticulation Pumps Renewal	Contractor currently performing inspections. Pending inspection reports to advise any further works.	Procurement
CP0002477	FY24/25 - Telemetry/SCADA Upgrades	In-depth analysis of alarming system complete, detailed report and action plan was presented to Council. Improvement works planned for FY25/26. Current-state cybersecurity analysis on going.	Construction
CP0002479	FY24/25 - Pump Station Generators x 2	Generators and safety cage successfully installed. Project ready for closeout.	Construction
CP0002480	FY24/25 - Manhole Rehab & Replace	Works to recommence early June.	Construction
CP0002481	FY24/25 - MBA Constance St Rising Main	Pre-start meeting conducted and possession of site granted. Minor adjustments to works program made with consultation of Council and Mareeba State School for works affecting school drop off zone and Brady Park.	Design
CP0003715	KDA WWTP Renew 6x4m Shed	Contractor has commenced works despite ongoing inclement weather in Kuranda. Actual project works will be completed by 30 June.	Construction
CP0003722	KDA WWTP Renew 6x6m Shed	Contractor has commenced works despite ongoing inclement weather in Kuranda. Actual project works will be completed by 30 June.	Construction
CP00889	22/23 MBA Sewer CCTV & Relining	Investigation works underway.	Construction

Program: 13 - Waste

CP0002216	KDA WTS New Ablution Block	Construction works completed. Awaiting final certification.	Construction
CP0002220	MBA TS Leachate Pump Annual Program	Contractor currently performing inspections. Pending inspection reports to advise any further works.	Planning
CP0002221	MBA TS Leachate PS Pump	Contractor currently performing inspections. Pending inspection reports to advise any further works.	Procurement

Program: 14 - Aerodromes

CP0000947	Mareeba Aerodrome Safety & Repairs	Works complete, financial close out to commence.	Completed
CP0003899	MBA Aerodrome Drainage Improvements	Drains will be cleaned out once the ground is safe to clean out.	Design

Infrastructure Services Capital Works Summary Report - May 2025

Program: 15 - Fleet

CP0003738	Replace Asset 741 Street Sweeper	Streetsweeper to be delivered June 2025.	Procurement
CP0003739	Replace Asset 620 Job Truck	Truck delivered , final fit out, in service June 2025.	Procurement
CP0003740	Replace Asset 1255 Toyota Hilux	Vehicle has been delivered, waiting on supplier to fabricate body, there has been a delay with the supply of parts for the body.	Procurement
CP0003741	Replace Asset 1274 Toyota Hilux	Vehicle delivered, waiting on body fabrication.	Procurement
CP0003776	Replace Unit 5422 Tool Trailer INSURANCE	Trailer delivered, waiting on canopy to be fabricated.	Planning
CP0003826	Replace Asset 1244/6263 L'cruiser INSUR	Vehicle delivered, 25/04/2025, Vehicle in final stages of fit out. Spray unit in service. GVM upgrade of Asset # 1319 as part of the project to be completed June 2025.	Procurement

Program: 16 - Depots and Council Offices

Program: 17 - Community Buildings

CP0001059	Mba/Dim Aquatic Condition Assessment	Quotations to be released to market in June.	Planning
CP0001632	24/25 Amenities Refurbishment Program	Funds to be carried over to 2025-26 program so that the Pat Kinnear Park toilet in Chillagoe can be upgraded to an accessible and Disability Discrimination Act 1992 compliant toilet.	On Hold
CP0001637	KDA Library Paint & Roof Improvements	Construction works to commence early June 2025.	Construction
CP0001639	Annual Minor Building Refurbishment	Handrail to the Mareeba Sports Hall in procurement.	Construction
CP0001664	Annual Facilities LED Lighting	Construction works commenced at Kuranda Recreation Centre Tennis court. completion due mid June 2025.	Construction
CP0003718	MBA Davies Park Field 2 Lighting Upgrade	Works on hold. Awaiting suitable funding.	On Hold
CP0003729	MBA Aquatic Centre Pool Expansion Joints	Works have been completed.	Completed
CP0003756	MBA Davies Park Field 1 Lighting Upgrade	Distribution boards to be installed early June.	Construction
CP00793	MBA Women's Restroom Refurb	To be completed in conjunction with the Mareeba CBD Blueprint Project.	Planning
CP00909	KDA Aquatic Cnt 25m Pool Aquaris Upgrade	Lessee undertaking works to rectify filtration issues. New pumps to be commissioned in June 2025.	Construction
CP00941	23/24 Park/Sporting LED Lights Arnold Pk	Construction works to be completed early June.	Construction

Infrastructure Services Capital Works Summary Report - May 2025

Program: 18 - Non-Infrastructure Items

CP0001085	Mba Cemetery Expansion Planning	Plans to be scheduled.	Planning
CP0003684	MBA New Cemetery Lawn Plaque on Beam	Additional irrigation works to be undertaken.	Construction
CP0003716	MBA Smartnet GPS Base Replacement	Works Complete, capitalisation of project required.	Completed
CP0003717	KDA Heights Cemetery Lawn Plaque on Beam	Additional irrigation works to be undertaken.	Construction
CP0003754	Mareeba CBD Blueprint	Project has commenced. Phase A Inception and Project Management is complete and Phase 1 Existing Situation, Issues and Opportunities Analysis is underway.	Planning
CP00932	MBA MIP Expansion	Anticipate design to be provided end of June 2025.	Design

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Project Name: Herberton/Constance Streets Intersection Upgrade

Program: Urban Streets

Background

As part of the 2024–2025 FNQ Regional Roads and Transport Group (FNQ RRTG) Works Program, a Non-Local Roads of Regional Significance (Non-LRRS) project was allocated to Mareeba Shire Council to upgrade the Herberton Street and Constance Street intersection.

This project is jointly funded by the Queensland Government’s Transport Infrastructure Development Scheme (TIDS) and Mareeba Shire Council.

Scope of Works

The scope of works includes the installation of a roundabout, a number of traffic islands, kerbing, footpath extensions and light pole relocations.

Progress Update

All sealing and asphalt works were completed in May, along with the pouring of traffic islands and infills. Road line marking has also been finalised. Painting of road furniture, islands, and infills is scheduled for early June.

Full project completion is anticipated between mid to late June 2025, pending the final lighting and electrical works by Ergon.



Line Marking and Road Furniture Installation

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Line Marking and Road Furniture Installation

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Project Name: Chewko Road Rehabilitation, Widen and Seal

Program: Urban Streets

Background

As part of the 2024–2025 FNQ Regional Roads and Transport Group (FNQ RRTG) Works Program, a Local Roads of Regional Significance (LRRS) project was allocated to Mareeba Shire Council. This project provides 50% funding support for the rehabilitation and widening of a section of Chewko Road, Mareeba. The funding is provided by the Queensland State Government through the Transport Infrastructure Development Scheme (TIDS).

Scope of Works

The scope of works includes the relocation of a water main, upgrade accesses, widen and seal the existing pavement and drainage improvements.

Progress Update

During April all pavement works were completed including the removal and replacement of a failing subgrade section at the eastern end of the project. The 16mm/10mm bitumen seal was installed mid-April and the final asphaltting works were carried out on 24 April signalling practical completion for the project. Full completion is estimated to be mid-June with the application of line marking.



Asphalt Overlay Reynold St Intersection

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Asphalt Overlay Reynold St Intersection

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Project Name: Ootann Road Section 1 and 2 Widen and Seal

Program: Rural Roads

Background

Ootann Road is a 90km long important freight link that is mostly unsealed. This project will seal 4.2km of gravel road over two sections. The initiative is funded by the Australian Government, with contributions from the Queensland Government Transport Infrastructure Development Scheme and Mareeba Shire Council.

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

The construction crew tasked with the Ootann Road project re-established on site 15 April. Works to be undertaken this calendar year include the trimming and testing of the existing subgrade layer of Section 1 prior to importing road base. Road base carting operations commenced in May. Once the base layer has been compacted and trimmed to height Section 1 will be bitumen sealed.

Anticipated completion for delivery of base gravel is early June with final layout and compaction Mid-June with an anticipated seal date of late-June. Road furniture and line-marking to be installed once the road has been sealed.



2.1 Road Base Gravel laid and compacted ready for final trim



**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Moisture conditioned rill of 2.1 Road Base Gravel.

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Project Name: 24/25 Bitumen and Asphalt Reseal Program

Program: Rural and Urban Roads

Background

As part of its ongoing commitment to maintaining and improving local infrastructure, Mareeba Shire Council has commenced planned road resurfacing works as part of the 2024-25 Bitumen Reseal and Asphalt Program. In August 2023, Council endorsed the appointment of a contractor through a regional procurement arrangement under FNQROC Contract FNQ038, ensuring value for money and alignment with broader regional objectives.

This contract covered the 2023–2024 resealing program and provided flexibility for additional works to be included in the 2024–2025 and 2025–2026 financial years, at the discretion of participating Councils.

Progress Update

Roads scheduled for reseal in the 24-25 Reseal Program were prepared for resealing works during March, April and May for a proposed start in Chillagoe on 20 May 2025. To date, all Chillagoe and Bilwon reseals have been completed. FGF Bitumen will be continuing with the resealing program in early June in the Kuranda, Speewah and Arriga localities bringing the total area of bitumen resealing to over 96,000m². Line marking of all resealed roads will follow if required. Various sections of the following roads listed below form the 24-25 Bitumen Reseal program.

Locality	Road Name	Locality	Road Name
Kuranda	Myola Road	Kuranda	Forest Close
Kuranda	Greene Lane	Chillagoe	Aerodrome Road
Kuranda	Shiva Close	Chillagoe	Tower Street
Kuranda	Fan Palm Place	Chillagoe	Hope Street
Kuranda	Fern Tree Place	Chillagoe	King Street
Kuranda	Barron Falls Road	Chillagoe	Cathedral Street
Speewah	Speewah Road	Biboohra	Bilwon Road
Speewah	Ganyan Drive	Biboohra	Cypress Road
Speewah	Stoney Creek Road	Biboohra	Orchid Close
Speewah	Walnut Close	Speewah	Mahogany Avenue
Kuranda	Coolsprings Close	Speewah	Kauri Close
Kuranda	Greenhills Road	Kuranda	Wrights Lookout Road
Kuranda	Outlook Crescent	Arriga	Volkman Road



**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Cypress Road, Bilwon



Tower Street, Chillagoe

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Project Name: Mareeba Water Plant Clarifier Upgrade Project

Program: Water

Background

As part of Council’s 10-year water strategy, the Mareeba Water Treatment Plant is being progressively upgraded to boost the capacity of water that can be treated and distributed to the community. The Mareeba Water Treatment Plant is currently producing 200 litres per second, which is below its capacity due to the ageing infrastructure’s inability to operate at peak performance. The clarifiers are a critical component and require an upgrade to relieve the pressure on the filtration system and enable the production of more water for the community (250L/s).

Scope of Works

- Replace Clarifier 1 sludge rake and centre drive, including new power and control cabling;
- Replace all 4 X flocculator mixers with new mixers and VFDs, including new power and control cabling;
- Replace concrete panel platform with new steel structure;
- Replace handrails with marine grade aluminium or 316 stainless-steel and standard kick-plates;
- Replace covered area on Clarifier 1 with a new roof; and
- Supply and install new automated polymer make-up and dosing system, including new dosing pumps and dosing lines from the proposed new location in the Main Control Building.

Progress Update:

Installation of new walkway and chemical mixers at the water treatment plant.



Installation of new walkway and chemical mixers.

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Project Name: 2024-2025 Water Main Renewal Program (Stage 2)

Program: Water

Background

As part of Council’s 10-year Water Strategy, ageing water mains are being replaced and upgraded throughout the Shire. An allocation has been provided in the 2024/25 capital works program to replace failing and ageing asbestos cement (AC) composition watermains at (5) five locations within the Mareeba township.

Scope of Works

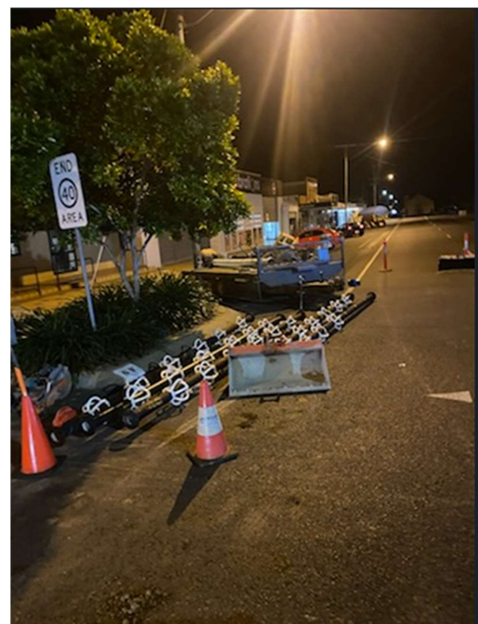
The scope of works includes the supply and installation of PVC Supermain and Ductile Iron Concrete Lined (DICL) on road crossings, in addition to new service connections, valves and hydrants are being installed.

Progress Update

Works have progressed well with no major interruptions to the scheduled program. Hort Street, Middlemiss Street, Lloyd Street pipelines and the Byrnes Street crossings have been installed to complete this year’s watermain upgrade program. Clean up of work areas to complete project, programmed for early June.



Byrnes Street crossing nightworks near Jacobsen St.



Ductile Iron Mains pipe installed within concrete enveloper pipe underneath Byrnes Street

Infrastructure Services Capital Works Report Project Highlights – May 2025



Project Name: Mareeba Heritage Centre and Centenary Park Carpark Footpath Connections

Program: Parking

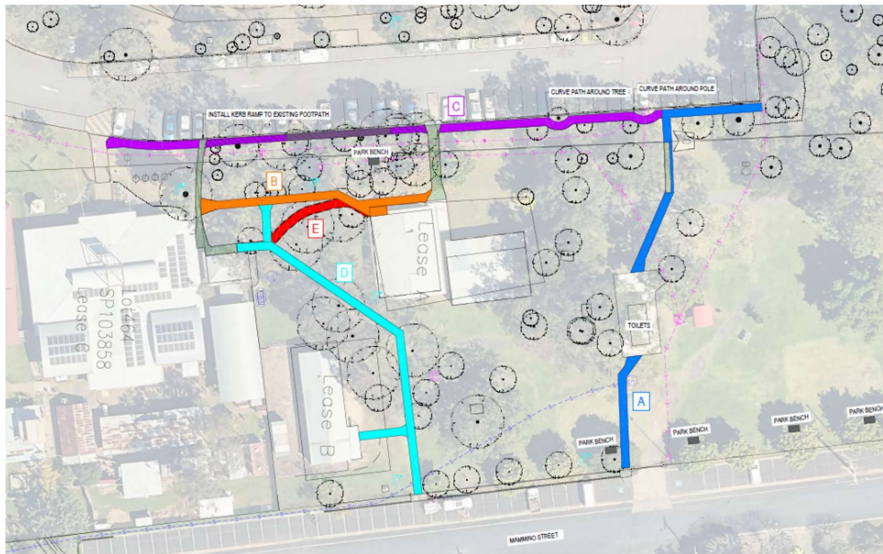
Background

This project aims to establish a safe and accessible pedestrian connection between the Mamino Street car parks and the Mareeba Heritage Centre and Centenary Park western car parking areas. In addition, the project will refresh the gravel pathways within the park. The new concrete footpaths will provide dual street access to the toilet block in Centenary Park and a safer, more accessible concrete pathway alongside the main carpark.

During construction, Council will collaborate with the Lions Club to enhance the park’s amenities. As part of this partnership, Council will install concrete pads, providing a foundation for the Lions Club to construct and install new seating. Additionally, the Lions Club will build and install two picnic shelters near the playground.

Scope of Works

- Install concrete footpaths within Centenary Park to allow connection of the Heritage carpark to the Mammino Street carparks.
- Provide concrete footings for Lions Club park bench seating
- Surface profile existing degraded gravel paths within the park



Scope of Works Layout Concept

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Progress Update:

Works commenced in late May to surface profile existing gravel pathways within the park. Upcoming works to construct the footpaths to commence mid-June.



Surface profiled refreshed gravel track



Infrastructure Services Capital Works Report Project Highlights – May 2025



Project Name: Annual Facilities LED Lighting Kuranda Recreation Centre Tennis LED Lighting

Program: Community Buildings

Background

Council allocated funding to the 2024/2025 Annual Facilities LED Lighting program as part of the current Capital Works program.

The Facilities team conducted condition assessments on various recreational and sporting facilities throughout the shire to identify sites needing lighting infrastructure renewals.

For the 24/25 Annual Facilities Led Lighting program, it was proposed that the lighting at the Kuranda Recreation Centre Tennis Courts be upgraded.

Scope of Works

- Remove existing lighting from the Kuranda Recreational Centre Tennis court
- Design and construct LED lighting to AS 2560.2:2021 – 2.11.1 – Tennis – Recreational use
- Supply and install cabling infrastructure as required

Progress Update:

Design works commenced in early May to finalise a lighting design as per Australian Standards for recreational Tennis nighttime play. Works have progressed with the removal of the existing Lighting poles and conduit and cable renewals have been installed for the new lighting design. Upcoming works to install six new lighting poles and LED luminaires will commence early June.

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Trenching, cabling and footings for new light poles



New light poles and LEDs ready for installation

Infrastructure Services Capital Works Report Project Highlights – May 2025



Project Name: Coondoo Street and Centenary Park Kuranda Streetscape

Program: Footpaths and Parks and Open Spaces

Background:

This project brings together several projects from the Kuranda Township Infrastructure Masterplan 2021- 2031 to deliver infrastructure and improvements that enhance the 'Village in the Rainforest' as a unique, authentic experience for residents and tourists alike, by improving safety, accessibility, connection with the environment and integration between the activities of residents and tourists.

The included projects are:

- Centenary Park Upgrade (Pathways Component Only)
- Upgrade of planter boxes and garden bed planting through the CBD areas (Coondoo Street)
- Coondoo Street Upper Refurbishment (footpaths, lighting, tree bud lighting)
- Coondoo Street Lower Lighting Upgrade

Scope of Work:

Footpaths Pavement Safety Improvements

Work will include renewed sections of footpath and relaying of pavers to repair cracks and uneven surfaces. The work will match the look and feel of the current footpaths. Footpaths are not being fully replaced. Some minor footpath repairs will also be undertaken in Centenary Park.

Gardens Planter Box Maintenance

The existing plantings in the Coondoo Street planter boxes will be revamped and plant species consolidated. Competing plants will be removed as required to protect the fig trees.

Streetlighting Upgrades and Fig Tree Fairy Lights Installation

Works will see existing streetlights along upper Coondoo Street being upgraded with new poles and LED fixtures. The design of the upgraded fixtures will maintain the current heritage look.

Lighting upgrades will provide an opportunity for businesses in Kuranda to extend trading into the evening and night. The existing lighting at the base of the fig trees will be replaced with lighting pillars to service the fairy lights and provide 240 v power outlet options for potential street events.

Ergon will also upgrade the lower Coondoo Street lighting later in 2025.

Works Progress:

The pavement upgrade and garden bed improvement works in Upper Coondoo Street are complete. Paver and cobble reinstatement and garden bed stone wall repairs are almost complete in Lower Coondoo Street. Works are expected to be complete in the first week in June.

In response to a number of enquiries the fig tree bud lights have been set for 24hr operation for a trial period. Consideration may have to be given to how the extended operations will impact the components life expectancy and accelerate the need for replacement.

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



Dismantling, Reprofiling & Relaying a Section of Footpath & Ramp in Lower Coondoo Street



Lower Coondoo St Pavement Upgrade & Repair Works



Crazy Pave Patch Lower Footpath



Sleeper Replacement & Paver Repair

**Infrastructure Services Capital Works Report
Project Highlights – May 2025**



9.2 TENDER AWARD - T-MSC2025-09 LLOYD STREET SEWER RECONSTRUCTION PROJECT

Date Prepared: 6 June 2025
Author: Manager Disaster Recovery
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of the assessment of tender submissions for T-MSC2025-09 Lloyd Street Sewer Reconstruction Project and provide recommendation on award of the tender.

RECOMMENDATION

That Council awards the contract for T-MSC2025-09 Lloyd Street Sewer Reconstruction Project to ABAZPO Pty Ltd T/A A&B Civil Contracting for the value of \$7,996,353.46 (excl. GST), subject to Queensland Reconstruction Authority approval.

BACKGROUND

Sewerage infrastructure on Lloyd Street was damaged as a result of the '*Tropical Cyclone Jasper, Associated Rainfall and Flooding, 13-28 December 2023*' event. Queensland Reconstruction Authority (QRA) declared the event a natural disaster triggering Disaster Recovery Funding Arrangements (DRFA) which provides local governments with assistance to reinstate essential infrastructure.

Council has undertaken a competitive tender process to source a suitably qualified contractor for the delivery of the Lloyd Street Sewer Reconstruction Project. Works involved in the project include:

- 1) Construction of gravity sewer mains on Sutherland Street, Lloyd Street and Eccles Street.
- 2) Construction of rising sewer mains on Sutherland Street, Hastie Road and Eccles Street.
- 3) Construction of sewerage pump stations on Sutherland Street and Eccles Street.
- 4) Modification to the Granite Creek Sewerage Pump Station to connect the new works to the existing network.

The engagement is a lumpsum contract with a requested Contract duration of 70-weeks from the letter of award.

Funding is currently being sought under the Disaster Recovery Funding Arrangements (DRFA) Water and Sewerage Infrastructure Program.

TENDERS RECEIVED

Council invited tenders through 'VendorPanel' on 25 March 2025. Tenders closed 11:00am, on Thursday, 1 May 2025, with six (6) submissions received. All respondents attended the mandatory site inspection held at 9:30am, on Tuesday 1 April 2025.

Terra Novus submitted some documentation late due to VendorPanel issues.

A summary of the tender prices at opening is provided below.

Tenderer	Price (excl GST)
ABAZPO Pty Ltd T/A A&B Civil Contracting	\$7,996,353.46
FGF Developments Pty Ltd	\$11,682,488.41
HEH Civil Pty Ltd	\$7,721,962.65
Koppen Construction Pty Ltd	\$9,048,199.26
Northern Civil Earthworks Pty Ltd T/A Terranovus Civil	\$9,469,055.93
Utilstra Pty Ltd	\$10,815,044.42

TENDER ASSESSMENT

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided below;

Criteria	Criteria Weighting (%)
Relevant skills and experience	15%
Demonstrated Understanding	25%
Key Personnel	10%
Local Content	10%
Value for Money	40%

Each submission assessed, was evaluated and scored against the criteria, with the criteria scores then weighted to provide a total weighted score for each submission. Additionally, each has been assessed for conformance, compliance and discrepancies, against the requested response schedules.

SUMMARY

A summary of the Tender assessment and evaluation against conformance, price and non-price criteria, resulted in the ranking of submissions displayed below.

Tenderer	Non-Price (%)	Price (%)	Total Score (%)	Ranking
ABAZPO Pty Ltd T/A A&B Civil Contracting	54.8	40.0	94.8	1
FGF Developments Pty Ltd	48.3	25.7	73.9	6
HEH Civil Pty Ltd – Conforming*	54.5	33.1	87.6	3*
HEH Civil Pty Ltd – Non Conforming*	30.3	38.7	69.1	7*
Koppen Construction Pty Ltd	60.0	32.3	92.3	2
Northern Civil Earthworks Pty Ltd T/A Terranovus Civil	51.0	36.2	87.3	4
Utilstra Pty Ltd	47.6	30.2	77.8	5

*Does not meet procurement conditions

RISK IMPLICATIONS**Financial**

Funding of this engagement is to be reimbursed under the DRFA Water and Sewerage Infrastructure Package. The package is jointly funded by the Australian and Queensland Governments to support Queensland communities in their recovery from the Tropical Cyclone Jasper, associated rainfall and flooding, 13 - 28 December 2023 event.

Based on the funding guidelines received by Council, funding under this program is capped, and the cost of the engagement will be monitored throughout delivery.

Funding approval has not been granted by QRA at the time of writing of this report. The contract is not to be awarded under confirmation of funding is received by Mareeba Shire Council. This will ensure that no costs are accrued until Council is eligible for reimbursement.

Infrastructure and Assets

The engagement will be for the delivery of the Lloyd Street Sewer Reconstruction Project as per the tendered scope, subject to QRA approval.

Legal and Compliance

Tenders were sought in-line with Council's Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

Nil. All eligible costs are able to be sought for reimbursement through DRFA.

Operating

Nil. All eligible costs are able to be sought for reimbursement through DRFA.

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.

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

Application has been made to the QRA for project funding and the successful tenderer will be kept informed of the approval status as required.

Nil

9.3 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - MAY 2025

Date Prepared: 6 June 2025
Author: Manager Disaster Recovery
Attachments: 1. [May Major Project Summary](#) ↓

EXECUTIVE SUMMARY

The purpose of this report is to outline to progress of Council’s activities funded under the Disaster Recovery Funding Arrangements (DRFA) during the month of May 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Disaster Recovery Operations Report for May 2025.

BACKGROUND

The Disaster Recovery Funding Arrangements (DRFA) is a jointly funded program between the Australian Government and State Government, providing financial assistance to help communities recover from eligible disasters. Current projects and their respective weather events are provided herein.

2023 DRFA – Northern and Central Queensland Monsoon and Flooding, 20 December 2022 – 30 April 2023

Project Name	Update
T-MSC2024-06 – MSC DRFA 2023 Eastern Roads Package	Ikin Civil Pty Ltd engaged to deliver contract. Sealed works complete.
T-MSC2024-07 – MSC DRFA 2023 Dimbulah Roads Package	Keltone Construction Pty Ltd engaged to deliver contract. Works on Hurricane & Karma Water Road 90% complete. Works commenced on Kondaparinga & Mt Mulligan-Kondaparinga Road. Works forecast for completion June 2025. Minor delays to program as additional grading works are being undertaken in select locations.
T-MSC2024-09 – MSC DRFA 2023 Western Roads Package	MC Group Pty Ltd engaged to deliver contract. Works to commence on Bulimba and Blackdown Road after access is re-established (currently underway).

2024 DRFA – Tropical cyclone Jasper, associated rainfall and flooding, 13 – 28 December 2023

Reconstruction of Essential Public Assets (REPA) Projects

Project Name	Update
T-MSC2024-10 Jarawee Road Stabilisation	Civform Pty Ltd engaged to deliver contract. Abutments and bridge decks constructed Works scheduled to be completed July 2025.
T-MSC2024-13 Bushy Creek Bridge	Davbridge Pty Ltd engaged to deliver contract. Bridge works complete. Minor defects, rectification timeframe to be confirmed.
T-MSC2024-15 Emerald End Culvert Construction	Terra Novus is engaged to deliver contract. Crossing open to two-way traffic under controls. Minor works outstanding scheduled to be completed by 30 June 2025.
T-MSC2024-16 Carman Road Culvert Construction	Terra Novus Pty Ltd is engaged to deliver contract. Culverts installed and concrete batters and running surface underway. Scheduled completion by 30 June 2025.
T-MSC2024-33 – MSC DRFA 2024 Eastern Roads Package	Council has resolved to award contract to Ikin Civil Pty Ltd. Finalisation of scope is being sought from QRA prior to Contract award.
T-MSC2024-34 – MSC DRFA 2024 Western Roads Package	Council has resolved to award contract to Gregg Construction Pty Ltd. Finalisation of scope is being sought from QRA prior to Contract award.
T-MSC2024-36 – MSC DRFA 2024 Dimbulah Roads Package	Council has resolved to award contract to Cheshire Contractors Pty Ltd. Finalisation of scope is being sought from QRA prior to Contract award.
T-MSC2024-35 – MSC DRFA 2024 Mid-Western Roads Package	Council has resolved to award contract to Gregg Construction Pty Ltd. Finalisation of scope is being sought from QRA prior to Contract award.
Black Mountain Road Culvert Replacement	Design currently underway.

Project Name	Update
MSC DRFA 2024 Landslip Program	Funding approvals have been received from QRA for geotechnical sites on the following roads: <ul style="list-style-type: none"> • Ivicvic Road (Mareeba) • 2 x Mount Haren Road (Kuranda) • Warril Drive (Kuranda) Design phase currently underway. Onsite investigations have commenced.
Hastie Road Embankment	QRA Funding approval received for Hastie Road Embankment restoration. Investigations underway.

Clean-up Program (exceptional circumstances package)

Funding was made available to eligible local governments and state agencies that require extraordinary assistance to undertake assessments and conduct extraordinary clean-up activities of rivers, waterways, beaches, community and recreational assets and National Parks and to support removal and disposal of disaster related debris.

All approved works under this program were completed in late 2024. Reconciliation of costs for reimbursement is underway.

Water & Sewer Program (exceptional circumstances package)

In December 2024, a Water and Sewerage Infrastructure Package was announced, and is available to Mareeba Shire Council, Cook Shire Council and Douglas Shire Council.

The objectives of the Water and Sewerage Infrastructure Package is to restore essential water and sewerage infrastructure that was damaged by the event and ensure essential services are delivered to the community, accelerating recovery and relieving distress.

In addition to request for reimbursement of immediate and emergency costs, the following submissions have been lodged to QRA:

- 1) Lloyd Street Sewer Main Works
- 2) Kuranda Water Treatment Plant Works

Guidelines for the funding program have been received. As of March 2025, no approvals for the projects have been received.

Project Name	Update
T-MSC2025-08 – MSC Water and Waste Program Management Services	Recommendation provided to council for award of services at May 2025 meeting.
T-MSC2025-09 – Lloyd Street Sewer Replacement Project	Recommendation for tender award tabled at June Council meeting.
T-MSC2025-10 – Kuranda WTP Infrastructure Project	Jacobs Group engaged for design. Design to be staged for embankment reconstruction and sludge thickener.

Betterment Fund (exceptional circumstances package)

The Betterment Fund is available to eligible local government areas in Queensland impacted by the Tropical Cyclone Jasper, associated rainfall and flooding, 13 - 28 December 2023. It is jointly funded by the Australian and Queensland Governments. The objectives of the Betterment Fund are to restore essential public assets damaged in TC Jasper to a more resilient standard.

Submissions have been lodged to QRA and are currently being reviewed.

Local Recovery and Resilience Grants (LRRG)

Local Recovery and Resilience Grants are available to eligible local councils significantly impacted by Tropical Cyclone Jasper, 13 - 28 December 2023 in Far North Queensland. Funding will help councils address economic, social and community recovery needs and support future resilience measures.

A submission has been lodged for this grant. No movement for the month of May.

2025 DRFA – North and Far North Tropical Low 29 January – 28 February 2025Event Activation

Council has been activated for QRA eligible event North and Far North Tropical Low 29 January – 28 February 2025. Council has been activated for:

- 1) Counter Disaster Operations (CDO)
- 2) Reconstruction of Essential Public Assets (REPA)

Emergency Works

The Emergency Works period has ended for roads accessible since the commencement of the event. Emergency Works are ongoing/being scheduled for roads that have been inaccessible.

Reconstruction of Essential Public Assets (REPA) Projects

Scoping of REPA associated with the event is currently underway.

RISK IMPLICATIONS**Financial**

Funding arrangements state that eligible expenditure is reimbursed.

Expenditure is considered eligible when:

- 1) Extraordinary costs are incurred that could normally not be absorbed by, or reasonably managed within, the local government or state agency's financial, human and other resource capacity, and
- 2) Costs are directly associated with the delivery of eligible works on eligible essential public assets that have been damaged by an activated eligible disaster.

No ineligible cost reported for active projects. Risk of ineligible expenditure is mitigated through engagement of suitably qualified consultants.

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.

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.

**Infrastructure Services Disaster Recovery Operations
Major Projects Summary – May 2025**



2024 DRFA – Tropical cyclone Jasper, associated rainfall and flooding, 13 – 28 December 2023

T-MS2024-10 Jarawee Road Stabilisation



Project Manager: ARO Industries Pty Ltd
Contractor: Civform Pty Ltd (design & construct)
Status: **Works ongoing**

Mareeba Shire Council (MSC) engaged ARO Industries Pty Ltd (ARO) for the provision of engineering design and project management services for remediation works at the culvert failure on Jarawee Road, Kuranda. The culvert was damaged as a result of the Tropical cyclone Jasper, associated rainfall and flooding, 13 – 28 December 2023 weather event.

As a result of an alternative tender, Civform was engaged for the design and construction of a reinforced concrete bridge with pedestrian lane in lieu of a culvert structure. Construction commenced September 2024 and is ongoing.

MSC was granted funding through the Queensland Reconstruction Authority (QRA) to undertake construction of the bridge.

Major updates for the month include:

- 1) Completion of abutments.
- 2) Completion of bridge decks.

**Infrastructure Services Disaster Recovery Operations
Major Projects Summary – May 2025**



T-MS2023-15 Emerald End Culvert Construction



Project Manager/Designer: ARO Industries Pty Ltd/Trinity Engineering and Consulting Pty Ltd
Contractor: Terra Novus Pty Ltd
Status: **Works ongoing**

Mareeba Shire Council (MSC) engaged Trinity Engineering and Consulting Pty Ltd (TEC) for engineering design and ARO Industries Pty Ltd (ARO) for project management services for the construction of a RCBC structure across Cobra Creek on Emerald End Road, Mareeba. The existing crossing was damaged as a result of the Tropical Cyclone Jasper, associated rainfall and flooding, 12 – 28 December 2025 weather event.

MSC was granted funding through the Queensland Reconstruction Authority (QRA) to undertake construction of the causeway.

Terra Novus Pty Ltd is engaged to deliver the works. Construction is currently for completion June 2025.

Major updates for the month include:

- 1) Completion of concrete works.
- 2) Completion of roadway.
- 3) Installation of guard rail.

**Infrastructure Services Disaster Recovery Operations
Major Projects Summary – May 2025**



T-MS2023-16 Carman Road Culvert Construction



Project Manager/Designer: ARO Industries Pty Ltd/Trinity Engineering and Consulting Pty Ltd
Contractor: Terra Novus Pty Ltd
Status: **Works ongoing**

Mareeba Shire Council (MSC) engaged Trinity Engineering and Consulting Pty Ltd (TEC) for engineering design and ARO Industries Pty Ltd (ARO) for project management services for the construction of a causeway on Carman Road. The existing crossing was damaged as a result of the Tropical Cyclone Jasper, associated rainfall and flooding, 12 – 28 December 2025 weather event.

MSC was granted funding through the Queensland Reconstruction Authority (QRA) to undertake construction of the causeway.

Terra Novus Pty Ltd is engaged to deliver the works and is scheduled to be completed June 2025.

Major updates for the month include:

- 1) Culverts installed.
- 2) Concrete approaches and running surface underway.

9.4 T-MSC2025-07 REGISTER OF PRE-QUALIFIED SUPPLIERS (ROPS) TRADES AND PROFESSIONAL SERVICES - 1 JULY 2025 TO 30 JUNE 2027

Date Prepared: 2 May 2025

Author: Director Infrastructure Services

Attachments:

1. Pre-qualified Suppliers Trades and Professional Services Category List [↓](#)
2. T-MSC2025-07 Pre-qualified Suppliers Trades and Professional Services List [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to recommend Council empanel suppliers to its Pre-qualified Suppliers Register for provision of Trades and Professional Services, under T-MSC2025-07 for the period from 1 July 2025 to 30 June 2027.

Council has invited submissions from suitably qualified and experienced suppliers for inclusion on the Pre-qualified Suppliers Register for Trades and Professional Services. Tenders closed 11:00am Thursday, 20 March 2025.

RECOMMENDATION

That Council empanels the suppliers listed in the documentation attached to this report for the purpose of providing a Register of Pre-qualified Suppliers Trades and Professional Services for the period from 1 July 2025 to 30 June 2027.

BACKGROUND

Council invited submissions from suitably qualified and experienced suppliers for consideration of inclusions on the Register of Pre-qualified Suppliers for provision of Trades and Professional Services, which closed at 11:00am Thursday, 20 March 2025. Council received 274 submissions.

Included with the report is a list of suppliers' names that are recommended to be empanelled as suitable providers under the terms and conditions of the Register of Pre-qualified Suppliers documentation.

In accordance with Section 232 of the Local Government Regulation 2012 titled "Exception for register of pre-qualified suppliers", Council is able to empanel the applicants that Council deems to assess be suitable providers for provision of trades and professional services.

Only those suppliers who are listed in the panel of suitable suppliers can be used for the purpose of providing trades and professional services in the categories listed. This does not exclude other suppliers from being engaged on a job-by-job basis should empanelled suppliers not be available, provided they have been engaged under the conditions and provisions of Council's Procurement Policy.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

To ensure cost effective selection of suppliers to perform trades and professional services for Council.

LINK TO CORPORATE PLAN

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

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

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

The empanelled list of suppliers will be notified in writing.

CATEGORY OF PROFESSIONS	EXAMPLE OF GOODS & SERVICES
Air Conditioning - General	Repairs, Maintenance and installation of e.g Room Air Conditioners (RAC's), Split's, Packages, Air Handling Units (AHU's), Exhaust and Ventilation Systems
Air Conditioning Automotive	Repairs, Maintenance and Installation
Architects	A recognised qualification in Architecture, be a Registered Architect in the State of Qld and be able to provide evidence of past experience in the design & documentation of buildings with a construction budget up to \$2.0 million
Artwork Services	Professional or emerging artists with experience in outdoor public art.
Asbestos Removal and transport	Licensed and safe removal and disposal of asbestos
Automatic Sliding Doors	Supply & Installation, repairs and maintenance of products as required
Biosecurity Services	Services ranging from Risk Assessment and Management to Pest and Invasive Species Control.
Building - General	General building works, ranging from construction, maintenance, repairs including but not limited to carpentry, plastering and painting
Cabinet Makers	Modifying and building furniture
Carpenters	Repairs, alterations, maintenance, construction, plaster board (Gyprock) works
Carpet Cleaners	Cleansing and sanitation of carpet
Civil Engineers	Hold a recognised tertiary qualification, assist with provision of Technical Specifications, Design, Build, Supervise, Construct and Maintain Infrastructure projects including roads, buildings, airports, dams, bridges and systems for water supply and sewage treatment
Clean earth for landfill day cover	Provision of clean earth
Cleaning Internal/External	Internal - Window cleaning, blind cleaning, wall/ceilings External - Building, graffiti removal, gutter cleaning, pressure cleaning
Coarse Sand & Road Base	Supply & Installation, materials
Commercial Diving Services	Cleaning out of water reservoirs and maintenance
Concreters	Form setting and laying concrete
Consulting Engineers	Planning, design, process engineering, support, project management
Courier Services	Collection and delivery of items as required
Demolition	Demolition works
Design Drafting	Hold a recognised tertiary qualification in Civil and/or Structural Engineering design drafting, sound knowledge of CAD software and be able to demonstrate experience in the design and documentation of one or more of the following:
	Rural Roads and Urban Streets
	Stormwater Drainage
	Water & Wastewater reticulation
	Bulk Earthworks
	Utilities
	Small to Medium sized buildings
Electrical Engineering	Bridges & Causeways
	Subdivisional works
Electrical General, Industrial & Automotive	Hold a recognised tertiary qualification, Design, develop, test and manage manufacturing of electrical equipment
	General- electrical contracting supply and installation & maintenance
	Industrial - Industrial electrical contracting supply and installation & maintenance
Emergency Gen Sets	Automotive- Supply, installation & maintenance of automotive electrical (e.g. Air conditioning, lights)
	Mechanical - supply
Environmental Engineering & Science	Hold a recognised tertiary qualification, provide solutions for complex environmental problems, such as water pollution, soil erosion etc

CATEGORY OF PROFESSIONS	EXAMPLE OF GOODS & SERVICES
Erosion and sediment control (including hydromulching)	Erosion and sediment control including hydromulching solutions
Fencing	Metal and timber, construction, repairs and maintenance, temporary
Fencing Contractors	Supply, install and repairs
Fire Services	Installation, service and testing of fire equipment
Floor Coverings	Supply, install and repair
Floor Restoration	Lay, repair, alterations of vinyl, wooden floor, carpet, laminate, cork, polishing of floors
Garden Maintenance	Landscaping, maintenance, upgrade, new works
Garden/Tree Lopping	Vegetation maintenance, tree lopping, removal
Gas Fitter	Repairs, maintenance, new works
General Engineering & Fabrication	Maintenance, design and building, general fabrication works
Geotechnical Consultants	Provides specialist geotechnical services for challenges associated with development of civil and transport infrastructure
Geotechnical Engineering	Hold a recognised tertiary qualification, Provides principles and engineering methods around behaviour of soil and rock impacts on Infrastructure
GIS	Mapping services
Glazing	Install, replace, tinting
Handyman	Wide range of repairs, maintenance works
Hydraulic Engineering	Hold a recognised tertiary qualification, Provide support, technical specification on large scale projects (water distribution networks, dams, flood and stormwater catchments & sewage collection systems)
Landscape Designer	Garden and horticultural design
Landscape Materials	Provision of materials for landscape projects (e.g. soil, rocks, plants)
Leak Detection Services	Services to identify and report leaks through the water reticulation network
Line markers	Marking of lines on road pavements
Location Services	Location of Utility Services
Locksmiths	Service of Principal's master system, new installations, re-keying, electronic management system
Machinery Hire	Vac Truck hire, Excavator Hire, Truck Hire and Bobcat Hire
Mechanical Engineering	Plan, design, Installation and maintenance of machinery
Metal Fabrication & Welding	General requirements, metal pre-finishing, metal coating, structural steel, light steel framing, roofing, cladding, doors and hatches, partitions, metal fixtures
Motor Rewinding	Repairs and maintenance
Mowing and Slashing	Services as required
Outdoor Power Equipment	Supply, Installation and Maintenance
Painting	General
Pest Control	Provision of pest control management services, including animal relocation
Plastic Welding & Fabrication	
PLC System Engineers	Supply, design & delivery, support & maintenance
Plumbing	Repairs, maintenance and installation of general plumbing works, drainage irrigation, hot water systems
Pool Services	Monthly water analysis and pool servicing
Process Engineering	Designing, implementing, controlling and optimizing industrial processes
Project Management	Hold a recognised tertiary qualification in project management and/or be able to demonstrate experience in one or more of the following: Civil projects including earthworks, roads, drainage, causeways etc Building projects including small to medium sized buildings, bridges, large culverts etc Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations etc
Pump Supply & Maintenance	Supply, service support & maintenance

CATEGORY OF PROFESSIONS	EXAMPLE OF GOODS & SERVICES
Quarry Materials	Supply & delivery of
Refrigeration	Ice machines, fridges, freezers, cold rooms (see also Air conditioning)
Removalist	General
Roller Doors and Security Screens	Supply & Installation, repairs and maintenance of products as required
Roofing and Guttering	Installation, repairs and maintenance, upgrade of
Security Services	Must hold appropriate tickets / registration to perform duties as required
Septic Pumping	Septic tanks, grease traps
Sewer Manhole Condition Assessment	Detailed assessment Sewer Manholes for seepage of groundwater and structural integrity.
Sewer Pipe Condition Assessment	Detailed CCTV inspection of Sewer Pipework for seepage of groundwater, blockages and structural integrity.
Sign Writers	Design, manufacture, repairs and maintenance
Soil Testing	Services to provide testing and reporting as required
Structural Engineering	Hold a recognised tertiary qualification, Assist with provision of Technical Specifications, Design and construct Buildings and Structures
Surveyors	Hold a recognised tertiary qualification and be able to demonstrate experience in Engineering and Cadastral Surveying and the use of Autocad and 12D software or similar
Technical Officer	Experienced in a broad range of engineering related procedures and practices in one or more of the following:
	Technical investigations
	Roadwork construction
	Stormwater drainage
	Water and wastewater
	Utility services e.g. Telstra, Ergon
Telemetry Electrical	Installation and maintenance
	Supply, install, design & delivery, support & maintenance
Telemetry & Scada	Supply, install, design & delivery, support & maintenance
Tiling & Paving	Repairs and maintenance
Traffic Control Services	Provide Traffic Control Services including traffic management and safety signage and equipment
Transport and Towing Services	Towing and removal of vehicles and materials as required
Upholstery, Canvas and Shade Sails	Design & delivery, supply, install, repair, support & maintenance
Waste Removal	a) Supply, delivery and removal of skip bins
	b) Rubbish removal of abandoned items
Waste Transport & Removal (inc regulated waste)	Regulated - sewerage pumping, biosolids, oils, tyres, asbestos and other regulated waste
Waterproofing/Sealing	Repairs and maintenance

Response Price Schedule - T-MSC2025-07 Register of Pre-Qualified Suppliers (ROPS) – Trade and Professional Services		
PROFESSION	COMPANY NAME	SERVICE DESCRIPTION
Air Conditioning - General	Airfirst Air Conditioning and Electrical	Commercial, domestic and industrial air conditioning service, sales and installation
Air Conditioning - General	Brad Owens Electrical	
Air Conditioning - General	Far North Electrical	Company: Hahnlec/BHP Air conditioning installation at Buffle Park Village. Replace air conditioning units in the BMA village on the coal mine site. Change, service, clean, and maintain air conditioning units in the 1800-man camp. Apply all health and safety regulations, ensure a high-quality job, and complete the project on time.
Air Conditioning - General	GMH Electrical Contracting	Air conditioning installation and maintenance
Air Conditioning - General	JPower Energy	Supply install and maintain Split system airconditioners
Air Conditioning - General	Northern Air Repair	Repairs, Maintenance and installation of e.g Room Air Conditioners (RAC's), Split's, Packages, Air Handling Units (AHU's), Exhaust and Ventilation Systems
Air Conditioning - General	Slip Stream Air Conditioning & Refrigeration	we offer all HVAC service, maintenance, hydro Cleaning service, design & installation
Air Conditioning - General	Tableland Electrical & Refrigeration	All Air Conditioning including HVAC -AC Supply and Installation -AC Break Downs and Repairs -Routine Maintenance -Servicing
Air Conditioning Automotive	12V Solutions & Mechanical Pty Ltd	Mobile
Air Conditioning Automotive	Brad's Auto Electrical	Repairs, maintainance and installation
Architects	CA Architects	
Architects	Dunn & Moran Landscape Architects	Landscape Architecture and Urban Design Consultancy
Architects	Elivo Architects Pty Ltd	Architecture and Interior designers with experience in Commercial, refurbishment, workplace and residential/accommodation.
Architects	GGI Cairns Pty Ltd	Architect, Full Professional Services Urban Planning Briefing, design, coordination Landscape Architect Full Professional Services
Architects	Landplan Landscape Architecture	Landscape Architecture, Masterplanning, Visual Assessment, Urban Design
Architects	Peddle Thorp & Harvey PTY LTD T/as Peddle Thorp and Peddle Thorp Far North	Architectural Design Services
Architects	RECS	
Architects	Reddog Architects Pty Ltd	Architects
Architects	SW Consultants Pty Ltd	
Architects	TPG Architects Pty Ltd	Architectural, interior design, masterplanning, urban design and project management services
Architects	WS Quantity Surveyors	Quantity Surveying & Estimating Services
Artwork Services	Alastair Varley Stark	Graphical, Photographic & Art
Artwork Services	FATFROG Studio	FATFROG Studio is a professional mural and branding studio led by experienced mural artist and graphic designer, Sara. With expertise in outdoor public art, business, and residential murals, FATFROG Studio transforms spaces with striking, high-quality artworks. In addition to mural painting, Sara brings 10+ years of marketing experience, offering expert branding services, including brand identity packages, logo design, digital and painted illustrations, and strategic visual storytelling.
Artwork Services	Klarfeld Bronzes	Public art in bronze, granite and stainless steel
Artwork Services	Sharon Wedel Artist	Murals , visual arts, art teaching
Asbestos Removal and Transport	Dawsons Engineering	Asbestos and Demolition Manager Asbestos Supervisor
Asbestos Removal and Transport	JTM 21 Pty Ltd T/as Jim's Hazardous Material Removal Gulliver	Non-Friable Asbestos Removal
Asbestos Removal and Transport	NQ Wastetrans Pty Ltd	Asbestos removal & transport
Asbestos Removal and Transport	Precision Concrete Solutions	Asbestos removal
Automatic Sliding Doors	Tableland Electrical & Refrigeration	Routine Maintenance Breakdown and Repairs Door assembly swap outs
Biosecurity Services	4 Elements Consulting	Weed/biosecurity surveys and monitoring, weed/biosecurity management plans, rehabilitation management plans
Biosecurity Services	Coll's Contracting	Weed Control
Biosecurity Services	Dijhawk Pty Ltd T/A INLOC Group	
Biosecurity Services	Gulf Catchments Biosecurity & Agribusiness Innovation	Invasive pest plants and animals services (planning & management)
Biosecurity Services	Land Plan	General land management and technical services such as invasive flora and fauna management, fauna spotter catcher, fauna relocations, Mobile data collection/map production, drone surveillance, ecological reports, and protected plant surveys.
Biosecurity Services	NRA Environmental Consultants	Risk assessment, pest and invasive species audits.
Building - General	CBS Building Group Pty Ltd	Concrete Repairs - Concrete Cracks/Spalling
Building - General	Chatfield Constructions	experienced in all aspects
Building - General	Daniel Parnell Constructions	All general building works
Building - General	Just Focus Pty Ltd	All type of make safes and other critical services.

Building - General	Kuranda Raw Materials	Concrete supply
Building - General	Mareeba Maintenance	QBCC Licensed Trade Contractor. General Non-Structural Construction Work Such as any timber work (for example: wall framing & lining, roof trusses, re-roofing, small concreting work, external cladding and sheeting, hanging doors and finishings) General repairs and maintenance (excluding plumbing & electrical) to internal and external structures, any renovations and construction that does not impede/alter the structural integrity of a building. Minor fence repairs and minor concreting work. Minor Tiling/paving work and repairs. Installation of equipment and fittings/fixtures.
Building - General	MDF Industries Pty Ltd t/a Mareeba Sheds & Gas	Elgas distributor/Ranbuild shed suppliers
Building - General	Nuveau Constructions	Building and Carpentry services
Building - General	REEAP Pty LTD	
Building - General	Style Shade Sails	Shade Sail Supply and Install
Cabinet Makers	Just Focus Pty Ltd	All types of repairs, removal,install and build services.
Cabinet Makers	REEAP Pty LTD	
Carpenters	Chatfield Constructions	experienced carpenters 24 hr service
Carpenters	Daniel Parnell Constructions	All carpentry works
Carpenters	Just Focus Pty Ltd	All types of carpentry services
Carpenters	Mareeba Maintenance	QBCC Licensed Trade Contractor. General Non-Structural Construction Work Such as any timber work (for example: wall framing & lining, roof trusses, re-roofing, small concreting work, external cladding and sheeting, hanging doors and finishings) General repairs and maintenance (excluding plumbing & electrical) to internal and external structures, any renovations and construction that does not impede/alter the structural integrity of a building. Minor fence repairs and minor concreting work. Minor Tiling/paving work and repairs. Installation of equipment and fittings/fixtures.
Carpenters	REEAP Pty LTD	
Carpet Cleaners	Associated Cleaning Services	Carpet Steam Cleaning Office Chair Steam Cleaning
Carpet Cleaners	Cairns Cleaning Contractors	
Carpet Cleaners	Cairns Total Commercial Cleaning Services	Commercial Cleaning
Carpet Cleaners	Just Focus Pty Ltd	All type of carpet steam cleans, mould clean, damaged carpet restoration,carpet tile install, stain removal, sanitary cleans, removal and disposal
Carpet Cleaners	One Direction Australia Pty Ltd	Cleansing and sanitation of carpet
Carpet Cleaners	Zoonie Cleaning	
Civil Engineers	A&E Direct Consulting	Civil Engineering Design, RPEQ certification, Development Plan Reviews, Engineering Reports
Civil Engineers	Apex Engineering & Management Pty Ltd.	Hold a recognised tertiary qualification, assist with provision of Technical Specifications, Design, Build, Supervise, Construct and Maintain Infrastructure projects including roads, buildings, airports, dams, bridges and systems for water supply and sewage treatment
Civil Engineers	ARK Consulting Engineers Pty Ltd	Design, Build, Supervisor, Construct and Maintain Infrastructure projects, including roads, airports and bridges.
Civil Engineers	ARO Industries Pty Ltd	Principal Engineer (RPEQ) / Project Director Senior Civil Engineer/ Designer Civil Engineer Graduate Engineer / Designer Project Support Officer Professional Student
Civil Engineers	Arup	Assist with provision of Technical Specifications, Design, Build, Supervise, Construct and Maintain Infrastructure projects including roads, buildings, bridges and systems for water supply and sewage treatment
Civil Engineers	Aurecon Australasia Pty Ltd	
Civil Engineers	BetterAIM Pty Ltd	Project examples include operational reviews and risk assessments of infrastructure, facilitating levels of service and asset criticality, and asset verification and condition assessments.
Civil Engineers	BONACCI	
Civil Engineers	Civil IQ Pty Ltd	Civil IQ is a specialist civil and geotechnical engineering consultancy providing design and construction phase services, including planning, investigation, design, reporting, technical specifications, drawings, bill of quantities, modelling, ESCP, water wuality and quantity assessments and construction phase services
Civil Engineers	ConnellGriffin	Hold a recognised tertiary qualification, assist with provision of Technical Specifications, Design, Build, Supervise, Construct and Maintain Infrastructure projects including roads, buildings, airports, dams, bridges and systems for water supply and sewage treatment. The candidate also holds an RPEQ.
Civil Engineers	Copelin Enterprises Pty Ltd t/a Copelin Civil	
Civil Engineers	DCPM	Rohit has managed DRFA projects for various local government organisations, both as client and consultant. Vikram has excellent technical and management skills which has assisted in his various projects. With over 5 years of experience, Vikram has proven his project management skills while working both in the office, and remotely on-site to achieve success.

Civil Engineers	Downs Roadside Engineering Pty Ltd/Forward Hydro (Subcon	Planning, design (through to construction), and supervise infrastructure projects for roads, stormwater, land development, flood analysis or traffic.
Civil Engineers	ERSCON Consulting Engineers	Principal Engineer / RPEQ Senior Civil Engineer Civil Engineer
Civil Engineers	GANDEN	Our expert civil team specialises in planning, designing, and overseeing the design of water treatment facilities, distribution systems, stormwater drainage design and wastewater management solutions. Site investigations and road design also form the scope of our civil team.
Civil Engineers	Jacobs	
Civil Engineers	JB Pacific Scientists and Engineers	Hold a recognised tertiary qualification, assist with provision of Technical Specifications, Design projects including dams and bridges
Civil Engineers	JC Engineers	Civil & Structural Engineering Consultants. Design, procurement, construction, operation and maintenance elements.
Civil Engineers	JJ Ryan Consulting Pty Ltd	IDEC was seeking a suitably qualified and experienced civil engineer to undertake hydraulic impact modelling, flood impact assessment and Civil design and modelling for the Bangalow Street Pedestrian Bridge Replacement and Shelgate Street Pedestrian Bridge Replacement projects to determine the potential hydraulic impacts on flood liable properties. The scope of works included: •Hydraulic and Hydrology modelling using HEC-RAS; •Investigations into potential impacts and mitigation measures; •Preliminary and Final Hydraulic Reports summarising results; •Conceptual plans for mitigating flood issues in the scope of this contract; and •12D modelling and preparation civil design drawings as per as provided design drawings.
Civil Engineers	Lackon Pty Ltd	Civil Engineer / Civil Inspector
Civil Engineers	Lambert & Rehbein (SEQ) Pty Ltd	•Road design (12D) •Intersection design including signalised intersections •Water and sewerage reticulation •Bulk Earthworks •Carparks •Stormwater •Water Sensitive Urban Design Construction Administration and supervision
Civil Engineers	Londino Project Services Pty Ltd	Project Management Services RPEQ Civil Engineering Services Technical Reviews Constructability Reviews Options Analysis Engineering Review Cost Benefit Analysis Business Cases
Civil Engineers	NORTHERN PROJECT SERVICES	BA Engineering; Assist with provision of Technical Specifications, Design, Build, Supervise, Construct and Maintain Infrastructure projects including roads, buildings, airports, dams, bridges and systems for water supply and sewage treatment
Civil Engineers	Prizm Engineering	Civil engineering and design for water and sewage infrastructure, roads, bridges, waste facilities and drainage
Civil Engineers	Project Delivery Managers Pty Ltd	Please find attached Relevant Experience in Annexure B.
Civil Engineers	RECS	
Civil Engineers	Riddoch Consulting Pty Ltd	Design in: Road geometry, kerbs, carpark grading, signs and lines, drainage/storm water, flood studies and mitigation. Development of business cases and optioneering works for funding applications. Providing REPEQ sign off.
Civil Engineers	SABA Civil Management & Consultancy	Saba Civil Management & Consultancy can manage the development and all the phases of the projects as well as providing continual management at all stages with the utilisation of Joseph Saba who is our Managing Director and most senior manager, a qualified Civil Engineer who is registered and a chartered professional with the Engineers Australia Institute who has also provided similar services in the Planning and Construction Phase.
Civil Engineers	Samana Blue Engineering Pty Ltd	Technical Specifications, Design, Infrastructure projects including roads, stormwater, dams, bridges and systems for water supply and sewage treatment
Civil Engineers	Synergy Solutions Pty Ltd	Waterway Health, Stormwater and Design/Drafting
Civil Engineers	Talis Consultants	Consulting and Advisory
Civil Engineers	Tell Advisory	
Civil Engineers	The APP Group	Please See Item 2 and 3 of our Submission - Experience and Key Personnel
Civil Engineers	Trinity Engineering and Consulting Pty Ltd	Trinity Engineering hold a recognised tertiary qualifications, RPEQ and can provide Civil Engineering services including Design, Document, Supervise, Infrastructure projects including roads, buildings, airports, dams, bridges and systems for water supply and sewage treatment
Cleaning Internal/External	All Industries Pty Ltd	Commercial soft washing & pressure washing
Cleaning Internal/External	Associated Cleaning Services	General Cleaning of Offices / Buildings General Cleaning of Offices / Buildings Vinyl / Terrazzo Strip and Seal Service Pressure Washing Hard Floors External High Glass and Window Cleaning External Building Wash Down Emergency Call-Outs / Make-up Cleaning Builders and Construction Cleaning
Cleaning Internal/External	Cairns Cleaning Contractors	
Cleaning Internal/External	Cairns Total Commercial Cleaning Services	Working at Heights certified operator

Cleaning Internal/External	DWA Pressure Cleaning	
Cleaning Internal/External	FNQ Wash Wizards	External cleaning of residential and commercial buildings and surrounds; roofs, gutters, solar panels, driveways, footpaths, removal of graffiti
Cleaning Internal/External	Just Focus Pty Ltd	General cleaning, pressure washing, internal and external cleaning, floor clean, mould clean, high dusting, glass cleaning internal and external, commercial cleaning, builders cleans, exit cleans, emergency flood cleans, carpet cleans.
Cleaning Internal/External	One Direction Australia Pty Ltd	(Working at Heights) a) Internal - Window cleaning, blind cleaning, wall/ceilings. b) External - Building, graffiti removal, gutter cleaning, pressure cleaning.
Cleaning Internal/External	Ozone Services Australia	
Cleaning Internal/External	REEAP Pty LTD	
Cleaning Internal/External	Sader Painting Pty Ltd	Cleaning- external only
Cleaning Internal/External	TNQ Solar Panel and Pressure cleaning	Pressure cleaning Solar panel cleaning Bird proofing solar panels Gutter cleaning
Cleaning Internal/External	Under Pressure Services	Soft Wash & Pressure Cleaning
Coarse Sand & Road Base	Kuranda Raw Materials	Supply of materials
Coarse Sand & Road Base	Mareeba Sands	Supply of washed coarse sand
Commercial Diving Services	ROVing Intelligence	Underwater / Under Soffit / Tank / Reservoir Inspections Spot Cleaning CPT UTT Imaging / 3D Models Timber Pile Resistance Testing
Concreters	ABAZPO Pty Ltd	Available to quote all forms of concrete
Concreters	Chatfield Constructions	concrete curbing machine - numerous profiles, form set, place and finish-culverts, slabs,
Concreters	Daniel Parnell Constructions	All Concrete works Concrete kerbing - jobs to be quoted
Concreters	EGB Group Pty Ltd T/As The Concreters	Civil - Culverts, Bridges, Footpaths PreCast, Footpaths, Driveways and Crossovers, Ground Slabs, Pipe Laying, Detailed Excavation. Concrete, Steel and Form workers
Concreters	Just Focus Pty Ltd	Concreting services. Rates per hour. Quotes required for specific works
Concreters	REEAP Pty LTD	
Concreters	RTS Concreting Pty Ltd	Concreting
Concreters	S & K Raw Materials	All aspects of Concreting We have up to 6 concretors available though Sam Trimble
Consulting Engineers	360 Engineering	Consulting services in areas of electrical, telemetry, SCADA, RF communications
Consulting Engineers	A&E Direct Consulting	Consulting Engineering Design, RPEQ certification, Development Plan Reviews, Engineering Reports
Consulting Engineers	Aarjava Advisory	Pavement Design Services
Consulting Engineers	AE Young Engineers	Civil, Structural, Mechanical, and Process engineering services. We also provide design and drafting services for all listed disciplines. areas of expertise include: • Mining and Heavy Industrial • Civil Construction • Investigation, studies and Advice • Audit and Inspection Services • Marine and Salvage • Site Services • Heavy Lift Planning • Reality Capture – Laser Scanning
Consulting Engineers	Apex Engineering & Management Pty Ltd.	Planning, design, process engineering, support, project management
Consulting Engineers	ARK Consulting Engineers Pty Ltd	Planning, design, process engineering, support, project management.
Consulting Engineers	ARO Industries Pty Ltd	Principal Engineer (RPEQ) / Project Director Senior Civil Engineer / Designer Civil Engineer Graduate Engineer / Designer Project Support Officer Professional Student
Consulting Engineers	Arup	Planning, design, process engineering, support, project management
Consulting Engineers	Aspire Town Planning and Project Services	Town Planning Services including contract development assessment and coordination of development applications on behalf of Council.
Consulting Engineers	Aurecon Australasia Pty Ltd	
Consulting Engineers	Auxilium Engineering	
Consulting Engineers	BetterAIM Pty Ltd	Project examples include operational reviews, risk assessments and comprehensive engineering reviews, master planning, hydraulic modelling and disaster resilience and recovery
Consulting Engineers	Bitzios Consulting	Traffic engineering: planning, design, support, project management, traffic impact assessments, parking assessments, peer review, traffic modelling, development applications, policy / strategy development
Consulting Engineers	Civil IQ Pty Ltd	Civil IQ is a specialist civil and geotechnical engineering consultancy providing design and construction phase services, including planning, investigation, design, reporting, technical specifications, drawings, bill of quantities, modelling, ESCP, water quality and quantity assessments and construction phase services
Consulting Engineers	Civil Services Group	

Consulting Engineers	ConnellGriffin	Planning, design, process engineering, support, project management.
Consulting Engineers	DCPM	The candidate also holds an RPEQ. Rohit has managed DRFA projects for various local government organisations, both as client and consultant. Vikram has excellent technical and management skills which has assisted in his various projects. With over 5 years of experience, Vikram has proven his project management skills while working both in the office, and remotely on-site to achieve success.
Consulting Engineers	Downs Roadside Engineering Pty Ltd	Planning, design, support, project management, contract administration.
Consulting Engineers	ERSCON Consulting Engineers	Project Support Officer / Admin
Consulting Engineers	GANDEN	We prioritise sustainability, regulatory compliance, and innovative technologies, ensuring the efficient and environmentally responsible delivery of clean water and the safe treatment of wastewater.
Consulting Engineers	Genus Advisory	
Consulting Engineers	Gilvear Planning	Professional Services in Town Planning advice and approvals
Consulting Engineers	GS Consult	15+ years of experience in urban, rural, industrial, commercial and mine hydrology and environmental hydraulics, stormwater and flood management, and technical expert witness to inform legal disputes and cases. Principles of hydrogeology, geomechanics and geotechnics.
Consulting Engineers	GWRCEM Pty Ltd	Senior Engineer
Consulting Engineers	Jacobs	
Consulting Engineers	JB Pacific Scientists and Engineers	Planning, design, process engineering, support, project management
Consulting Engineers	JC Engineers	Civil & Structural Engineering Consultants. Design, procurement, construction, operation and maintenance elements.
Consulting Engineers	JJ Ryan Consulting Pty Ltd	JJR's scope was to manage the project throughout the entire project life cycle, including: <ul style="list-style-type: none"> • Pre-Project Phase <ul style="list-style-type: none"> - Confirming PA's budget and desired outcomes. • Project Initiation Phase <ul style="list-style-type: none"> - Developing the Project Management Plan (PMP); - Undertaking initial engagement with stakeholders; and - Identifying and engaging with approved access management partners. • Project Planning Phase <ul style="list-style-type: none"> - Planning the physical delivery of the works; - Implementing Project Governance procedures; and - Validating the project management approach. • Project Executing & Control Phase <ul style="list-style-type: none"> - Executing the project activities to the PMP; - Controlling changes to maintain project baselines; - Gaining acceptance of project deliverables; - Implementing Project Governance procedures; and - Undertaking handover and transitioning the product to appropriate stakeholders. • Project Closure Phase <ul style="list-style-type: none"> - Concluding all project obligations; and - Conducting a Post Implementation Review.
Consulting Engineers	Lackon Pty Ltd	Civil Engineer / Civil Inspector
Consulting Engineers	Lambert & Rehbein (SEQ) Pty Ltd	Structural engineering, assessments, and heritage projects. Expertise in apartment, commercial, and industrial building design, bridges, retaining walls, and shoring design. CEO of Lambert & Rehbein, overseeing structural engineering nationally.
Consulting Engineers	Modus Transport and Traffic Engineering	Car Parking Assessments Traffic Impact Assessments Carpark and Access Design Reviews Swept Path Assessments Carparking & Traffic Surveys Carparking Management Plans Site Safety Audits Road Safety Audits
Consulting Engineers	NJM Engineering Consulting	Professional Engineering Consulting Services (planning, technical support, project management)
Consulting Engineers	NORTHERN PROJECT SERVICES	BA Engineering; Planning, design, process engineering, support, project management
Consulting Engineers	Prizm Engineering	Planning, design, process engineering, support, project management for regional councils.
Consulting Engineers	Project Delivery Managers Pty Ltd	Please find attached Relevant Experience in Annexure B.
Consulting Engineers	RECS	

Consulting Engineers	Reel Planning Pty Ltd	<p>Town Planning - Development assessment services to local government (including in-house planning assessment roles); peer review of development assessment; development advice and assessment to private clients; planning enquiries and development advice; and development of standard conditions of approval for local government</p> <p>Regional Planning - Preparation and management of development applications for Council-led projects; development assessment services on behalf of Council; advice on regional planning matters to both Council and customers; strategic planning ie. making/amending planning schemes; and P&E court work - advice, expert witness services and appeals</p> <p>Master Planning - Coordination of project teams; technical assessment of site constraints and conditions; GIS mapping; community consultation; and preparation of master planning documents and interface with planning scheme</p> <p>Statutory Planning - Appeals; highest and best use assessments; development assessment services; and advice on procedural matters including fee schedules, administrative procedures, legislative requirements and record keeping in accordance with the Planning Act 2016</p> <p>Strategic Planning - Planning scheme drafting and amendments; planning scheme policy drafting and amendments; planning studies to support planning scheme or policy amendments; and strategic planning assessment of particular proposals in the context of the city or region and its impact on land supply</p>
Consulting Engineers	Rough Plan Pty Ltd	Town planning consulting services - strategic and policy planning, planning scheme preparation and development assessment services
Consulting Engineers	SABA Civil Management & Consultancy	Saba Civil Management & Consultancy can manage the development and all the phases of the projects as well as providing continual management at all stages with the utilisation of Joseph Saba who is our Managing Director and most senior manager, a qualified Civil Engineer who is registered and a chartered professional with the Engineers Australia Institute who has also provided similar services in the Planning and Construction Phase.
Consulting Engineers	Serversa	Waste Management General / Landfill Design and Advisory / Contaminated Land Advisory / Environmental Management and Approvals
Consulting Engineers	Social Impact Strategies Pty Ltd	Social Planning; Community Development; Social Impact Assessment
Consulting Engineers	Spearhead Engineering Pty Ltd	Building Services Engineering, Design, Consultancy, Advisory. Renewable Energy. Infrastructure and Masterplanning
Consulting Engineers	Talis Consultants	Consulting and Advisory
Consulting Engineers	TEG Consulting Engineers	
Consulting Engineers	Tell Advisory	
Consulting Engineers	The APP Group	Please See Item 2 and 3 of our Submission - Experience and Key Personnel
Consulting Engineers	The Planning Practice - Note this is for Town Planning Services	Town Planning, Urban and Regional Planning, Infrastructure Planning, Statutory Planning, Expert witness advice
Consulting Engineers	Thorburn Australia	Electrical, Instrumentation and Control System Engineering (RPEQ).
Consulting Engineers	Tract	Town Planning
Consulting Engineers	Trinity Consultants Australia	Acoustics, noise, air quality and water quality
Consulting Engineers	Trinity Engineering and Consulting Pty Ltd	Trinity Engineering hold a recognised tertiary qualifications RPEQ and can provide Civil Engineering services including Design, Document, Supervise, Infrastructure projects including roads, buildings, airports, dams, bridges and systems for water supply and sewage treatment
Consulting Engineers	UP North (Urban Planning North)	Planning and Development Services
Consulting Engineers	Weigh-More Solutions	Contact Person for all technical Weighbridge queries
Consulting Engineers	XBURO	
Consulting Engineers	Yabbie Pond Pty Ltd	Planning, design, process engineering, support, project management for water treatment and wastewater treatment.
Demolition	Chatfield Constructions	reverse construction
Demolition	Precision Concrete Solutions	Demolition Domestic & Commercial / Structural & Stripout
Design Drafting	A&E Direct Consulting	Design and Drafting for variety of Disciplines
Design Drafting	Apex Engineering & Management Pty Ltd.	Hold a recognised tertiary qualification in Civil and/or Structural Engineering design drafting, sound knowledge of CAD software and be able to demonstrate experience in the design and documentation of one or more of the following: Rural Roads and Urban Streets, Stormwater Drainage, Water & Wastewater reticulation, Bulk Earthworks, Utilities, Small to Medium sized buildings, Bridges & Causeways, Subdivisional works.
Design Drafting	ARO Industries Pty Ltd	Principal Engineer (RPEQ) / Project Director Senior Civil Engineer/ Designer Civil Engineer Graduate Engineer / Designer Project Support Officer Professional Student
Design Drafting	Aspire Town Planning and Project Services	Town Planning Services including contract development assessment and coordination of development applications on behalf of Council.
Design Drafting	Auxilium Engineering	Drafting Services
Design Drafting	BONACCI	SENIOR DRAFTSPERSON (LEVEL 2) SENIOR DRAFTSPERSON (LEVEL 1) DRAFTSPERSON
Design Drafting	Civil Engineering Assignments	12D modelling of earthworks, roads, car parks and associated drafting

Design Drafting	DCPM	Rohit has managed DRFA projects for various local government organisations, both as client and consultant. Vikram has excellent technical and management skills which has assisted in his various projects. With over 5 years of experience, Vikram has proven his project management skills while working both in the office, and remotely on-site to achieve success.
Design Drafting	Downs Roadside Engineering Pty Ltd	Creation of technical drawings or CAD designs using both 2D and 3D software.
Design Drafting	ERSCON Consulting Engineers	Senior Civil Designer Civil Designer Cadet Civil Drafter
Design Drafting	GANDEN	GANDEN has extensive experience in delivering multi-disciplinary designs for Design and Construction projects requiring design integration with external design partners and stakeholders and understands the criticality of seamless design integration between disciplines.
Design Drafting	Gilboy Hydraulic Solutions	
Design Drafting	Gilvear Planning	Professional Services in Town Planning advice and approvals
Design Drafting	Humac Group	Design Drafting - Small to Medium sized buildings
Design Drafting	Jacobs	
Design Drafting	JC Engineers	Engineering Drafting Consultants. Design, procurement, construction, operation and maintenance elements.
Design Drafting	JJ Ryan Consulting Pty Ltd	Design, documentation, certification, and technical support for the runway extension and widening works to the existing runway, taxiways, aprons and associated infrastructure at Echuca Aerodrome.
Design Drafting	Landplan Landscape Architecture	Landscape Architecture, Masterplanning, Visual Assessment, Urban Design
Design Drafting	Prizm Engineering	General drafting services related to engineering and design
Design Drafting	RECS	
Design Drafting	Riddoch Consulting Pty Ltd	Drawing preparation works in the civil disciplines, coordinating/interfacing with other disciplines, providing RPEQ sign off.
Design Drafting	Samana Blue Engineering Pty Ltd	Stormwater Drainage, Water & Wastewater reticulation, Bulk Earthworks, Bridges & Causeways and Subdivisional works
Design Drafting	Senversa	Waste Management General / Landfill Design and Advisory / Contaminated Land Advisory / Environmental Management and Approvals
Design Drafting	Tract	Urban Design Landscape Architecture
Design Drafting	Trinity Engineering and Consulting Pty Ltd	Trinity Engineering hold a recognised tertiary qualification in Civil Engineering design drafting, sound knowledge of CAD software and be able to demonstrate experience in the design and documentation of one or more of the following: Rural Roads and Urban Streets Stormwater Drainage Water & Wastewater reticulation Bulk Earthworks Utilities Small to Medium sized buildings Bridges & Causeways Subdivisional works
Design Drafting	Yabbie Pond Pty Ltd	Planning, design, process engineering, support, project management for water treatment and wastewater treatment.
Electrical Engineering	360 Engineering	Electrical engineering services for both new and existing systems. Services can be provided both remotely and on location
Electrical Engineering	Aurecon Australasia Pty Ltd	
Electrical Engineering	DMA Engineers Pty Ltd	Building services engineers - electrical, mechanical, hydraulic, fire services and fire safety engineers.
Electrical Engineering	Gridvision	RPEQ Electrical Engineering
Electrical Engineering	Jacobs	
Electrical Engineering	JJ Ryan Consulting Pty Ltd	The scope of works is understood included: <ul style="list-style-type: none"> • Site inspection survey of existing electrical assets between the electrical point of supply (POS) and the car park; • Preparation of schematic design layouts (electrical and lighting) for review with Brimbank City Council; • Design of alterations and additions to existing car park lighting to suit new car park; • Design of alterations & additions to existing electrical infrastructure to serve the proposed layouts; • Design of car park lighting in accordance with AS/NZS 1158.3.1; • Producing performance specification and schedules for the lighting; • Tender, analysis, evaluation meeting and report/recommendation; and • Post Tender updates/construction issue documentation.
Electrical Engineering	MPFlex Solutions Pty Ltd	Electrical Engineering - all facets
Electrical Engineering	Parasyn	Electrical Engineering (Industrial)
Electrical Engineering	Prizm Engineering	Electrical engineering and design for water and sewage infrastructure, utilities and buildings
Electrical Engineering	PSA Engineering	Electrical Engineer Senior Electrical Engineer Lead Electrical Engineer (RPEQ)
Electrical Engineering	Safegroup Automation	
Electrical Engineering	Sequal Electrical	Electrical Engineering

Electrical Engineering	Spearhead Engineering Pty Ltd	Building Services Engineering, Design, Consultancy, Advisory. Renewable Energy. Infrastructure and Masterplanning
Electrical General, Industrial & Automotive	12V Solutions & Mechanical Pty Ltd	Mobile
Electrical General, Industrial & Automotive	Airfirst Air Conditioning and Electrical	Commercial, domestic and industrial service, sales and installations
Electrical General, Industrial & Automotive	Aussie Drill Kings Pty Ltd	Horizontal Directional Drilling
Electrical General, Industrial & Automotive	Austek Pty Ltd	Water & Wastewater Control/Automation, Switchboard Manufacture, Chemical Dosing
Electrical General, Industrial & Automotive	Blaire Duesbury Electrical	We provide high-quality electrical services tailored to residential, commercial, and industrial needs. Our expertise includes installations, repairs, and maintenance of electrical systems, ensuring safety and compliance with industry standards. We specialise in energy-efficient solutions, including variable speed drives (VSD) for optimised motor control, as well as SCADA and telemetry systems for seamless remote monitoring and management. Additionally, we offer lighting upgrades, switchboard installations, fault diagnosis, and emergency repairs. With a commitment to reliability, precision, and customer satisfaction.
Electrical General, Industrial & Automotive	Brad Owens Electrical	Supply, installation & maintenance of automotive electrical (e.g. Air conditioning, lights)
Electrical General, Industrial & Automotive	Brad's Auto Electrical	
Electrical General, Industrial & Automotive	Circuit Tree Electrical Solutions	General- electrical contracting supply and installation & maintenance Industrial - Industrial electrical contracting supply and installation & maintenance
Electrical General, Industrial & Automotive	DJ Gilmore Electrical	General- electrical contracting supply and installation & maintenance Industrial - Industrial electrical contracting supply and installation & maintenance
Electrical General, Industrial & Automotive	Dynamic Communication Services	Fibre optic and communication services Specialist
Electrical General, Industrial & Automotive	ELECTROPICA	Including Telemetry and SCADA
Electrical General, Industrial & Automotive	Far North Electrical	<i>Company: Qbuild</i> <i>Perform maintenance of lights and power points in schools throughout the Far North. Test, replace, and maintain lights, power points, RCDs, and electrical equipment in school buildings. Upgrade classrooms with new lighting designs and renovations.</i>
Electrical General, Industrial & Automotive	GMH Electrical Contracting	General electrical maintenance, lighting and light poles (Sports field lighting), Switchboard and switch gear, CCTV installation and maintenance, EV Charging installation and maintenance, Solar systems installation and maintenance, Energy management systems and Micro-grids, Uninterruptible Power Systems (UPS) installation and maintenance
Electrical General, Industrial & Automotive	Hitachi Global Air Power	Compressed air equipment, service, maintenance and support
Electrical General, Industrial & Automotive	Huzgroup Pty Ltd	Electrical contraction - Domestic, Industrial, Commercial, Air Conditioning
Electrical General, Industrial & Automotive	i-LEC Group Pty Ltd	Electrical Trade Services
Electrical General, Industrial & Automotive	JPower Energy	General- electrical contracting supply and installation & maintenance including residential and commercial power, lighting and distribution boards Industrial - Industrial electrical contracting supply and installation & maintenance including 3 Phase switchboards, motors and control Substation inspections and maintenance. Supply and install Emergency Generators including all cabling and associated equipment
Electrical General, Industrial & Automotive	Just Focus Pty Ltd	Electrician services. Rates per hour. Specific works will require quotes.
Electrical General, Industrial & Automotive	LWD Electrics	General- electrical contracting supply and installation & maintenance Industrial - Industrial electrical contracting supply and installation & maintenance
Electrical General, Industrial & Automotive	Northern Air Repair	
Electrical General, Industrial & Automotive	Outback Solar & Outdoors	Solar Installation, repairs, audits and maintenance General electrical contracting supply, installation & maintenance
Electrical General, Industrial & Automotive	PDSS	Electrical services specialising in back up power; UPS, Generator, Battery Systems
Electrical General, Industrial & Automotive	PSA Engineering	Site Electrician Electrical & Instrumentation Technician
Electrical General, Industrial & Automotive	Smart Elec	Electrical Installation and Maintenance - Solar Installation and Maintenance
Electrical General, Industrial & Automotive	Tableland Electrical & Refrigeration	All Electrical bar Automotive -Domestic -Commercial -Industrial
Emergency Gen Sets	Austek Pty Ltd	Supply, Installation and Servicing
Emergency Gen Sets	Brad Owens Electrical	Generators: Synchronous Generation
Emergency Gen Sets	GMH Electrical Contracting	
Emergency Gen Sets	HMBT PTY LTD	Supply & servicing of generators
Emergency Gen Sets	Just Focus Pty Ltd	rental rates only Electrical Generators. Delivery fee and service fee additional.
Emergency Gen Sets	PDSS	Several Generator Units on Trailers and loadbank units on trailers for hire

Emergency Gen Sets	Tableland Electrical & Refrigeration	Electrical Only -Breakdowns -Maintenance -Auto Transfer Switch -Installation
Environmental Engineering & Science	4 Elements Consulting	Federal and State Government referrals and approvals for matters of environmental significance, environmental management plans, fauna spotter-catching, sustainable planning, ecological constraints assessments, ecological assessments, threatened species surveys and monitoring, protected plant surveys, translocation, species management plans, vegetation management plans, rehabilitation management plans
Environmental Engineering & Science	Arup	Provide solutions for complex environmental problems, such as water pollution, soil erosion, etc.
Environmental Engineering & Science	BetterAIM Pty Ltd	Project examples include engineering advice to improve environmental compliance and outcomes.
Environmental Engineering & Science	Copelin Enterprises Pty Ltd t/a Copelin Civil	Certified Professional in Erosion & Sediment Control
Environmental Engineering & Science	Downs Roadside Engineering Pty Ltd	Application of understanding issues like pollution control, climate change, waste management, sustainable development, impacts of construction projects.
Environmental Engineering & Science	Epic Environmental	
Environmental Engineering & Science	Jacobs	
Environmental Engineering & Science	JB Pacific Scientists and Engineers	Hold a recognised tertiary qualification, provide solutions for complex environmental problems, such as water pollution, soil erosion etc
Environmental Engineering & Science	JJ Ryan Consulting Pty Ltd	JJR were engaged by Campaspe Shire Council to complete a master plan for the Echuca Aerodrome including a native vegetation report, geotechnical report and concept plan.
Environmental Engineering & Science	Lambert & Rehbein (SEQ) Pty Ltd	<ul style="list-style-type: none"> •Soil and Groundwater Investigations. Landfill monitoring •Soil Gas/Vapour Investigations •Health and Environmental Risk Assessment •Groundwater Fate and Transport Modelling •Design, Installation and Operation of Remediation Systems •Preparation of Remediation Plans, Site Management Plans and Contaminated Land Investigation Documents •Removal of sites from the Environment and Contaminated Land Registers (EMR and CLR)
Environmental Engineering & Science	NRA Environmental Consultants	Planning and approvals, auditing and compliance, environmental impact statements, flora and fauna, aquatic ecology and water quality, ecotoxicology, soil survey, land suitability, soil management, land rehabilitation and revegetation, environmental chemistry, sustainability, expert witness, staff secondment.
Environmental Engineering & Science	Prensa	Environmental Engineering and Science; Soil Testing Consulting (Technical Direction) Project Management Environmental Consulting Contaminated Land Consulting Site Attendance
Environmental Engineering & Science	RPS AAP Consulting Pty Ltd	Environment
Environmental Engineering & Science	Senversa	Waste Management General / Landfill Design and Advisory / Contaminated Land Advisory / Environmental Management and Approvals
Environmental Engineering & Science	Social Impact Strategies Pty Ltd	Social Planning; Community Development; Social Impact Assessment
Environmental Engineering & Science	Talis Consultants	Consulting and Advisory
Environmental Engineering & Science	Yabbie Pond Pty Ltd	Planning, design, process engineering, support, project management for water treatment and wastewater treatment.
Erosion and sediment control (including hydromulching)	4 Elements Consulting	Erosion and sediment control plans, environmental management plans, erosion and sediment monitoring, soil and water testing (laboratory samples tested by approved third parties), rehabilitation management plans incl. provisions for hydromulch and direct planting/seeding stabilisation
Erosion and sediment control (including hydromulching)	JB Pacific Scientists and Engineers	Erosion and sediment control including hydromulching solutions
Erosion and sediment control (including hydromulching)	NRA Environmental Consultants	Erosion and sediment control plans.
Erosion and sediment control (including hydromulching)	RPS AAP Consulting Pty Ltd	Environment
Fencing	Afrim Bresa	Colorbond fence installation Aluminium pool fencing installation Timber fence installation Chainwire mesh installation Fence repairs Gates fabrication and installation Electric sliding gates
Fencing	Cairns Fencing Services	Fencing Supply Fencing install and repair
Fencing	Chatfield Constructions	experienced in all types
Fencing	Eco Greenhaus	Wood Plastic Composite Fencing Panels with Powder coated aluminium rails. Impervious to rust, rot, mold, termites, no nails, Easy Installation, Fire and Wind Rated, Maintenance Free end posts and gates pricing available
Fencing	Fencing Around	All fencing aspects - supply & install including automated gates
Fencing	Just Focus Pty Ltd	all types of fence install, repairs, removals, painting, make safe and more
Fencing	REEAP Pty LTD	

Fencing Contractors	Afrim Bresa	Colorbond fence installation Aluminium pool fencing installation Timber fence installation Chainwire mesh installation Fence repairs Gates fabrication and installation Electric sliding gates
Fencing Contractors	Eco Greenhaus	Gary & Sons Builders - Installation & Repairs
Fencing Contractors	Fencing Around	All fencing aspects - supply & install including automated gates
Fencing Contractors	Just Focus Pty Ltd	all types of fence install, repairs, removals, painting, make safe and more
Fencing Contractors	REEAP Pty LTD	
Fire Services	DMA Engineers Pty Ltd	Building services engineers - electrical, mechanical, hydraulic, fire services and fire safety engineers.
Fire Services	FVS Fire Pty Ltd	Installation, routine maintenance, fault finding and repairs to all types of Fire Protection Systems and Equipment (including but not limited to): - sprinkler system - fire pumpsets - fire hydrants - fire detection and alarm systems - smoke and heat alarms - fire hose reels - fire extinguishers - fire blankets - fire doors - emergency planning - evacuation plans, diagrams and training
Fire Services	Just Focus Pty Ltd	Fire extinguisher audits/replacements, supply and install extinguishers, exit lights and audit, smoke detectors, alarms and more. Additional charges for equipment. Quote may be required for specific requests
Fire Services	Trinity Fire Services	Fire Safety & Services
Floor Coverings	All Industries Pty Ltd	Commercial Concrete Grinding and Epoxy Coating
Floor Coverings	CBS Building Group Pty Ltd	Concrete Coatings Epoxy Coatings
Floor Coverings	Choices Flooring Atherton	Supply and install of all aspects of floor coverings,all vinyls,carpet and carpet tiles We also offer supply and install of all window coverings
Floor Coverings	Just Focus Pty Ltd	All types of floor covering repair,, replace, install new. Rate per sq.m will be based on type of covering and nature of install. Attached labour only rates which cover general replacement, repair works.
Floor Restoration	All Industries Pty Ltd	Commercial Concrete Grinding and Epoxy Coating
Floor Restoration	Cairns Cleaning Contractors	
Floor Restoration	Chatfield Constructions	timber and concrete flooring repairs
Floor Restoration	Choices Flooring Atherton	All repairs to vinyl,carpet , Tiles.
Floor Restoration	Just Focus Pty Ltd	Vinyl sheet flooring, laminate flooring, pre finished engineered timber floor, timber floor, repairs, install, replace and more.Rate per sq.m will be based on type of covering and nature of install. Attached labour only rates which cover general replacement, repair works.
Garden Maintenance	Airborne Innovations Pty Ltd	Horticulture & Arboriculture Application - weed spraying
Garden Maintenance	Just Focus Pty Ltd	garden mulching, maintenance, restoration and more.
Garden Maintenance	Land Plan	General land management and technical services such as invasive flora and fauna management, fauna spotter catcher, fauna relocations, Mobile data collection/map production, drone surveillance, ecological reports, and protected plant surveys.
Garden Maintenance	REEAP Pty LTD	
Garden/Tree Lopping	Advanced Vegetation Management	Professional Arboriculture services and Consulting
Garden/Tree Lopping	GFM Trees Pty Ltd	
Garden/Tree Lopping	Just Focus Pty Ltd	Removal of plants, weed, trees and more. Additional charges apply.
Garden/Tree Lopping	LSF	Vegetation maintenance, tree lopping, removal
Garden/Tree Lopping	Oakwich Pty Ltd Tableland Treelopping	Tree removal and trimming
Garden/Tree Lopping	PT Arbor Assessment	Arboricultural Consultancy Services - Tree assessments
Garden/Tree Lopping	Tablelands Tree Works	Anything to do with trees. Removal or trimming. Dangerous or not we do it all
Garden/Tree Lopping	Taylor's Treelopping Pty Ltd	All aspects of vegetation maintenance (pruning, trimming, removals, stump grinding, removal of debris)
Garden/Tree Lopping	Tree Acq Pty Ltd T/A MPDT	
Gas Fitter	Just Focus Pty Ltd	All services
Gas Fitter	KJO Plumbing & Gas	All things plumbing & gas
General Engineering & Fabrication	Dawsons Engineering	Estimator
General Engineering & Fabrication	HMBT PTY LTD	Repair & maintenance, design & build, general fabrication

General Engineering & Fabrication	JJ Ryan Consulting Pty Ltd	The works under this contract included the design, specification, documentation, certification, and technical support for the runway extension at West Sale Airport's Code C Runway 09/27. JJR's tasks were: Designing the runway extension to the east, compliant with CASA and MOS Part 139 standards, for the Dash 8 – Q400 and Pilatus PC21 aircraft. Evaluating and analyzing the existing runway pavement to identify areas needing rehabilitation before the asphalt overlay. Conducting an asphalt overlay and a sensitivity analysis of the pavement strength. Replacing airside lighting with an LED system and a Pit and Duct system, with conduit allowing for future centreline lighting. Locating new runway survey markers for annual OLS purposes. Assisting Air Traffic Control (ATC) at East Sale RAAF Base in locating potential CCTV or aircraft movement monitoring locations. Relocating PAPI on the Runway 27 approach. Evaluating existing wind indicator positions and identifying new compliant locations. Conducting drainage analysis and design
General Engineering & Fabrication	LM Engineering	General fabrication, welding and repairs
General Engineering & Fabrication	NQ Engineering & Fabrication Pty Ltd	Design and Construction of Truck Bodies, Ute trays & canopies, Sales , instalation of Vehicle loading Cranes, Steel & Alumin work for waste & water treatment plants etc. Refurbishment of same.
Geotechnical Consultants	ARO Industries Pty Ltd	Principal Engineer (RPEQ) / Project Director Senior Civil Engineer/ Designer Civil Engineer Graduate Engineer / Designer Project Support Officer Professional Student
Geotechnical Consultants	Civil Geotechnical Consultants	SITE INVESTIGATIONS Earthworks Mapping Boreholes CPTs Embankments Slope Risk Assessments DESIGN & ANALYSIS Detailed Design Soft Soils Ground Improvements Foundations Pavements Retaining Structures CONSTRUCTION SERVICES Temporary Works Piling Instrumentation & Monitoring Working Platforms Footings Subgrade Assessments ADVISORY SERVICES Tender Feasibility Value Engineering Root Cause Anlysis Risk Assessments
Geotechnical Consultants	ETS Geo Pty Ltd	Geotechnical Engineering
Geotechnical Consultants	GEO Design Pty Ltd	Principal Geotechnical Engineer Senior Geotechnical Engineer Field Geotechnical Engineer Soil Technician Support Staff
Geotechnical Consultants	Jacobs	
Geotechnical Consultants	JJ Ryan Consulting Pty Ltd	JJR were engaged by Campaspe Shire Council to complete a master plan for the Echuca Aerodrome including a native vegetation report, geotechnical report and concept plan.
Geotechnical Consultants	PSM Consulting Services Pty Ltd	- Geotechnical site investigation and data interpretation for design - Large scale earthworks design for civil projects - Installation and monitoring of geotechnical instrumentation - Design of foundations, retaining structures, cut slopes and embankments - Piling design, construction and testing - Ground improvement methods - Flood studies and catchment hydrology assessments
Geotechnical Consultants	Talis Consultants	Consulting and Advisory
Geotechnical Engineering	ARO Industries Pty Ltd	Principal Engineer (RPEQ) / Project Director Senior Civil Engineer/ Designer Civil Engineer Graduate Engineer / Designer Project Support Officer Professional Student

Geotechnical Engineering	Civil Geotechnical Consultants	<p>SITE INVESTIGATIONS</p> <p>Earthworks</p> <p>Mapping</p> <p>Boreholes</p> <p>CPTs</p> <p>Embankments</p> <p>Slope Risk Assessments</p> <p>DESIGN & ANALYSIS</p> <p>Detailed Design</p> <p>Soft Soils</p> <p>Ground Improvements</p> <p>Foundations</p> <p>Pavements</p> <p>Retaining Structures</p> <p>CONSTRUCTION SERVICES</p> <p>Temporary Works</p> <p>Piling</p> <p>Instrumentation & Monitoring</p> <p>Working Platforms</p> <p>Footings</p> <p>Subgrade Assessments</p> <p>ADVISORY SERVICES</p> <p>Tender</p> <p>Feasibility</p> <p>Value Engineering</p> <p>Root Cause Analysis</p> <p>Risk Assessments</p>
Geotechnical Engineering	ETS Geo Pty Ltd	Geotechnical Engineering
Geotechnical Engineering	GEO Design Pty Ltd	Principal Geotechnical Engineer Senior Geotechnical Engineer Field Geotechnical Engineer Soil Technician Support Staff
Geotechnical Engineering	Ground Technics Pty Ltd (ATF Ryan Family Trust)	Geotechnical Engineering Services
Geotechnical Engineering	JJ Ryan Consulting Pty Ltd	PoM is looking to redevelop a site on 90 Coode Road and are looking at undertaking Geotechnical investigations to assess the bearing capacity of the soil and environmental contamination.
Geotechnical Engineering	PSM Consulting Services Pty Ltd	Geotechnical site investigation and data interpretation - Geohazard risk assessments including landslide risk, investigation and remediation - Installation and monitoring of geotechnical instrumentation - Ground movement and impact assessments on infrastructure
Geotechnical Engineering	PTG Consulting	Geotechnical Engineering
Geotechnical Engineering	RECS	
GIS	4 Elements Consulting	ESRI ArcGIS Pro mapping and spatial analyses, drone imagery collection and orthomosaic post-processing, raster data analyses, Survey123 (incl. Survey123 Connect) and FieldMaps design and implementation, R Studio spatial analyses and statistical testing, QGIS geolocated field map creation, ESRI StoryMaps
GIS	BetterAIM Pty Ltd	Project examples include asset data verification through GPS capture.
GIS	DCPM	Jhonatan's extensive GIS mapping expertise enhances our project management and DRFA services, delivering precise spatial analysis and disaster recovery solutions tailored to Council's operational needs.
GIS	Downs Roadside Engineering Pty Ltd	Flood analysis, hydraulic model calibrations, GIS mapping and analysis, water quality assessments, dam, flood, hydrologic/hydraulic and scour assessments.
GIS	Jacobs	
GIS	Land Plan	General land management and technical services such as invasive flora and fauna management, fauna spotter catcher, fauna relocations, Mobile data collection/map production, drone surveillance, ecological reports, and protected plant surveys.
GIS	NRA Environmental Consultants	Mapping services.
GIS	Project Delivery Managers Pty Ltd	Please find attached Relevant Experience in Annexure B.
GIS	Tailored Spatial Solutions	
GIS	Talis Consultants	Consulting and Advisory
Glazing	Just Focus Pty Ltd	All window /dorr/glass types and sizes.
Handyman	Chatfield Constructions	24 hr service
Handyman	Just Focus Pty Ltd	All services
Handyman	Mareeba Maintenance	QBCC Licensed Trade Contractor. General Non-Structural Construction Work Such as any timber work (for example: wall framing & lining, roof trusses, re-roofing, small concreting work, external cladding and sheeting, hanging doors and finishings) General repairs and maintenance (excluding plumbing & electrical) to internal and external structures, any renovations and construction that does not impede/alter the structural integrity of a building. Minor fence repairs and minor concreting work. Minor Tiling/paving work and repairs. Installation of equipment and fittings/fixtures.
Handyman	REEAP Pty LTD	

Hydraulic Engineering	Apex Engineering & Management Pty Ltd.	Hold a recognised tertiary qualification, Provide support, technical specification on large scale projects (water distribution networks, dams, flood and stormwater catchments & sewage collection systems)
Hydraulic Engineering	Arup	Provide support, technical specification on large scale projects (water distribution networks, dams, flood and stormwater catchments, & sewage collection systems)
Hydraulic Engineering	BetterAIM Pty Ltd	Project examples include hydraulic modelling for water and sewer infrastructure.
Hydraulic Engineering	DMA Engineers Pty Ltd	Building services engineers - electrical, mechanical, hydraulic, fire services and fire safety engineers.
Hydraulic Engineering	Downs Roadside Engineering Pty Ltd Forward Hydro (Subconsultant)	Hydraulic modelling, using CAD software, for projects such as dams & levees, culverts & bridges, stormwater management systems and coastal infrastructure.
Hydraulic Engineering	JB Pacific Scientists and Engineers	Hold a recognised tertiary qualification, Provide support, technical specification on large scale projects (water distribution networks, dams, flood and stormwater catchments)
Hydraulic Engineering	JC Engineers	Hydraulic and Hydrologic Engineering Consultants. Design, procurement, construction, operation and maintenance elements.
Hydraulic Engineering	JJ Ryan Consulting Pty Ltd	JJ Ryan Consulting (JJR) understands the scope of works for this project includes: •Provision of a civil stormwater design and water sensitive urban design (WSUD) for Warnervale Airport including: oConsideration for the adequacy for the existing swales and levee during the 1 in 100 year flood event; oStormwater design to provide for a flood immunity during the 1 in 100 year flood event; oTreatment of runoff via the implementation of a WSUD system that considers the risk to Porters Creek, captures runoff and allows for the potential re-use of runoff; and oConsideration for the National Airport Safeguard Framework (NASF) and a wildlife attraction risk assessment within the design;
Hydraulic Engineering	Prizm Engineering	Mechanical engineering and design for water and sewage infrastructure, utilities and buildings
Hydraulic Engineering	Samana Blue Engineering Pty Ltd	Provide support, technical specification on large scale projects (water distribution networks, dams, flood and stormwater catchments & sewage collection systems)
Hydraulic Engineering	Synergy Solutions Pty Ltd	Hydraulic Engineering, Flood modelling, Flood Risk Management, Disaster Management
Hydraulic Engineering	Talis Consultants	Consulting and Advisory
Hydraulic Engineering	Trinity Engineering and Consulting Pty Ltd	Trinity Engineering hold a recognised tertiary qualifications, RPEQ and can provide design, documentation supervision and technical advice on large scale projects (including dams, flood and stormwater catchments)
Landscape Designer	GGI Cairns Pty Ltd	Landscape Architect Full Professional Services
Landscape Designer	Landplan Landscape Architecture	Landscape Architecture, Masterplanning, Visual Assessment, Urban Design
Landscape Designer	Professional Pump Services & Irrigation	Irrigation Design
Landscape Designer	RECS	
Landscape Designer	RPS AAP Consulting Pty Ltd	Landscape Architecture
Landscape Designer	Understorey Landscape Architects	Landscape Concept Plans; Landscape Master Plans; Detailed Landscape Design + Opinion of Probable Cost; Revegetation + Ecological Design; Vegetation Management Plans; Landscape Construction + Maintenance Supervision
Landscape Materials	Big Splash Playgrounds	Design, Supply, Installation & Maintenance of Outdoor Playground and fitness equipment. Softfall and Shade Solutions
Landscape Materials	Eco Greenhaus	Supply WPC Sleepers & Brackets - ideal for under fencing as a mowing strip. Non Structural Supply Synthetic Turf
Landscape Materials	GFM Trees Pty Ltd	Mulch - Woodchip - we can supply and deliver Green, Aged or processed the price depends on the amount required
Landscape Materials	Kuranda Raw Materials	supply of materials
Landscape Materials	Mareeba Sands	Supply of certified softfall sand
Landscape Materials	PEROSA Landscaping	Structural and Soft Landscaping
Leak Detection Services	ABAZPO Pty Ltd	Services to identify and report leaks through the water reticulation network
Leak Detection Services	Ozone Services Australia	
Leak Detection Services	Todd Goodwin Plumbing & Leak Detection Pty Ltd	Electronic Leak Detection
Line markers	ACP StreetPrint Pty Ltd	Line Marking RRPM - Supply & Install Barrier Kerb Painting
Line markers	Just Focus Pty Ltd	All line marking requirements
Location Services	Accredited Locating Services	Underground cable & pipe locator
Location Services	Atherton Location Services	Cable Locations
Location Services	FNQ Cable Locators Pty Ltd	Locating all services- telstra, water, comm, gas, electricity etc- using GPR and Metallic locating
Location Services	Northern Underground Cable Finder	Location and marking of underground services
Machinery Hire	Casal's	Hire Skid Steer (tracked) Hire Skid Steer Hedger Attachment Hire Skid Steer Auger Attachment Hire Skid Steer Trencher Attachment Hire Skid Steer Level Bar Attachment

Machinery Hire	DanTam and Sons P/L	Excavator Sumitomo SH210L-6 - 900mm GP bucket, 1200mm tilting mud bucket, sieve bucket, ripper Excavator Sumitomo SH210L-6 - Trimble, Hydraulic rotating grab Excavator Kobelco U45-3ST 1200mm mud bucket, 300mm bucket, 450mm bucket, 600mm bucket, ripper Excavator Kobelco U45-3ST Hydraulic grab, 200mm auger, 300mm auger, 450mm auger Hino Tandem FM500 Series Tipper 12t capacity Isuzu FVY1400 Series Tandem Tipper 12t Capacity
Machinery Hire	Dennis Fitzgerald	
Machinery Hire	Eleanley Earthworks	Wet hire of Kubota Skid Steer SVL75-2 Wet hire of Kubota Excavator 3.5T Wet Hire of ASV Posi Track Wet Hire of Ammann 3.5Tonne Twin Drum Roller Dry Hire of Ammann 3.5Tonne Twin Drum Roller Dry Hire of ASV Posi Track Dry Hire of ASV Posi Track Attachments
Machinery Hire	FlowPro Pty Ltd	Sewer cleaning combo truck
Machinery Hire	FNQ Cable Locators Pty Ltd	2 Vac Trucks (1 4X4 & 1 long wheel base Jand1 Vac trailer (for hard to reach areas) E20 AND E30 Excavators
Machinery Hire	FNQ Plumbing & Contracting	2 tonne excavator
Machinery Hire	GFM Trees Pty Ltd	Zoom in to see list clearly
Machinery Hire	Ikin Civil	Plant & equipment available
Machinery Hire	J & R Grego Group	Supply of earthmoving machinery hire
Machinery Hire	Jason Booth Plumbing	Excavator Tilt Tray
Machinery Hire	Lynch Gavin Paul	
Machinery Hire	M.T.B.H. Cartage Pty Ltd	
Machinery Hire	Mareeba Sands	Truck and dog hire Body truck hire
Machinery Hire	NQ Wastetrans Pty Ltd	Machinery Hire
Machinery Hire	Sherrin Rentals Pty Ltd	Dry Hire Plant and Equipment
Mechanical Engineering	12V Solutions & Mechanical Pty Ltd	Mobile
Mechanical Engineering	Apex Engineering & Management Pty Ltd.	Plan, design, installation and maintenance of machinery
Mechanical Engineering	Arup	Plan, design, supervise installation of machinery
Mechanical Engineering	Aurecon Australasia Pty Ltd	
Mechanical Engineering	Clarke Diesel Machinery & Hoses Pty Ltd	offers a full suite of repair and maintenance services, catering to everything from light vehicles to heavy machinery. Their expertise spans diagnostics, repairs, and ongoing maintenance, ensuring your equipment runs efficiently. In addition, they provide a mobile hydraulic hose service, delivering onsite hose replacements and repairs to minimize downtime. Clarke Diesel also specializes in auto electrical and air conditioning services, offering comprehensive solutions for all your vehicle and machinery electrical and cooling system needs.
Mechanical Engineering	Dawsons Engineering	Mechanical Supervisor Project Manager
Mechanical Engineering	DMA Engineers Pty Ltd	Building services engineers - electrical, mechanical, hydraulic, fire services and fire safety engineers.
Mechanical Engineering	GANDEN	GANDEN's mechanical engineering and design team are instrumental in developing, optimising, designing and maintaining critical water and wastewater infrastructure
Mechanical Engineering	Jacobs	
Mechanical Engineering	PDSS	Experienced Diesel Fitting team specialising in Fixed Plant Engines and Constant RPM Engines
Mechanical Engineering	Prizm Engineering	Mechanical engineering and design for water and sewage infrastructure, utilities and buildings
Mechanical Engineering	Sequal Mechanical Consultants Pty Ltd	
Mechanical Engineering	Weigh-More Solutions	Contact person for all Installtion and Servicing of Weighbridges - Trade and NMI Approved
Metal Fabrication & Welding	Ak Metal Fabrications Pty Ltd	
Metal Fabrication & Welding	Austek Pty Ltd	Switchboard Manufacture, Communications Masts & Towers, etc
Metal Fabrication & Welding	Dawsons Engineering	Workshop Manager Workshop Coordinator
Metal Fabrication & Welding	Eco Greenhaus	Steel Car Ports and Aluminium Gazebo's
Metal Fabrication & Welding	HMBT PTY LTD	General requirements, metal pre-finishing, metal coating, structural steel, light steel framing, metal fixtures.
Metal Fabrication & Welding	Jarryd's Welding Services	- All mobile and on-site welding and fabrication of new plant, buildings or other equipment. - On-site break down and repairs of all equipment. - Welding and fabrication of most material types and welding processes. - Fabrication and installation of platforms, handrails and staircases.
Metal Fabrication & Welding	Jason Booth Plumbing	stainless and aluminium repairs and fabrication
Metal Fabrication & Welding	REEAP Pty LTD	

Mowing and Slashing	Chatfield Constructions	2 x52inch commercial zereturns for wet hire
Mowing and Slashing	Eleanley Earthworks	Wet Hire of New Holland G6035 out front mower Wet hire of Skid Steer with Hiflow Slasher
Mowing and Slashing	Just Focus Pty Ltd	
Mowing and Slashing	Nastasi Contracting	Mowing, Slashing & Brushcutter
Mowing and Slashing	REEAP Pty LTD	
Mowing and Slashing	S & K Raw Materials	Claas Arion Tractor & Slasher Slashing services.
Mowing and Slashing	Tumbleweed Tow & Mow	Mowing parks, aerodromes and sports fields. The business does not supply slashing services.
Mowing and Slashing	TWT Rural Services	Tractor & slasher unit wet hire
Outdoor Power Equipment	Casali's	Supplier of new equipment
Outdoor Power Equipment	KAC Generation and Mechanical Pty Ltd	Supply & Service Generator Sets
Painting	Express paint	Painting, buildings
Painting	Higgins Coatings	
Painting	Just Focus Pty Ltd	
Painting	Peter Braithwaite Painting & Decorating	Painting Services
Painting	Phoenix Protective & Marine Coating Specialists	Abrasive Blasting & Application of High Quality 2 Pack Protective Coatings (Paints). Specialising in Bridges, Tanks, Wharfs, Towers & other Steel structures.
Painting	Sader Painting Pty Ltd	Painting and Decorating
Pest Control	Flick Anticimex	General Pest Control for the Control of Cockroaches, Ants and Spiders & Rodents Residential Unit General Pest Control for the Control of Cockroaches, Ants and Spiders & Rodents Residential House Timber Pest Inspection - Residential White Tail Rats / Possum Removal per visit required Rodent Program - 30 days - 4 visits in total Commercial Sites Hourly Rate AH Call Out (minimum 3 hours)
Pest Control	Just Focus Pty Ltd	
Pest Control	Land Plan	General land management and technical services such as invasive flora and fauna management, fauna spotter catcher, fauna relocations, Mobile data collection/map production, drone surveillance, ecological reports, and protected plant surveys.
Pest Control	Maximum Pest Management	Pest control services
Pest Control	Rentokil Pest Control	General Pest Control: Ants, birds, crawling insects, cockroaches, spiders, termites, and more.
Plastic Welding & Fabrication	HMBT PTY LTD	General requirements for plastic welding & fabrication, 3D Printing - design and production of items up to 300mm x 300mm.
PLC System Engineers	360 Engineering	PLC systems engineering for both new and existing systems. Services can be provided both remotely and on-location
PLC System Engineers	Austek Pty Ltd	Water & Wastewater Control/Automation, Switchboard Manufacture, Chemical Dosing
PLC System Engineers	Parasyn	Automation Engineer
PLC System Engineers	PSA Engineering	Senior Automation Engineer
PLC System Engineers	Safegroup Automation	Lead Automation Engineer
PLC System Engineers	SCADA Engineering Pty Ltd	Supply, assembly, programming and maintenance of Telemetry, PLC and SCADA Systems
PLC System Engineers	Thorburn Australia	Control System Engineering (RPEQ). Incl SCADA, Telemetry, PLC, Remote Support, Commissioning.
Plumbing	ABAZPO PTY LTD	Available to quote any plumbing needs
Plumbing	APL Plumbing and Tanks	Plumbing/Drainage
Plumbing	Aussie Drill Kings Pty Ltd	Horizontal Directional Drilling
Plumbing	BJS Plumbing & Civil Contracting	Plumbing and Drainage, Civil Contracting
Plumbing	BSP Plumbing, Roofing and Excavation	Plumbing, roofing, excavation
Plumbing	FNQ Plumbing & Contracting	Repairs, maintenance and installation of general plumbing works, drainage irrigation, hot water systems. Roof installation, repairs and maintenance
Plumbing	jason booth plumbing	plumbing all aspects
Plumbing	Just Focus Pty Ltd	All types of plumbing services.
Plumbing	KIO Plumbing & Gas	All things plumbing & gas. We also offer liquid waste disposal
Plumbing	Langley Plumbing	Plumbing & Drainage
Plumbing	NBS Plumbing	Plumbing
Plumbing	Nuflow Cairns FNQ	Pipe Relining
Plumbing	S & K Raw Materials	Plumbing Draining Gas Fitting, Roofing
Plumbing	Todd Goodwin Plumbing & Leak Detection Pty Ltd	Plumbing & drainage, Hydro Excavation, Excavation, Electronic leak detection
Plumbing	Under Pressure Services	Roof & Gutter Maintenance

Process Engineering	Arup	Designing, implementing, controlling and optimizing industrial processes
Process Engineering	GANDEN	With a dedicated team of skilled engineers and designers, GANDEN have been instrumental in the design, construction, and commissioning of numerous treatment plants, ensuring the efficient and sustainable management of water resources.
Process Engineering	Jacobs	
Process Engineering	Prizm Engineering	Designing, implementing, controlling and optimizing industrial processes
Process Engineering	PSA Engineering	Process Automation Engineer Senior Process Automation Engineer Lead Process Automation Engineer
Process Engineering	SCADA Engineering Pty Ltd	Supply, assembly, programming and maintenance of Telemetry, PLC and SCADA Systems
Process Engineering	Yabbie Pond Pty Ltd	Planning, design, process engineering, support, project management for water treatment and wastewater treatment.
Project Management	Altus Group Consulting Pty Ltd	Project Management Quantity Surveying
Project Management	Apex Engineering & Management Pty Ltd.	Hold a recognised tertiary qualification in project management and/or be able to demonstrate experience in one or more of the following: Civil projects including earthworks, roads, drainage, causeways etc. Building projects including small to medium sized buildings, bridges, large culverts etc. Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations etc
Project Management	Archile Projects	Project Management
Project Management	ARK Consulting Engineers Pty Ltd	Civil projects including earthworks, roads, drainage, culverts and bridges.
Project Management	ARO Industries Pty Ltd	Principal Engineer (RPEQ) / Project Director Senior Civil Engineer/ Designer Civil Engineer Graduate Engineer / Designer Project Support Officer Professional Student
Project Management	Arup	Civil projects including earthworks, roads, drainage, causeways, etc. Building projects including small to medium sized buildings, bridges, large culverts, etc. Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations, etc.
Project Management	Aurecon Australasia Pty Ltd	
Project Management	Cei Group Pty Ltd	
Project Management	Chatfield Constructions	Diploma in Construction/Licensed builder
Project Management	Civil Engineering Assignments	Management of small to medium sized civil road projects
Project Management	Civil Services Group	Project Manager
Project Management	ConnellGriffin	Hold a recognised tertiary qualification in project management and/or be able to demonstrate experience in one or more of the following: Civil projects including earthworks, roads, drainage, causeways etc Building projects including small to medium sized buildings, bridges, large culverts etc Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations etc
Project Management	Copelin Enterprises Pty Ltd t/a Copelin Civil	
Project Management	DCPM (Damage Control Project Management)	Paco's current role sees him liaising with Councils, conducting network surveys, assessing assets for natural disaster damages, and preparing claims. Paco's technical skills are combined with practiced client relationship management, and report and database management skills. John leads the company's DRFA project management program. He has over eight years of experience managing clients, assessment authorities and contractors. Paul, with 20+ years in civil construction, offers deep expertise and strong skills to the DCPM team. He has successfully managed diverse projects, showcasing excellent management and technical abilities. His on-site and remote-area experience enhances his value to DRFA projects, understanding regional Council challenges. John, a 40-year civil construction veteran, excels in bulk earthworks, site management, and earthmoving equipment. He delivers projects for government and private clients, meeting tight budgets, timelines, and KPIs. A motivated leader, he ensures quality, safety, and efficiency in complex operations.
Project Management	Downs Roadside Engineering Pty Ltd	Project management through planning, design and construction, tender release, close, review and assessment, contract administration, technical specifications, site supervision and inspection.
Project Management	ERSCON Consulting Engineers	Project Manager
Project Management	GovPartners	Building projects including small to medium sized buildings, cultural buildings, schools, drainage
Project Management	Gridvision	Project Management & Elec Engineering
Project Management	GWRCEM Pty Ltd	Senior Engineer

Project Management	Jackson Styles Projects	Project Management Strategic Business Partner
Project Management	Jacobs	
Project Management	JC Engineers	Engineering Project Management Consultants. Design, procurement, construction, operation and maintenance elements.
Project Management	JJ Ryan Consulting Pty Ltd	JJR's scope was to manage the project throughout the entire project life cycle, including: <ul style="list-style-type: none"> • Pre-Project Phase <ul style="list-style-type: none"> - Confirming PA's budget and desired outcomes. • Project Initiation Phase <ul style="list-style-type: none"> - Developing the Project Management Plan (PMP); - Undertaking initial engagement with stakeholders; and - Identifying and engaging with approved access management partners. • Project Planning Phase <ul style="list-style-type: none"> - Planning the physical delivery of the works; - Implementing Project Governance procedures; and - Validating the project management approach. • Project Executing & Control Phase <ul style="list-style-type: none"> - Executing the project activities to the PMP; - Controlling changes to maintain project baselines; - Gaining acceptance of project deliverables; - Implementing Project Governance procedures; and - Undertaking handover and transitioning the product to appropriate stakeholders. • Project Closure Phase <ul style="list-style-type: none"> - Concluding all project obligations; and - Conducting a Post Implementation Review.
Project Management	Korha Pty Ltd T/A Korha Project Services	
Project Management	Lackon Pty Ltd	Project Management
Project Management	Lambert & Rehbein (North Qld) Pty Ltd	<ul style="list-style-type: none"> •Project Management of infrastructure projects and building •Technical Reporting, Business Cases, Options Analysis; •Stakeholder Consultation; •Design Development and Review; •Procurement Management; •Contract Formation, Contract Administration and Management; •Monthly Reporting; •Negotiating complex project issues.
Project Management	Lead Consultants	
Project Management	Londino Project Services Pty Ltd	Project Management Services Project Engineering Services Superintendent Services Superintendent's Representative Services Contract Management Contract Administration Construction Management Quality Management Tendering and Preconstruction Services Civil, Water and Waste, Building
Project Management	Monumental Projects	Project, Program and Portfolio Management across civil and aviation projects. Specialist expertise in aviation expansion and operations.
Project Management	MPFlex Solutions Pty Ltd	Project management, strategic project advisory, specialising in electrical projects
Project Management	Northern Civil Solutions	Project Manager
Project Management	Northern Project Services	BA Engineering; Civil projects including earthworks, roads, drainage, causeways etc Building projects including small to medium sized buildings, bridges, large culverts etc Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations etc
Project Management	OP2 Australia	14 years' experience in large multi-functional projects, project management•Project management, planning, and change management• Consultant and contractor management• Progress reporting, resource management• Contract Administration• Engineering process• Project acceptance and governance• Stakeholder management• Procurement Strategies and supplier management• Agile and adaptive approach to project management• Visual management, dashboards and communication skills
Project Management	Otas Consulting	Senior Project Manager Project Manager
Project Management	Prizm Engineering	Civil projects including earthworks, roads, drainage, causeways etc Building projects including small to medium sized buildings, bridges, large culverts etc Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations etc
Project Management	Proactive Projects	Project Manager with 3 year+ exp Project Manager with 8 year + exp
Project Management	Project Delivery Managers Pty Ltd	Please find attached Relevant Experience in Annexure B.
Project Management	PSA Engineering	Project Manager
Project Management	RECS	
Project Management	REEAP Pty LTD	
Project Management	Ridloch Consulting Pty Ltd	Management of resources, program, finances and risk related to road design, drainage/storm water, flood studies, site development works (green and brown field), interfacing with stakeholders (internal and external). Reporting to management team.
Project Management	RP Infrastructure	
Project Management	RPS AAP Consulting Pty Ltd	Project Management

Project Management	SABA Civil Management & Consultancy	Saba Civil Management & Consultancy can manage the development and all the phases of the projects as well as providing continual management at all stages with the utilisation of Joseph Saba who is our Managing Director and most senior manager, a qualified Civil Engineer who is registered and a chartered professional with the Engineers Australia Institute who has also provided similar services in the Planning and Construction Phase.
Project Management	Samana Blue Engineering Pty Ltd	Civil projects including earthworks, roads, drainage, causeways etc, Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations etc
Project Management	Talis Consultants	Consulting and Advisory
Project Management	Tell Advisory	
Project Management	The APP Group	Please See Item 2 and 3 of our Submission - Experience and Key Personnel
Project Management	Thorburn Australia	Project Management and Client Review of Electrical, Instrumentation and Control System Engineering Projects.
Project Management	Trinity Engineering and Consulting Pty Ltd	Trinity Engineering hold a recognised tertiary qualification in project management and are able to demonstrate experience in one or more of the following: Civil projects including earthworks, roads, drainage, causeways etc Building projects including small to medium sized buildings, bridges, large culverts etc Water and Wastewater including reticulation mains, rising mains, treatment works, reservoirs, pump stations etc
Project Management	TWO ISLAND CONSULTING	Software Development and Design, Civica's Authority system specialist. Database Administration and SQL Specialist, Project Management, Industrial Engineering, Manufacturing Scheduling and Process Control.
Project Management	Weigh-More Solutions	Contact Pesron for all Sales and Weighbridge Installations
Project Management	WIT Project Solutions	Project management and general management consultancy.
Project Management	XBURO	Project Management
Pump Supply & Maintenance	Casali's	Supplier of new equipment
Pump Supply & Maintenance	HMBT PTY LTD	Supply, service support & maintenance
Pump Supply & Maintenance	Malcolm Thompson Pumps Pty Ltd	mechanical engineering pump service technicians Braekdown services installations repairs & preventative maintenance Mechanical building services HVAC
Pump Supply & Maintenance	Nuleaf	Repair & Maintenance (Workshop) Repair & Maintenance (On-site) Pump Supply, Parts
Pump Supply & Maintenance	Professional Pump Services & Irrigation	Pump Maintenance
Pump Supply & Maintenance	Pumping Irrigation & Machinery Services	Pump Maintenance
Quarry Materials	Kuranda Raw Materials	Supply of materials
Quarry Materials	Mareeba Sands	Supply of bedding sand
Quarry Materials	MC Group QLD Pty Ltd	Supply of 7 mm stone
Quarry Materials	Sole Resources (Ootann) Pty Ltd	
	Ootann Quarry and Mt Garnet Quarry	
Refrigeration	Airfirst Air Conditioning and Electrical	Commercial, and insustrial refrigeration service, sales and installation
Refrigeration	Tableland Electrical & Refrigeration	All Refrigeration -Breakdowns Cold Rooms and Freezers -Supply and Installation Coldrooms and Freezers -HVAC Supply and Installation -Domestic and Commercial White Goods
Removalist	Just Focus Pty Ltd	Removalist services . Rates presented are labour only. Additional charges may apply based on nature of job and key requirements.
Roofing and Guttering	Chatfield Constructions	Installation, repairs and maintenance, upgrade of
Security Services	Fusion Solution Services P/L	Electronic Security, CCTV, Access Control, Alarm systems, Data Cabling, Automated Gates
Security Services	Mark Gallagher Investigations Pty Ltd	Investigation of workplace matters including matters of suspected misconduct or corrupt conduct, internal conflict/complaint investigations.

Security Services	Mode3 Pty Ltd	Our services involve partnering with industry leaders to provide a comprehensive range of hardware and software solutions. We offer expert consulting and high-quality products to meet organizational needs, including: - Video conferencing - Interactive displays - Wi-Fi solutions - Security systems - Access control - Workstations and laptops - Building management systems - CCTV - Cloud services - Phone systems
Security Services	NQPS Security	Security patrol services
Security Services	Outback Solar & Outdoors	Installation and maintenance of CCTV systems and Ajax alarms
Security Services	Paradym Pty Ltd	Security Consultancy Services: • Risk assessments and security advisory services • Development of security policies, procedures, and compliance frameworks • Implementation of security management systems aligned with regulatory requirements • Threat and vulnerability analysis for aviation, critical infrastructure, and high-risk environments Screening AI Solutions (SeeTrue) cost depends on type Security Audit Services
Septic Pumping	Jason Booth Plumbing	
Septic Pumping	NQ Wastetrans Pty Ltd	Septic & waste water pumping
Sewer Manhole Condition Assessment	FlowPro Pty Ltd	Sewer MH inspections using FlowPro's online inspection system
Sewer Manhole Condition Assessment	JJ Ryan Consulting Pty Ltd	The applicant is to submit a detailed design drawing in accordance with the SEQ W&S D&C Code and signed by an RPEQ (Registered Professional Engineer Queensland) in accordance with Section 1, Clause 1.3.3 - Design Responsibilities of the Code.
Sewer Manhole Condition Assessment	Project Delivery Managers Pty Ltd	Please find attached Relevant Experience in Annexure B.
Sewer Pipe Condition Assessment	FlowPro Pty Ltd	Sewer/stormwater Cleaning and CCTV
Sewer Pipe Condition Assessment	JJ Ryan Consulting Pty Ltd	JJ Ryan Consulting (JJR) proposes to use the following methodology to complete the works: •Review the structural design calculations that have been provided; •Review any required stormwater inputs that may be required to complete the review; •Undertake an independent verification of the design that has been provided; and •Prepare a report for submission to the client.
Soil Testing	ERSCON Consulting Engineers	Senior Soil Testing Officer Soil Testing Officer
Soil Testing	GEO Design Pty Ltd	Principal Geotechnical Engineer Senior Geotechnical Engineer Field Geotechnical Engineer Soil Technician Support Staff
Soil Testing	NRA Environmental Consultants	Assessment and reporting.
Structural Engineering	A&E Direct Consulting	Structural Engineering Design, RPEQ certification, Development Plan Reviews, Engineering Reports
Structural Engineering	Apex Engineering & Management Pty Ltd.	Hold a recognised tertiary qualification, Assist with provision of Technical Specifications, Design and construct Buildings and Structures
Structural Engineering	Arup	Assist with provision of Technical Specifications, Design and construct Buildings and Structures
Structural Engineering	Aurecon Australasia Pty Ltd	
Structural Engineering	BONACCI	DIRECTOR SENIOR ASSOCIATE ASSOCIATE SENIOR ENGINEER (LEVEL 2) SENIOR ENGINEER (LEVEL 1) DESIGN ENGINEER (LEVEL 3) DESIGN ENGINEER (LEVEL 2) DESIGN ENGINEER (LEVEL 1)
Structural Engineering	Downs Roadside Engineering Pty Ltd Avante Engineers (Subconsultant)	Structural design of buildings, bridges and other infrastructure, plan & research structural components, supervise construction to design specifications.
Structural Engineering	ERSCON Consulting Engineers	Principal Structural Engineer / RPEQ Senior Structural Engineer Structural Engineer
Structural Engineering	JJ Ryan Consulting Pty Ltd	The scope of works for this project included: • Retrofit design for one C-purlin splice; • Retrofit methodology; • Design development documentation (sketches etc.); and • Engineering drawings, calculations and certification of retrofit works.

Structural Engineering	Talis Consultants	Consulting and Advisory
Surveyors	Anhur Dynamics Consulting Pty Ltd	
Surveyors	Copelin Enterprises Pty Ltd t/a Copelin Civil	Quantity Surveyor
Surveyors	Cross Solutions	Land Surveying UAV Services Underground service location Bathymetric Survey
Surveyors	HMC Quantity Surveyors	Quantity Surveying
Surveyors	MBMpl Pty Ltd	Quantity Surveying Asset Management/Life Cycle Costing Building Consultancy/Asset Registers Expert Witness Tax & Asset Services
Surveyors	MDA Australia Pty Ltd	QUANTITY SURVEYING - COST MANAGEMENT - ESTIMATING - CONTRACT ADMINISTRATION
Surveyors	Quantum Insights Advisory	Quantity Surveying Services Embodied Carbon Planning Services
Surveyors	Rider Levett Bucknall Qld Pty Ltd RLB	Quantity Surveying & Cost Planning Services
Surveyors	RPS AAP Consulting Pty Ltd	Land & Engineering Surveying and Drafting
Surveyors	Tate & Sons Pty Ltd	Quantity Surveying Services: Quantity Surveying Bills of quantities Cost Reports Cost Estimating Project valuations Contract negotiations Contract administration Dispute resolution
Surveyors	TerraModus Surveying	Cadastral (Land) Surveys Engineering Surveys
Surveyors	Twine Surveys	Surveyor
Technical Officer	A.P. Sheere Consulting	Technical consultancy services provided to clients throughout Australia including Economic Development Strategies; Business Case Development; Cost Benefit Analyses; Research and Statistical Analysis; funding applications and a range of strategic documentation.
Technical Officer	Apex Engineering & Management Pty Ltd.	Experienced in a broad range of engineering related procedures and practices in one or more of the following: Technical investigations, Roadwork construction, Stormwater drainage, Water and wastewater, Utility services e.g. Telstra, Ergon, Road safety, Road signage
Technical Officer	ARK Consulting Engineers Pty Ltd	Roadwork construction.
Technical Officer	Bitzios Consulting	Technical investigations, road safety, road signage, traffic management plans, traffic guidance schemes, Speed Limit Reviews,
Technical Officer	BONACCI	Principle Technical Officer Document Controller
Technical Officer	ERSCON Consulting Engineers	Civil Support / Senior Technical Officer Civil Support / Technical Officer
Technical Officer	Inspections X-Ray & Testing Pty Ltd	Inspection's, X-ray & Testing - Statutory Asset Inspection, Welding Inspections, Crack Testing, Thickness Testing Australian Concrete X-ray - Concrete and Structural Investigation, Locating reinforcing and deterioration in Concrete, Concrete Roadscanners Australia - Road Condition Assessment using GPR for Sealed and Unsealed Road sections
Technical Officer	Korha Pty Ltd T/A Korha Project Services	
Technical Officer	Londino Project Services Pty Ltd	Water and Waste - operations, compliance and management
Technical Officer	Project Delivery Managers Pty Ltd	Please find attached Relevant Experience in Annexure B.
Technical Officer	The APP Group	Please See Item 2 and 3 of our Submission - Experience and Key Personnel
Technical Officer	Trinity Engineering and Consulting Pty Ltd	Trinity Engineering are experienced in a broad range of engineering related procedures and practices in one or more of the following: Technical investigations Roadwork construction Stormwater drainage Water and wastewater Utility services e.g. Telstra, Ergon Road safety Road signage
Technical Officer	WIT Project Solutions	Project management and general management consultancy.
Telemetry & Scada	360 Engineering	Telemetry and SCADA engineering services. Services can be provided both remotely and on-location.
Telemetry & Scada	Austek Pty Ltd	Water & Wastewater Control/Automation, Switchboard Manufacture, Chemical Dosing
Telemetry & Scada	JPower Energy	Supply, install, design & delivery, support & maintenance
Telemetry & Scada	Prizm Engineering	Supply, install, design & delivery, support & maintenance. Prizm is currently providing full SCADA maintenance to Central Highlands Regional Council under contract arrangement.

Telemetry & Scada	PSA Engineering	Automation Engineer Senior Automation Engineer Lead Automation Engineer
Telemetry & Scada	Safegroup Automation	
Telemetry & Scada	SCADA Engineering Pty Ltd	Supply, assembly, programming and maintenance of Telemetry, PLC and SCADA Systems
Telemetry & Scada	Thorburn Australia	Control System Engineering (RPEQ). Incl SCADA, Telemetry, PLC, Remote Support, Commissioning.
Telemetry Electrical	Austek Pty Ltd	Communications systems including wireless links, remote communications, base stations, vehicle and plant radio and tracking installations, path surveys, etc
Telemetry Electrical	Blaire Duesbury Electrical	We provide high-quality electrical services tailored to residential, commercial, and industrial needs. Our expertise includes installations, repairs, and maintenance of electrical systems, ensuring safety and compliance with industry standards. We specialise in energy-efficient solutions, including variable speed drives (VSD) for optimised motor control, as well as SCADA and telemetry systems for seamless remote monitoring and management. Additionally, we offer lighting upgrades, switchboard installations, fault diagnosis, and emergency repairs. With a commitment to reliability, precision, and customer satisfaction.
Telemetry Electrical	ELECTROPICA	Telemetry & SCADA
Telemetry Electrical	JPower Energy	Instrumentation & Control supply install and maintenance including hazardous areas equipment
Telemetry Electrical	PSA Engineering	Automation Engineer Senior Automation Engineer Lead Automation Engineer
Telemetry Electrical	SCADA Engineering Pty Ltd	Supply, assembly, programming and maintenance of Telemetry, PLC and SCADA Systems
Traffic Control Services	Altus Traffic Pty Ltd	Traffic Control
Traffic Control Services	Bitzios Consulting	Traffic management and safety signage, road safety audits, speed limit reviews,
Traffic Control Services	East Coast Traffic Control	Traffic Management & Traffic Planning services, including Equipment Hire.
Traffic Control Services	FNQ Traffic Control	
Traffic Control Services	Smart Traffic Monitoring Pty Ltd	Australian manufacture of Radar Speed Display Signs, Speed Activated Signs
Traffic Control Services	TMD Queensland Pty Ltd	Traffic control
Traffic Control Services	Traffic Services	Traffic Management & Control Services
Traffic Control Services	TTS - Tableland Traffic Services	Providing Traffic Control Services including Traffic Management (Site Traffic Management Plans, Site Traffic Guidance Schemes and TMR Traffic Permits)and safety signage and equipment
Transport and Towing Services	Barron River Towing	Towing & heavy duty recovery up to 60 tonne
Transport and Towing Services	NQ Towing & Transport Pty Ltd	
Waste Removal	Just Focus Pty Ltd	Waste Managemnt
Waste Removal	NQ Resource Recovery Pty Ltd	
Waste Removal	Sensortronic Weighing and Inspection Australasia	Service, testing, verification and supply of weighing equipment including weighbridges, loader scales, cattle scales, batch plants etc.
Waste Transport & Removal (inc regulated waste)	Chatfield Constructions	Asbestos Class B licence
Waste Transport & Removal (inc regulated waste)	NQ Wastetrans Pty Ltd	Regulated waste recovery & transport
Waste Transport & Removal (inc regulated waste)	Tyrecycle Pty Ltd	Collection of waste tyres from waste facilities
Waterproofing/Sealing	CBS Building Group Pty Ltd	Waterproofing/Sealing Water Tank Linings

9.5 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - MAY 2025

Date Prepared: 22 May 2025
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 May 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for May 2025.

BACKGROUND

Technical Services

Design, quality, and investigations:

Investigation activities undertaken in May included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	71	20
Drainage Investigations	45	6
NHVR Permit Applications	3	25
Traffic Count Surveys	0	15
Parks Investigations	4	0
Aerodromes	0	1
Miscellaneous e.g. Planning; Local Laws	23	22
Before You Dig Requests	0	73

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 186 tests in May, 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.

The annual stormwater CCTV program was commenced for Mareeba township and will be completed prior to end of month.

Operational Works and Subdivisions:

To ensure ongoing compliance with development conditions, both during construction and on-maintenance, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

Locality	Subdivisions Name	Status
Kuranda	Jum Rum Rainforest Estate Stage 1, Fallon Road	On-Maintenance
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 Dr – Stage 3 (Drainage)	On-Maintenance
Mareeba	Amaroo Stage 13a (Drainage)	On-Maintenance
Mareeba	Amaroo Stage 13b	On-Maintenance
Mareeba	Prestige Gardens Stage 5-6	On-Maintenance
Mareeba	Mareeba Roadhouse & Accommodation Park, Williams Close	On-Maintenance - Monitoring
Mareeba	7 Kenneally Road	On-Maintenance
Mareeba	9 Kenneally Road	Under Construction
Mareeba	Mclver Road, St Stephen’s College	Under Construction
Kuranda	2-6 Black Mountain Road	Under Construction
Kuranda	Jum Rum Rainforest Estate Stage 2, Fallon Road	Under Construction
Kuranda	Myola Heights – Christensen Road	On-Maintenance
Mareeba	Malone Road, Service Station	Under Construction

Facilities

Operational works delivered by the team, include several highlights for the month.

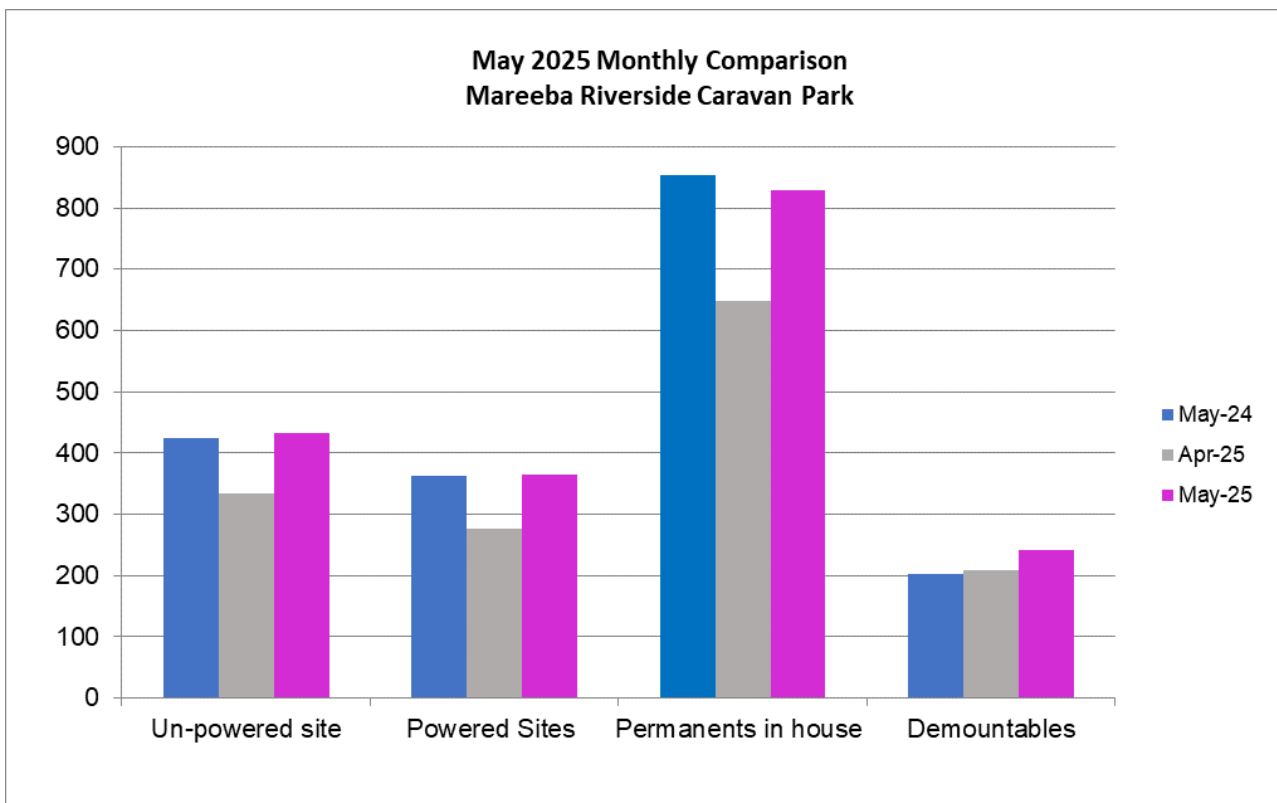
Facility	Works completed
Geraghty Park Hall	Upgraded/replaced the hot water system supporting the shower and basins for the amenities behind Edna Head Library.
Dimbulah Aquatic Centre	Drainage stormwater network for the Pool overflow system was cleared, with significant silt/debris removed.
Mareeba Visitors Information Centre	The slate tiles located within the Centre Entry were cleaned and sealed, while the timber deck was sanded and repainted.



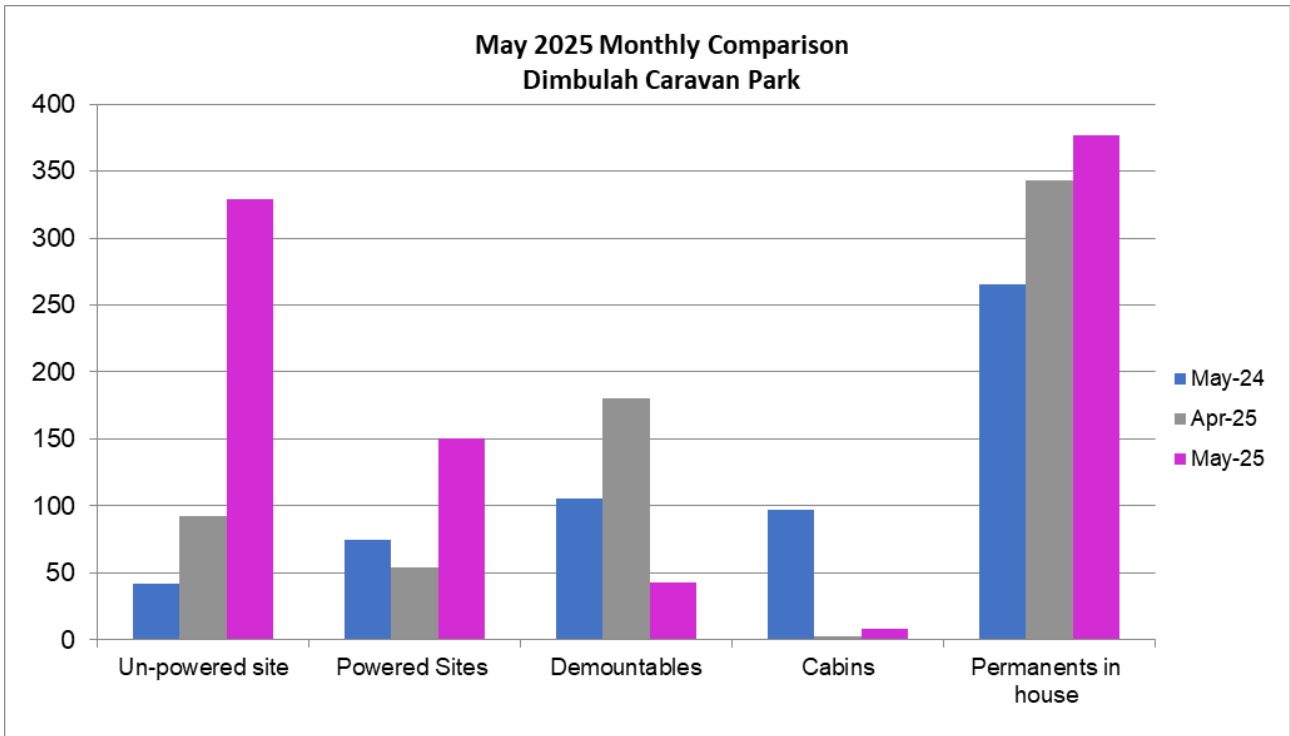
Mareeba Visitors Information Centre – flooring

Caravan Parks:

Mareeba Riverside Caravan Park utilisation for has generally remained stable against previous year numbers, however, have improved against previous months.

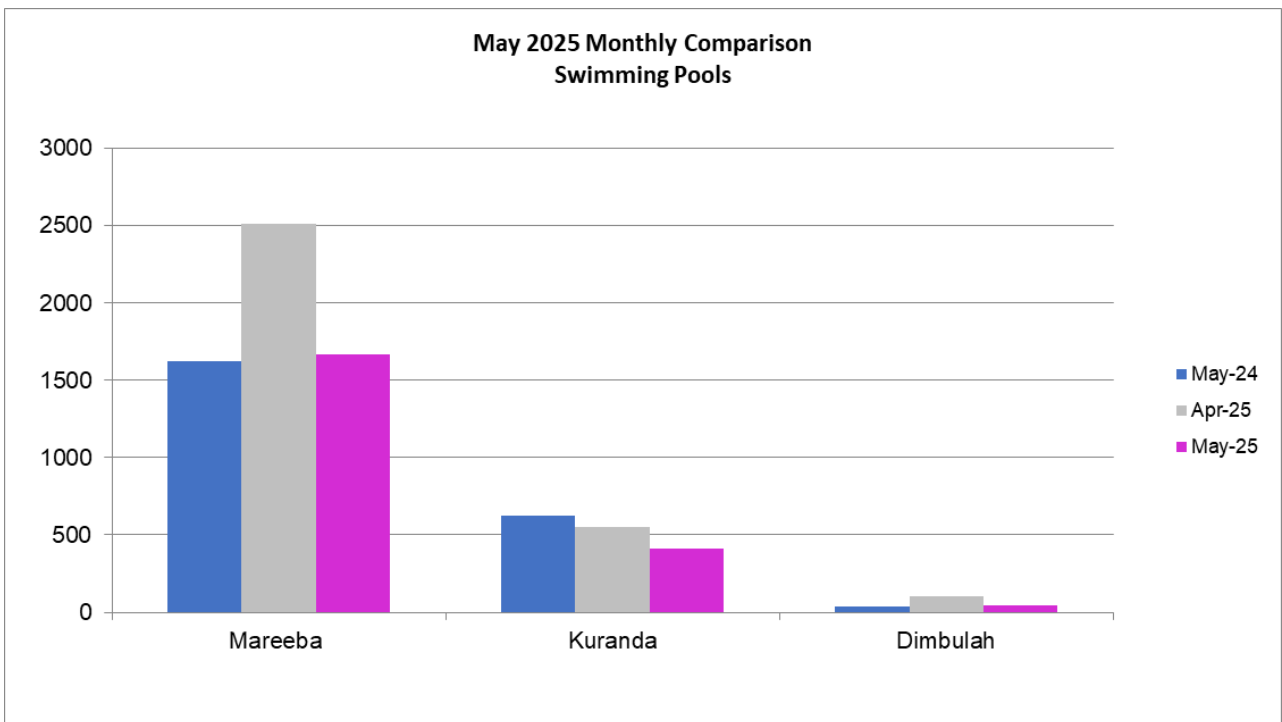


Dimbula Caravan Park attendance have improved against previous year and month numbers.



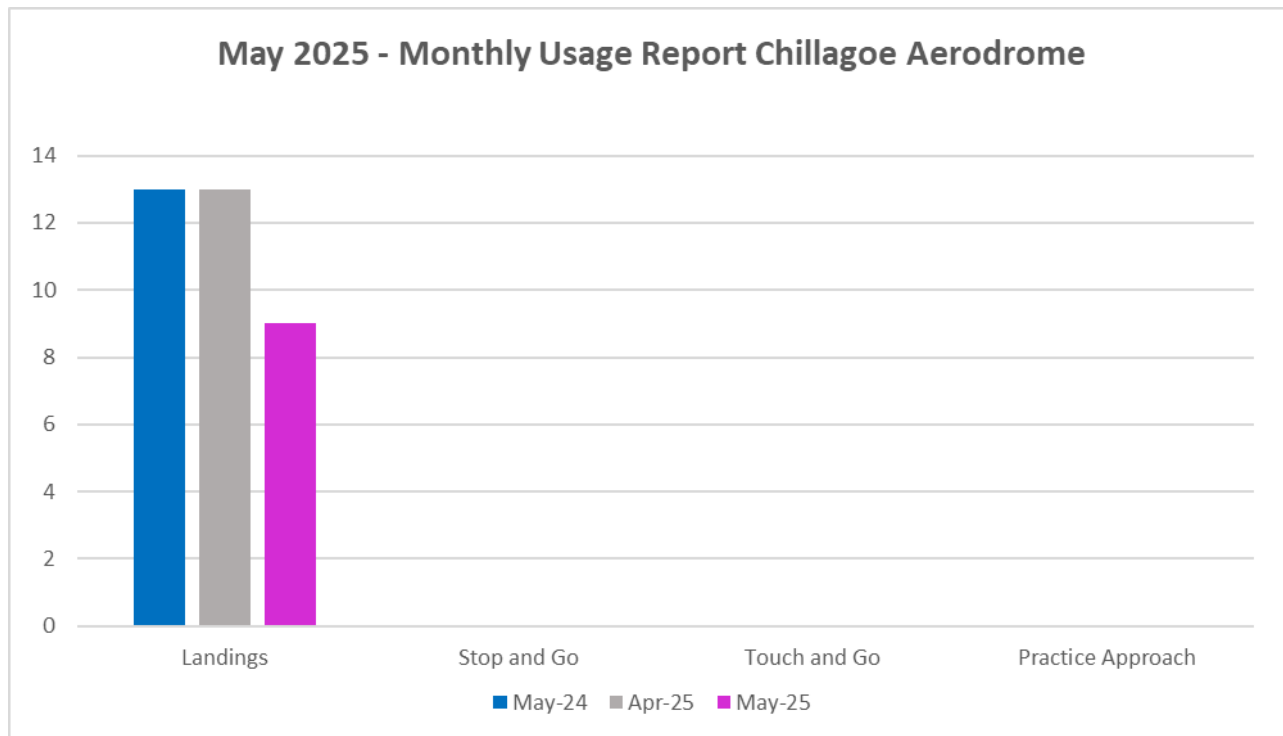
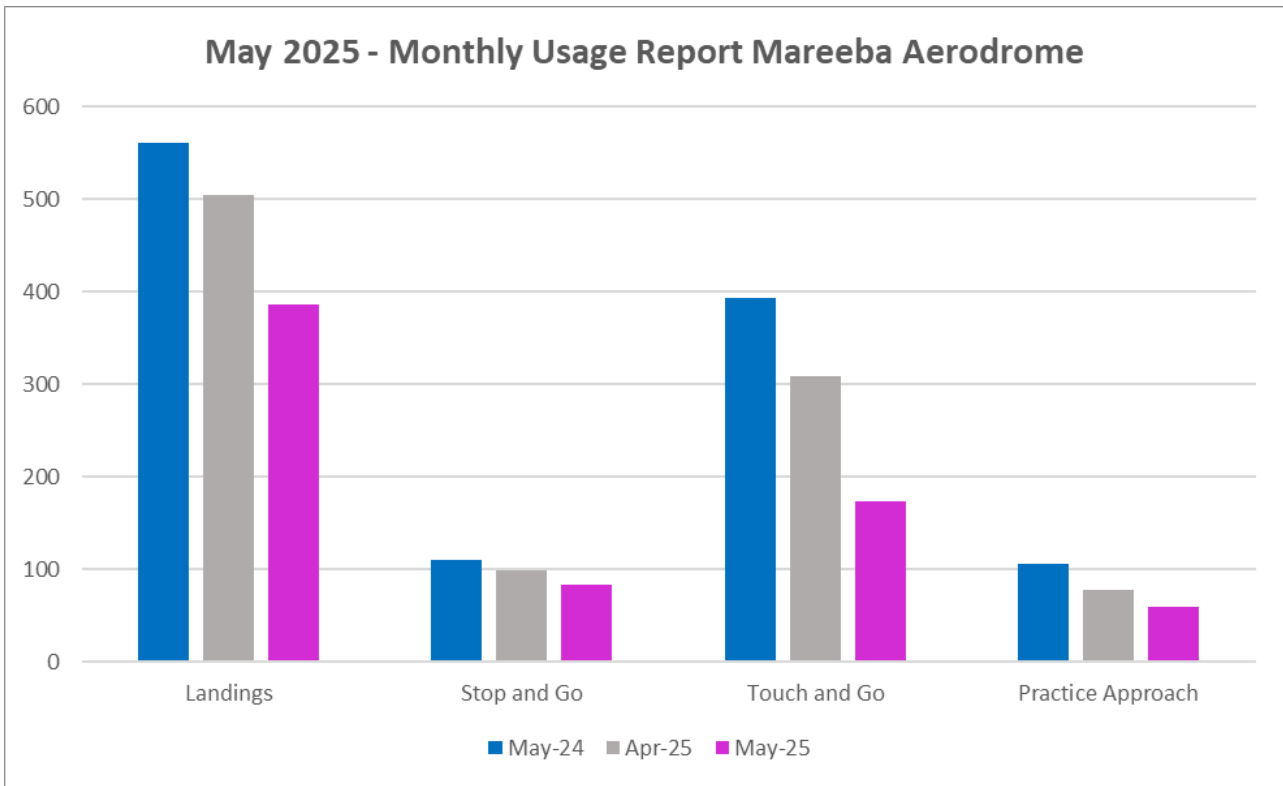
Aquatic Centres

Attendance has seen a reduction across all facilities, which is expected as winter months approach.



Aerodromes:

The data recorded below is current for the month of May, 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.



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.

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

Nil

9.6 APPLICATION FOR PERMANENT ROAD CLOSURE - ABUTTING LOT 1 ON M6493, LOT 599 SP297026 & LOT 1 MPH3396 - LOCALITY OF MOUNT MULLIGAN

Date Prepared: 4 June 2025
Author: Manager Technical Services
Attachments: 1. Application A [↓](#)
2. Application B [↓](#)

EXECUTIVE SUMMARY

Correspondence has been received which seeks Council's views regarding an application for permanent closure of Road, abutting Lot 1 on M6493, Lot 599 on SP297026 and Lot 1 on MPH3396, RA 499 Thornborough - Kingsborough Road, Thornborough, Locality of Mount Mulligan.

RECOMMENDATION

That Council as Road Manager, advise the applicant and the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, that it offers no objection to the proposed road closure on the condition that:

1. For Application A:
 - (a) A minimum 10 metre wide 'road' parcel is to remain available, adjacent to both Areas A and B, as it may be needed for its intended use.
 - (b) Proponent is wholly responsible for all costs associated with finalising the process.
 - (c) The subject lands must be amalgamated into Lot 1 on M6493.
2. For Application B:
 - (a) Proponent is wholly responsible for all costs associated with finalising the process.
 - (b) The subject lands must be amalgamated into Lot 599 on SP297026.

BACKGROUND

As part of the road closure process, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (the Department), requires a submission from the Road Manager (Council) prior to any decision being finalised.

Council received two (2) Applications for Permanent Road Closure from Planz Town Planning on behalf of Applicant, being: Application A and Application B (Attachments 1 & 2). Applications included the relevant Departmental forms and drawings highlighting the subject lands.

Application is being made to correct existing encroachments, being: two (2) structures, including a pool for Application A and a structure encroachment for Application B. A pre lodgement meeting with the Department has been undertaken.

There is no Council infrastructure contained within surrounding 'road' parcels and permanent closure (with conditions) would not impact continuity of the 'road' network.

RISK IMPLICATIONS**Infrastructure and Assets**

No Council infrastructure is currently located within the corridor.

Legal and Compliance

Council is delegated with the authority of Road Manager for local (Council) roads and therefore the needs of the transport network are considered prior to the Department providing a final position to road closures.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council is delegated with authority as Road Manager and is therefore required to consider the needs of the future transport network.

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.

IMPLEMENTATION/COMMUNICATION

Following resolution, Council Officers will notify the proponent and the Department of the outcome.



**Queensland
Government**

**Department of Natural Resources and Mines,
Manufacturing and Regional and Rural
Development**

You can now apply for all *Land Act 1994* applications [online](#).

Part A – Form LA00

Contact and Land Details

Land Act 1994

Requirements

1. **Part A:** Contact and land details is required when the applicant is wanting to submit a [Part B form](#) (application specific form) . Part A – [Contact and land details](#) – you can apply online or via Part A – [Contact and land details \(PDF\)](#).
2. Payment of the prescribed [Application fee](#) for relevant Part B forms is per title reference. A refund of application fees will not be given. Details of fees are available on the [Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development website](#) at < <https://www.qld.gov.au/environment/land/state/application/forms/state-land-application-forms-and-fees>> or by contacting your nearest [business centre](#) or call 13 QGOV 13 74 68.
3. The appropriate application form Part B must be signed by the applicant or a legal practitioner on behalf of the applicant.
4. For your application to be processed, all parts of this application form must be completed and accurately, otherwise your application may be returned to you to complete or refused.

Important information

5. For detailed information and to ensure you complete the correct application form, we encourage you to arrange a pre-lodgement meeting and refer to the [Land Act 1994](#). Contact your nearest [business centre](#) to arrange a meeting..
6. All applications will be processed having regard to the requirements of the [Land Act 1994](#) <<https://www.legislation.qld.gov.au/>> and related legislation, approved policies and procedures and the requirements of all other agencies with an interest in the land.
7. You can lodge your state land application online by completing the Part A online guide, or through the Part A – Contact and land details PDF and relevant Part B application form PDF. If you complete the PDF forms, you can submit the application via:
8. **Email:** SLAMLodgement@resources.qld.gov.au
9. **Post:**
Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development
PO Box 5318
Townsville QLD 4810

Information and Data collection

10. In terms of the [Right to Information Act 2009](#), interested parties may seek access to the department's records and view relevant documents.
11. Information on this form, and any attachments, is being collected to process and assess your application under the [Land Act 1994](#). If required, we may need to consult with third parties such as relevant local or state agencies and adjoining property owners. Details provided to third parties will generally be limited to type of application, area applied for and intended use. Your personal information will not otherwise be disclosed unless authorised or required by law.
12. Please note that we may wish to contact you to seek your views on our service, to advise you of any legislative changes that might affect you or to seek your participation in surveys or programs relevant to your application type. Any participation will be voluntary and you may email stateland@resources.qld.gov.au if you do not wish for the department to contact you.

13. The department may also compile or analyse statistics and conduct research. Any publication of findings will not involve the publication of identifying personal information.
14. For further privacy information click [Privacy](#) or go to <<https://www.nrmmrd.qld.gov.au/legal/privacy>>.

Contact Details

Lodger Details and Mailing Address

A lodger is only required when a legal practitioner, or consultant lodges the application on behalf of the applicant.

Full Names

Title	First Name	Surname
Mr	Peter	Boyd

Company Name(s)

Planz Town Planning

If a corporation then record:-

ACN
 ARBN
 ABN
 83 128 085 870

Contact Details

Postal Address:

PO BOX 181
Edge Hill 4870

Phone Number:

0402 809 203

Mobile Number:

Email:

planner@planztp.com

Applicant(s) Details and Mailing Address

If the Applicant is a Corporation, either the Australian Company number, Australian Registered Body number or the Australian Business number must be shown.

Full Names

Title	First Name	Surname
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Company Name(s)

If a corporation then record:-

ACN
 ARBN
 ABN

Note: if the applicant is a Corporation, a requirement of the application is providing evidence (as at the date of application), that the Corporation is registered with the [Australian Securities and Investments Commission](https://asic.gov.au/online-services/search-asic-s-registers/) (ASIC) at <https://asic.gov.au/online-services/search-asic-s-registers/> ([company summary printout](#)) and if applicable, also registered with the [Australian Business Register](https://www.abr.business.gov.au) (ABR) at <https://www.abr.business.gov.au> (ABN lookup record extract).

Contact Details

Postal Address:

Phone Number: **Mobile Number:**

Email:

Future correspondence should be sent to:

Lodger
 Applicant

1. Are the applicant/s a foreign acquirer as defined by the Additional Foreign Acquirer Duty (AFAD)?

Yes **go to 2**

No **go to 4**

Note: For further information refer to the Queensland Government website to determine if the applicant/s are [a foreign person](https://qro.qld.gov.au/duties/investors/afad/) (acquirer) for AFAD at <https://qro.qld.gov.au/duties/investors/afad/>.

2. Is the application related to the purchase of land, for example a permanent road closure, or conversion of a lease where the land is or will be used solely or primarily for residential purposes as defined for the Additional Foreign Acquirer Duty (AFAD) under the *Duties Act 2001*? This includes current and future use of the land.

Yes **go to 3**

No **go to 4**

Note: Under the *Duties Act 2001* an additional amount of duty applies where the land is residential land and the applicant is [a foreign person](https://qro.qld.gov.au/duties/investors/afad/) (acquirer) for AFAD at <https://qro.qld.gov.au/duties/investors/afad/>.

3. Enter full name/s of the foreign acquirer/s
(If there is insufficient space, please lodge as an attachment)

Full Names (If a Company, also provide a contact name)	Share Held

go to 4

4. Are the Applicant/s registered for GST and acquiring the land for a creditable purpose?

Yes

No **go to 5**

Note: Under the [Tax Administrator Act \(Cth\) 1953](https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/) certain purchasers of new residential premises or potential residential land are required to withhold the Goods and Services Tax (GST) amount from the price of the supply (purchase price) for payment directly to the Australian Taxation Office (ATO) as outlined on the ATO's website. The department is unable to provide further advice on the ATO's requirements. For further information contact the ATO on 13 28 65 or visit the ATO website [<https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/>](https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/) or seek advice from a financial or legal expert.

Details of land for which the application is being lodged

5. Select the type of land for which the application is being lodged:

- Permit
- Licence
- Lease
- Unallocated State Land (USL)
- Road
- Trust Land Reserve/ Deed of Grant in Trust (DOGIT)
- Dealing Number (refer to current title information item 6)
- Other

go to 6

6. Enter the description of the land for which the application is being lodged. If this application concerns a road, enter the description of the land adjoining the road.

Schedule 1

You must enter either the Lot on Plan or Title Reference of the land for which the application is being lodged

Lot	Plan	Title Reference
1	M6493	

go to 7

The details of the land can be found on a current title. To check this you can purchase a title search by calling (07) 3497 3479, visiting the Titles Queensland website <https://www.titlesqld.com.au/> (and select 'Searches') Lot on Plan details are located on your rates notice or downloading the Queensland Globe <https://www.business.qld.gov.au/business/support-tools-grants/services/mapping-data-imagery/> to help access current Lot on Plan details. If insufficient space, please add additional description as an attachment.

7. Enter additional details of the land

Dealing number: (if relevant)

Tenure Type: Tenure Number:

Local Government:

Other details of land location (optional)

go to 8

8. Provide details of any timeframe limitations you have (e.g. a settlement date). go to 9

NA

9. If this application relates to a project, provide an overview and how your application relates to the project. go to 10

NA

10. Have you participated in a pre-lodgement meeting with the department (strongly encouraged)? go to 11

Yes

 No

Please provide name of officer you spoke with and this department's associated reference.

Department Contact Officer:
 Pre-lodgement ID (eLVAS CI Ref):

11. Provide details of pre-lodgement meeting.
 (If there is insufficient space, please lodge as an attachment)

Advised via email that the application will be for inclusion of the two encroachment areas to be included into the adjoining freehold Lot 1 on M6493.

Note: Departmental Officers contact details and any reference number should be included if known.

THIS FORM MUST BE ACCOMPANIED BY THE RELEVANT PART B APPLICATION FORM

CLEAR FORM



Queensland
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Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development

You can now apply for all *Land Act 1994* applications [online](#).

Part B – Form LA18

Road Closure Application

Land Act 1994

Requirements

1. Use this application form to apply for a road closure.
2. Please read the respective [Applying for a road closure guide](#), which includes application restrictions. The content on this page may help you decide if this application form applies to you and your needs. It will also help guide you through the application process.
3. Payment of the prescribed Application fee (per title reference). A refund of application fees will not be given. Details of fees are available on the [Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development](#) website or contact your nearest [business centre](#) or call 13 QGOV (13 74 68).
4. Part A online form: [Contact and land details](#) or Part A – [Contact and land details \(PDF\)](#) must be completed and submitted with your application.
5. **Part C – Form 30:** [Statement in relation to an application under the Land Act](#) must be completed and submitted with your application.
6. You must **attach a drawing** showing the required information which is detailed in the [guide](#) under the heading “How to apply”.
7. Any additional information to support the application.
8. For your application to be processed, all parts of this application form must be completed and accurately, otherwise your application may be returned to you to complete or refused.

Important information

1. For detailed information and to ensure you complete the correct application form, we encourage you to arrange a prelodgement meeting and refer to the *Land Act 1994*. Contact your nearest [business centre](#) to arrange a meeting.
2. A road is any area of land that has been set aside by legislation for the use of the travelling public. Not all roads are currently formed or being used by vehicles or pedestrians, and some may never be used for that purpose.
3. An adjoining landholder who is the registered owner of the property that shares common boundary with the road can apply for:
 - permanent or temporary road closure
 - temporary road closure for:
 - pipes for irrigation purposes that cross the road beneath its surface
 - water channels for irrigation purposes that cross the road.
4. You can apply to close the area of road that immediately adjoins the property boundary, but not any part of the road that continues in either direction beyond the property boundary. You can't apply for an entire road closure if you only have limited frontage to the road. You're not considered an adjoining owner if the road is a 'dead end', and the property boundary only adjoins on the end and doesn't extend along the road. A public utility provider as defined under the [Land Act 1994](https://www.legislation.qld.gov.au/) <https://www.legislation.qld.gov.au/> may also apply for a permanent road closure.



5. A road may be closed "in strata" to provide for works such as:
 - connecting overhead viaduct, or underground tunnel for commercial purposes between two buildings.
 - structure which will overhang a road.
 - car park or building under or over a road.
6. You may be required to pay a purchase price for the permanent closure of a road. If a temporary road closure is approved, a road licence can issue which is subject to payment of annual rental.
7. When a road is closed permanently, its status changes from 'road' to 'unallocated state land'. Depending on how the land is to be allocated, the area of road to be permanently closed may be:
 - incorporated into the applicant's adjoining freehold or leasehold land.
 - included in an existing reserve or set apart as a new reserve.
 - dealt with by the issue of a term lease.
8. A road may be permanently closed under the [Land Act 1994](#) if the Minister is satisfied the road is not:
 - the only dedicated access to a person's land;
 - used regularly by the public as a road or stock route; or
 - providing continuity to a road network.

An application must be refused if the road is still needed in accordance with section 101(3) of the *Land Act 1994*.

9. Although the state owns the land in a dedicated road, a local government (section 60 of the [Local Government Act 2009](#)) is responsible for the day to day management of dedicated roads in its area including their construction and maintenance. The [Department of Transport and Main Roads](https://www.tmr.qld.gov.au/) <https://www.tmr.qld.gov.au/> is responsible for management of state controlled roads such as a freeway, highway or 'major road connecting cities' under the *Transport Infrastructure Act 1994*.
10. If the local government can authorise the proposed use on a local road under a specific local law for administering the use of local roads, an application for road closure is not required by this department. Contact the relevant local government for authorisation of the proposed use.
11. If the State government department administering state-controlled roads can authorise the proposed use on a state controlled road under the *Transport Infrastructure Act 1994*, an application for road closure is not required by this department. Contact Department of Transport and Main Roads for authorisation of the proposed use.

Information and Data collection

12. Information on this form, and any attachments, is being collected to process and assess your application under section 99 of the [Land Act 1994](#). If required, we may need to consult with third parties such as relevant local or state agencies and adjoining property owners. Details provided to third parties will generally be limited to type of application, area applied for and intended use. Your personal information will not otherwise be disclosed unless authorised or required by law.
13. Please note that we may wish to contact you to seek your views on our service, to advise you of any legislative changes that might affect you or to seek your participation in surveys or programs relevant to your application type. Any participation will be voluntary and you may email stateland@resources.qld.gov.au if you do not wish for the department to contact you.
14. The department may also compile or analyse statistics and conduct research. Any publication of findings will not involve the publication of identifying personal information.
15. For further privacy information click [Privacy](#) or go to <https://www.nrmmrd.qld.gov.au/legal/privacy>.

Office Use Only	Road Closure	 9 311662 185211
	Temporary Road Closure	 9 311662 185228

1. The application is for:		
<input checked="" type="checkbox"/>	Permanent road closure	go to 2
<input type="checkbox"/>	Temporary road closure	go to 2

2. If you are not the manager of the road as defined below, have you consulted with the road manager to determine if the road is still required?		
<input checked="" type="checkbox"/>	Yes	go to 3
<input type="checkbox"/>	No	go to 3
<p>Before submitting your application to the department, you should discuss your proposal for closure with the road manager (responsible for the control and management of the road).</p> <p>If the proposed use can be authorised by the road manager an application for road closure is not required. It will also provide you with an opportunity to address in your application any issues identified through discussion with the road manager.</p> <p>The road manager is:</p> <ul style="list-style-type: none"> For a road that is under the control of a local government—the local government; For a state-controlled road, the chief executive administering the Transport Infrastructure Act 1994 (Department of Transport and Main Roads). <p>Note: A road manager has the powers to authorise various uses on roads, however they cannot permanently close the dedicated road and allocate the land for another use.</p> <p>A signed 'Part C Form LA30 – Statement in relation to an application under the Land Act 1994 over State land' from the road manager must accompany this application.</p>		

3. Are you a public utility provider or the registered owner, lessee or trustee of the land adjoining the area of road subject to this road closure application?		
<input checked="" type="checkbox"/>	Yes	go to 4
<input type="checkbox"/>	No	Application cannot be considered unless temporary closure is for the two types of structural improvements listed in Question 4
<p>Section 99(1) of the Land Act 1994 states that only a public utility provider or the registered owner, lessee or trustee of the land adjoining a road may apply for a permanent closure of the road.</p>		

4. Is the temporary closure to make structural improvements for:		
<input type="checkbox"/>	Pipes for irrigation purposes that cross the road beneath its surface	go to 5
<input type="checkbox"/>	Water channels for irrigation purposes that cross the road	go to 5
<input checked="" type="checkbox"/>	Not Applicable	go to 5
<p>Section 99(3) of the Land Act 1994 limits who can apply for temporary closure of a road to only the registered owner, lessee or trustee of the land adjoining a road or another person for:</p> <ul style="list-style-type: none"> Pipes for irrigation purposes that cross the road beneath its surface; or Water channels for irrigation purposes that cross the road. 		

5. Provide details in Schedule 1 below, of any land you lease from the State or are the registered owner that adjoins or is in the vicinity of the land applied for:

Schedule 1
 You must enter either the Lot on Plan or Title Reference of the land for which the application is being lodged
 (If insufficient space, please add additional description as an attachment)

Lot	Plan	Title Reference
1	M6493	

go to 6

The description of the land can be found on a current title search or on your rates notice. To check this you can purchase a title search by calling (07) 3497 3479, visiting the Titles Queensland website <https://www.titlesqld.com.au/> (and select 'Searches').

6. Have you made a previous application for closure of this area of road?

- go to 7**
- Yes
- No **go to 10**

7. Was this application refused?

- go to 8**
- Yes
- No **go to 10**

8. Have there been any change in circumstances from the previous application, which may lead to this application being accepted for further consideration?

- go to 9**
- Yes
- No **go to 10**

If no, the application maybe rejected without further consideration.

9. Provide details of the change in circumstances from the previous application. **go to 10**
 (If there is insufficient space, please lodge as an attachment)

10. Is any use currently being made of the road area?	
<input checked="" type="checkbox"/> Yes	go to 11
<input type="checkbox"/> No	go to 12

11. Provide details of the current use of road e.g. grazing, encroachment of building or structure. go to 12 (If there is insufficient space, please lodge as an attachment)	
There are encroachments from structures within the road area.	

12. Provide details of the proposed use of the road area and any additional information to support the application. go to 13 (If there is insufficient space, please lodge as an attachment)	
The use of the road will not change following the road closure.	

13. If you have lodged an application to dedicate state land as road, please provide the case reference number or the lot on plan description of the land in which you have applied to open the road. go to 14	
NA	

Attachments

The following will need to be lodged with your application for it to be processed. If all this information is not submitted, your application will be returned or refused.

14. Tick the box to confirm the attachments form part of the application:

- Application Fee
- Part A online form – Contact and Land details or Part A – Contact and land details PDF
- Part C – Form LA30 – Statement in relation to an application under the Land Act 1994
- A copy of a [Dial before you dig](#) enquiry detail page for the road area applied for
- A drawing showing the information listed in the 'How to Apply' in the [guide](#)
- Evidence of pre-lodgement discussions with the department, if applicable.
- Additional information in support of your application such as correspondence from the road manager or current users of the road, if applicable.

It is recommended that any attached drawings be A4 or A3 size. Your application will not be considered as having been properly made, unless all parts of this application form are completed accurately. In this instance your application may be returned to you for completion.

Declaration

I certify that I have read the information, which forms part of this application and the information I have provided is true and accurate.

Signature of applicant (or their legal practitioner)

Date: / /

If applicant, section 142 of the [Land Act 1994](#) states a person is eligible to apply for, buy or hold land under the *Land Act 1994* if the person is an adult, that is, 18 years of age or over. If the legal practitioner of the applicant is signing as the applicant then the legal practitioner's full name must be printed immediately below the signature.

CLEAR FORM



Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development

You can now apply for all State Land Act applications [online](#).

Part C – Form LA30

Statement in relation to an application under the *Land Act 1994* over State land

Requirements

1. This Part C Form LA30 is to be used to support the following applications under the *Land Act 1994* (Land Act):
 - [Part A online form – Contact and Land Details](#) or [Part A – Contact and land details \(PDF\)](#)
 - [Online or Part B \(PDF\) - Form LA03: Permit to Occupy application](#)
 - [Online or Part B \(PDF\) - Form LA18: Road Closure application](#)
 - [Online or Part B \(PDF\) - Form LA20: Simultaneous Road Opening and Closure application](#)
 - [Online or Part B \(PDF\) – Form LA10: Purchase or Lease State Land Application \(reserve\)](#)
 - [Online or Part B \(PDF\) – Form LA19: Application for Road Licence](#)
2. Please refer to the [Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development website](#) for specific application requirements or contact your nearest [business centre](#) or call 13 QGOV (13 74 68).

Important information

3. Notice of your application must be first provided to the road manager (if application is over a road) or trustee of the reserve (if application is over a reserve) to determine the impacts of your application.
4. **The road manager** is –
 - for a road that is under the control of a local government—the local government; or
 - for a state-controlled road – the chief executive of the Queensland Government agency administering the [Transport Infrastructure Act 1994](#) visit the [Department of Transport and Main Roads](#) website at <https://www.tmr.qld.gov.au>.
5. Section 68 of the [Local Government Act 2009](#) <https://www.legislation.qld.gov.au/> and section 74 of the [City of Brisbane Act 2010](#) requires notice of any proposed closure or opening be provided to the local government. The local government must fully state its reasons for its decision, which this department will consider.
6. The local government may have a specific local law for administering the use of local roads and reserves.
7. Contact the relevant local government for authorisation of the proposed use on a local road. If the local government can authorise the proposed use over a local road under a specific local law for administering the use of local roads, an application for a permit to occupy or road closure is not required by this department.
8. Contact Department of Transport and Main Roads for authorisation of the proposed use on a state-controlled road. If the State government department administering state-controlled roads can authorise the proposed use on a state controlled road under TIA, an application for permit to occupy or road closure is **NOT** required.
9. The local government and Department of Transport and Main Roads have the powers to authorise various uses on roads, however they cannot permanently close the dedicated road and allocate the land for another use.
10. For secondary uses over a reserve, a trustee lease or trustee permit is the preferred tenure. Contact the trustee of the reserve to discuss these options. An application for tenure over a reserve (lease or permit to occupy) must include the support of the reserve trustee and the trustee **MUST** provide additional comments below stating why a trustee lease or trustee permit is not supported.

11. This Part C - Form LA30 is not just to approve the making of an application but is the **sole opportunity** for the road manager or reserve trustee to either support or not support the application.
12. This form must be supported by a drawing (minimum size A4) which includes the following information:
 - specific location
 - area of land under application
 - Lot on Plan information
 - Scale
 - Dimensions
 - a north point.
13. This form must be submitted with the relevant [Part B form or as an online form](#), within three (3) months of the authorisation by the road manager or trustee of the reserve.

Information and Data collection

14. Information on this form, and any attachments, is being collected to process and assess your application under the [Land Act 1994](https://www.legislation.qld.gov.au/) <https://www.legislation.qld.gov.au/>. The consideration of your application may involve consultation, and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.

I/We Mareeba Shire Council, as

Please tick relevant fields –

Road Manager; or

Trustee of a reserve issued under the *Land Act 1994*.

have considered information from the applicant including:

Completed copy of the application form, including Part A and Part B – Application under the *Land Act 1994*

Copy of drawing referred to as DA-001 - Permanent Road Closure adjoining Lot 1 M6493 – Mount Mulligan (copy attached, endorsed by the road manager or trustee)

and advise the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the department) that use of the land as proposed:

Will be authorised by the road manager or trustee of the reserve land and advise that no further contact with the department is needed at this time. A formal application to the road manager or reserve trustee will be required.

Is unable to be authorised by the road manager or trustee of the reserve, and requests the department to consider an application under the [Land Act 1994](#) (noting additional comments below including advising why the proposed use can't be authorised by the road manager or reserve trustee).

Is unable to be authorised by the road manager or trustee of the reserve and the application is not supported for the reasons detailed in the additional comments

Additional Comments

Provide information or requirements that the road manager/trustee of the reserve land believes should be considered when assessing this application.

(If there is insufficient space, please lodge as an attachment)

Note – a different form of tenure may be considered a more appropriate tenure once the application has been assessed.

Authorisation

I certify that I have the authorisation to make this statement and the information I have provided is true and accurate.

I have signed a copy of the attached drawing provided by the applicant in relation to this application.

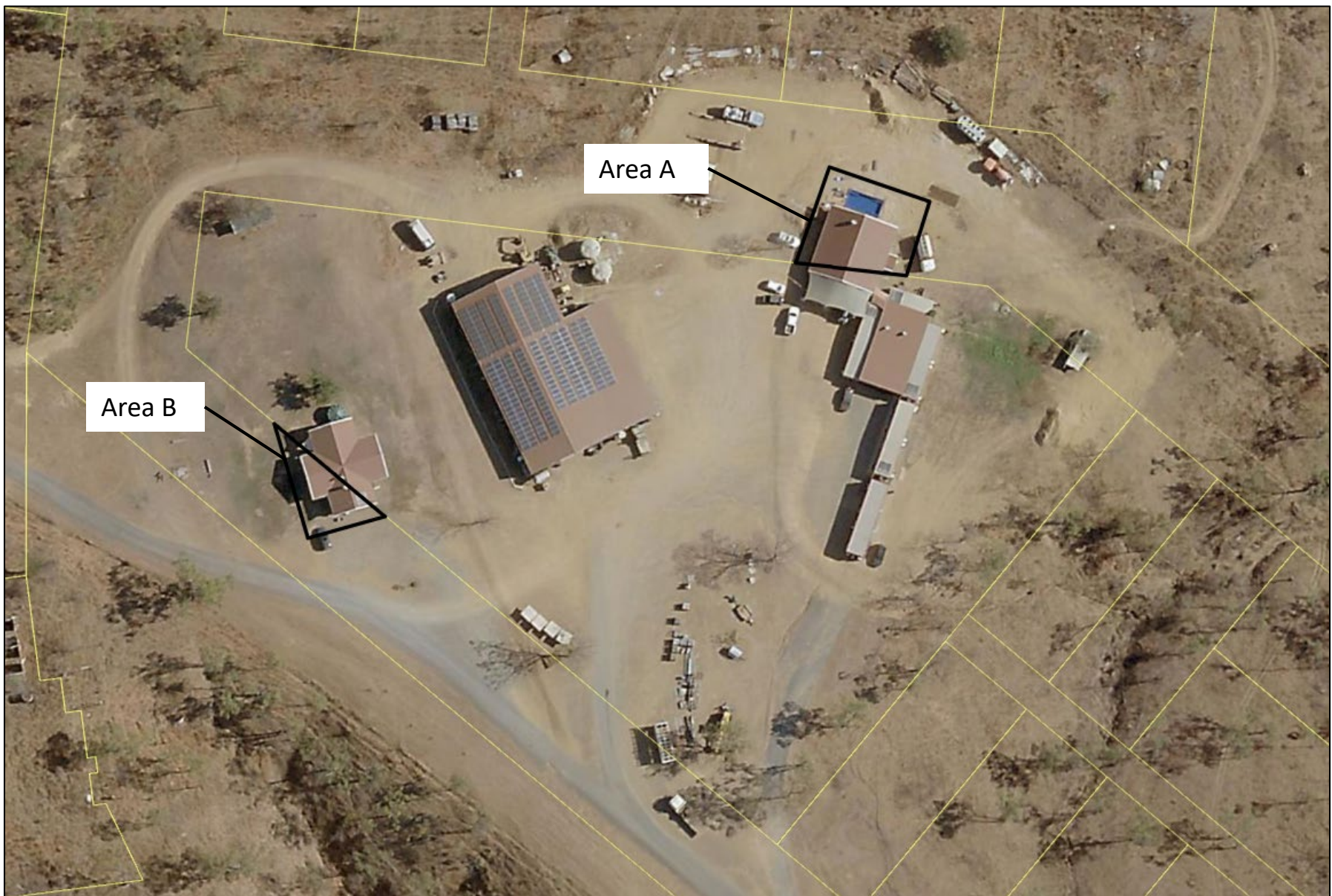
Full name and position of person making this declaration on behalf of the road manager or trustee

Signature

Date: / /

This information will not otherwise be disclosed outside of the department unless required or authorised by law as under the [Right to Information Act 2009](#).

CLEAR FORM



Area A

Area B



Note: Road closure to extend 3m from the outermost projection of existing structures.

Drawing:	Permanent Road Closure adjoining Lot 1 M6493 – Mount Mulligan		
Drawing No:	DA-001	Date:	30 April 2025



**Queensland
Government**

**Department of Natural Resources and Mines,
Manufacturing and Regional and Rural
Development**

You can now apply for all *Land Act 1994* applications [online](#).

Part A – Form LA00

Contact and Land Details

Land Act 1994

Requirements

1. **Part A:** Contact and land details is required when the applicant is wanting to submit a [Part B form](#) (application specific form) . Part A – [Contact and land details](#) – you can apply online or via Part A – [Contact and land details \(PDF\)](#).
2. Payment of the prescribed [Application fee](#) for relevant Part B forms is per title reference. A refund of application fees will not be given. Details of fees are available on the [Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development website](#) at < <https://www.qld.gov.au/environment/land/state/application/forms/state-land-application-forms-and-fees>> or by contacting your nearest [business centre](#) or call 13 QGOV 13 74 68.
3. The appropriate application form Part B must be signed by the applicant or a legal practitioner on behalf of the applicant.
4. For your application to be processed, all parts of this application form must be completed and accurately, otherwise your application may be returned to you to complete or refused.

Important information

5. For detailed information and to ensure you complete the correct application form, we encourage you to arrange a pre-lodgement meeting and refer to the [Land Act 1994](#). Contact your nearest [business centre](#) to arrange a meeting..
6. All applications will be processed having regard to the requirements of the [Land Act 1994](#) <<https://www.legislation.qld.gov.au/>> and related legislation, approved policies and procedures and the requirements of all other agencies with an interest in the land.
7. You can lodge your state land application online by completing the Part A online guide, or through the Part A – Contact and land details PDF and relevant Part B application form PDF. If you complete the PDF forms, you can submit the application via:
8. **Email:** SLAMLodgement@resources.qld.gov.au
9. **Post:**
Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development
PO Box 5318
Townsville QLD 4810

Information and Data collection

10. In terms of the [Right to Information Act 2009](#), interested parties may seek access to the department's records and view relevant documents.
11. Information on this form, and any attachments, is being collected to process and assess your application under the [Land Act 1994](#). If required, we may need to consult with third parties such as relevant local or state agencies and adjoining property owners. Details provided to third parties will generally be limited to type of application, area applied for and intended use. Your personal information will not otherwise be disclosed unless authorised or required by law.
12. Please note that we may wish to contact you to seek your views on our service, to advise you of any legislative changes that might affect you or to seek your participation in surveys or programs relevant to your application type. Any participation will be voluntary and you may email stateland@resources.qld.gov.au if you do not wish for the department to contact you.

13. The department may also compile or analyse statistics and conduct research. Any publication of findings will not involve the publication of identifying personal information.
14. For further privacy information click [Privacy](#) or go to <<https://www.nrmmrd.qld.gov.au/legal/privacy>>.

Contact Details

Lodger Details and Mailing Address

A lodger is only required when a legal practitioner, or consultant lodges the application on behalf of the applicant.

Full Names

Title	First Name	Surname
Mr	Peter	Boyd

Company Name(s)

Planz Town Planning

If a corporation then record:-

ACN
 ARBN
 ABN
 83 128 085 870

Contact Details

Postal Address:

PO BOX 181
Edge Hill 4870

Phone Number:

0402 809 203

Mobile Number:

Email:

planner@planztp.com

Applicant(s) Details and Mailing Address

If the Applicant is a Corporation, either the Australian Company number, Australian Registered Body number or the Australian Business number must be shown.

Full Names

Title	First Name	Surname
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Company Name(s)

If a corporation then record:-

ACN
 ARBN
 ABN

Note: if the applicant is a Corporation, a requirement of the application is providing evidence (as at the date of application), that the Corporation is registered with the [Australian Securities and Investments Commission](https://asic.gov.au/online-services/search-asic-s-registers/) (ASIC) at <https://asic.gov.au/online-services/search-asic-s-registers/> ([company summary printout](#)) and if applicable, also registered with the [Australian Business Register](https://www.abr.business.gov.au) (ABR) at <https://www.abr.business.gov.au> (ABN lookup record extract).

Contact Details

Postal Address:

Phone Number: **Mobile Number:**

Email:

Future correspondence should be sent to:

Lodger
 Applicant

1. Are the applicant/s a foreign acquirer as defined by the Additional Foreign Acquirer Duty (AFAD)?

Yes **go to 2**

No **go to 4**

Note: For further information refer to the Queensland Government website to determine if the applicant/s are [a foreign person](https://qro.qld.gov.au/duties/investors/afad/) (acquirer) for AFAD at <https://qro.qld.gov.au/duties/investors/afad/>.

2. Is the application related to the purchase of land, for example a permanent road closure, or conversion of a lease where the land is or will be used solely or primarily for residential purposes as defined for the Additional Foreign Acquirer Duty (AFAD) under the *Duties Act 2001*? This includes current and future use of the land.

Yes **go to 3**

No **go to 4**

Note: Under the *Duties Act 2001* an additional amount of duty applies where the land is residential land and the applicant is [a foreign person](https://qro.qld.gov.au/duties/investors/afad/) (acquirer) for AFAD at <https://qro.qld.gov.au/duties/investors/afad/>.

3. Enter full name/s of the foreign acquirer/s
(If there is insufficient space, please lodge as an attachment)

Full Names (If a Company, also provide a contact name)	Share Held

go to 4

4. Are the Applicant/s registered for GST and acquiring the land for a creditable purpose?

Yes

No **go to 5**

Note: Under the [Tax Administrator Act \(Cth\) 1953](https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/) certain purchasers of new residential premises or potential residential land are required to withhold the Goods and Services Tax (GST) amount from the price of the supply (purchase price) for payment directly to the Australian Taxation Office (ATO) as outlined on the ATO's website. The department is unable to provide further advice on the ATO's requirements. For further information contact the ATO on 13 28 65 or visit the ATO website <https://www.ato.gov.au/business/gst/in-detail/your-industry/property/gst-property-settlement-online-forms-and-instructions/> or seek advice from a financial or legal expert.

Details of land for which the application is being lodged

5. Select the type of land for which the application is being lodged:

- Permit
- Licence
- Lease
- Unallocated State Land (USL)
- Road
- Trust Land Reserve/ Deed of Grant in Trust (DOGIT)
- Dealing Number (refer to current title information item 6)
- Other

go to 6

6. Enter the description of the land for which the application is being lodged. If this application concerns a road, enter the description of the land adjoining the road.

Schedule 1

You must enter either the Lot on Plan or Title Reference of the land for which the application is being lodged

Lot	Plan	Title Reference
599	SP297026	

go to 7

The details of the land can be found on a current title. To check this you can purchase a title search by calling (07) 3497 3479, visiting the Titles Queensland website <https://www.titlesqld.com.au/> (and select 'Searches') Lot on Plan details are located on your rates notice or downloading the Queensland Globe <https://www.business.qld.gov.au/business/support-tools-grants/services/mapping-data-imagery/> to help access current Lot on Plan details. If insufficient space, please add additional description as an attachment.

7. Enter additional details of the land

Dealing number: (if relevant)

Tenure Type: Tenure Number:

Local Government:

Other details of land location (optional)

go to 8

8. Provide details of any timeframe limitations you have (e.g. a settlement date). go to 9

NA

9. If this application relates to a project, provide an overview and how your application relates to the project. go to 10

NA

10. Have you participated in a pre-lodgement meeting with the department (strongly encouraged)? go to 11

Yes

No

Please provide name of officer you spoke with and this department's associated reference.

Department Contact Officer: Pre-lodgement ID (eLVAS CI Ref):

11. Provide details of pre-lodgement meeting.
(If there is insufficient space, please lodge as an attachment)

Advised that the application for Permanent Road Closure will be for a deed of grant. This area will then be tied by covenant to the adjoining Occupational Licence 9/599 which includes the adjoining parcel Lot 599 on SP297026.

Note: Departmental Officers contact details and any reference number should be included if known.

THIS FORM MUST BE ACCOMPANIED BY THE RELEVANT PART B APPLICATION FORM

CLEAR FORM



Queensland
Government

Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development

You can now apply for all *Land Act 1994* applications [online](#).

Part B – Form LA18 Road Closure Application

Land Act 1994

Requirements

1. Use this application form to apply for a road closure.
2. Please read the respective [Applying for a road closure guide](#), which includes application restrictions. The content on this page may help you decide if this application form applies to you and your needs. It will also help guide you through the application process.
3. Payment of the prescribed Application fee (per title reference). A refund of application fees will not be given. Details of fees are available on the [Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development](#) website or contact your nearest [business centre](#) or call 13 QGOV (13 74 68).
4. Part A online form: [Contact and land details](#) or Part A – [Contact and land details \(PDF\)](#) must be completed and submitted with your application.
5. **Part C – Form 30:** [Statement in relation to an application under the Land Act](#) must be completed and submitted with your application.
6. You must **attach a drawing** showing the required information which is detailed in the [guide](#) under the heading “How to apply”.
7. Any additional information to support the application.
8. For your application to be processed, all parts of this application form must be completed and accurately, otherwise your application may be returned to you to complete or refused.

Important information

1. For detailed information and to ensure you complete the correct application form, we encourage you to arrange a prelodgement meeting and refer to the *Land Act 1994*. Contact your nearest [business centre](#) to arrange a meeting.
2. A road is any area of land that has been set aside by legislation for the use of the travelling public. Not all roads are currently formed or being used by vehicles or pedestrians, and some may never be used for that purpose.
3. An adjoining landholder who is the registered owner of the property that shares common boundary with the road can apply for:
 - permanent or temporary road closure
 - temporary road closure for:
 - pipes for irrigation purposes that cross the road beneath its surface
 - water channels for irrigation purposes that cross the road.
4. You can apply to close the area of road that immediately adjoins the property boundary, but not any part of the road that continues in either direction beyond the property boundary. You can't apply for an entire road closure if you only have limited frontage to the road. You're not considered an adjoining owner if the road is a 'dead end', and the property boundary only adjoins on the end and doesn't extend along the road. A public utility provider as defined under the [Land Act 1994](https://www.legislation.qld.gov.au/) <https://www.legislation.qld.gov.au/> may also apply for a permanent road closure.



5. A road may be closed "in strata" to provide for works such as:
 - connecting overhead viaduct, or underground tunnel for commercial purposes between two buildings.
 - structure which will overhang a road.
 - car park or building under or over a road.
6. You may be required to pay a purchase price for the permanent closure of a road. If a temporary road closure is approved, a road licence can issue which is subject to payment of annual rental.
7. When a road is closed permanently, its status changes from 'road' to 'unallocated state land'. Depending on how the land is to be allocated, the area of road to be permanently closed may be:
 - incorporated into the applicant's adjoining freehold or leasehold land.
 - included in an existing reserve or set apart as a new reserve.
 - dealt with by the issue of a term lease.
8. A road may be permanently closed under the [Land Act 1994](#) if the Minister is satisfied the road is not:
 - the only dedicated access to a person's land;
 - used regularly by the public as a road or stock route; or
 - providing continuity to a road network.

An application must be refused if the road is still needed in accordance with section 101(3) of the *Land Act 1994*.

9. Although the state owns the land in a dedicated road, a local government (section 60 of the [Local Government Act 2009](#)) is responsible for the day to day management of dedicated roads in its area including their construction and maintenance. The [Department of Transport and Main Roads](https://www.tmr.qld.gov.au/) <https://www.tmr.qld.gov.au/> is responsible for management of state controlled roads such as a freeway, highway or 'major road connecting cities' under the *Transport Infrastructure Act 1994*.
10. If the local government can authorise the proposed use on a local road under a specific local law for administering the use of local roads, an application for road closure is not required by this department. Contact the relevant local government for authorisation of the proposed use.
11. If the State government department administering state-controlled roads can authorise the proposed use on a state controlled road under the *Transport Infrastructure Act 1994*, an application for road closure is not required by this department. Contact Department of Transport and Main Roads for authorisation of the proposed use.

Information and Data collection

12. Information on this form, and any attachments, is being collected to process and assess your application under section 99 of the [Land Act 1994](#). If required, we may need to consult with third parties such as relevant local or state agencies and adjoining property owners. Details provided to third parties will generally be limited to type of application, area applied for and intended use. Your personal information will not otherwise be disclosed unless authorised or required by law.
13. Please note that we may wish to contact you to seek your views on our service, to advise you of any legislative changes that might affect you or to seek your participation in surveys or programs relevant to your application type. Any participation will be voluntary and you may email stateland@resources.qld.gov.au if you do not wish for the department to contact you.
14. The department may also compile or analyse statistics and conduct research. Any publication of findings will not involve the publication of identifying personal information.
15. For further privacy information click [Privacy](#) or go to <https://www.nrmmrd.qld.gov.au/legal/privacy>.

Office Use Only	Road Closure	 9 311662 185211
	Temporary Road Closure	 9 311662 185228

1. The application is for:		
<input checked="" type="checkbox"/>	Permanent road closure	go to 2
<input type="checkbox"/>	Temporary road closure	go to 2

2. If you are not the manager of the road as defined below, have you consulted with the road manager to determine if the road is still required?		
<input checked="" type="checkbox"/>	Yes	go to 3
<input type="checkbox"/>	No	go to 3
<p>Before submitting your application to the department, you should discuss your proposal for closure with the road manager (responsible for the control and management of the road).</p> <p>If the proposed use can be authorised by the road manager an application for road closure is not required. It will also provide you with an opportunity to address in your application any issues identified through discussion with the road manager.</p> <p>The road manager is:</p> <ul style="list-style-type: none"> For a road that is under the control of a local government—the local government; For a state-controlled road, the chief executive administering the Transport Infrastructure Act 1994 (Department of Transport and Main Roads). <p>Note: A road manager has the powers to authorise various uses on roads, however they cannot permanently close the dedicated road and allocate the land for another use.</p> <p>A signed 'Part C Form LA30 – Statement in relation to an application under the Land Act 1994 over State land' from the road manager must accompany this application.</p>		

3. Are you a public utility provider or the registered owner, lessee or trustee of the land adjoining the area of road subject to this road closure application?		
<input checked="" type="checkbox"/>	Yes	go to 4
<input type="checkbox"/>	No	Application cannot be considered unless temporary closure is for the two types of structural improvements listed in Question 4
<p>Section 99(1) of the Land Act 1994 states that only a public utility provider or the registered owner, lessee or trustee of the land adjoining a road may apply for a permanent closure of the road.</p>		

4. Is the temporary closure to make structural improvements for:		
<input type="checkbox"/>	Pipes for irrigation purposes that cross the road beneath its surface	go to 5
<input type="checkbox"/>	Water channels for irrigation purposes that cross the road	go to 5
<input checked="" type="checkbox"/>	Not Applicable	go to 5
<p>Section 99(3) of the Land Act 1994 limits who can apply for temporary closure of a road to only the registered owner, lessee or trustee of the land adjoining a road or another person for:</p> <ul style="list-style-type: none"> Pipes for irrigation purposes that cross the road beneath its surface; or Water channels for irrigation purposes that cross the road. 		

5. Provide details in Schedule 1 below, of any land you lease from the State or are the registered owner that adjoins or is in the vicinity of the land applied for:

Schedule 1
 You must enter either the Lot on Plan or Title Reference of the land for which the application is being lodged
 (If insufficient space, please add additional description as an attachment)

Lot	Plan	Title Reference
599	SP297026	

go to 6

The description of the land can be found on a current title search or on your rates notice. To check this you can purchase a title search by calling (07) 3497 3479, visiting the Titles Queensland website <https://www.titlesqld.com.au/> (and select 'Searches').

6. Have you made a previous application for closure of this area of road?

Yes **go to 7**
 No **go to 10**

7. Was this application refused?

Yes **go to 8**
 No **go to 10**

8. Have there been any change in circumstances from the previous application, which may lead to this application being accepted for further consideration?

Yes **go to 9**
 No **go to 10**

If no, the application maybe rejected without further consideration.

9. Provide details of the change in circumstances from the previous application. **go to 10**
 (If there is insufficient space, please lodge as an attachment)

10. Is any use currently being made of the road area?	
<input checked="" type="checkbox"/> Yes	go to 11
<input type="checkbox"/> No	go to 12

11. Provide details of the current use of road e.g. grazing, encroachment of building or structure. go to 12 (If there is insufficient space, please lodge as an attachment)	
There are encroachments from structures within the road area.	

12. Provide details of the proposed use of the road area and any additional information to support the application. go to 13 (If there is insufficient space, please lodge as an attachment)	
The use of the road will not change following the road closure.	

13. If you have lodged an application to dedicate state land as road, please provide the case reference number or the lot on plan description of the land in which you have applied to open the road. go to 14	
NA	

Attachments

The following will need to be lodged with your application for it to be processed. If all this information is not submitted, your application will be returned or refused.

14. Tick the box to confirm the attachments form part of the application:

- Application Fee
- Part A online form – Contact and Land details or Part A – Contact and land details PDF
- Part C – Form LA30 – Statement in relation to an application under the Land Act 1994
- A copy of a [Dial before you dig](#) enquiry detail page for the road area applied for
- A drawing showing the information listed in the 'How to Apply' in the [guide](#)
- Evidence of pre-lodgement discussions with the department, if applicable.
- Additional information in support of your application such as correspondence from the road manager or current users of the road, if applicable.

It is recommended that any attached drawings be A4 or A3 size. Your application will not be considered as having been properly made, unless all parts of this application form are completed accurately. In this instance your application may be returned to you for completion.

Declaration

I certify that I have read the information, which forms part of this application and the information I have provided is true and accurate.

Signature of applicant (or their legal practitioner)

--	--

Date: / /

If applicant, section 142 of the [Land Act 1994](#) states a person is eligible to apply for, buy or hold land under the [Land Act 1994](#) if the person is an adult, that is, 18 years of age or over. If the legal practitioner of the applicant is signing as the applicant then the legal practitioner's full name must be printed immediately below the signature.

CLEAR FORM



Queensland
Government

Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development

You can now apply for all State Land Act applications [online](#).

Part C – Form LA30

Statement in relation to an application under the *Land Act 1994* over State land

Requirements

1. This Part C Form LA30 is to be used to support the following applications under the *Land Act 1994* (Land Act):
 - [Part A online form – Contact and Land Details](#) or [Part A – Contact and land details \(PDF\)](#)
 - [Online or Part B \(PDF\) - Form LA03: Permit to Occupy application](#)
 - [Online or Part B \(PDF\) - Form LA18: Road Closure application](#)
 - [Online or Part B \(PDF\) - Form LA20: Simultaneous Road Opening and Closure application](#)
 - [Online or Part B \(PDF\) – Form LA10: Purchase or Lease State Land Application \(reserve\)](#)
 - [Online or Part B \(PDF\) – Form LA19: Application for Road Licence](#)
2. Please refer to the [Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development website](#) for specific application requirements or contact your nearest [business centre](#) or call 13 QGOV (13 74 68).

Important information

3. Notice of your application must be first provided to the road manager (if application is over a road) or trustee of the reserve (if application is over a reserve) to determine the impacts of your application.
4. **The road manager** is –
 - for a road that is under the control of a local government—the local government; or
 - for a state-controlled road – the chief executive of the Queensland Government agency administering the [Transport Infrastructure Act 1994](#) visit the [Department of Transport and Main Roads](#) website at <<https://www.tmr.qld.gov.au>>.
5. Section 68 of the [Local Government Act 2009](#) <<https://www.legislation.qld.gov.au/>> and section 74 of the [City of Brisbane Act 2010](#) requires notice of any proposed closure or opening be provided to the local government. The local government must fully state its reasons for its decision, which this department will consider.
6. The local government may have a specific local law for administering the use of local roads and reserves.
7. Contact the relevant local government for authorisation of the proposed use on a local road. If the local government can authorise the proposed use over a local road under a specific local law for administering the use of local roads, an application for a permit to occupy or road closure is not required by this department.
8. Contact Department of Transport and Main Roads for authorisation of the proposed use on a state-controlled road. If the State government department administering state-controlled roads can authorise the proposed use on a state controlled road under TIA, an application for permit to occupy or road closure is **NOT** required.
9. The local government and Department of Transport and Main Roads have the powers to authorise various uses on roads, however they cannot permanently close the dedicated road and allocate the land for another use.
10. For secondary uses over a reserve, a trustee lease or trustee permit is the preferred tenure. Contact the trustee of the reserve to discuss these options. An application for tenure over a reserve (lease or permit to occupy) must include the support of the reserve trustee and the trustee **MUST** provide additional comments below stating why a trustee lease or trustee permit is not supported.

11. This Part C - Form LA30 is not just to approve the making of an application but is the **sole opportunity** for the road manager or reserve trustee to either support or not support the application.
12. This form must be supported by a drawing (minimum size A4) which includes the following information:
 - specific location
 - area of land under application
 - Lot on Plan information
 - Scale
 - Dimensions
 - a north point.
13. This form must be submitted with the relevant [Part B form or as an online form](#), within three (3) months of the authorisation by the road manager or trustee of the reserve.

Information and Data collection

14. Information on this form, and any attachments, is being collected to process and assess your application under the [Land Act 1994](https://www.legislation.qld.gov.au/) <https://www.legislation.qld.gov.au/>. The consideration of your application may involve consultation, and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.

I/We Mareeba Shire Council, as

Please tick relevant fields –

Road Manager; or

Trustee of a reserve issued under the *Land Act 1994*.

have considered information from the applicant including:

- Completed copy of the application form, including Part A and Part B – Application under the *Land Act 1994*
- Copy of drawing referred to as DA-002 Permanent Road Closure adjoining Lot 599 SP297026 – Mount Mulligan (copy attached, endorsed by the road manager or trustee)

and advise the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the department) that use of the land as proposed:

- Will be authorised by the road manager or trustee of the reserve land and advise that no further contact with the department is needed at this time. A formal application to the road manager or reserve trustee will be required.
- Is unable to be authorised by the road manager or trustee of the reserve, and requests the department to consider an application under the [Land Act 1994](#) (noting additional comments below including advising why the proposed use can't be authorised by the road manager or reserve trustee).
- Is unable to be authorised by the road manager or trustee of the reserve and the application is not supported for the reasons detailed in the additional comments

Additional Comments

Provide information or requirements that the road manager/trustee of the reserve land believes should be considered when assessing this application.

(If there is insufficient space, please lodge as an attachment)

Note – a different form of tenure may be considered a more appropriate tenure once the application has been assessed.

Authorisation

I certify that I have the authorisation to make this statement and the information I have provided is true and accurate.

I have signed a copy of the attached drawing provided by the applicant in relation to this application.

Full name and position of person making this declaration on behalf of the road manager or trustee

Signature

Date: / /

This information will not otherwise be disclosed outside of the department unless required or authorised by law as under the [Right to Information Act 2009](#).

CLEAR FORM



Note: Road closure to commence 3m from the outermost projection of existing structure.

Drawing:	Permanent Road Closure adjoining Lot 599 SP297026 – Mount Mulligan		
Drawing No:	DA-002	Date:	30 April 2025

9.7 T-MSC2025-02 REGISTER OF PRE-QUALIFIED SUPPLIERS - OCCASIONAL PLANT HIRE 2025/26

Date Prepared: 6 June 2025
Author: Manager Technical Services
Attachments: 1. [Contractors List 2025-26](#) ↓
2. [Zone Map](#) ↓

EXECUTIVE SUMMARY

The purpose of this report is to recommend Council empanel contractors onto its Prequalified Suppliers register, for the Occasional Plant Hire T-MSC2025-02 for the 2025/26 financial year.

Council invited submissions from suitably qualified and experienced contractors for consideration of inclusion on the Pre-qualified Supplier Register for Occasional Plant Hire 2025/26. The submission period closed 11:00am Thursday, 20 March 2025.

RECOMMENDATION

That Council empanels the contractors listed in the documentation attached to this report for the purpose of providing a Register of Pre-qualified Suppliers for Occasional Plant Hire during the 2025/26 financial year.

BACKGROUND

Council invited submissions from suitably qualified and experienced contractors for consideration of inclusion on the Register of Pre-qualified Suppliers (ROPS) for Occasional Plant Hire 2025- 2026 which closed at 11:00am Thursday 20 March 2025. Council received 124 compliant submissions.

Included with the report is a list of contractor names (Attachment 1) that are recommended to be empanelled, within various 'Zones' across the Council Area (Attachment 2), as suitable providers under the terms and conditions of the Register of Prequalified Suppliers documentation.

In accordance with Section 232 of the *Local Government Regulation 2012* titled "Exception for register of pre-qualified suppliers", Council may enter into an arrangement without first inviting tenders or quotations if it is entered with a supplier from a register of pre-qualified suppliers only where a register of pre-qualified suppliers has been determined by Council resolution.

A register of pre-qualified suppliers of particular goods or services may be established only if:

- (i) the preparation and evaluation of invitations each time the goods or services are needed would be costly; or
- (ii) the capability or financial capacity of the supplier of the goods or services is critical; or
- (iii) the supply of the goods or services involves significant security considerations; or
- (iv) a precondition of an offer to contract for the goods or services is in compliance with particular standards or conditions decided by Council; or
- (v) the ability of local business to supply the goods or services needs to be identified or developed.

A Pre-Qualified supplier is a supplier who has been assessed by the local government as having the technical, financial, and managerial capability necessary to perform contracts on time and in accordance with agreed requirements.

Only those contractors who are listed in the panel of pre-qualified suppliers can be used for the purpose of providing occasional plant hire. This does not exclude other contractors from being engaged on a job-by-job basis should empanelled contractors are not available, provided they have been engaged under the conditions and provisions of Council's Procurement Policy.

RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Procurement Policy, Local Government Regulation 2012.

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.

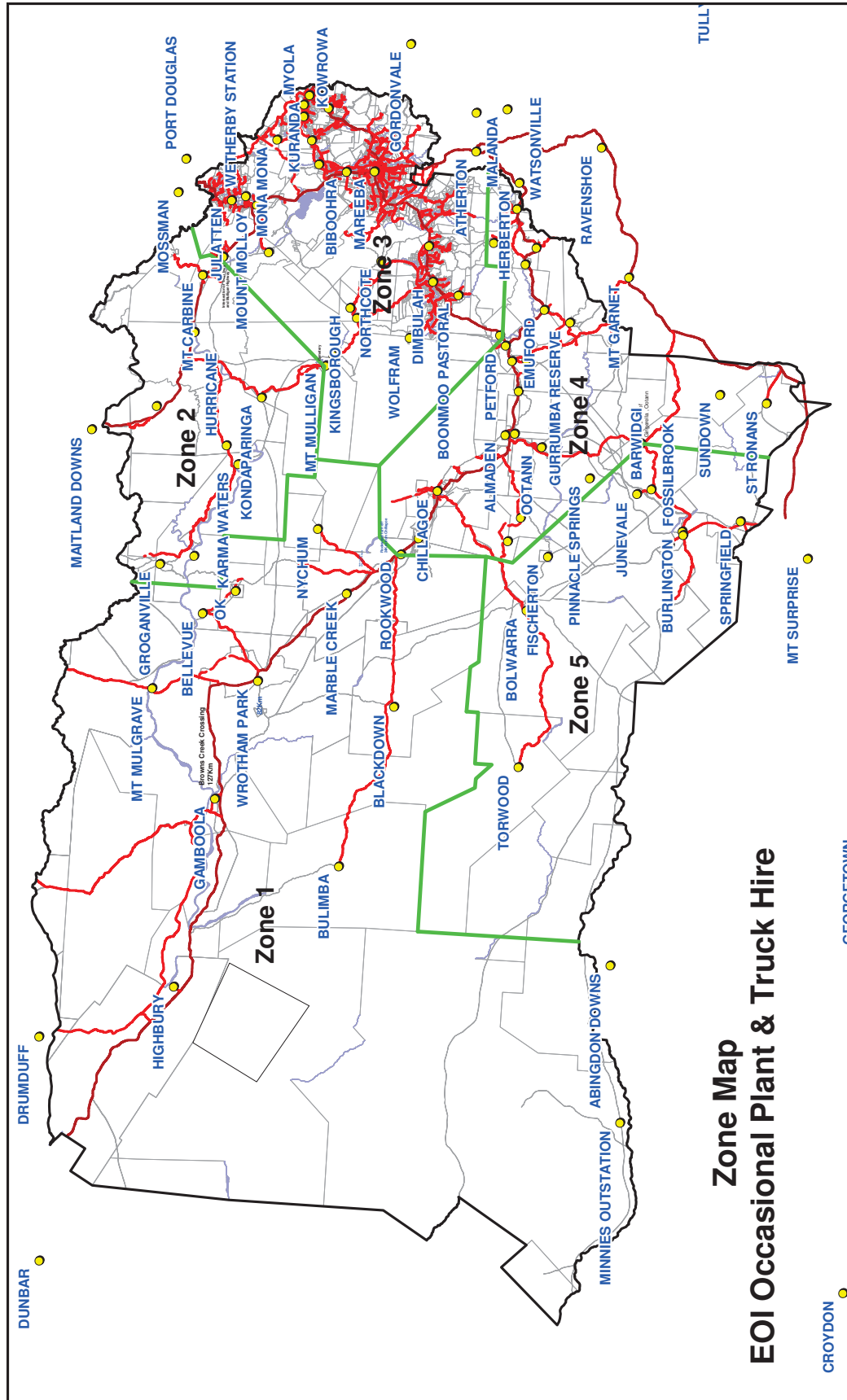
Economy and Growth: Promote and encourage investment in local industry to build a resilient economy.

IMPLEMENTATION/COMMUNICATION

The empanelled list of suppliers will be notified in writing.

Register of Pre-Qualified Suppliers for the Supply of Occasional Plant Hire 2025-2026			
T-MS2025-02			
Business Name	Contact Person	Postal Address	Town
1300 Meteor Rentals	Christopher Connor	PO BOX 6041	TOWNSVILLE
AA Taylors Treelopping	Christine Taylor	PO Box 375	TOLGA QLD 4882
ABAZPO P/L (A & B Civil Contracting)	Adam Parnell	7 Anzac Avenue	MAREEBA QLD 4880
AC & KL Pedersen	Alan Pedersen	PO Box 2	MT MOLLOY QLD 4871
AIS HIRE (Aussie Illuminated Sign Hire)	Peter Gill	PO Box 1000	INNISFAIL QLD 4860
AKM Rural Contracting & Transport Pty Ltd	Aaron Mehmet	PO Box 2822	MAREEBA QLD 4880
ANS Contracting	Shenice Prior	PO Box 134	MUTCHILBA QLD 4872
Arkey Haulage P/L	Steven Arkey	PO Box 2331	MAREEBA QLD 4880
Atherton Location Services P/L	Elise Jue Sue	PO Box 758	ATHERTON QLD 4883
Aussie Drill Kings Pty Ltd trading as ADK	Devan Russell	PO Box 232	CAIRNS NORTH QLD 4870
Auzcrit Excavations Pty Ltd	Chris McGuigan	20 Currawong Avenue	YUNGABURRA QLD 4884
B & M Ag Services	Brady Stewart	PO BOX 1393	MAREEBA QLD 4880
BEANHAM'S EARTHMOVING	CHRIS BEANHAM	122 Roberts Drive	TRINITY BEACH QLD 4879
BJS PLUMBING & CIVIL CONTRACTING	BRONSON JUE SUE	PO BOX 758	ATHERTON QLD 4883
BLE Earth Contracting	Bryce Lochlan Ernst	125 Highland Drive	JULATTEN QLD 4871
Bolwarra Enterprises Pty Ltd	Keoni Kidner	PO Box 1336	ATHERTON QLD 4883
Bono's Excavations	Dennis Bonadio	PO Box 1390	ATHERTON QLD 4883
Brooks Hire Service Pty Ltd	Simon Kroehn	30 Coulson Way	CANNING VALE WA 6155
BUBU EXCAVATIONS PTY LTD	RAY (BOYDIE) BAIRD	P O BOX 767	MOSSMAN QLD 4873
Cape York Graders	Gary Cornthwaite	3 Troughton Street	MAREEBA QLD 4880
Casali's	Jess Acworth	51 Rankin Street	MAREEBA QLD 4880
Cheshire Contractors Pty Ltd	Shannon Cheshire	PO Box 142	BUNGALOW QLD 4870
Chris Dempsey Cranes and Construction	Dan Wall	PO Box 856	RAVENSHOE QLD 4888
Cleanaway Operations Pty Ltd	Conal McGready	PO Box 33166	DOMAIN LPO VIC 3004
Coates Hire Operations Pty Limited	Adrian Manning	37-45 Mudgee Street	KINGSTON QLD 4112
Copine Contracting	Robert Weedon	PO Box 611	MAREEBA QLD 4880
CQB Services Pty Ltd	Mick Stankovich	PO Box 1732	MAREEBA QLD 4880
D & D BACKHOE HIRE	ROBIN DALE PEEBLES	PO BOX 1341	MAREEBA QLD 4880
DanTam and Sons Pty Ltd	Tammy O'Doherty	PO BOX 581	COOKTOWN QLD 4895
Davis Transport	Geoff Davis	PO BOX 1339	MAREEBA QLD 4880
DENNIS FITZGERALD	DENNIS FITZGERALD	PO BOX 2011	MAREEBA QLD 4880
Dishers contracting Pty Ltd (EMAILED FOR DOCS)	Brandon Disher	1074 Leafgold Weir Road	DIMBULAH QLD 488
DJ & DS McLEAN	Des McLean	PO Box 701	GORDONVALE QLD 4865
Doug McCormack	Doug McCormack	PO Box 179	MOSSMAN QLD 4873
E & J Warren	Linton Warren	1 Walsh Street	MAREEBA QLD 4880
Eclipse Hire (Require Excel Prices)	Candice Bryan	PO Box 798	EDMONTON QLD 4869
Edmonds Transport & Earthmoving	Anthony Edmonds	PO Box 104	MOUNT MOLLOY QLD 4871
Edmonds Transport & Earthmoving	Anthony Edmonds	PO Box 104	MOUNT MOLLOY QLD 4871
Elite Earthmoving Machinery Training Services P/L	Brett Portelli	PO Box 72	DIMBULAH QLD 488
Ellis Profiling QLD Pty Ltd	Bengeman Mackay	PO Box 123	NARANGBA QLD 4504
Erroll Fitzgerald	Erroll Fitzgerald	PO Box 109	RAVENSHOE QLD 4888
FAR NORTHERN CONCRETE PUMPING	REBECCA GRAY	PO BOX 416	MAREEBA QLD 4880
Far North Towing PTY LTD	Lenny Grasso	PO Box 588	MAREEBA QLD 4880
FDH EQUIP PTY LTD	ROD WHIPP	PO BOX 285	YORKEYS KNOB QLD 4878
fgf Bitumen Pty Ltd	Warren Massingham	PO Box 6665	CAIRNS QLD 4870
Flexihire Pty Ltd	Ben Hosking	PO Box 29	BRISBANE MARKETS QLD 4106
FNQ Civil	Angie Forman	PO Box 746	COOKTOWN QLD 4895
FNQ Traffic Hire Pty Ltd	Tracey Walters	97 Louie Piccone Way	EDMONTON QLD 4869
G & M Civil Contracting Pty Ltd	Gregory Gilmore	PO Box 248	COOKTOWN QLD 4895
G.W. Rasmussen	Gordon Rasmussen	PO Box 222	MOUNT MOLLOY QLD 4871
GFM Trees Pty Ltd	John Madderom	PO Box 487	BUNGALOW QLD 4870
GREGG CONSTRUCTION PTY LTD	KEN GREGG	PO BOX 186	MAREEBA QLD 4880
Hastings Deering (Australia) Limited	Tamara Sampson	PO Box 46	ARCHERFIELD QLD 4108
Hayden Shorey Contracting Pty Ltd	Hayden Shorey	755 Herbert River Road	INNOT HOT SPRINGS QLD 4872
Heath's Excavations	Donna Clements-Markham	PO Box 173	TRINITY BEACH QLD 4879
HEH Civil Pty Ltd	Luke Bird	PO Box 407	BUNGALOW QLD 4870
HMBT PTY LTD	BRUCE ALFRED CRAVEN	PO BOX 132	MAREEBA QLD 4880
Honan Trading PTY LTD	John Honan	3/5 Ray Street	YORKEYS KNOB QLD 4878
Ikin Civil	Dale Ikin	PO Box 2191	MAREEBA QLD 4880
Indiji Civil	Eduard Hodges	2 Juniper Place	CARRINDALE QLD 4152
J & R Grego Group	John Grego	409 Oak Forest Road	KURANDA QLD 4881
J A Slashing	Joseph Agius	P O Box 43	REDLYNCH QLD 4870
James Trimble Backhoe Hire	James Trimble	PO Box 35	ATHERTON QLD 4883
Jason Booth Plumbing	Jason Booth	PO Box 1536	MAREEBA QLD 4880
JDI Earthworks and Machinery Hire Pty Ltd	John Jakobs	63-65 Reynolds Rd	OAK BEACH QLD 4877
KBN Holdings	Vincent Bowyer / Wendy Kozicka	PMB 6	CAIRNS MC QLD 4871
Kelly's Crane Hire Pty Ltd	Alice Kelly	PO Box 585	MOSSMAN QLD 4873
KING HIRE & TRAILERS	JASON KING	160 HILLVIEW CRES	WHITFIELD QLD 4870
KURANDA BACKHOE HIRE	JEFFREY KAPTEYN	PO BOX 1019	KURANDA QLD 4881
Kuranda Landscape Supplies & Raw Materials	Warren Green	PO Box 177	KURANDA QLD 4881
Kurt Edwin Logan	Kurt Logan	69 Hoey Road	SPEEWAH QLD 4881
L & C Bensted	Locky Bensted	PO Box 573	MAREEBA QLD 4880
Lakeland Civil Partnership	Stephen Ahlers	P.M.B. Lakeland	CAIRNS QLD 4871
LAMONT TRANSPORT	WILLIAM & GAIL LAMONT	PO BOX 197	DIMBULAH QLD 488
M & C ZILLFLEISCH	MICHAEL ZILLFLEISH	9 SIDES ROAD	JULATTEN QLD 4871
M.T.B.H. CARTAGE PTY LTD	Timothy Perkins	PO BOX 345	MAREEBA QLD 4880
MAGNUM PLUMBING	MEL BATY	PO BOX 154	EDGE HILL QLD 4870

Register of Pre-Qualified Suppliers for the Supply of Occasional Plant Hire 2025-2026			
T-MS2025-02			
Business Name	Contact Person	Postal Address	Town
MAK DIESEL & EARTHMOVING	DAN BEBBINGTON	556A INGHAM RD	MOUNT LOUISA QLD 4814
MAREEBA CRANE HIRE	ROBIN DALE PEEBLES	PO BOX 1341	MAREEBA QLD 4880
MAREEBA MOWING & SLASHING	JANELLE SMITHWICK	PO BOX 2339	MAREEBA QLD 4880
MAREEBA TRANSPORT	COLIN PARSONS	26 REYNOLDS STREET	MAREEBA QLD 4880
Marino Plant Hire Pty Ltd	Grant Marino	25 Bassett Street	KANIMBLA QLD 4870
Marrin P/L	Ronald Jack	PO Box 760	MOSSMAN QLD 4873
MC Group QLD Pty Ltd	Michael Connolly	PO Box 748	MOSSMAN QLD 4873
MPDT	Timothy Carbis	PO Box 158	MOSSMAN QLD 4873
Mt Mulgrave Pastoral co.	Luke Kingsley	PMB 59	CAIRNS QLD 4870
N R Truck Hire Pty Ltd	Neil Petersen	PO Box 2174	MAREEBA QLD 4880
Nastasi Contracting	Charles Nastasi	PO BOX 1892	MAREEBA QLD 4880
Northern Bulk Haulage Pty Ltd	Craig Callaghan	14 Cyril Street	LAKELAND QLD 4871
Northire	Cassie Apps	19 Keeble Street	MAREEBA QLD 4880
NQ WASTETRANS PTY LTD	TIM FITZGERALD	275 HASTIE ROAD	MAREEBA QLD 4880
Oz Earthmoving Pty Ltd	Lex Grehan	PO Box 1344	WALKAMIN QLD 4872
Paul Michael Cockrell	Paul Cockrell	45 Martin Avenue	MAREEBA QLD 4880
RAKS Earthmoving	Sharyn Petersen	PO Box 1001	WALKAMIN QLD 4872
RC & KR Mahoney	Russell & Karen Mahoney	Po Box 229	MALANDA QLD 4885
ROAD VERGE TRIMMING RVT PTY LTD	NEIL CLARK	130 NIELSON STREET	EAST LISMORE NSW 2480
ROBINSON CIVIL CONSTRUCTIONS FNQ PTY LTD	CAYTLYN MEAD	PO Box 271	HERBERTON QLD 4887
Rollers Queensland	Frank Carli	Po Box 1255	ROMA QLD 4455
S & K CIVIL CONTRACTING	Karen Trimble	PO Box 624	ATHERTON QLD 4883
SAW Civil Profiling Pty Ltd	Grant Turner	PO Box 899	MALANDA QLD 4885
Shane Simpson	Shane Simpson	PO Box 14	CHILLAGOE QLD 4871
Sherrin Rentals Pty Ltd	Nikita Turner	63 Main Beach Road	Pinkenba QLD 4008
SJ Porter & PJ Porter	Shirley Porter & Phillip Porter	PO Box 317	DIMBULAH QLD 488
Specialised Pavement Services	Jarryd King	12 Welder Rd	SEVEN HILLS NSW 2147
Stick'Em Up Hire	David Phillips	6 Ramsay Street	GARBUTT QLD 4814
StickLizard Transport	Sharyn Jones	8452 Kennedy Highway	ATHERTON QLD 4883
STJ Earthmoving	Tom Smith	PO Box 163	MAREEBA QLD 4880
SUCK IT UP VACTRON TRUCKS NQ PTY LTD	MR KASEY PELL	P O BOX 120	MAREEBA QLD 4880
Tablelands Civil Constructions Pty Ltd	Gavin Arthy	43-45 Page Road	ATHERTON QLD 4883
Tam's Water Carts	Tammy Tierney	PO Box 706	TRUNDLING WEIPA QLD 4874
Terranovus Civil	Bronson Koppen	PO Box 3008	CAIRNS QLD 4870
Terri-Jo Newman	Terri-Jo Newman	30 Perkins Street	HERBERTON QLD 4887
TFH HIRE SERVICES PTY LTD	RENEE BEARDSLEY	PO BOX 1066	BROWNS PLAINS QLD 4118
TJ SLASHING	JACK PEDERSEN	PO BOX 2762	MAREEBA QLD 4880
TLP EARTHMOVING PTY LTD	LEIGH-ANNE PRIOR	PO BOX 237	COOKTOWN QLD 4895
TM & C White Grader Hire	Carmen Henning-White & Trevor Morris White	PO Box 154	MOSSMAN QLD 4873
TRAFQUIP	DAVE WOOD	78-80 UNION CIRCUIT	YATALA QLD 4207
TUTT BRYANT HIRE PTY LTD	Rob Lanceley	PO BOX 1318	CAIRNS QLD 4870
W&J Truck Hire	Wayne Finch & Jamie Smith	PO Box 73	MOUNT MOLLOY QLD 4871
W.H.E	Jarod Wiggins	PO Box 461	MAREEBA QLD 4880
Watto's Earthmoving & Machinery Hire P/L	Josh Watson	PO Box 860	TOLGA QLD 4882
Whiterock Earthmoving Pty Ltd	Bradley Brook	11 Coolabah Close	WHITEROCK QLD 4868
Whites Earthworks and Contracting Pty Ltd	John White	22 Ceola Drive	MAREEBA QLD 4880
WP & MD Dal Santo	Walter Dal Santo	PO Box 93	DIMBULAH QLD 488



Zone Map EOI Occasional Plant & Truck Hire



Scale 1cm = (???? m or km) at A4
Map Grid of Australia Zone 55 (GDA94)

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9.8 WATER WASTEWATER & WASTE FEES AND CHARGES 2025/26

Date Prepared: 27 May 2025

Author: Manager Water and Waste

Attachments: 1. Fees and Charges - Water and Waste [↓](#)

EXECUTIVE SUMMARY

This report details the proposed Water, Wastewater and Waste Fees and Charges for 2025/26.

RECOMMENDATION

That Council adopts the proposed Deemed Commercial Fees for Water Wastewater and Waste Fees and Charges for 2025/26.

BACKGROUND

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

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

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council can set a fee that is lower than the calculated cost where it is deemed appropriate.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

The proposed fees and charges for waste are as adopted at the Council meeting of 18 June 2025.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

Waste Management and Recycling Act (Waste Levy amendments) 2019.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council can set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the Register of Cost Recovery Fees and Charges and will be published on Council's Website.

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Mareeba Shire Council

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

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

Waste

No Asbestos or Wet Paint will be accepted at any Landfill or Transfer Station.

Mulch Purchase

- Mareeba and Kuranda only
- Maximum 4 cubic metres per sale
- No commercial sales

Box trailer or utility load – self load	N/A	cubic metre	\$15.00	
Box trailer or utility load – machine to load	N/A	cubic metre	\$28.00	

No Charge - All Sites

Household Recyclables	N/A		No charge	
Scrap Metal (including degassed gas bottles)	N/A		No charge	
Degassed Air Conditioners/Fridges/Gas Bottles	N/A		No charge	
E-Waste	N/A		No charge	
Household Batteries (eg. Button cells, Power Tool Battery Packs, AA, AAA, B, C, D etc)	N/A		No charge	
Lead Acid Batteries (e.g. car batteries)	N/A		No charge	
Cooking Oil (Mareeba Only)	N/A		No charge	
Stripped Car Bodies	N/A		No charge	
Stripped Motor Bikes	N/A		No charge	
Engine Oil (up to 20L)	N/A		No charge	
DrumMuster Containers	N/A		No charge	
Fertiliser Bags	N/A		No charge	

Green Waste Disposal - All Sites

Green Waste - Domestic (Car/Ute/Trailer Load)	N/A	load	\$10.00	
Domestic green waste that is hauled to the waste transfer station by a commercial contractor or a light commercial vehicle will be charged at the commercial green waste rate.				
Green Waste - Domestic (Car/Ute + Trailer Load)	N/A	load	\$15.00	
Green Waste - Commercial (Minimum Charge)	N/A	load	\$22.00	
Green waste - Commercial (Light Commercial Vehicle)	N/A	tonne	\$49.00	

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Scrap Metal - All Sites

Domestic Solar Panels	N/A	each	\$10.00	
Car Bodies with fluids and or tyres	N/A	each	\$56.00	
Motor bikes with fluids and or tyres	N/A	each	\$18.00	
White goods, air conditioners containing gas	N/A	each	\$28.00	
Sorting fee will apply if waste is in fridges or freezers				
Gas bottles containing gas	N/A	each	\$7.00	

General Waste Disposal

All Sites

Household Waste (Minimum Fee - up to 240L)	N/A	each	\$5.00	
Commercial Waste (Minimum Fee - up to 240L)	N/A	each	\$23.00	
Mattresses - Domestic or Commercial	N/A	each	\$35.00	
Pallets	N/A	each	\$4.00	
Engine Oil (over 20L)	N/A	litre	\$1.00	
Up to 20 litres free – domestic or commercial.				

Weighbridge Sites

- Mareeba and Kuranda only

Dry Household Waste	N/A	tonne	\$104.00	
Wet Household Waste	N/A	tonne	\$103.00	
Loads will be charged at MSW (Residential) Solid Waste per tonne rate– no free waste disposal – you can reduce the cost of your MSW self -haul waste by bringing in recycling waste separately that is sorted such as: All scrap metal – ferrous and non-ferrous, white goods that have been degassed, domestic recycling – cans, glass, milk containers etc., E-waste, Car batteries, Drum Muster – empty and clean.				
Dry Commercial Waste	N/A	tonne	\$284.00	
Loads will be charged at C&I rate per tonne. Large loads may not be accepted at sites and deferred to a Landfill. A sorting fee will apply if mixed load requires sorting by council staff. Price includes Queensland State Waste Levy				
Wet Commercial Waste	N/A	tonne	\$284.00	
Commercial Recycling	N/A	tonne	\$199.00	
Construction and Demolition (includes concrete)	N/A	weigh in / weigh out	\$284.00	
Loads will be charged at C&D rate per tonne. Large loads may not be accepted at sites and deferred to a Landfill. A sorting fee will apply if mixed load requires sorting by council staff. Price includes Queensland State Waste Levy				
Clean Vacuum Truck Slurry/Lagoon Sludge	N/A	tonne	\$133.00	

Deemed Sites

Household Waste (Minimum Fee - Up to 240L)	N/A	bin	\$5.00	
1 x bin of MSW waste that is 240L or less will be charged this fixed fee (maximum 240 litres).				
Household Waste (Car/Ute/Trailer Load)	N/A	load	\$19.00	
Loads with MSW waste greater than 240L will be charged this fixed fee.				
Household Waste (Ute + Trailer)	N/A	load	\$37.00	
Loads with MSW waste in the Ute and Trailer will be charged this fixed fee.				
Commercial Recycling (Car/Ute/Trailer Load)	N/A	load	\$38.00	

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Deemed Sites [continued]

Commercial Recycling (Ute + Trailer)	N/A	load	\$76.00	
Commercial Recycling (Light Commercial Vehicle)	N/A	load	\$142.00	
Wet Commercial Waste (Car/Ute/Trailer Load)	N/A	load	\$54.00	
Wet Commercial Waste (Ute + Trailer)	N/A	load	\$109.00	
Wet Commercial Waste (Light Commercial Vehicle)	N/A	load	\$205.00	
Dry Commercial Waste (Car/Ute/Trailer Load)	N/A	load	\$54.00	
Dry Commercial Waste (Ute + Trailer)	N/A	load	\$109.00	
Dry Commercial Waste (Light Commercial Vehicle)	N/A	load	\$205.00	
Construction & Demolition (Car/Ute/Trailer Load)	N/A	load	\$54.00	
Construction & Demolition (Ute + Trailer)	N/A	load	\$109.00	
Construction & Demolition (Light Commercial Vehicle)	N/A	load	\$205.00	

Tyres - All Sites

Passenger	N/A	each	\$12.00	
Passenger with rim	N/A	each	\$28.00	
Light Truck/4WD	N/A	each	\$18.00	
Light Truck/4WD with rim	N/A	each	\$44.00	
Truck	N/A	each	\$39.00	
Truck with rim	N/A	each	\$94.00	
Motorcycle	N/A	each	\$10.00	
Motorcycle with rim	N/A	each	\$14.00	
Bobcat	N/A	each	\$28.00	
Earth Mover (Maximum Fee)	N/A	each	\$1,317.00	
Fork Lift (Maximum Fee)	N/A	each	\$80.00	
Grader	N/A	each	\$198.00	
Solid (Maximum Fee)	N/A	each	\$119.00	
Super Single	N/A	each	\$78.00	
Tractor (Maximum Fee)	N/A	each	\$329.00	
Miscellaneous Tyres (e.g. ride on mower, trolley wheels, planes, tracks)	N/A	each	POA	

Miscellaneous Charges

Sorting fee – Required if mixed load requires sorting by Council staff	N/A	cubic metre	\$128.00	
Special Events Waste Collection Service 240L Bin - General Waste	N/A	each	\$34.00	
Waste – Replacement Bin - Mobile Garbage 240L	N/A	each	\$133.00	
Return Service Kerbside Collection	N/A	each	\$16.00	
Commercial Bay Processing Fee	N/A	each	\$28.00	

A skip bin surcharge is additional to the relevant waste that is brought in.

Not Accepted

Commercial Solar Panels	N/A		N/A	
No longer accepting commercial solar panels, redirect to alternative landfill facility				

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Not Accepted [continued]

Plastic Fuming	N/A		N/A	
No longer accepting plastic fluming, redirect to alternative landfill facility				
Asbestos	N/A		N/A	
Wet Paint	N/A		N/A	
Clean Earth	N/A		N/A	
Contaminated Earth	N/A		N/A	
Caravans	N/A		N/A	
Drill Mud	N/A		N/A	
Deceased Animals	N/A		N/A	

Wastewater

Charges

Blocked Sewer Inspection	N/A	each	\$501.00	
Build over Council sewerage System	N/A	application	\$643.00	
Connection to Council's Sewerage System	N/A	connection	Quoted service	
Based on 1.5m tapping and standard 1.5m from property boundary and 150mm join				
Inspection of Build Over Sewer as Constructed Works	N/A	each	\$172.00	

Waste Discharge

Grease trap waste Mareeba	N/A	litre	\$0.43	
Liquid Waste - Anything other than grease trap or septic - Mareeba	N/A	kilolitre	\$67.00	
Septic effluent waste Mareeba	N/A	kilolitre	\$67.00	

Water

New Meter

New Meter Installation Only – 20mm	N/A	meter	\$693.00	
New Meter Installation Only – 25mm	N/A	meter	\$903.00	
New Meter Installation Only – 32mm	N/A	quote	Quoted service	
New Meter Installation Only – 40mm	N/A	quote	Quoted service	
New Meter Installation Only – 50mm	N/A	quote	Quoted service	

Service Connection

Water service connection including Meter.

Meter Size – 20mm	N/A	meter	\$1,464.00	
Meter Size – 25mm	N/A	meter	\$2,136.00	
Meter Size – 32mm	N/A	quote	Quoted service	

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Service Connection [continued]

Meter Size – 40mm	N/A	quote	Quoted service	
Meter Size – 50mm	N/A	quote	Quoted service	

Service Disconnection or Reconnection

Disconnection of Water Service at Owners Request	N/A	application	\$221.00	
Reconnection after Requested Disconnection 20mm	N/A	application	\$693.00	
Reconnection after Requested Disconnection 25mm	N/A	application	\$903.00	
Reconnection after Requested Disconnection 32mm	N/A	quote	Quoted service	
Reconnection after Requested Disconnection 40mm	N/A	quote	Quoted service	
Reconnection after Requested Disconnection 50mm	N/A	quote	Quoted service	
Reconnection (after breach of water regulations or non payment) – 20mm	N/A	application	\$693.00	
Reconnection (after breach of water regulations or non payment) – 25mm	N/A	application	\$903.00	
Reconnection (after breach of water regulations or non payment) – 32mm	N/A	application	\$1,048.00	
Reconnection (after breach of water regulations or non payment) – 40mm	N/A	application	\$1,204.00	
Reconnection (after breach of water regulations or non payment) – 50mm	N/A	application	\$1,318.00	

Standpipes

Hire of Standpipe – Short Term (less than two (2) weeks)	N/A	day	\$12.00	
\$250 Bond. Maximum 7 day hire period (minimum charge of \$50.00)				
Hire of Standpipe – Long Term (greater than two (2) weeks up to six (6) months)	N/A	day	\$6.00	
\$750 Bond				
Standpipe Management System – Electronic Key	N/A	hire	\$56.00	
Water Supply from Fire Hydrants (other than for fire-fighting purposes)	N/A	kilolitre	\$2.00	
Processing Fee \$17.50 per load				

Other Services

Water Testing – Not available	N/A		N/A	
Meter/Service Testing (to be refunded if meter/service found to be faulty)	N/A	test	\$409.00	
Final Water Meter Reading request	N/A	reading	\$62.00	
Hydrant flow & pressure test	N/A	test	\$295.00	
Install Lockable Stop Valve with padlock	N/A	each	\$244.00	
Locations – Mareeba	N/A	location	\$216.00	
Locations – Chillagoe	N/A	location	\$1,009.00	

Name	Cost Recovery	Unit	Year 25/26 Fee (incl. GST if applic.)	Legislation
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Other Services [continued]

Locations – Dimbulah/Kuranda	N/A	location	\$626.00	
Locations – Mount Molloy	N/A	location	\$626.00	
Water and Wastewater Infrastructure Inspection	N/A	each	\$221.00	

9.9 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - MAY 2025

Date Prepared: 22 May 2025
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 May 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for May 2025.

BACKGROUND

Water and Wastewater Treatment:

All treatment plants are generally performing satisfactorily. Interim measures are in place to address damage to Kuranda Water Treatment Plant intake infrastructure which resulted from Cyclone Jasper and ongoing rain.

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)	6932	913	260	353	166
Number of Connections	4141	1053	127	246	111
Average daily water consumption per connection (L)	1674	867	2049	1435	1494

* Mt Molloy is an untreated, non-potable water supply

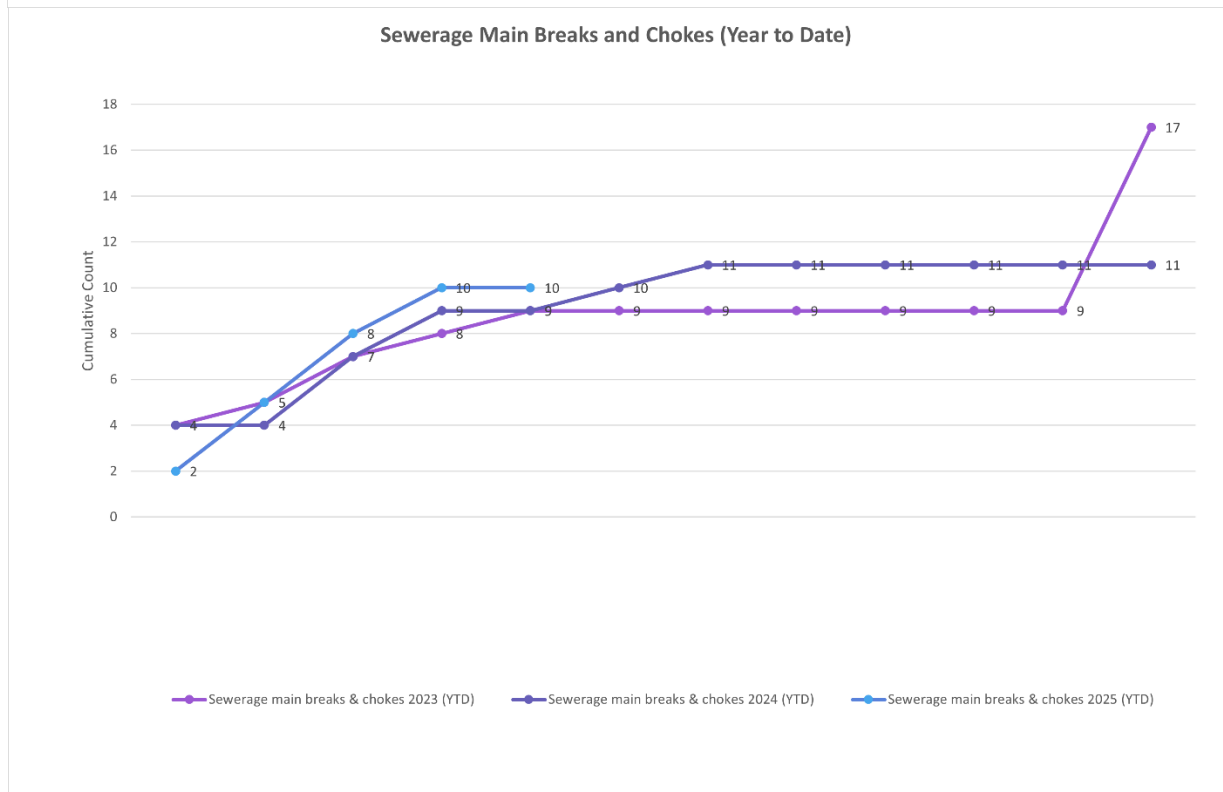
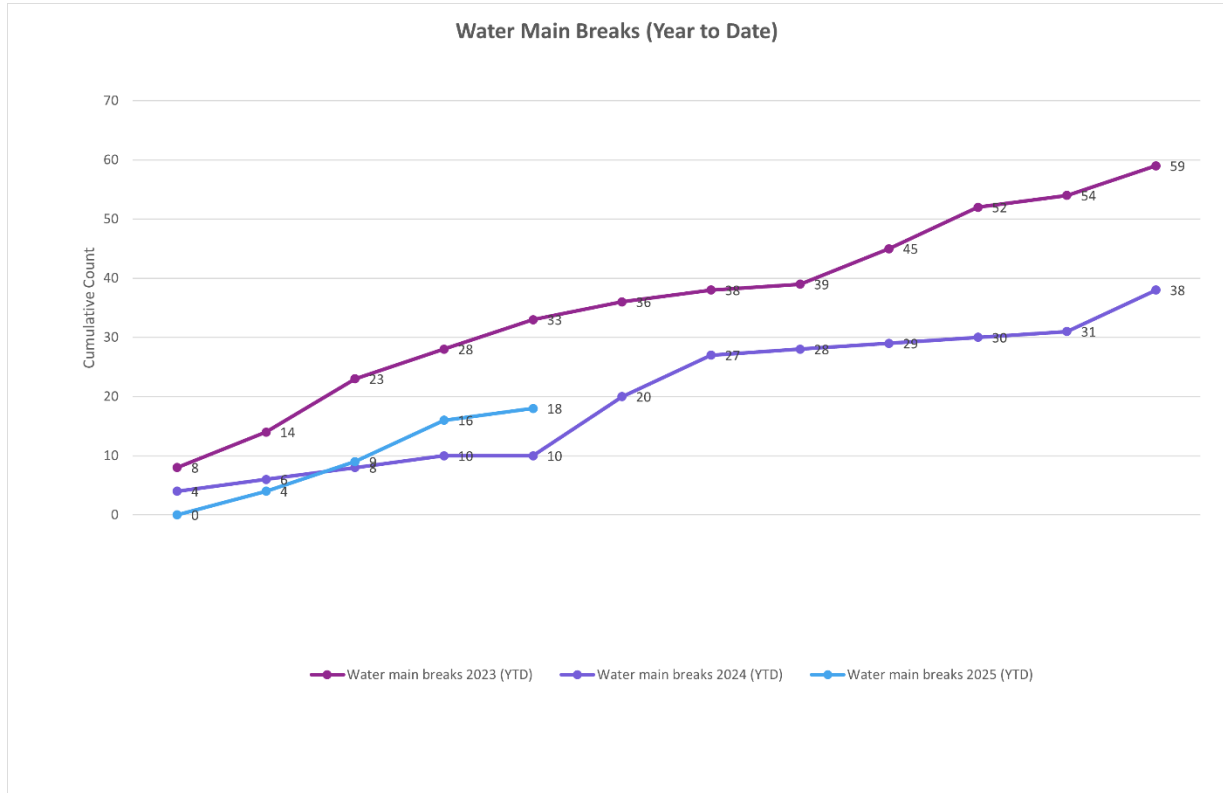
Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	2563	190
Number of Connections	3519	359
Average daily inflow per connection (L)	728	530

Water and Wastewater Reticulation:

Council's water reticulation crew attended eight (8) 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. Tender has been issued for the project works on a long-term solution. 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:

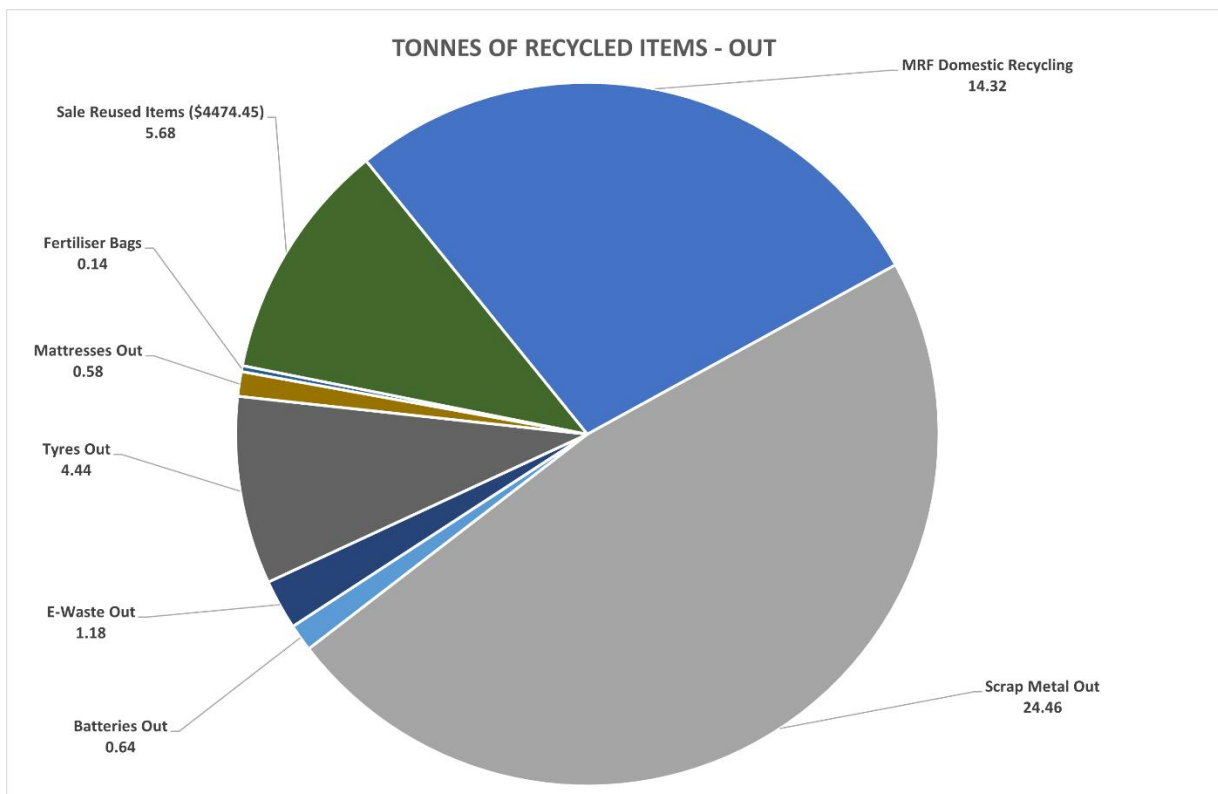


Waste Operations:

On 23 January 2025, a fire started on the tipping floor of the ARRF in Cairns, resulting in Veolia being unable to process waste material in accordance with Contract 1396.

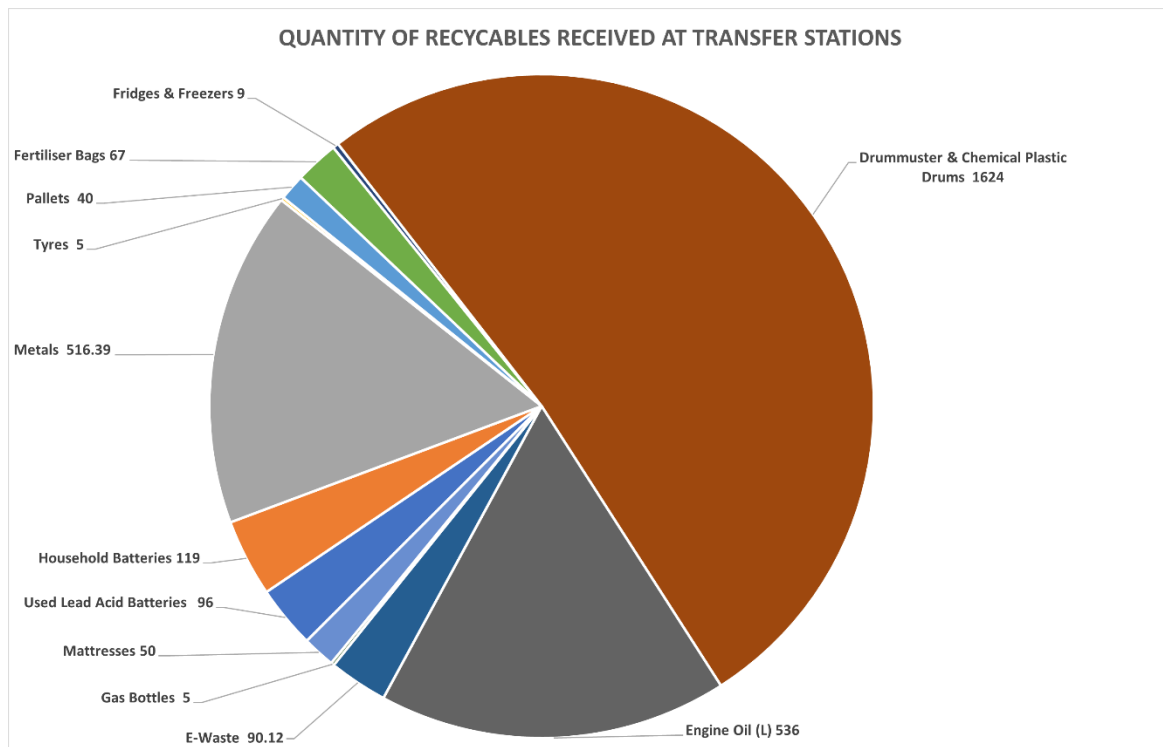
Since the fire, all waste collected in kerbside trucks has been transported directly to Springmount Waste Facility rather than being sent down to Cairns for processing. A long-term arrangement is currently being negotiated.

During May, no waste was processed through the ARRF, 714.78 tonnes of waste was sent to Springmount Waste Facility and 14.32 tonnes of domestic items were recycled at the MRF.



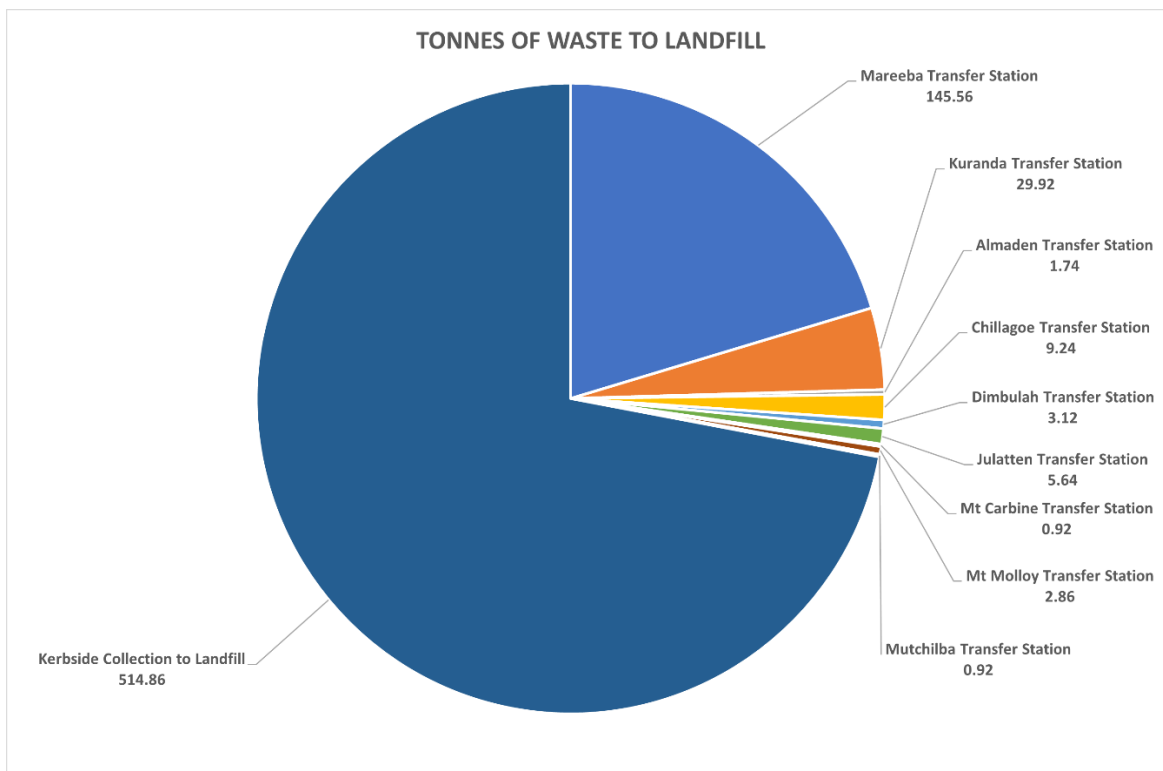
Recycling

Residents continue to recycle at the Transfer Stations. During May the highest count of recyclable received were 1,624 Chemical drums, 536 Engine oil and 516 Metals.



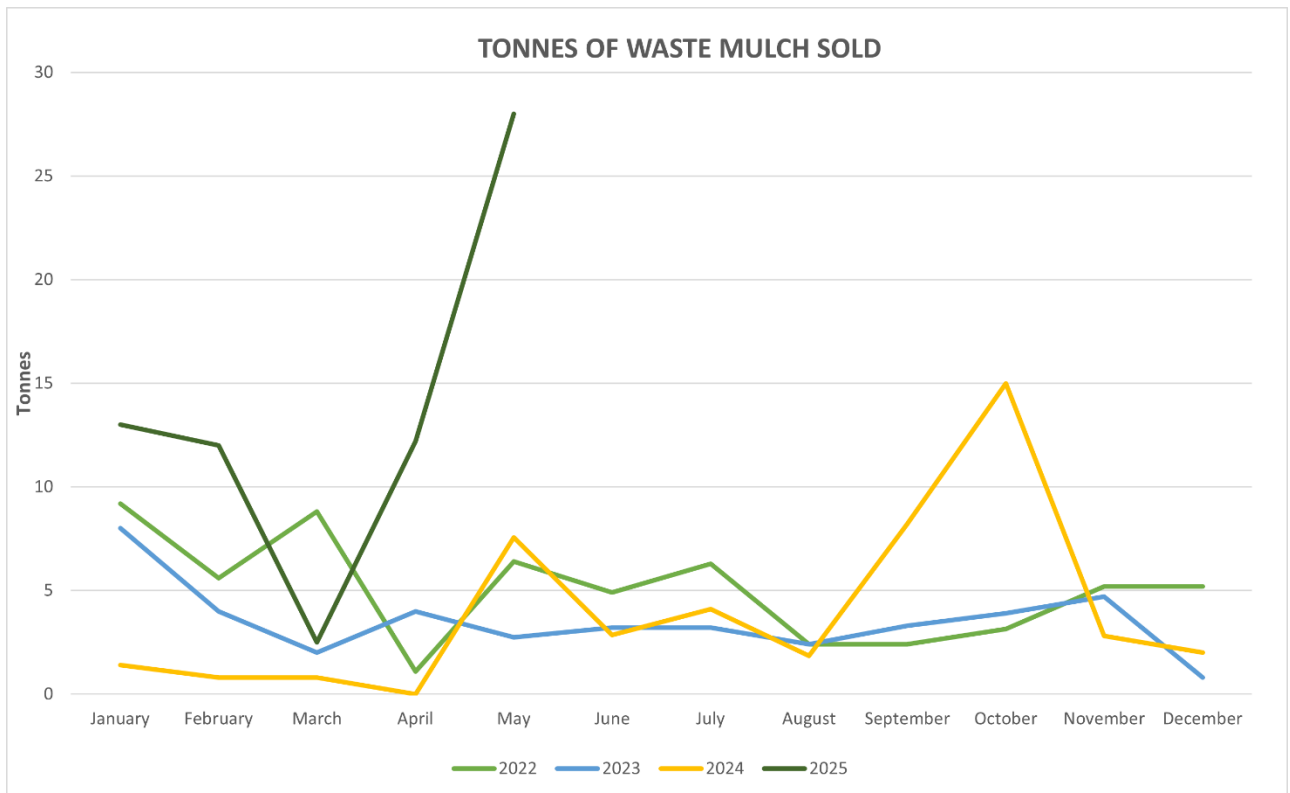
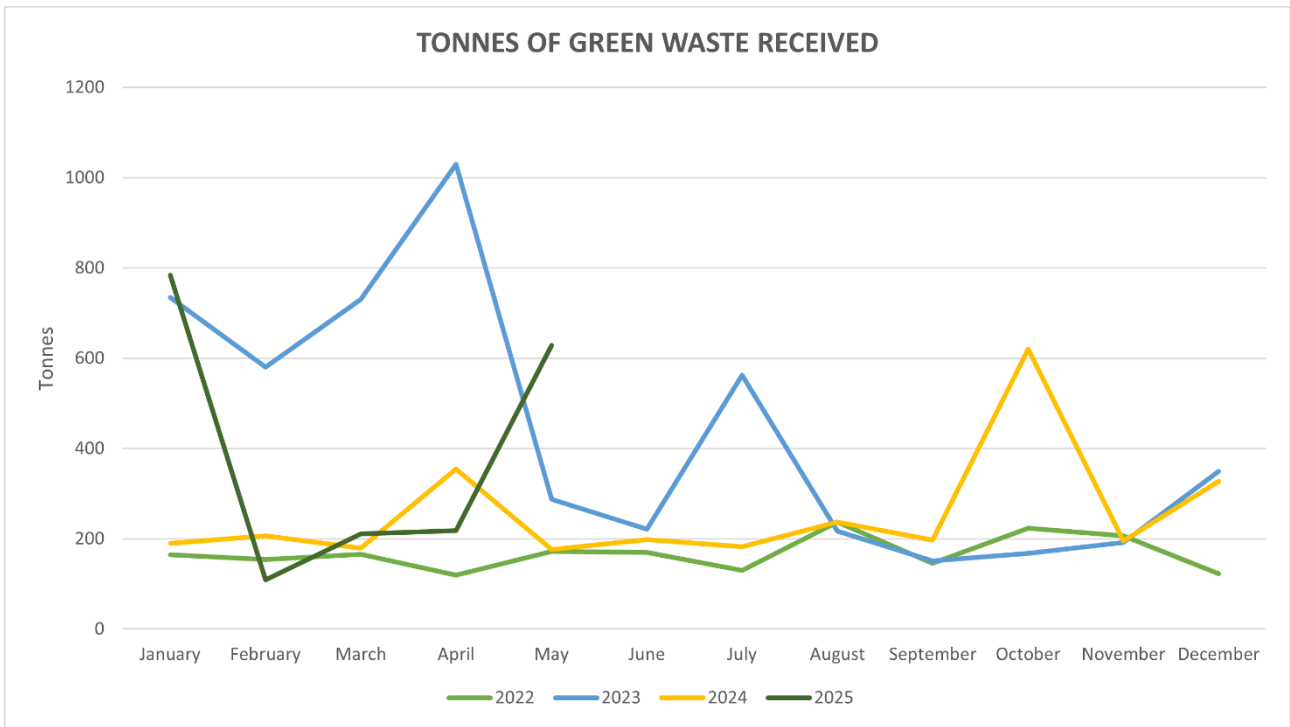
Kerbside Collection Waste and Transfer Station Waste

Kerbside collection waste and Transfer Station dry waste is transported off site to the Springmount Waste Facility. During May a total of 714.86 tonnes of waste was sent to landfill from transfer station dry waste and kerbside collection waste. Kerbside collection contributed 514.86 tonnes to landfill, Mareeba Transfer Station contributed to 145.56 tonnes, and Kuranda 29.92 tonnes.



Green Waste:

During May, Council received a total of 628.88 tonnes of green waste. 28.00 tonnes of mulch was sold. Kuranda recorded 11.00 tonnes of green waste from locations registered as being potentially contaminated with Electric Ants.



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

9.10 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - MAY 2025

Date Prepared: 6 June 2025

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 May 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of May 2025.

BACKGROUND

A summary of works completed in May 2025 is provided below.

Transport Infrastructure

General Maintenance

The major maintenance activities carried out in May are listed below;

Activity	Location
Unsealed Road Grading	Ootann Road, Thornborough-Kingsborough Road, Mt Mulligan Road, Bakers Road, Hales Siding Road, Braund Road, Wolfram Road, Mt Misery Road, Metzger Road, Stannary Hills Road, School of Arts Road, Spring Valley Road, Wetherby Road, Cobra Road, Emerald Falls Road, Wessel Road, Bruce Weir Road, Morrish Road, Davenport Road, Inverardi Road, Price Creek Road, Lowe Road, Short Street, Sandy Creek Road, Rubina Terrace, Ericson Road, Lemonside Road, McLeans Bridge Road, Pedersen Road, Vulcan Ore Road, Fumar Road, Mitchellvale Road, Bradley Road, Mt Nolan Road, Hillview Road, Annie Street, Jessie Street, Macdonald Street, Barnes Street, Charles Street, Alice Street
Bitumen Patching - Locality	Arriga, Dimbulah, Julatten, Koah, Kuranda, Mareeba, Mt Molloy, Mutchilba
Unsealed Road Maintenance	Black Mountain Road-Julatten, Catherine Atherton Drive, Clacherty Road, Hillview Road, Hoey Road, Little Road, Morrish Road, Pinnacle Road, Speewah Road
Tree Clearing - Locality	Chillagoe, Julatten, Kuranda, Mareeba, Mt Molloy, Mutchilba, Paddy's Green
Slashing - Locality	Paddy's Green, Mareeba, Dimbulah, Chewko, Bilwon, Mutchilba, Speewah, Julatten, Tinaroo Creek, Biboohra

Activity	Location
Road Furniture – Repair/Replace	Algoma Road, Anzac Avenue, Bischoff Mill Road, Butler Drive, Byrnes Street, Clacherty Road, Cobra Road, Daniel Place, Euluma Creek Road, Fan Palm Place, Gregory Terrace, Koah Road, Mary Jane Drive, Mt Mulligan Road, Mutchilba Road, Oak Forest Road, Ootann Road, Palm Valley Road, Price Creek Road, Quinn Road, Rankin Street, Rob Veivers Drive, Saddle Mountain Road, Salamone Drive, Scenic Drive, Shiva Close, Speewah Road, Top Eureka Road, Walsh Street, Wolfram Road

Customer Requests

During May, the Works Group received 130 Customer Requests (CRs) with 178 resolved (resolved requests include those received prior to May 2025). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
May	95	25	10

At the time of reporting, the Works Group had 81 open requests.

TMR Routine Maintenance Performance Contract (RMPC)

32A - Kennedy Highway (Cairns - Mareeba)

- Rest Area Servicing at Edmund Kennedy Bridge

34B - Mulligan Highway (Mt Molloy - Lakeland)

- Callout to unblock toilet at Rifle Creek Rest area
- Rest Area Servicing at Rifle Creek
- Roadside Litter Collection - Rifle Creek and Mt Carbine Truck Stop
- Remove additional illegally dumped litter at Mt Carbine Truck Stop
- Herbicide spraying from Mt Molloy to MSC Boundary including guard rail at Desailly Range

653 – Mossman-Mt Molloy Road

- Rest Area Servicing at Hunter Creek
- Roadside litter collection - Hunter Creek, Environ Park and Lyons Park
- Herbicide spraying including Rex Range
- Contractor engaged to remove abandoned caravan, eastern side of Bushy Creek bridge

6632 - Herberton-Petford Road

- Emergent Works - Clearing silt from causeways and major road repairs along gravel section of road from Irvinebank to Petford

664 - Mareeba-Dimbulah Road

- Rural slashing Price Creek Road to Dimbulah - full cut width
- Herbicide spraying full length of road

89B - Burke Developmental Road (BDR)

- Eureka Creek Rest Area servicing and ground maintenance
- Medium Formation Grade Almaden gravel section
- Herbicide spraying full length of road
- Emergent Works - Supply only of road base material between Chillagoe and Ferguson’s Crossing
- Emergent Works – Mix, lay and compact 1500t of emergent road base material between Chillagoe and Ferguson’s Crossing
- Emergent Works – Mix, lay and compact 3500t of base material between Ferguson’s Crossing to Trimble’s Crossing
- Emergent Works - Major road repairs along gravel section of road full length of the BDR
- Emergent Works - Light formation grade Chillagoe to Boundary
- Emergent Works - Inspecting road and taking photos of emergent works to be completed and completed works

Parks and Open Spaces

Description	Comment
Mowing	Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe mowing is on schedule. Vegetation growth is slowing and mowing now roughly every 15 to 18 days.
Playing fields mowing	All playing fields now mowed weekly at 50mm.
General maintenance	Herbicide spraying has been reduced due to dry and cool weather.
Gurney Crew	Cleaning in Mareeba three (3) hours early morning four (4) days per week. Kuranda streets two (2) hours two (2) days per week.
Playgrounds	One (1) fence panel replaced and then removed after again being vandalised.
Slashing	Barron River Esplanade in Mareeba and fire breaks west of Doyle Street
Burials	Mareeba Cemetery <ul style="list-style-type: none"> • Two (2) in-ground interments in Lawn Plaque on Beam • Two (2) Mausoleum Wall interments • One (1) in-ground interment in Headstone on Beam
LOA	Mareeba Cemetery, Pioneer Cemetery and Dimbulah Cemetery maintenance.

Description	Comment
Contractors	Slashing Eales Park, Mooraridgi Park and Shaban Park. Slashed Rail Trail from McIver Road to Vicary Road. Irvinebank and Watsonville mowing.
Fire Management	Herbicide treatment of fire breaks around Mareeba. Cleared firebreaks around Chillagoe, Dimbulah, and Mutchilba. Hazard Reduction Burn completed at Chillagoe Transfer Station 28 May 2025.

Land Protection

Parthenium Weed: Inspections carried out on all sites. All landholders are complying with their biosecurity obligation.

Kosters Curse and Siam Weed: Power line and Telstra easement access road has been foliar sprayed. Talks underway with Ergon environmental adviser to have the Siam and Kosters treated along their easement to prevent spread,

Siam Weed: Siam weed survey and hand removed on Sandy Creek, Mt Molloy and Gorge Creek in Watsonville.

Gamba Grass: Land Protection Officers attended Cook Shire Gamba Grass taskforce. The taskforce which is organised through the FNQROC is an excellent forum for knowledge sharing and networking with other local and state government departments in the region.

TMR Works: Work was undertaken on the Burke Developmental Road treating Chinese Apple and rubber vine. Several Prickly Acacia was also found, and basal bark treated. The TMR Third Party works have now been completed for 2024/25 year.

Rotary Field Day: Land Protection Officers undertook community engagement at the Mareeba Rotary Field Day stall. This was a great opportunity to help raise awareness for invasive plants and animals with the public having an opportunity to speak with officers first hand on issues they have and to be made aware of current and emerging pest weed and animals.

Feral Pigs: 11 pigs trapped in the Koah and Mt Molloy localities.



Siam Weed, Telstra tower 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.

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.

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

Nil

10 OFFICE OF THE CEO

10.1 COUNCILLOR ATTENDANCE AT LGAQ ANNUAL CONFERENCE

Date Prepared: 22 May 2025
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to obtain Council approval for the attendance of Councillors at the 2025 Local Government Association Queensland (LGAQ) Annual Conference to be held on the Gold Coast 20-22 October 2025.

RECOMMENDATION

That Council approves the attendance of Crs Wyatt, Bosnic, Braes and Cardillo to the 2025 Local Government Association Queensland (LGAQ) Annual Conference to be held on the Gold Coast 20 - 22 October 2025.

BACKGROUND

The Annual LGAQ Conference brings together Councils from all parts of the state for professional development and networking, and to debate issues of importance to their communities.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Yes

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

N/A

10.2 EXTERNAL COUNCILLOR REPRESENTATION

Date Prepared: 22 May 2025
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

Councillors represent Council on various Boards, Associations, Committees and Community Organisations across the Shire. As a result of the recent local government by-election this representation has been reviewed. This Report outlines the proposed representations.

RECOMMENDATION

That the Councillors appointments be made to various Boards, Associations, Committees and Community Organisations as outlined below:

Committee	Appointed Representative	Proxy (if applicable)
Audit Committee	Cr Amy Braes Cr Mary Graham	Cr Ross Cardillo
Barron Catchment Care	Cr Amy Braes	Cr Ross Cardillo
Chillagoe Alliance	Cr Nipper Brown	Cr Mary Graham
Collaborating for Inclusive outcomes in Mareeba	Cr Mary Graham	Cr Ross Cardillo
Crime Stoppers	Cr Nipper Brown	
Davies Park Sporting Precinct Committee	Cr Lenore Wyatt	Cr Amy Braes
Great Wheelbarrow Race Organising Committee	Cr Ross Cardillo	Cr Nipper Brown
Flexichoice	Cr Mladen Bosnic	Cr Angela Toppin
FNQ Regional Organisation of Councils	Cr Angela Toppin	Cr Lenore Wyatt
FNQ Regional Roads Group	Cr Mladen Bosnic	Cr Amy Braes
FNQROC Natural Asset Management Advisory Committee	Cr Ross Cardillo	Cr Nipper Brown
Irvinebank Progress Association	Cr Lenore Wyatt	Cr Mary Graham
Julatten and Molloy Association of Ratepayers and Residents (JAMARR)	Cr Nipper Brown	Cr Mladen Bosnic
Kuranda Interagency Networks	Cr Nipper Brown	Cr Amy Braes
Local Authority Waste Management Advisory Committee (LAWMAC)	Cr Lenore Wyatt	Cr Amy Braes
Local Disaster Management Group (LDMG)	Cr Angela Toppin	
LDMG Community Support	Cr Nipper Brown	
LDMG Economic Development	Cr Mary Graham	

LDMG Deputy Chair	Cr Mladen Bosnic Cr Lenore Wyatt	
LDMG Environment/Infrastructure	Cr Amy Braes	
LDMG Health and Environment	Cr Ross Cardillo	
Mareeba Chamber Commerce Sub Committees	Cr Mladen Bosnic	Cr Ross Cardillo
Mareeba District Disaster Management Group	Cr Angela Toppin	Cr Lenore Wyatt
Mareeba Area Fire Management Committee	Cr Nipper Brown	Cr Lenore Wyatt
Mareeba Heritage Centre Management Committee	Cr Lenore Wyatt	
Mareeba Liquor Industry Action Group	Cr Mary Graham	Cr Mladen Bosnic
Mareeba Multicultural Festival Committee	Cr Mary Graham	Cr Ross Cardillo
Northern Gulf Resource Management Group	Cr Ross Cardillo	Cr Nipper Brown
Pest Advisory Committee	Cr Nipper Brown	Cr Ross Cardillo
Reef Guardian	Cr Ross Cardillo	Cr Amy Braes
Regional Arts Development Fund (RADF)	Cr Angela Toppin Cr Lenore Wyatt	
Small Business Friendly Council	Cr Amy Braes	
Speewah Residents Group (SRG)	Cr Amy Braes	Cr Angela Toppin
Tinaroo Water Committee	Cr Angela Toppin	Cr Ross Cardillo
Traffic Advisory Committee	Cr Lenore Wyatt	Cr Mladen Bosnic

BACKGROUND

Councillors represent Council on a number of Boards, Associations, Committees and Community Organisations across the Shire. Councillors have recently reviewed this list and have nominated to represent Mareeba Shire Council in these roles.

These appointments may change from time to time and when this occurs, the respective organisations will be immediately informed.

The Mayor is an ex-officio member of all Council committees.

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

All Boards, Associations, Committees and Community Organisations will be formally contacted and advised of the Councillor representation relevant to them.

10.3 OFFICE CLOSURE FOR STAFF FUNCTION

Date Prepared: 22 May 2025
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

This report is presented to Council seeking authorisation is sought to close service centres and libraries for a staff function.

RECOMMENDATION

That Council approves the closure of all Council offices and libraries from 12:30pm on Wednesday 16 July 2025.

BACKGROUND

Council service centres and libraries are open to the public throughout the whole of the year, excluding public holidays.

The management team have worked very closely with staff to maintain a positive culture and are recommending that all service centres and libraries close at 12:30pm on Wednesday 16 July 2025 to allow all staff to attend the annual staff function.

Council's after-hours service will operate during the afternoon and staff will be available to deal with critical and emergency issues.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

The cost of the function has been included in the budget.

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 approved, communications will be provided both internally and externally advising of the closure period for the staff function.

10.4 EXPRESSION OF INTEREST FOR REPRESENTATIVES FOR THE GREAT WHEELBARROW RACE ADVISORY COMMITTEE

Date Prepared: 5 June 2025

Author: Corporate Communications Officer

Attachments: 1. [Great Wheelbarrow Race Committee Charter](#) [↓](#)

EXECUTIVE SUMMARY

This report recommends to Council to issue an Expression of Interest to the community to serve on the Great Wheelbarrow Race Advisory Committee following the conclusion of the Committee appointment period.

RECOMMENDATION

That Council;

1. Calls for expressions of interest for members of the community to serve on the Great Wheelbarrow Race Advisory Committee; and
2. Thanks the current advisory committee members for their service.

BACKGROUND

The Great Wheelbarrow Race Advisory Committee (the Committee) is established as a special committee of Mareeba Shire Council and assists with organising the annual Great Wheelbarrow Race (the Event).

In terms of the Great Wheelbarrow Race Advisory Committee Charter (the Charter), the Committee is appointed for a period of four (4) years with the option of extending for one (1) year.

The Committee was appointed in 2020, and the appointment was extended for one year for the purpose of planning the Event in May 2025. The current period of appointment has now ceased, and Expressions of Interest should be called for and then considered by Council for the next term four (4) year term of the Committee.

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

As per the terms of the Charter.

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.

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

An EOI will be advertised in the Media and on Council's website and Facebook page.



The Great Wheelbarrow Race Advisory Committee Charter

Policy Type	Governance Charter	Version:	2.0
Responsible Officer:	Chief Executive Officer	Date Approved:	16/10/2024
Review Officer:	Chief Executive Officer	Review Due:	16/09/2028
Author:	Coordinator Governance & Compliance	Commencement:	16/10/2024

1. PURPOSE

The Great Wheelbarrow Race Advisory Committee ("**the Committee**") is established as a special committee¹ of the Mareeba Shire Council ("**Council**") and shall exist for the purpose of annually organising The Great Wheelbarrow Race event.

This Charter sets out the roles and responsibilities of the Committee in the interest of probity, assurance and good governance.

2. SCOPE

This Charter applies to all members of the Committee and to all the activities of the Committee.

3. CHARTER STATEMENT

COMPOSITION

The Committee will comprise of at least seven (7) members and a maximum of eleven (11) members of which at least one (1) member shall be a Councillor as appointed by Council. The Chair of the Committee shall be a Councillor or member of the Committee appointed by Council.

Councillors will be appointed to the Committee for the term of the Council unless otherwise removed by a resolution of full Council or acceptance of a resignation. In the event of a Councillor resigning their position on the Committee, the full Council will nominate a Councillor to fill the vacant position.

An external member shall be appointed for a period of four (4) years, with an option to extend for one year. Appointments of external members shall be made by way of a public advertisement; an evaluation of candidates and a recommendation for appointment put to Council. The external member may not be a Council officer, employee or contractor and must have experience and skills in event management and demonstrate community involvement. The evaluation of potential external members will be undertaken by the Mayor or a nominated Councillor; Chief Executive Officer and if appropriate the Chair.

THE ROLE OF THE CORPORATE COMMUNICATIONS OFFICER

¹ See Local Government Regulation 2012 s 264(1)(a).

Great Wheelbarrow Race Advisory Committee Charter

Council's Corporate Communications Officer is responsible for the overall coordination and running of the event. Working closely with the Chair of the Committee, the Corporate Communication Officer will provide administrative, event, risk management and financial advice and support to the Committee. As the Council Officer charged with organising the event, they will be responsible for taking minutes and keeping records of all activities related to the event. The Corporate Communications Officer reports directly to the Chief Executive Officer.

MEETINGS

The Committee meets as often as it determines, but not less than two (2) times per year. Meetings of the Committee are held at the times and places decided by the Committee².

Quorum for the Committee shall be the majority of its members however if the number of members is an even number, one-half of the number is a quorum. The meeting will proceed only if a quorum is present. The Chairperson shall preside or if the Chairperson is absent, the member chosen by the members present as Chairperson for the meeting presides.³

The Mayor has a standing invitation to attend the meetings. Non-member Councillors may attend in observer mode but must first request confirmation from the Chair regarding planned attendance, in advance of the meeting.

The Committee Chair may invite any Council officers to attend Committee meetings as and when required to assist the Committee.

The Chairperson of the Committee shall attend a Council meeting on an annual basis to formally report on the progress of the Committee.

Meetings shall be conducted in accordance with the Council's *Handbook for Advisory Committees*.

RESPONSIBILITIES

The Committee will liaise closely with Council to carry out its responsibilities. However, the Committee has no expressed or implied executive power or authority.

The roles and responsibilities of individual Committee members are determined by the Chair and Committee members.

The Committee acting for Council as a public entity,⁴ will observe, promote, give proper consideration to and make decisions compatibly with the *Human Rights Act 2019* (Qld).

4. REPORTING

The Corporate Communications Officer is responsible for taking minutes and keeping records of all activities related to the event.

² Ibid s 268.

³ See *Local Government Regulation 2012* (Qld) ss 269(1)-(2). See also *Handbook for advisory Committees* (MSC) s 3.4.3.

⁴ See *Human Rights Act 2019* (Qld) s 9(1).

Great Wheelbarrow Race Advisory Committee Charter

The Corporate Communications Officer will forward a copy of all meeting minutes to Council's Mayor and Chief Executive Officer within 14 days from the date of each meeting.⁵

5. DEFINITIONS

Nil.

6. RELATED DOCUMENTS AND REFERENCES

Handbook for Advisory Committees (MSC)

Human Rights Act 2019 (Qld)

Local Government Regulation 2012 (Qld)

7. REVIEW

It is the responsibility of the CEO to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every three (4) years or as required by Council.

⁵ See *Handbook for advisory Committees (MSC)* s 3.4.6.

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

14 FOR INFORMATION

14.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF MAY 2025
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Date Prepared: 3 June 2025

Author: Planning Technical Support Officer

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for May 2025

New Development Applications					
Application #	Lodgement Date	Applicant/Address	Property Description	Application Type	Status
MCU/25/0011	23/05/2025	Osz Pty Ltd TTE C/- S & T Myrteza Family Trust 19 Reynolds Street, Mareeba	Lot 3 on RP740309	MCU – Warehouse	Assessment Stage
MCU/21/0014	16/05/2025	Sutariya Brothers Pty Ltd U&I Town Plan 5 Malone Road, Mareeba	Lot 15 on RP846956	Application for "Minor Change" to Development Approval – MCU – Service Station & Caretakers Accommodation	Assessment Stage
MCU/12/0017	8/05/2025	Conmat Pty Ltd C/- Urban Sync 936 Tinaroo Creek Road, Mareeba	Lot 358 on OL451	Application for "Other Change" to Development Approval – MCU – Industry (Concrete Batching Plant)	Assessment Stage
RAL/18/0002	2/05/2025	Reever and Ocean Pty Ltd C/- wildPLAN 112 Barnwell Road, Kuranda	Lots 17, 18, 19 on SP296830, Lot 22 on SP304952 and Lot 20 on N157423	Application for "minor Change to Development Approval – ROL – (5 Lots into 49 Lots)	Assessment Stage
RAL/25/0010	21/05/2025	BTM & S Stankovich Amaroo Estate C/- Freshwater Planning Karobean Drive and Emerald End Road, Mareeba	Lot 500 on SP342226	ROL – (1 into 33 Lots, park and balance allotment) Stages 14B & 15	Public Notification Stage
RAL/25/0011	21/05/2025	BTM & S Stankovich Amaroo Estate C/- Freshwater Planning Pontos Place, Mareeba	Lot 500 on SP342226	ROL – (1 into 25 Lots) and balance allotment – Stage 16	Public Notification Stage
RAL/25/0012	13/05/2025	John Fitzgerald C/- Freshwater Planning 374 Hodzic Road, Bibohra	Lot 142 on NR506	ROL – (1 into 2 Lots)	Public Notification Stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/25/0007	14/05/2025	K Kuskopf and C Goes C/- Twine Surveys	1074 Springmount Road and Cascade Close, Mutchilba	Lot 121 on RP903075 and Lot 5 on SP198648	ROL – Boundary Realignment

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

Change to Existing Development Approval issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/25/0008	6/05/2025	Oswaldo Scapin C/- Rapid Building Approvals	Country Road, Mareeba	Lot 2 on SP325370	Referral agency response for building work (Class 10a Shed) assessable against the Mareeba Shire Council Planning Scheme 2016 - (GFA Dispensation)
CAR/25/0009	26/05/2025	A Voigt C/- Emergent Building Approvals	11 Parklands Circuit, Mareeba	Lot 14 on SP204554	Referral agency response for building work (Class 10a Shed) assessable against the Mareeba Shire Council Planning Scheme 2016 (GFA Dispensation)

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
MCU/11/0009	20/05/2025	Cairns Regional Community ATSI T/A Indigenous Job Connections C/- MaraWay	38 Rush Road, Bibbohra	Lot 2 on RP733948	MCU – “Educational Establishment (Pre-employment Training Facility incorporating on site accommodation) Extension to 20 May 2026

May 2025 (Regional Land Use Planning)

Survey Plans Endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/22/0019	13/05/2025	BTM & S Stankovich Pty Ltd C/- CQB Services Josh Musumeci	Amaroo Estate Stage 13B Karobean Drive, Moondani Avenue and Emerald End Road, Mareeba	Plan of Lots 305, 321 – 324 & 500 on SP352770 Cancelling Lot 500 on SP342226	18
RAL/24/0003	23/05/2025	Ralph Tobiano	26 Hastie Road, Mareeba	Plan of Lots 1 & 2 on SP352766 Cancelling Lot 197 on RP900991	2
RAL/25/0002	15/05/2025	Luke Posma	149 & 165 Slape Road, Mareeba	Plan of Lots 10 & 11 on SP352787 Cancelling Lot 1 on RP749138 and Lot 23 on SP193149	2

May 2025 (Regional Land Use Planning)