



AGENDA

Wednesday, 20 August 2025

Ordinary Council Meeting

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

Date: Wednesday, 20 August 2025

Time: 9:00am

Location: Council Chambers

**Peter Franks
Chief Executive Officer**

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1 MEMBERS IN ATTENDANCE

2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

3 BEREAVEMENTS/CONDOLENCES

4 DECLARATION OF CONFLICTS OF INTEREST

5 CONFIRMATION OF MINUTES

Special Council Meeting - 16 July 2025

Ordinary Council Meeting - 16 July 2025

6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

7 DEPUTATIONS AND DELEGATIONS

8 CORPORATE AND COMMUNITY SERVICES

8.1 J & E SWEMMER - MATERIAL CHANGE OF USE - HEALTH CARE SERVICES - LOTS 3 & 4 ON M9162 - 59 MARSTERSON STREET, MUTCHILBA - MCU/25/0004

Date Prepared: 29 July 2025

Author: Coordinator Planning Services

Attachments: 1. Proposal Plans [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	J & E Swemmer	ADDRESS	59 Marsterson Street, Mutchilba
DATE LODGED	19 February 2025	RPD	Lots 3 & 4 on M9162
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Health Care Services		
FILE NO	MCU/25/0004	AREA	Lot 3 – 607m2 Lot 4 on 615m2
LODGED BY	Freshwater Planning Pty Ltd	OWNER	J & E Swemmer
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

- That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	J & E Swemmer	ADDRESS	59 Marsterson Street, Mutchilba
DATE LODGED	19 February 2025	RPD	Lots 3 & 4 on M9162
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Health Care Services		

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 – Health Care Services

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
M25-5023 Sheet A101	Site Plan	Max Slade Designs	13/05/2025
M25-5023 Sheet A102	Existing Layout Plan	Max Slade Designs	13/05/2025
M25-5023 Sheet A103	Proposed Layout Plan	Max Slade Designs	13/05/2025
M25-5023 Sheet A104	Overall Layout Plan	Max Slade Designs	13/05/2025
M25-5023 Sheet A105	Elevations	Max Slade Designs	13/05/2025
M25-5023 Sheet A105a	Elevations	Max Slade Designs	13/05/2025
M25-5023 Sheet A106	3D Views	Max Slade Designs	13/05/2025

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

- 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 6.00pm Monday to Saturday. No operations are permitted on Sunday or Public Holidays.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of Marsterson Street to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel.

4.2 Frontage Works – Marsterson Street

Within six (6) months of this approval taking effect, 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 Lots 3 and 4 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 4.2 must be submitted to Council for approval as part of a subsequent application for operational works.

4.3 Stormwater Management

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

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

4.4 Car Parking/Internal Driveways

4.4.1 The applicant/developer must ensure that the development is provided with a minimum of eight (8) vehicle parking spaces, including five (5) on street parking spaces.

4.4.2 All car parking spaces, and trafficable areas must be paved, bitumen, asphalt or concrete sealed (grass pavers may be used for car parking spaces only) and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.4.3 All car parking spaces and internal driveways 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.

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

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 Landscaping and Fencing

4.6.1 Within six (6) months of this approval taking effect, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

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

4.6.2 Within six (6) months of this approval taking effect, a 1.8 metre high (neutral colour) solid screen fence must be established along the full length of the southern boundary of Lots 3 and 4 on M9162.

The fence is to be maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.7 Lighting

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

(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) 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.

(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
- Development Permit for Operational Works

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

THE SITE

The site is located at 59 Marsterson Street, Mutchilba and encompasses two (2) freehold allotments with a combined area of 1,222 square metres.

The particular details of the lots are as follows:

- Lot 3 on M9162, area of 607 square metres, frontage of approximately 19.5 metres to Marsterson Street; and
- Lot 4 on M9162, area of 615 square metres, frontage of approximately 17 metres 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. The road shoulder in front of the site remains at a gravelled standard.

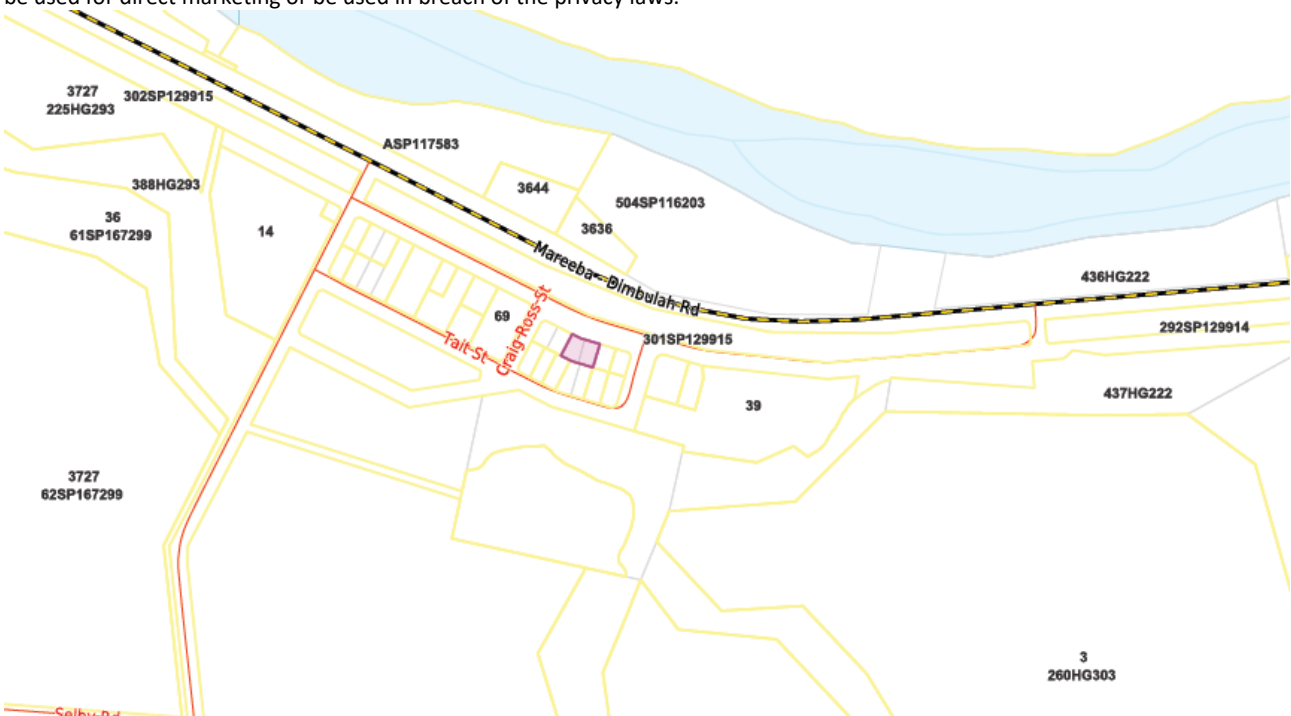
The site is level with Lot 3 being improved by a dwelling and Lot 4 remaining vacant. The site is connected to reticulated water (Sunwater operated), electricity and telecommunication services. An on-site effluent disposal system is in place at the rear of the building.

The adjoining properties on Marsterson Street are occupied by the former St Joseph's church and a vacant residential lot 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

- The site has a history of non-residential use being used as Sunwater's Mutchilba office/depot for an extended period.

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The application describes the proposed development as follows:

"The proposal is to convert the existing Building to house Health Care Services and the provision of a new Health Care Services Building which are considered to complement the existing Commercial Buildings and Uses on Marsterson Street. The proposed development of this property provides for appropriate Uses to service and support the residents of the immediate Mutchilba Residential Area, surrounding Residential Areas (Dimbulah, etc) and the surrounding Mareeba Region and Environs. No change to the existing Residential nature or character of the Zone is envisaged with the Material Change of Use as it proposes Uses to service the everyday needs to support Mutchilba, surrounding Townships and Mareeba's Region. The proposal will provide an appropriate development while maintaining the existing amenities and aesthetics of the site.

Stage 1

The facilitation of the conversion of the existing 96 m² structure into a Health Care Service will encompass the following:

- *Two (2) Consulting Rooms*
- *Treatment Room*
- *Lunch Room*
- *Reception and Waiting Room*
- *Amenities*

Stage 2

The Construction of a new structure (88 m²) into a Health Care Service will encompass the following:

- *Three (3) Consulting Rooms*
- *Admin*
- *Lunch Room*
- *Reception and Waiting Room*
- *Amenities*

The site contains frontage to Marsterson Street and encompasses existing access to the rear of the site. The Amended Max Slade Design Proposal Plans nominate the provision of five (5)

on-street parking spaces, inclusive of a Disabled space, within the existing wide Masterson Street Road Reserve. In addition to this, the Proposal Plans provides for four (4) partially covered Staff Parking spaces to the rear of the Building for Stage 1. If additional Staff Parking is required for Stage 2, then the provision of three (3) additional Staff Parking Spaces can be provided to the rear of the new Building. It is understood that a new crossover or formalisation of the existing will be required for the proposal. There is sufficient room onsite for the manoeuvring of vehicles and parking for the Health Care Services. Any car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and will be appropriately sealed in keeping with the natural/existing environment."

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 • Residential Area
Zone:	Low Density Residential zone
Overlays:	Bushfire Hazard Overlay Flood Hazard 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>Health care services</i>	<i>Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.</i>	<i>Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic</i>	<i>Community care centre, hospital</i>

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 for an essential health care service and is entirely consistent with the level of service desired for a rural village.

Allotments to the east on Marsterson Street are developed for commercial purposes namely the Mutchilba Cash Store/Post Office and the recently approved commercial offices (former church).

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 for an essential health care service and is entirely consistent with the level of service desired for a rural village.

The development complies with Specific Outcome (1).

3.5 Community identity and diversity

3.5.1 Strategic outcomes

- (6) *Easily accessible health care services and facilities are provided that meet community needs. Public health and safety is fostered in the design of the built environment in Mareeba Shire, including by promoting surveillance, activity and recreation*

Comment

The subject site is located within the Mutchilba rural village. The proposed development is for an essential health care service and is entirely consistent with the level of service desired for a rural village.

The development complies with Specific Outcome (1).

3.5.7 Element—Health

3.5.7.1 Specific outcomes

- (1) *The establishment of new medical services and facilities, particularly in small communities with limited access to healthcare is facilitated.*

Comment

The subject site is located within the Mutchilba rural village. The proposed development is for an essential health care service and is entirely consistent with the level of service desired for a rural village.

Allotments to the east on Marsterson Street are developed for commercial purposes namely the Mutchilba Cash Store/Post Office and the recently approved commercial offices (former church).

The proposed use is low impact and will maintain the amenity of surrounding residential uses.

The development complies with Specific Outcome (1).

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
- 9.3.3 Community activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or

performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
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).
Community 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

The development will be conditioned to require all development works be designed and constructed in accordance with FNQROC Development Manual standards.

Adopted Infrastructure Charges Notice

Adopted Infrastructure Charges Resolution (No. 1) of 2025 identifies a charge rate for health care services of \$112.30 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 a health care service in Mutchilba is \$67.38 per m² GFA. The proposed development has a GFA of 184m², generating a charge of \$13,397.92.

The site has two (2) standard lot credits for a total credit of \$26,956.80.

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 2 July 2025 to 25 July 2025. The applicant submitted the notice of compliance on 28 July 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 and Flood Hazard 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.*

AO8

No acceptable outcome provided.

Comment

The site has a history of non-residential use being used as Sunwater's Mutchilba office/depot for an extended period.

The current proposal for health care services is very low impact and the development can reasonably be conditioned to maintain the amenity of adjoining residential land uses.

The proposed development is compatible with all adjoining commercial and residential uses.

The development will not threaten orderly development in other centres.

The development complies with PO8.

Flood Hazard Code***P10 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.*

A10.1

Buildings, including extensions to existing buildings are:

- (a) elevated above the defined flood level; and*
- (b) the defined flood event does not exceed a depth of 600mm; and*
- (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.*

Comment

The site is mapped as Potential Flood Hazard Area.

Photographic evidence provided as part of a separate development application determined that the highest observed flood height (477.686m AHD) was seen at footpath in front of the adjoining Mutchilba Cash Store.

Twine Surveys have determined that the floor height of the existing building is 478.283m AHD, which is 597mm above the historic flood height.

The development substantially complies.

be aware :- SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

Property Description

Lot 3 & 4 on M9162
Locality - Mutchilba
Mareeba Shire Council
Area of Land - Lot 3 - 607 sq m & Lot 4 - 615 sq m
Building Classification Class 5
Building Area - 96 sq m
Flood overlay - Refer MSC flood overlay mapping
Existing Building is raised approx 800
Bushfire Overlay - Refer MSC bushfire overlay mapping
Potential Impact
Jump up connection point - not applicable
Transport Corridor - not applicable to Class 5 building

GENERAL NOTES

- Refer any discrepancy to designer for written instructions
- All work to be in accordance with the B.C.A. Class 1 & 10.
- Plumbing & Drainage to comply with AS/NZS 3500.
- Fittings to comply with AS 2870.
- Glasing to comply with AS 1288.
- Cold formed steel to comply with AS/NZS 4680.
- Timber framing to comply with AS 1684.3:2006. Timber to be preservative treated (L.O.S.P.)
- In accordance with AS 3660-2000.
- Stormwater to be discharged to council regulations.
- All structural fixed bells, nuts and bolts to be hot dipped galvanised.
- Confirm all joinery fit-out details with proprietor prior to construction.

Notes	Project must be in accordance with Local Authority By-law and the Building Construction Code To All other standards dimensions on site before commencing any work. ALL DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS
If IN DOUBT ASK !!	
Client	J. & E Swimmer

Project	Reclassification
Location	59 Masterson Street Mutchilba
Design Wind Classification- C2	
Date	January 2025
Drawn	Max Slade
Scale	1 : 500
Job No.	M25 - 5023
A.B.N. No-	16 010 600 321
Max Slade Designs Pty. Ltd.	
Built by - Max Slade	
Building Designer - Medium Rise	
Builder - Love Rise	
Phone	07 40 91 2099
maxslade@bigpond.net.au	

PA #3 12 05 25

Sheet No. Sheet Name.
A101 SITE PLAN

13/05/2025 10:57:40 AM

copyright

be aware -> SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

Architectural drawing of an existing layout plan for a building. The plan shows a rectangular building footprint with internal walls and doors. Dimensions are provided for the overall footprint and internal sections. A dashed line indicates a section cut. The drawing is titled "Existing Layout Plan" and includes a scale of 1:100. The drawing is dated 13/05/2025 10:57:40 AM. The drawing is signed by J. & E. Swemmer.

Description

Number

Date

Notes

All work must be in accordance with Local Authority By-laws and the Building Construction Code. The Builder should verify all dimensions on site before commencing work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. IF IN DOUBT ASK!!

Client

J. & E Swemmer

Project

Reclassification

Location

59 Masterson Street Mutchilba

Design Wind Classification: C2

Date: January 2025

Drawn: Max Slade

Scale: 1:100

Job No.

M25 - 5023

A.B.N. No. 16 016 608 321
Max Slade Design Pty. Ltd.
10/84 Slade Street, Mutchilba
QLD 4883
Builder - Love Rise
Building Designer - Medium Rise
Phone 07 40 91 2099
maxslade@bigpond.net.au

Sheet No. Sheet Name.

A102 Existing Layout Plan

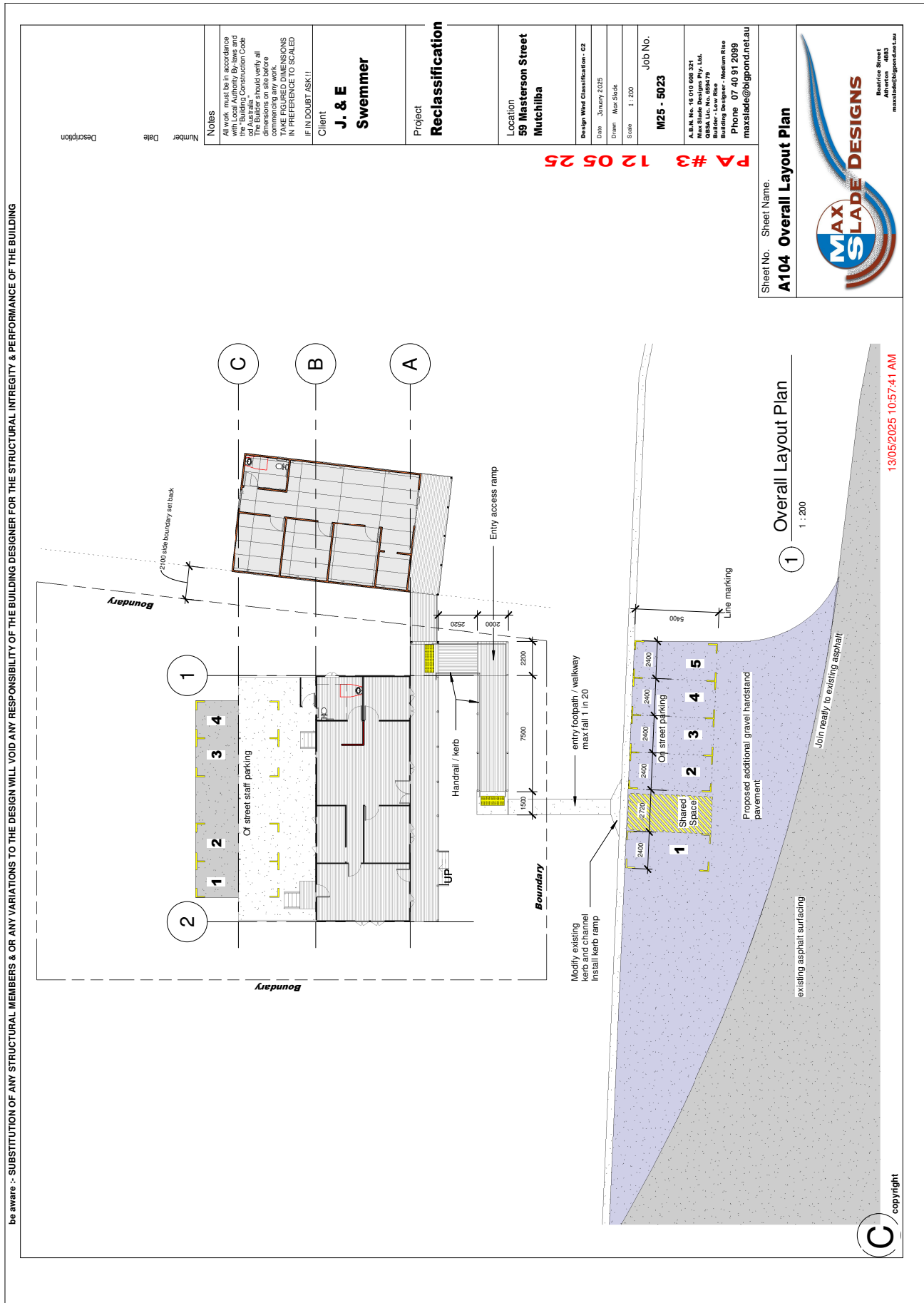
Existing Layout Plan

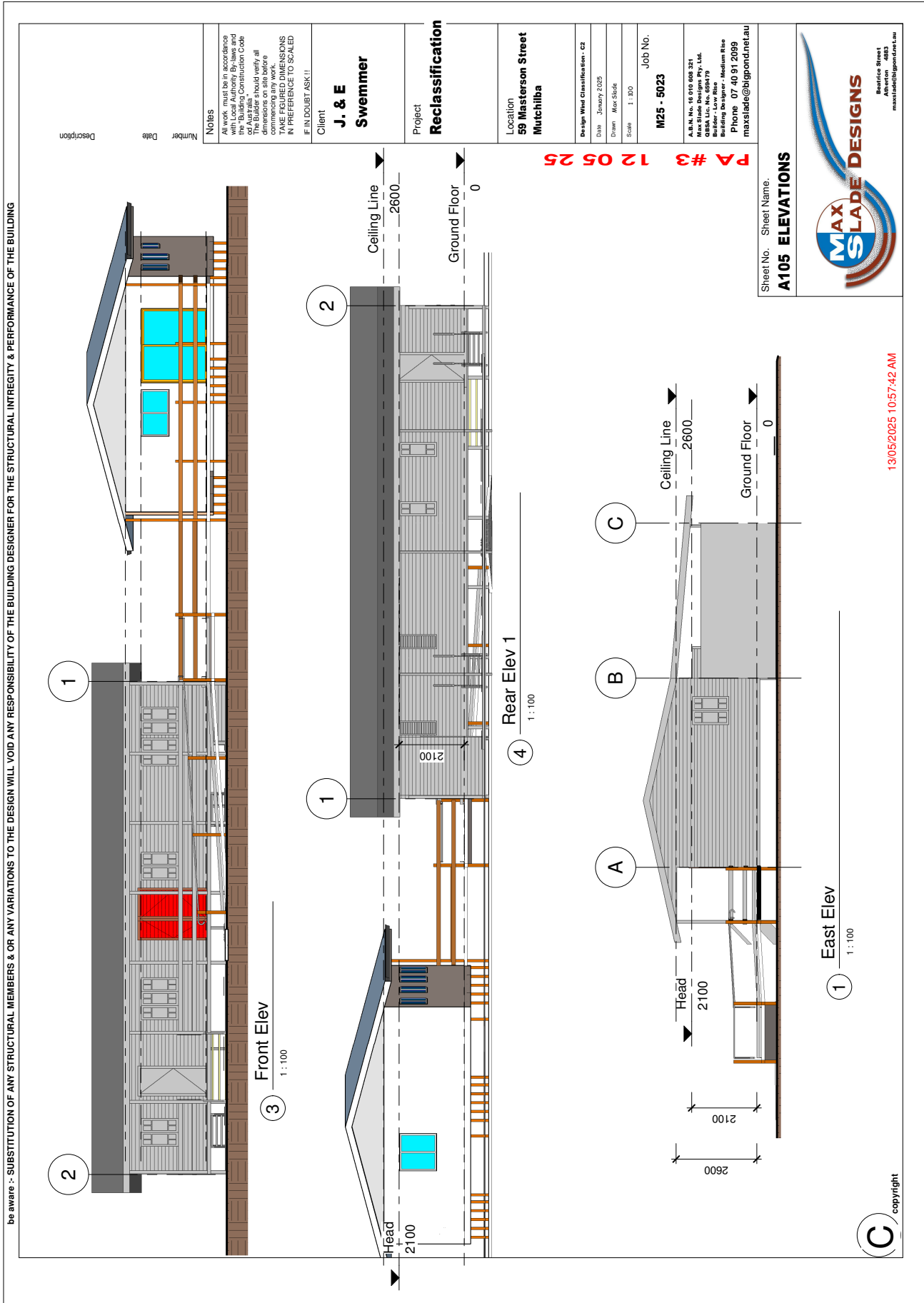
1 : 100

copyright

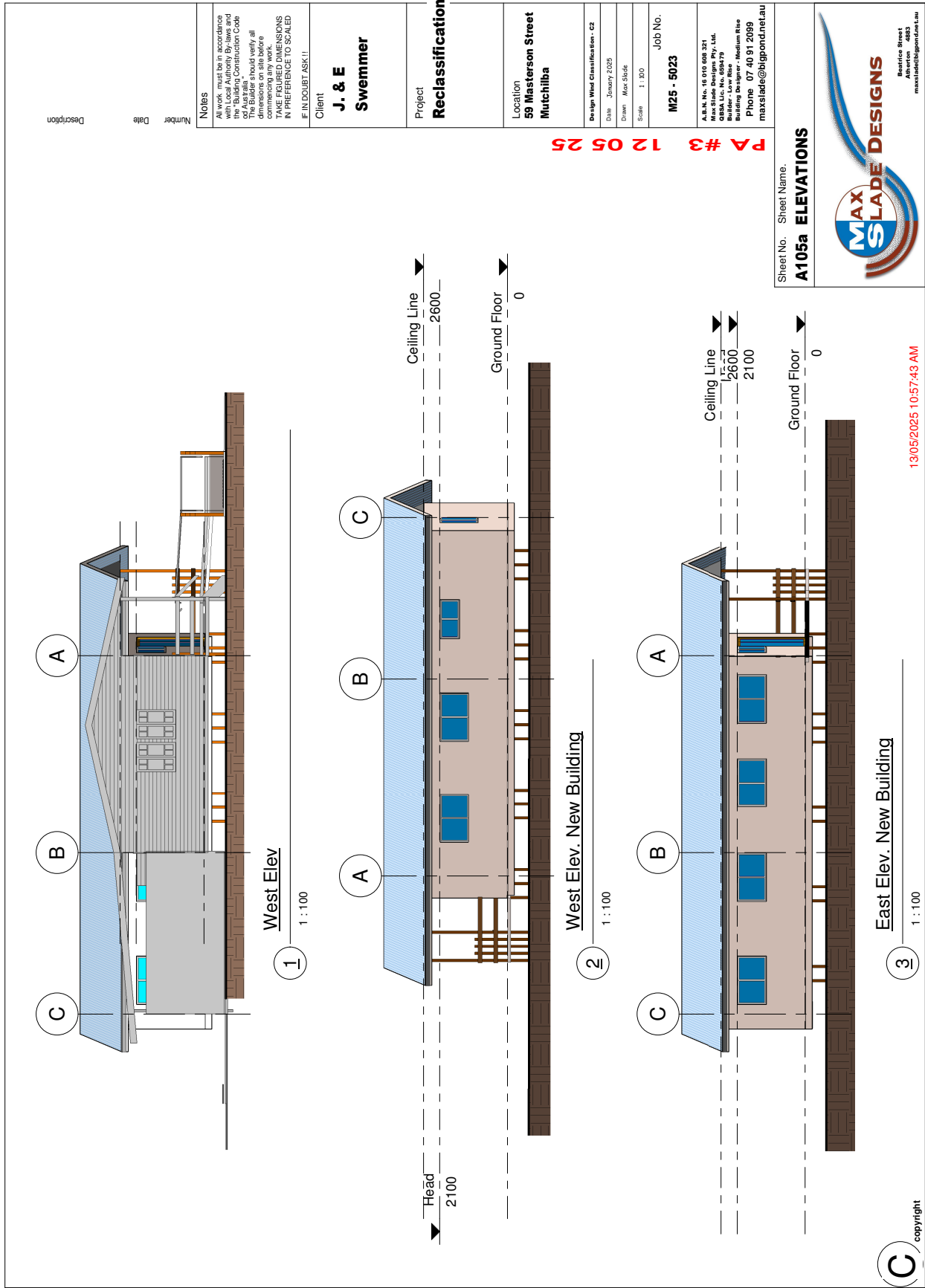
13/05/2025 10:57:40 AM







be aware - SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



8.2	M MCDOUGALL - MATERIAL CHANGE OF USE - TOURIST PARK - LOT 22 ON SP302231 - 8392 MULLIGAN HIGHWAY, DESAILLY - MCU/25/0009
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Date Prepared: 29 July 2025

Author: Coordinator Planning Services

Attachments:

1. Proposal Plans [↓](#)
2. State Assessment and Referral Agency response dated 2 July 2025 [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	M McDougall	ADDRESS	8392 Mulligan Highway, Desailly
DATE LODGED	29 April 2025	RPD	Lot 22 on SP302231
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Tourist Park		
FILE NO	MCU/25/0009	AREA	14,980 hectares
LODGED BY	Aspire Town Planning and Project Services	OWNER	M McDougall
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural 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	M McDougall	ADDRESS	8392 Mulligan Highway, Desailly
DATE LODGED	29 April 2025	RPD	Lot 22 on SP302231
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Tourist Park		

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

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

And

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

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

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
M24-4970B Sheet A101	Site Plan	Max Slade Designs	5/06/2025
M24-4970B Sheet A102	Overall Site Plan	Max Slade Designs	5/06/2025

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

- 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 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

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) An 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 one (1) metre wide landscaped screening buffer, 1.8 metre high solid fence or building.

Lids or coverings must be installed on all refuse storage bins when not in use to prevent wildlife scavenging.

3.5 Emissions

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

Tourist Park guests are not permitted to play amplified music of any kind.

3.6 Bushfire Management

- 3.6.1 A Bushfire Management Plan, incorporating evacuation procedures, campfire guidelines and fire break/trail maintenance for the campground

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 The applicant must ensure any open fires are appropriately managed and contained.

3.7 A site manager/s must be present on-site at all times to ensure compliance with these conditions of approval.

3.8 Signage

3.8.1 No more than one (1) advertising sign for the approved development is permitted on the subject site.

3.8.2 The sign must not exceed a maximum sign face area of 6m² and must not move, revolve, strobe or flash.

3.8.3 The sign must be kept clean, in good order and safe repair for the life of the approval.

3.8.4 The sign must be removed when no longer required.

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

3.9 The maximum length of stay for any self-contained campers must not exceed seven (7) consecutive days.

4. Infrastructure Services and Standards

4.1 Stormwater Drainage/Water Quality

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

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

4.2 Car Parking/Internal Driveways

4.2.1 The applicant/developer must ensure that the development is provided with sufficient on-site car parking. No parking of vehicles associated with the development is permitted to occur outside the property boundary or within road reserve.

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

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

4.3 Non-Reticulated Water Supply

All non-potable water supplied to campground visitors must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

In the event that the campground is provided with a potable water supply, it must be treated so as to be potable (safe for drinking in accordance with National Health Medical Research Guidelines).

4.4 On-Site Wastewater Management

4.4.1 No black or grey water from any campground guest is to be discharged on site.

4.4.2 Any accidental discharge of black or grey water on site must be reported to Council immediately.

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

4.4.4 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.

4.5 Lighting

Lighting associated with the development must be set up to minimise light spillage and not cause nuisance to any neighbouring property. Where permanent outdoor lighting is proposed, the developer shall locate, design and install lighting in order to prevent the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed eight (8) lux when measured at any point 1.5 metre 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) 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) 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.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) Motor Home Park/Caravan Park/Camping Ground

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 motor home park/caravan park/camping ground.

- (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.

(E) REFERRAL AGENCY CONDITIONS

State Assessment and Referral Agency conditions dated 2 July 2025.

(F) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

THE SITE

The subject site is Reedy Valley Station, being land described as Lot 22 on SP302231, situated at 8292 Mulligan Highway, Desailly, and located approximately 14 kilometres west of Mount Carbine.

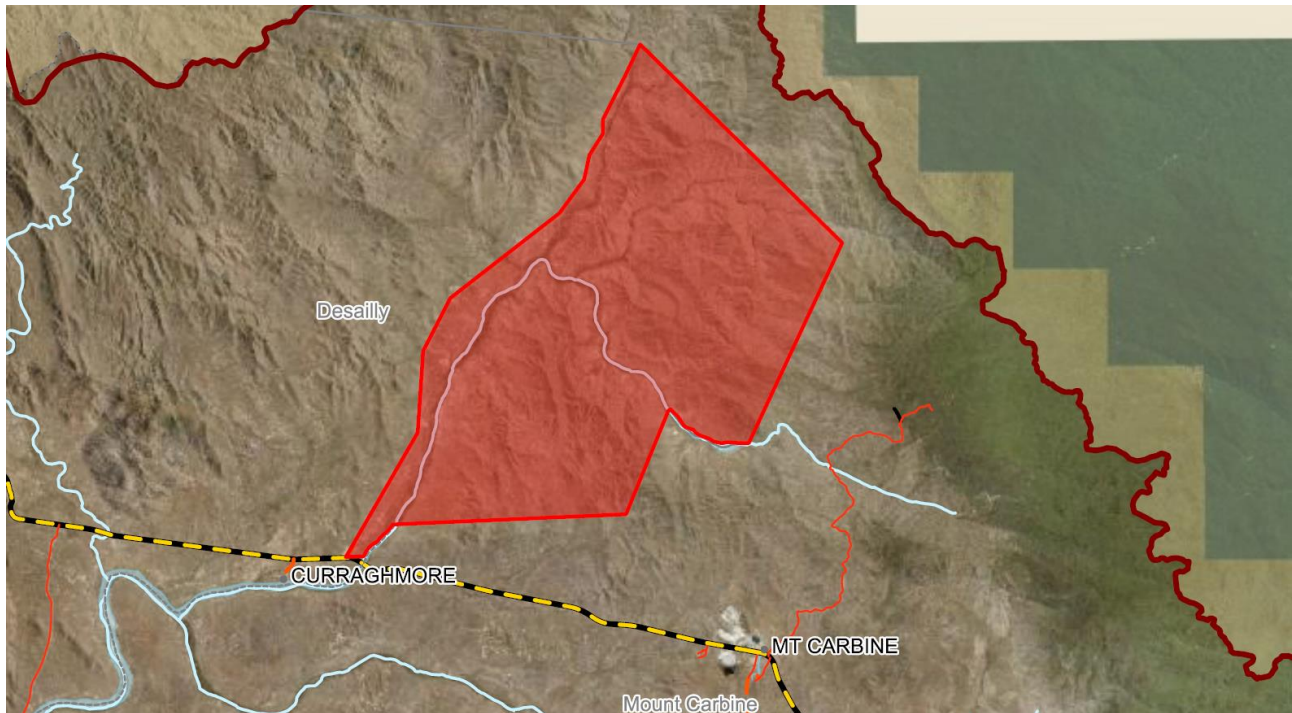
Lot 22 has an area of 14,980 hectares with a frontage of approximately 600 metres to the Mulligan Highway. The Mulligan Highway is a State controlled road and is constructed to a two (2) lane bitumen sealed standard.

The site comprises predominantly rural and natural landscapes, with a mix of open grassland, scattered native vegetation, and low-density woodland. The topography is generally undulating. The south-western portion of the site is relatively level and more easily accessible from the highway.

The site is generally used for grazing, there is no intensive agriculture. In terms of built infrastructure there is a main Dwelling House and machinery storage sheds and also Caretakers Residence. A formed gravel road (within easement) provides vehicle access along the entire western boundary and further north to the Mount Windsor National Park. No other significant infrastructure is present other than perimeter and internal fencing and informal vehicle tracks. The site is not connected to reticulated water or sewer infrastructure, with future servicing anticipated to rely on on-site solutions suitable for remote tourist accommodation.

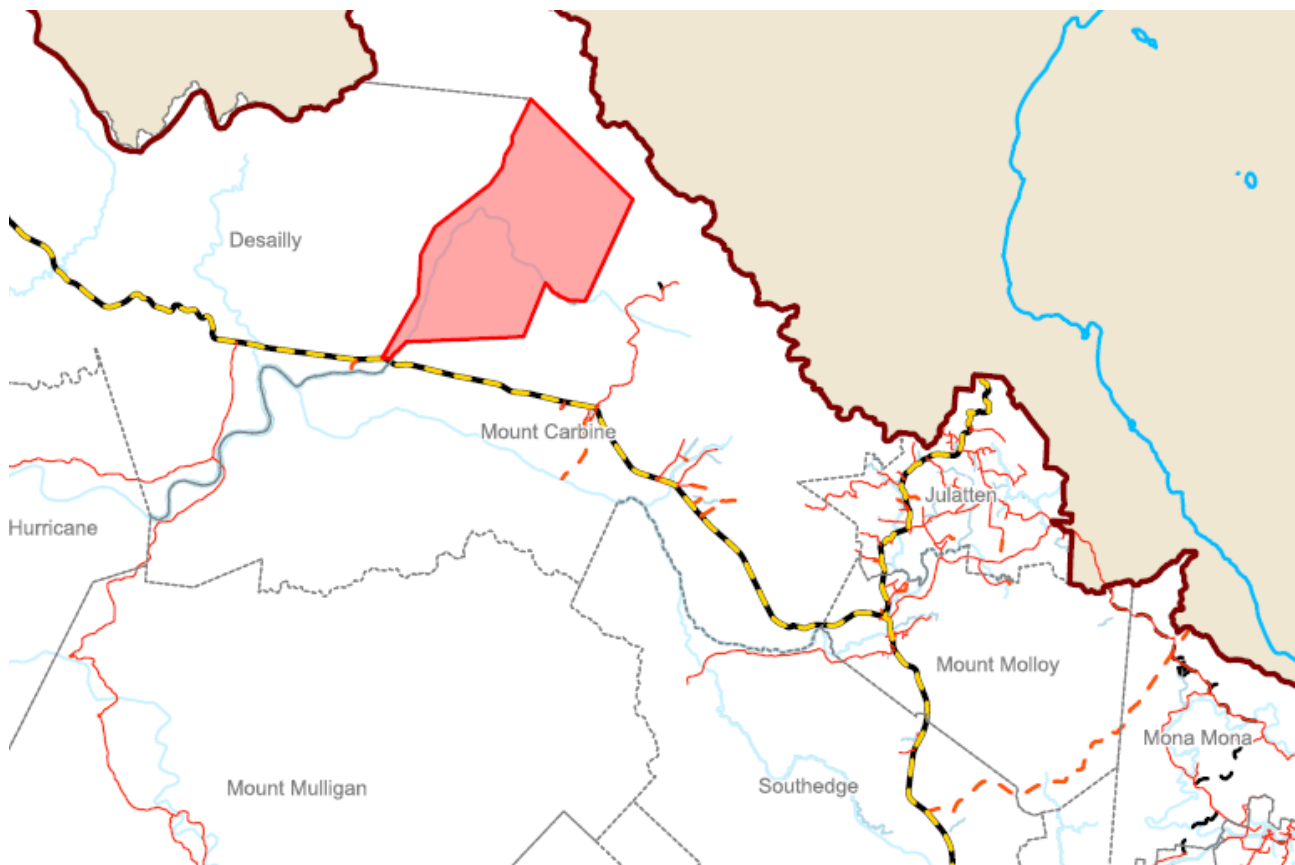
Vegetation across the site is largely intact and features a range of native species typical of the region, including disperse woodlands and grassland ecosystems. The site has been subject to an ecological assessment which confirms the proposed development area avoids sensitive ecological values and habitat areas.

The McLeod River traverses through the subject land.



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

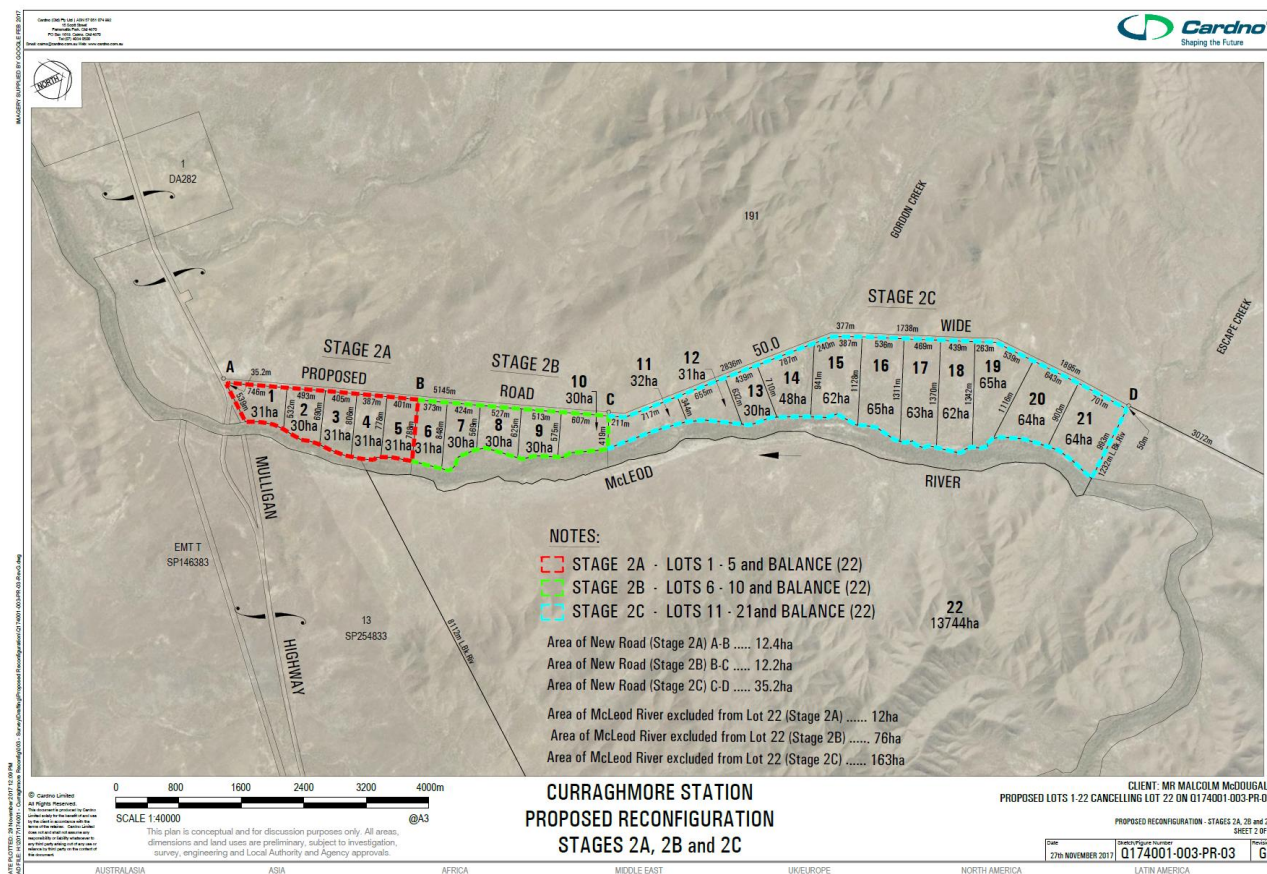
Nil

PREVIOUS APPLICATIONS & APPROVALS**DA/17/0011**

Council at its ordinary meeting held on 24 January 2018 issued a development permit for Reconfiguring a Lot - subdivision (1 into 23 lots and access easement) over Lot 191 on SP284405 (Curraghmore Station), situated at 8,579 Mulligan Highway, Desailly.

Stage 1 of the development has been completed creating Lot 191 on SP302231 (Curraghmore Station), Lot 22 on SP302231 (the current site – Reedy Valley Station) and an access easement.

DA/17/0011 authorises the further subdivision of Lot 22 into 22 lots as shown below.



The proposed tourist park development is confined to future Lot 1.

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The application describes the proposed development as follows:

This Development Application seeks a Development Permit for a Material Change of Use to establish a Tourist Park over land located at 8392 Mulligan Highway, Desailly, more formally described as Lot 22 on SP302231. The proposed development responds to the growing demand for low-impact, nature-based accommodation options along the primary route to Cape York. The site is strategically positioned to support the flow of travellers seeking overnight and short-stay accommodation during their journey north as well as travellers looking for a rural get away.

The Tourist Park is proposed to include the following components:

- *Reception and Caretaker's Residence, to be co-located within an already disturbed area currently used for laying stock feed and supplements. This location ensures minimal environmental impact in terms of vegetation and land disturbance and efficient oversight of park operations.*
- *100 Caravan/camping sites, to be distributed across the landscape and integrated with existing vegetation. Sites will be carefully sited to maximise natural shade, privacy, and visitor comfort.*
- *Maintenance Shed, for storage of equipment and supplies necessary for ongoing park management.*

- *Amenities Buildings, including toilets, showers, and laundry facilities.*
- *On-site Wastewater Treatment Facility, designed to service the park in accordance with relevant environmental and health standards.*

The layout of the Tourist Park has been guided by a low-impact, environmentally responsive design philosophy. Caravan and camping sites, along with internal access roads, will be sensitively integrated into and around existing vegetation. The design prioritises the retention of mature trees with a diameter at breast height (DBH) of 200mm or greater, to maintain natural shade, visual amenity, and ecological value.

While a portion of the park may ultimately be connected to power and water infrastructure, the specific allocation of these services is yet to be finalised. However, it is not anticipated that the distribution of services will materially influence the assessment or determination of the development application, given the proposed layout, land use, and overall scale of the project.

The site benefits from direct access to the Mulligan Highway, a major regional transport corridor, with access arrangements assessed and supported by a Traffic Impact Assessment.

The development footprint has also been carefully selected to avoid areas of ecological significance, as confirmed by the supporting Ecological Assessment.

The proposed Tourist Park is intended to provide a safe, functional, and environmentally conscious accommodation base for travellers journeying to and from Cape York as well as more domestic clientele. The scale, design, and staging of the development ensures the park will evolve in a sustainable manner, delivering economic, tourism, and employment benefits to the region, while protecting the scenic and ecological values of the site.

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 is:

- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> • Rural other Natural Environment Elements <ul style="list-style-type: none"> • Biodiversity Areas Transport Elements <ul style="list-style-type: none"> • State Controlled Road • B-double Route
Zone:	Rural zone
Overlays:	Agricultural Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard 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>Tourist Park</i>	<p><i>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</i></p> <p><i>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</i></p>	<i>Camping ground, caravan park, holiday cabins</i>	<i>Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation</i>

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

In recent years, Mareeba Shire has experienced an increase in demand for self-contained Tourist Parks which serve to provide convenient affordable locations for travelling tourists to stay for short periods of time.

The rural zone is considered the logical location for such facilities due to the significant natural appeal and very low density.

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development. The applicant has selectively sited the camping sites within the subject land to avoid adverse impacts to the local ecology.

The proposed development will be largely screened from view and the character of the locality will be maintained.

The development complies with Strategic outcome five (5).

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

Comment

The proposed development is not at significant risk from flooding or landslide. Parts of the subject site would be impacted by these hazards; however, the proposed development is largely sited to avoid these hazards or can be readily relocated should the need arise.

Flood hazard risk is further minimised by the seasonal nature of the proposed use, with peak season occurring outside the wet season.

Bushfire is a significant hazard over much of the subject site. A bushfire hazard management plan will be conditioned to mitigate this risk.

The development complies with Strategic outcome eight (8).

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.*

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view and the character of the locality will be maintained.

- (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.*

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view and the character of the locality will be maintained.

The environmental values of the subject site are essential to the success of the proposed development.

- (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 subject site and proposed development comply. Access and noise management will be appropriately conditioned.

- (6) *Agricultural areas will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.*

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

- (7) *Rural areas preserve lands for future uses beyond the life of the planning scheme.*

Comment

The proposed development does not further alienate rural land, noting that the area is covered by an existing reconfiguring a lot approval.

3.3.14 Element—Natural hazard mitigation

3.3.14.1 Specific outcomes

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

Comment

The proposed development is not at significant risk from flooding or landslide. Parts of the subject site would be impacted by these hazards; however, the proposed development is largely sited to avoid these hazards or can be readily relocated should the need arise.

Flood hazard risk is further minimised by the seasonal nature of the proposed use, with peak season occurring outside the wet season.

Bushfire is a significant hazard over much of the subject site. A bushfire hazard management plan will be conditioned to mitigate this risk.

3.4 Natural resources and environment

3.4.1 Strategic outcomes

- (1) *Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within conservation areas and biodiversity areas, are conserved, enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of biodiversity areas, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.*
- (2) *Natural corridors through the landscape, including ecological corridors, and natural areas which provide linkages between areas of significant biodiversity and habitat value are protected and enhanced. Opportunities are realised to connect habitat fragments across the regional landscape through strategic rehabilitation and protection of potential habitat connection corridors, such as habitat linkages. The resilience of natural systems and wildlife to respond to climate change is strengthened by providing maximum connectivity across a range of habitats, allowing species to migrate and retreat.*

Comment

The development is to be selectively sited to take advantage of previously cleared/disturbed areas.

The development is supported by a comprehensive ecological assessment.

3.4.3 Element—Pest and weed management**3.4.3.1 Specific outcomes**

- (1) *Development within, adjoining or surrounding conservation areas, biodiversity areas, wetlands or watercourses avoids the incursion of weeds and pests through best practice management practices, sensitive design, landscaping and appropriate setback and buffer distances.*

Comment

The applicant will continue to meet their landholder obligation to manage weeds and pests.

3.4.4 Element—Biodiversity areas**3.4.4.1 Specific outcomes**

- (1) *Development avoids adverse impacts on the ecological values of biodiversity areas and where avoidance is not possible the adverse impacts are minimised and, for an area of high ecological significance, no net loss in biodiversity values is achieved.*
- (2) *Development on lots containing biodiversity areas ensures their ongoing protection and retention through application of conservation covenants or dedication for public use.*
- (3) *Biodiversity areas that are considered to be of regional, state or higher levels of significance are awarded levels of protection commensurate with these values.*
- (4) *The ecological values of biodiversity areas which have been degraded are rehabilitated as part of the development, and commensurate with the scale of development.*
- (5) *Areas within the Einasleigh Uplands bioregion to the west of the shire are recognised for their high level of endemism and significant biodiversity values.*
- (6) *Endangered and of-concern ecosystems and threatened species habitat including upland refugia ecosystems, wet sclerophyll, and the habitat of endemic species are protected across all land tenures.*

Comment

The development is to be selectively sited to take advantage of previously cleared/disturbed areas.

The development is supported by a comprehensive ecological assessment.

3.4.5 Element—Strategic rehabilitation and ecological corridors**3.4.5.1 Specific outcomes**

- (1) *Ecological corridors are major existing habitat corridors that link key biodiversity areas within Mareeba Shire and greater Far North Queensland region. Development does not compromise the habitat connectivity of ecological corridors.*

Comment

The development is to be selectively sited to take advantage of previously cleared/disturbed areas.

The development is supported by a comprehensive ecological assessment.

3.4.6 Element—Watercourses and wetlands**3.4.6.1 Specific outcomes**

- (1) *Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.*
- (2) *Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:*
 - (a) *Wetlands in the Great Barrier Reef Catchment; and*
 - (b) *Wetlands of High Ecological Significance as identified through the Aquatic Biodiversity Assessment and Mapping Method (AquaBAMM).*
- (3) *The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.*
- (5) *Where development occurs on land including and adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.*

Comment

A 50 metre buffer applies to the McLeod River.

No development is proposed within this buffer.

Other minor waterways within the development area do not have a stream order for the purposes of this overlay.

3.4.8 Element—Air and noise quality**3.4.8.1 Specific outcomes**

- (1) *The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.*

Comment

The development will be conditioned to ensure that it is operated in such a way as to not cause an 'environmental nuisance' as defined by the Environmental Protection Act 1994 with regards to emissions (noise, light, dust etc.).

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

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

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

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

Comment

The State Assessment and Referral Agency has conditioned substantial upgrades to the intersection of the Mulligan Highway and the site access road.

The development's internal roads will be conditioned to a rural gravel standard.

3.6.7 Element—Water supply and wastewater services

3.6.7.1 Specific outcomes

- (3) *Development in rural areas will demonstrate that it has access to adequate potable water and fire-fighting water supply on-site.*

Comment

The development can be conditioned to comply.

- (4) *In areas not serviced by reticulated sewerage, on-site effluent disposal systems ensure the environment or amenity is not adversely impacted.*

Comment

The development can be conditioned to comply.

3.6.8 Element—Stormwater management

3.6.8.1 Specific outcomes

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

Comment

The development can be conditioned to comply.

3.6.9 Element—Waste management

3.6.9.1 Specific outcomes

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

Comment

The development can be conditioned to comply.

3.7 Economic development

3.7.1 Strategic outcomes

- (1) *The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. Agricultural areas and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.*
- (2) *The rural area includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.*
- (4) *The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key activity centres, landscape features and scenic routes which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.*

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view and the character of the locality will be maintained.

The environmental values of the subject site are essential to the success of the proposed development.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

- (1) *Agricultural areas are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.*
- (2) *Other rural areas are maintained in economically viable holdings and continue to develop and expand their rural infrastructure and operations.*
- (5) *Development ensures rural activities in all rural areas are not compromised by incompatible development and fragmentation.*

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view and the character of the locality will be maintained.

The environmental values of the subject site are essential to the success of the proposed development.

The proposed development does not further alienate rural land, noting that the area is covered by an existing reconfiguring a lot approval.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

- (3) *Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.*
- (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 so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

Comment

The proposed development is able to be reasonably conditioned and managed to allow it to occur on the subject site.

Relevant Developments Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Rural 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)
Agricultural land 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)
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)
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)

Accommodation 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

The development will be conditioned to require all development works be designed and constructed in accordance with FNQROC Development Manual standards.

Adopted Infrastructure Charges Notice

Not applicable.

REFERRAL AGENCY

The application triggered referral to the State Assessment and Referral Agency as a Referral Agency for clearing of remnant vegetation and State transport infrastructure.

That Department advised in a letter dated 2 July 2025 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Technical Services

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 3 July 2025 to 28 July 2025. The applicant submitted the notice of compliance on 1 August 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 Environmental Significance Overlay Code is summarised as follows:

Environmental Significance Overlay Code**PO5 Wildlife habitat**

Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):

- (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;*
- (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;*
- (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and*
- (d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).*

AO5

No acceptable outcome provided.

Comment

An ecological assessment for the proposed development has been undertaken by four (4) Elements.

Compliance with PO5 is demonstrated as follows:

- a) Wildlife Habitat for an animal or plant that is endangered or vulnerable wildlife is mapped in the south of the project site. This area within the project site relates to a single record of the Armoured mist-frog (Litoria lorica) which is located to the south of the property on the McLeod River. This record is an obscured record that is arbitrarily applied within 10 km of the project site.*

The correct location for this record is above 648 m on the McLeod River where fringing Notophyll vine forest is present.

The project site is at 340 m asl and does not contain suitable habitat for this species. All habitat proposed to be impacted is not considered to have any potential to support this species.

- b) The locating of the Tourist Park along an existing road and providing a buffer exceeding 250 m from an MSES terrestrial ecological corridor and retaining canopy trees which exceed 200 mm in diameter under a Vegetation Management Plan will maintain the ecological value of the project site.*

Connectivity to the south and north of the project site will be retained for dispersal of fauna in the region.

- c) The locating of the Tourist Park along an existing road and providing a buffer exceeding 250 m from an MSES terrestrial ecological corridor and retaining canopy trees which exceed 200 mm in diameter will maintain the ecological value of the project site.*

Connectivity to the south and north of the project site will be retained for dispersal of fauna in the region.

- d) *The Tourist Park will limit vehicle access to the designated site areas within the proposed clearing alignment. The movement of people outside of the proposed clearing alignment will be with formalised pedestrian tracks to access the McLeod River. It is expected that residual impacts related to additional lighting and noise will be contained to the proposed clearing alignment.*

Adequate dispersal in the surrounding vegetation areas will be maintained as a result of the proposal.

The development complies with PO5

be aware :- SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

**SUSTAINABLE BUILDING REQUIREMENTS
FOR CLASS 1 BUILDINGS**

Acceptable Solutions:
Shower Roofs to be AAA rating when assessed against AS/NZS 6400:2004 or as star rating under the Water Efficiency Labeling Scheme (WELS).

Water Supply:
In a service area for retail water service under the Water Act 2000, the water supply to a building shall be in accordance with the pressure levels set out in AS/NZS 3550.1:2003 and if the main water pressure exceeds or could exceed 500 Kpa, a water pressure limiting device shall be installed to ensure that the maximum operating pressure at the outlet within the building does not exceed 500 Kpa.

Volume of Water used in Toilet:
In a new Class 1 building, toilet cisterns have a maximum capacity of 6 litres and flush with 4.5 litres on full flush and 3 litres on half flush.

Energy Efficiency Lighting:
In a new Class 1 building, compact fluorescent lights or compact fluorescent lights (CFLs) are used in 80% of the total area of all rooms. The total area to include the floor area of the garage, building, and any associated car space. Air conditioning systems must have an Energy Efficiency Rating of at least 2.9

Hot Water System:
In a new Class 1 building, a hot water supply is provided by:
(a) Solar hot water system, or
(b) A gas hot water system with a five star energy rating,
(c) A heat pump system.

GENERAL NOTES

1. Refer any discrepancy to designer for written confirmation.
2. All work to be in accordance with the B.C.A. Class 1 & 10.
3. Plumbing & Drainage to comply with AS/NZS 3500.3.
4. Footings to comply with AS 2870.
5. Glazing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 1684.3:2006.
7. Timber framing to comply with AS 1684.3:2006.
8. Termite treatment: Timber to be preservative treated in accordance with AS 3660:2000.
9. Stormwater to be discharged to council regulations.
10. All underground fixed bolts, nuts and washers to be not dipped galvanised.
11. Confirm all joinery fit-out details with proprietor prior to construction.

Sheet No. **A101 SITE PLAN**
Sheet Name

Residence Street
Adelaide
maxsladedesigns.com.au

5/06/2025 7:02:18 AM

Property Description

Lot 22 On SP 302231
Locality - Desailly
Mareeba Shire Council
Area of Land - 149 800 000 sq m
Area of Development footprint - 88 300 sq m
Building Classification Classes - 1 & 10
Flood overlay:- Refer overlay plan
Bushfire Overlay:- Medium Potential Bushfire Intensity
Refer overlay plan

NORTH

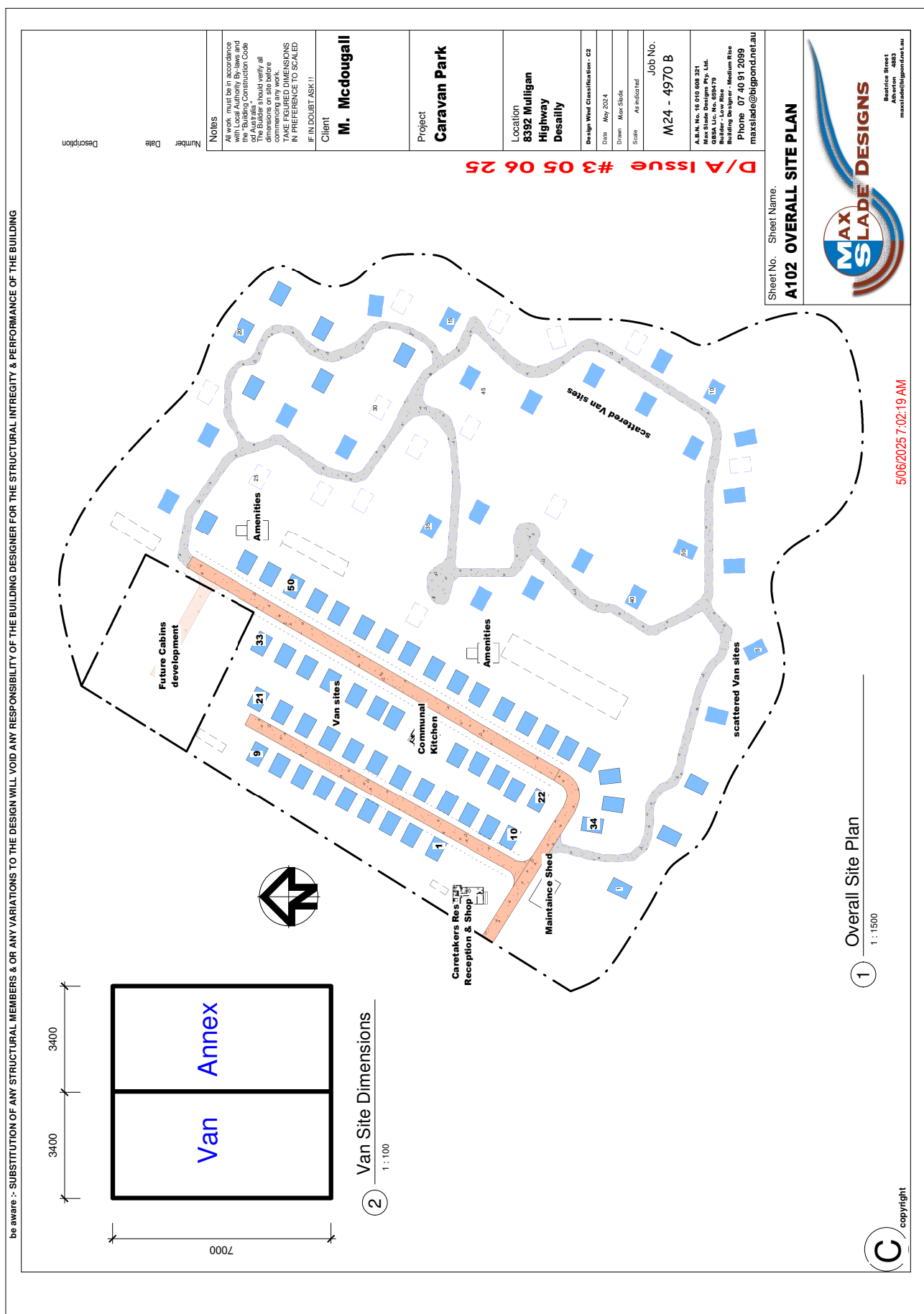
Proposed Caravan Park

Approx co ordinates shown in red - interpolated from Qld globe

1 Aerial Site & Locality Plan

1 : 3000

copyright



RA6-N



SARA reference: 2505-45864 SRA
Council reference: MCU/25/0009
Applicant reference: 2023-10-83

4 July 2025

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

Attention: Carl Ewin

Dear Sir/Madam

SARA referral agency response—8392 Mulligan Highway, Desailly

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 6 June 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	4 July 2025
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit Material Change of Use - Tourist Park
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3, Item 1 (Planning Regulation 2017). Development application for a material change of use that is assessable development under a local categorising instrument.

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

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Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017). Infrastructure - state transport infrastructure (thresholds).

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017). Development application for a material change of use near a state transport corridor.

SARA reference:	2505-45864 SRA
Assessment manager:	Mareeba Shire Council
Street address:	8392 Mulligan Highway, Desailly
Real property description:	Lot 22 on SP302231
Applicant name:	Malcolm Hugh McDougall C/- Aspire Town Planning and Project Services
Applicant contact details:	PO Box 1040 Mossman QLD 4873 admin@aspireqld.com
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> • Approved • Reference: TMR25-045965 • Date: 2 July 2025 <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at cairns.office@tmr.qld.gov.au</p>
<i>Human Rights Act 2019</i> considerations:	The decision has been assessed for compatibility with human rights under the <i>Human Rights Act 2019</i> . The decision was found not to limit human rights under the <i>Human Rights Act 2019</i> therefore, it is reasonable to conclude the decision is compatible with human rights.

Representations

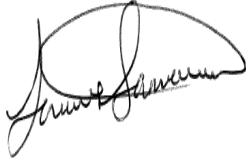
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

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

Yours sincerely



Javier Samanes
A/ Manager (Planning)

cc Malcolm Hugh McDougall, admin@aspireqld.com

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

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Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
10.3.4.3.1 – Material change of use that is assessable development under a local categorising instrument – 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, Manufacturing and Regional and Rural Development 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.	Clearing of vegetation must: (a) only occur within Area A (A ¹⁻⁶⁸) and Area C (C ¹⁻²) as shown on the attached: (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2505-45864 SRA, Sheet 1, version 1. (ii) Attachment to Vegetation Management Plan VMP 2505-45864 SRA Derived Reference Points for GPS.	At all times
2.	Built infrastructure, other than for fences, roads, underground services as relevant, must not be established, constructed or located within Area C ¹⁻² as shown on the attached: (a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2505-45864 SRA, Sheet 1 of 1, version 1. (b) Attachment to Vegetation Management Plan VMP 2505-45864 SRA Derived Reference Points for GPS.	At all times
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing
10.9.4.1.1.1 – Development impacting on state transport infrastructure and 10.9.4.2.4.1 – Development application for a material change of use near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
4.	Road access is located generally in accordance with TMR Layout Plan (34B – 45.42km) prepared by Queensland Government Transport and Main Roads, dated 27/06/2025, Reference TMR25-045965, Issue C.	At all times
5.	(a) Provide road works comprising of a Channelised Right-turn (short) treatment and an Auxiliary Left-turn (short) treatment, including Flag Lighting at the intersection. (b) Design and construct the road works, required in part (a) of this condition in accordance with: • Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, dated 2023: o Figure 7.2: Channelised right-turn treatment with a	Prior to the commencement of use and to be maintained at all times

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	<p>short turn slot (CHR(S)) two-lane rural road.</p> <ul style="list-style-type: none"> o Figure 8.3: Rural AUL(S) treatment with a short left-turn lane. • Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition <ul style="list-style-type: none"> o Volume 3 – Guide to Road Design, dated October 2024, and o Volume 6 – Lighting, dated March 2021 	
6.	<p>(a) Close and remove the existing vehicular property access located between Lot 22 on SP302231 and Mulligan Highway.</p> <p>(b) The road works to close and remove access, referred to in part (a) of this condition, must be in accordance with Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition. The road works must:</p> <ul style="list-style-type: none"> (i) remove the unsealed driveway crossover; and (ii) reinstate the table drain and revegetation between the road pavement edge and the property boundary. 	Prior to the commencement of use

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Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.2). If a word remains undefined it has its ordinary meaning.
2.	<p>Advertising advice</p> <p>If the development is proposing to erect an advertising device that will be visible from a state-controlled road, the applicant should seek advice from the Department of Transport and Main Roads (DTMR) to ensure that advertising device(s) 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 Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015 to require removal or modification of an advertising sign and / or a device which is deemed to create a danger to traffic</p> <p>For more information regarding the RAM or the Third-Party Advice process, please contact DTMR at Far.North.Queensland.IDAS@tmr.qld.gov.au.</p>
3.	<p>McLeod River Crossing Project</p> <p>The McLeod River Crossing project is identified as 'Category B' transport planning. Concept planning is progressing, but no funding has been allocated to this project.</p>
Further development permits required	
4.	<p>Road Works Approval</p> <p>Under section 33 of the Transport Infrastructure Act 1994, written approval is required from DTMR to carry out road works.</p> <p>Please contact DTMR on 4045 7144 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process will require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please DTMR as soon as possible to ensure that gaining approval does not delay construction.</p>

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Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

The proposed development can be conditioned to comply with the relevant provisions of the State development assessment Provisions (SDAP) State code 1: Development in a state-controlled road environment, in that the development:

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

The proposed development can be conditioned to comply with the relevant provisions of SDAP State code 6: Protection of state transport networks, in that the development:

- ☐ does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury.
- does not result in a worsening of the physical condition or operating performance of the state transport network.

The proposed development can be conditioned to comply with the relevant provisions of SDAP State code 16: Native vegetation clearing, in that the development:

- minimises clearing to:
 - o conserve vegetation
 - o avoid land degradation
 - o avoid the loss of biodiversity
 - o maintain ecological processes.
- avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

State Assessment and Referral Agency

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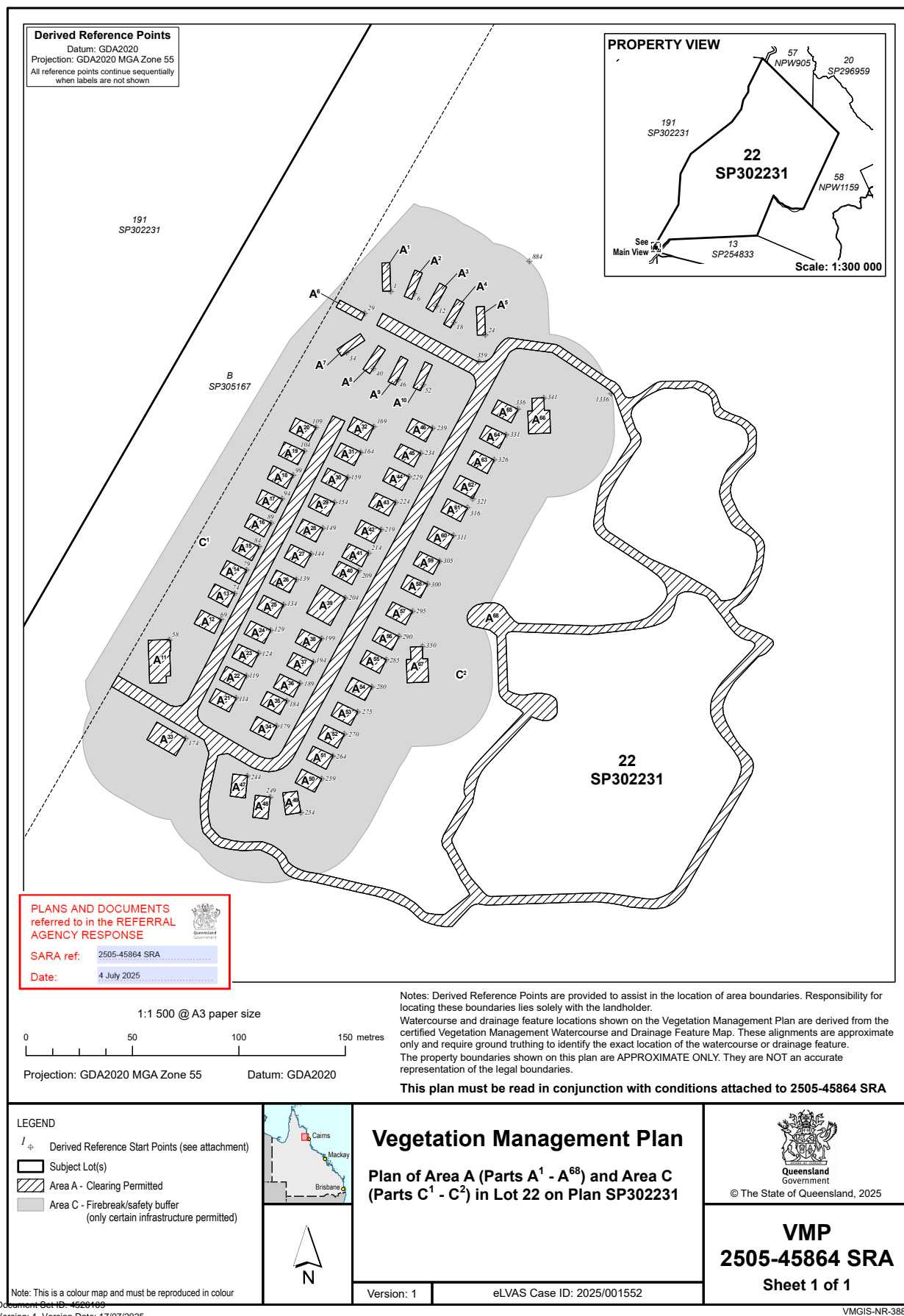
Attachment 5—Documents referenced in conditions

(page left intentionally blank – attached separately)

State Assessment and Referral Agency

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Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.

Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A1	1	286518	8175617	A18	101	286460	8175529	A38	201	286474	8175452	A58	301	286532	8175473
A1	2	286515	8175617	A18	102	286463	8175535	A38	202	286477	8175458	A58	302	286523	8175477
A1	3	286514	8175630	A18	103	286473	8175530	A38	203	286486	8175453	A58	303	286526	8175483
A1	4	286518	8175630	A19	104	286478	8175542	A39	204	286497	8175473	A58	304	286536	8175479
A1	5	286518	8175617	A19	105	286475	8175535	A39	205	286490	8175460	A59	305	286542	8175490
A2	6	286529	8175616	A19	106	286466	8175540	A39	206	286479	8175466	A59	306	286538	8175484
A2	7	286528	8175613	A19	107	286469	8175546	A39	207	286486	8175479	A59	307	286529	8175488
A2	8	286525	8175614	A19	108	286478	8175542	A39	208	286497	8175473	A59	308	286532	8175494
A2	9	286530	8175627	A20	109	286483	8175553	A40	209	286504	8175485	A59	309	286542	8175490
A2	10	286533	8175625	A20	110	286480	8175546	A40	210	286500	8175479	A59	310	286542	8175490
A2	11	286529	8175616	A20	111	286471	8175551	A40	211	286491	8175484	A60	311	286548	8175502
A3	12	286540	8175610	A20	112	286474	8175557	A40	212	286494	8175490	A60	312	286545	8175495
A3	13	286538	8175607	A20	113	286483	8175553	A40	213	286504	8175485	A60	313	286535	8175500
A3	14	286535	8175609	A21	114	286446	8175426	A41	214	286508	8175494	A60	314	286539	8175506
A3	15	286541	8175620	A21	115	286442	8175419	A41	215	286505	8175487	A60	315	286548	8175502
A3	16	286545	8175619	A21	116	286433	8175424	A41	216	286495	8175492	A61	316	286555	8175515
A3	17	286540	8175610	A21	117	286436	8175430	A41	217	286499	8175498	A61	317	286551	8175508
A4	18	286548	8175602	A21	118	286446	8175426	A41	218	286508	8175494	A61	318	286542	8175513
A4	19	286547	8175599	A22	119	286451	8175436	A42	219	286514	8175505	A61	319	286545	8175519
A4	20	286543	8175601	A22	120	286447	8175429	A42	220	286511	8175498	A61	320	286555	8175515
A4	21	286550	8175613	A22	121	286438	8175434	A42	221	286501	8175503	A62	321	286557	8175519
A4	22	286553	8175611	A22	122	286441	8175440	A42	222	286505	8175509	A62	322	286548	8175524
A4	23	286548	8175602	A22	123	286451	8175436	A42	223	286514	8175505	A62	323	286551	8175530
A5	24	286563	8175596	A23	124	286456	8175447	A43	224	286521	8175518	A62	324	286560	8175526
A5	25	286559	8175596	A23	125	286453	8175440	A43	225	286517	8175511	A62	325	286557	8175519
A5	26	286559	8175609	A23	126	286444	8175445	A43	226	286508	8175516	A63	326	286567	8175537
A5	27	286562	8175609	A23	127	286447	8175451	A43	227	286511	8175522	A63	327	286564	8175531
A5	28	286563	8175596	A23	128	286456	8175447	A43	228	286521	8175518	A63	328	286554	8175536
A6	29	286506	8175606	A24	129	286462	8175457	A44	229	286527	8175529	A63	329	286558	8175542
A6	30	286505	8175603	A24	130	286459	8175451	A44	230	286524	8175523	A63	330	286567	8175537
A6	31	286493	8175609	A24	131	286449	8175456	A44	231	286515	8175528	A64	331	286573	8175549
A6	32	286496	8175612	A24	132	286453	8175462	A44	232	286518	8175534	A64	332	286569	8175543
A6	33	286506	8175606	A24	133	286462	8175457	A44	233	286527	8175529	A64	333	286560	8175548
A7	34	286498	8175588	A25	134	286468	8175469	A45	234	286533	8175541	A64	334	286563	8175554
A7	35	286495	8175586	A25	135	286465	8175463	A45	235	286529	8175534	A64	335	286573	8175549
A7	36	286493	8175589	A25	136	286455	8175468	A45	236	286520	8175539	A65	336	286578	8175561
A7	37	286504	8175597	A25	137	286459	8175474	A45	237	286523	8175545	A65	337	286575	8175555
A7	38	286506	8175594	A25	138	286468	8175469	A45	238	286533	8175541	A65	338	286566	8175559
A7	39	286498	8175588	A26	139	286474	8175481	A46	239	286538	8175552	A65	339	286569	8175566
A8	40	286510	8175580	A26	140	286471	8175475	A46	240	286535	8175546	A65	340	286578	8175561
A8	41	286509	8175578	A26	141	286461	8175480	A46	241	286526	8175551	A66	341	286590	8175567
A8	42	286505	8175580	A26	142	286465	8175486	A46	242	286529	8175557	A66	342	286591	8175561
A8	43	286513	8175591	A26	143	286474	8175481	A46	243	286538	8175552	A66	343	286593	8175561
A8	44	286516	8175589	A27	144	286481	8175493	A47	244	286541	8175389	A66	344	286594	8175550
A8	45	286510	8175580	A27	145	286478	8175487	A47	245	286450	8175379	A66	345	286583	8175550
A9	46	286522	8175575	A27	146	286468	8175491	A47	246	286443	8175380	A66	346	286583	8175560
A9	47	286521	8175572	A27	147	286472	8175498	A47	247	286444	8175390	A66	347	286585	8175560
A9	48	286517	8175574	A27	148	286481	8175493	A47	248	286451	8175396	A66	348	286585	8175566
A9	49	286523	8175586	A28	149	286487	8175505	A48	249	286462	8175379	A66	349	286590	8175567
A9	50	286527	8175584	A28	150	286483	8175499	A48	250	286461	8175369	A67	350	286533	8175450
A9	51	286522	8175575	A28	151	286474	8175504	A48	251	286454	8175370	A67	351	286533	8175444
A10	52	286534	8175573	A28	152	286477	8175510	A48	252	286455	8175380	A67	352	286536	8175444
A10	53	286532	8175570	A28	153	286487	8175505	A48	253	286462	8175379	A67	353	286536	8175433
A10	54	286529	8175571	A29	154	286492	8175517	A49	254	286476	8175372	A67	354	286526	8175433
A10	55	286535	8175584	A29	155	286489	8175511	A49	255	286469	8175371	A67	355	286526	8175444
A10	56	286538	8175582	A29	156	286480	8175515	A49	256	286468	8175381	A67	356	286528	8175444
A10	57	286534	8175573	A29	157	286483	8175522	A49	257	286475	8175382	A67	357	286528	8175450
A11	58	286414	8175453	A29	158	286492	8175517	A49	258	286476	8175372	A67	358	286533	8175450
A11	59	286414	8175453	A30	159	286496	8175529	A50	259	286486	8175388	A68	359	286560	8175583
A11	60	286415	8175453	A30	160	286495	8175523	A50	260	286483	8175381	A68	360	286562	8175583
A11	61	286415	8175448	A30	161	286486	8175527	A50	261	286473	8175386	A68	361	286564	8175584
A11	62	286415	8175448	A30	162	286489	8175534	A50	262	286477	8175392	A68	362	286565	8175585
A11	63	286415	8175436	A30	163	286498	8175529	A50	263	286486	8175388	A68	363	286566	8175586
A11	64	286413	8175436	A31	164	286504	8175541	A51	264	286491	8175398	A68	364	286568	8175590
A11	65	286413	8175433	A31	165	286501	8175535	A51	265	286488	8175392	A68	365	286570	8175592
A11	66	286405	8175433	A31	166	286492	8175539	A51	266	286479	8175397	A68	366	286572	8175594
A11	67	286404	8175453	A31	167	286495	8175545	A51	267	286482	8175403	A68	367	286574	8175595
A11	68	286414	8175453	A31	168	286504	8175541	A51	268	286491	8175399	A68	368	286596	8175592
A12	69	286439	8175462	A32	169	286511	8175553	A51	269	286491	8175398	A68	369	286598	8175591
A12	70														

Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.

Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A68	401	286678	8175523	A68	501	286430	8175362	A68	601	286545	8175354	A68	701	286472	8175397
A68	402	286679	8175520	A68	502	286430	8175364	A68	602	286544	8175355	A68	702	286669	8175477
A68	403	286681	8175514	A68	503	286429	8175371	A68	603	286543	8175356	A68	703	286671	8175475
A68	404	286683	8175511	A68	504	286429	8175378	A68	604	286542	8175358	A68	704	286674	8175471
A68	405	286686	8175508	A68	505	286430	8175385	A68	605	286542	8175359	A68	705	286676	8175471
A68	406	286691	8175502	A68	506	286431	8175392	A68	606	286543	8175361	A68	706	286678	8175472
A68	407	286693	8175499	A68	507	286433	8175399	A68	607	286544	8175363	A68	707	286681	8175473
A68	408	286694	8175497	A68	508	286432	8175402	A68	608	286550	8175373	A68	708	286683	8175474
A68	409	286693	8175489	A68	509	286431	8175406	A68	609	286554	8175379	A68	709	286685	8175478
A68	410	286692	8175485	A68	510	286387	8175431	A68	610	286554	8175379	A68	710	286687	8175482
A68	411	286690	8175480	A68	511	286390	8175436	A68	611	286553	8175381	A68	711	286689	8175487
A68	412	286688	8175475	A68	512	286415	8175422	A68	612	286553	8175383	A68	712	286691	8175491
A68	413	286685	8175472	A68	513	286418	8175422	A68	613	286553	8175386	A68	713	286691	8175494
A68	414	286683	8175470	A68	514	286420	8175422	A68	614	286554	8175389	A68	714	286690	8175497
A68	415	286680	8175468	A68	515	286423	8175424	A68	615	286556	8175391	A68	715	286689	8175499
A68	416	286679	8175468	A68	516	286491	8175558	A68	616	286558	8175393	A68	716	286688	8175501
A68	417	286678	8175466	A68	517	286497	8175556	A68	617	286560	8175396	A68	717	286686	8175502
A68	418	286679	8175465	A68	518	286428	8175421	A68	618	286569	8175406	A68	718	286683	8175504
A68	419	286680	8175462	A68	519	286428	8175419	A68	619	286581	8175418	A68	719	286681	8175505
A68	420	286682	8175460	A68	520	286428	8175417	A68	620	286580	8175419	A68	720	286679	8175507
A68	421	286683	8175460	A68	521	286429	8175415	A68	621	286579	8175420	A68	721	286677	8175510
A68	422	286688	8175458	A68	522	286431	8175413	A68	622	286576	8175422	A68	722	286676	8175513
A68	423	286693	8175456	A68	523	286455	8175399	A68	623	286573	8175423	A68	723	286674	8175517
A68	424	286696	8175454	A68	524	286457	8175398	A68	624	286571	8175425	A68	724	286673	8175521
A68	425	286698	8175453	A68	525	286460	8175397	A68	625	286570	8175427	A68	725	286673	8175523
A68	426	286698	8175451	A68	526	286462	8175397	A68	626	286569	8175428	A68	726	286674	8175526
A68	427	286698	8175450	A68	527	286464	8175398	A68	627	286568	8175455	A68	727	286675	8175530
A68	428	286696	8175448	A68	528	286466	8175399	A68	628	286565	8175457	A68	728	286677	8175533
A68	429	286695	8175447	A68	529	286467	8175401	A68	629	286562	8175458	A68	729	286679	8175535
A68	430	286693	8175446	A68	530	286469	8175404	A68	630	286561	8175458	A68	730	286682	8175538
A68	431	286691	8175445	A68	531	286558	8175571	A68	631	286557	8175459	A68	731	286684	8175540
A68	432	286682	8175435	A68	532	286558	8175573	A68	632	286555	8175460	A68	732	286686	8175543
A68	433	286680	8175433	A68	533	286558	8175575	A68	633	286554	8175462	A68	733	286687	8175546
A68	434	286678	8175431	A68	534	286557	8175577	A68	634	286554	8175464	A68	734	286686	8175549
A68	435	286677	8175428	A68	535	286556	8175578	A68	635	286555	8175466	A68	735	286685	8175552
A68	436	286675	8175425	A68	536	286512	8175601	A68	636	286557	8175468	A68	736	286683	8175554
A68	437	286675	8175422	A68	537	286515	8175606	A68	637	286559	8175469	A68	737	286681	8175555
A68	438	286675	8175420	A68	538	286559	8175584	A68	638	286563	8175470	A68	738	286677	8175556
A68	439	286675	8175418	A68	539	286560	8175583	A68	639	286565	8175470	A68	739	286674	8175557
A68	440	286676	8175414	A68	540	286472	8175397	A68	640	286567	8175470	A68	740	286672	8175558
A68	441	286678	8175410	A68	541	286470	8175394	A68	641	286569	8175470	A68	741	286670	8175559
A68	442	286681	8175406	A68	542	286468	8175393	A68	642	286570	8175469	A68	742	286670	8175562
A68	443	286683	8175403	A68	543	286465	8175391	A68	643	286571	8175468	A68	743	286669	8175566
A68	444	286686	8175399	A68	544	286461	8175391	A68	644	286572	8175467	A68	744	286668	8175568
A68	445	286688	8175397	A68	545	286457	8175392	A68	645	286573	8175466	A68	745	286667	8175569
A68	446	286689	8175395	A68	546	286455	8175392	A68	646	286574	8175464	A68	746	286664	8175570
A68	447	286689	8175393	A68	547	286453	8175393	A68	647	286575	8175463	A68	747	286663	8175570
A68	448	286688	8175390	A68	548	286442	8175399	A68	648	286577	8175462	A68	748	286661	8175571
A68	449	286686	8175386	A68	549	286439	8175399	A68	649	286578	8175461	A68	749	286659	8175571
A68	450	286677	8175371	A68	550	286437	8175399	A68	650	286592	8175460	A68	750	286657	8175571
A68	451	286665	8175350	A68	551	286437	8175397	A68	651	286613	8175459	A68	751	286652	8175571
A68	452	286656	8175334	A68	552	286433	8175381	A68	652	286616	8175460	A68	752	286649	8175571
A68	453	286654	8175332	A68	553	286433	8175378	A68	653	286629	8175461	A68	753	286647	8175571
A68	454	286652	8175330	A68	554	286433	8175374	A68	654	286635	8175462	A68	754	286644	8175570
A68	455	286650	8175328	A68	555	286433	8175370	A68	655	286639	8175463	A68	755	286641	8175569
A68	456	286647	8175327	A68	556	286434	8175367	A68	656	286641	8175465	A68	756	286639	8175567
A68	457	286645	8175327	A68	557	286434	8175365	A68	657	286643	8175467	A68	757	286636	8175566
A68	458	286642	8175327	A68	558	286437	8175362	A68	658	286645	8175469	A68	758	286634	8175564
A68	459	286635	8175327	A68	559	286439	8175360	A68	659	286647	8175472	A68	759	286632	8175562
A68	460	286631	8175327	A68	560	286441	8175359	A68	660	286648	8175474	A68	760	286632	8175560
A68	461	286626	8175328	A68	561	286444	8175359	A68	661	286648	8175477	A68	761	286631	8175558
A68	462	286621	8175329	A68	562	286450	8175358	A68	662	286647	8175479	A68	762	286632	8175555
A68	463	286615	8175330	A68	563	286458	8175358	A68	663	286646	8175481	A68	763	286633	8175552
A68	464	286599	8175329	A68	564	286460	8175357	A68	664	286644	8175483	A68	764	286634	8175551
A68	465	286564	8175328	A68	565	286463	8175356	A68	665	286641	8175486	A68	765	286635	8175550
A68	466	286559	8175329	A68	566	286465	8175355	A68	666	286638	8175488	A68	766	286636	8175548
A68	467	286558	8175329	A68	567	286466	8175354	A68	667	286630	8175493	A68	767	286636	8175546
A68	468	286556	8175328	A68	568	286468	8175353	A68	668	286618	8175500	A68	768	286635	8175544
A68	469	286554	8175325	A68	56										

Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

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 continue sequentially when labels are not shown.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2505-45864 SRA

Date: 4 July 2025



Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A68	801	286575	8175457	C1	901	286598	8175596	C1	1001	286429	8175353	C1	1101	286529	8175616
A68	802	286574	8175456	C1	902	286600	8175595	C1	1002	286428	8175353	C1	1102	286533	8175625
A68	803	286573	8175455	C1	903	286602	8175594	C1	1003	286428	8175354	C1	1103	286530	8175627
A68	804	286573	8175429	C1	904	286604	8175593	C1	1004	286426	8175355	C1	1104	286541	8175620
A68	805	286575	8175428	C1	905	286605	8175593	C1	1005	286425	8175356	C1	1105	286535	8175609
A68	806	286577	8175428	C1	906	286607	8175592	C1	1006	286423	8175357	C1	1106	286538	8175607
A68	807	286579	8175427	C1	907	286609	8175590	C1	1007	286422	8175358	C1	1107	286540	8175610
A68	808	286581	8175427	C1	908	286610	8175589	C1	1008	286420	8175360	C1	1108	286545	8175619
A68	809	286584	8175427	C1	909	286612	8175588	C1	1009	286419	8175361	C1	1109	286541	8175620
A68	810	286586	8175428	C1	910	286613	8175586	C1	1010	286418	8175363	C1	1110	286550	8175613
A68	811	286589	8175428	C1	911	286614	8175585	C1	1011	286417	8175365	C1	1111	286543	8175601
A68	812	286593	8175427	C1	912	286615	8175583	C1	1012	286416	8175366	C1	1112	286547	8175599
A68	813	286594	8175426	C1	913	286616	8175582	C1	1013	286415	8175368	C1	1113	286548	8175602
A68	814	286596	8175425	C1	914	286617	8175580	C1	1014	286415	8175369	C1	1114	286553	8175611
A68	815	286597	8175424	C1	915	286618	8175578	C1	1015	286414	8175369	C1	1115	286550	8175613
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A68	870	286681	8175440	C1	970	286449	8175354	C1	1070	286					

Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

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Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2505-45864 SRA

Date: 4 July 2025



Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
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C1	1269	286500	8175479	C2	1369	286590	8175516	C2	1469	286439	8175360	C2	1569	286533	8175450
C1	1270	286504													

**Attachment: 2505-45864 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55**

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

Part ID	Unique ID	Easting	Northing
C2	1601	286486	8175388
C2	1602	286476	8175372
C2	1603	286475	8175382
C2	1604	286468	8175381
C2	1605	286469	8175371
C2	1606	286476	8175372
C2	1607	286462	8175379
C2	1608	286455	8175380
C2	1609	286454	8175370
C2	1610	286461	8175369
C2	1611	286462	8175379
C2	1612	286450	8175379
C2	1613	286451	8175389
C2	1614	286444	8175390
C2	1615	286443	8175380
C2	1616	286450	8175379

Part ID	Unique ID	Easting	Northing

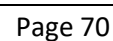
Part ID	Unique ID	Easting	Northing

Part ID	Unique ID	Easting	Northing

PLANS AND DOCUMENTS
referred to in the REFERRAL
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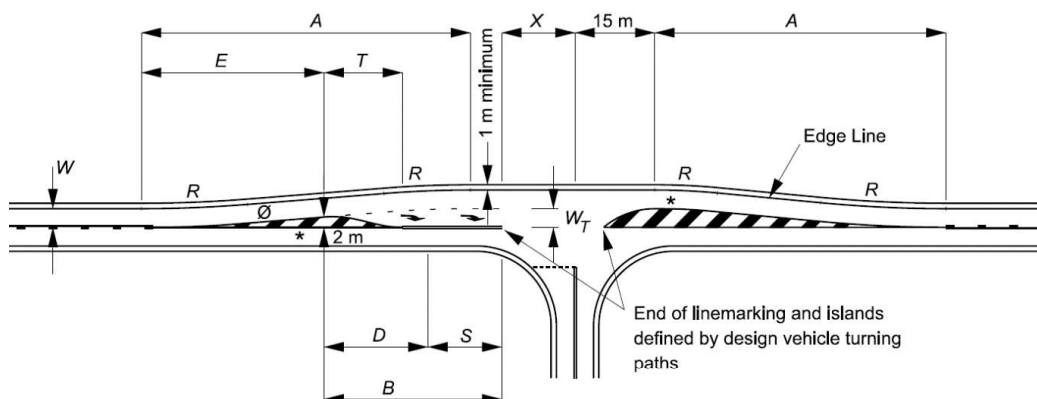
SARA ref: 2505-45864 SRA

Date: 4 July 2025



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

Figure 7.2: Channelised right-turn treatment with a short turn slot [CHR(S)] two-lane rural road



Notes:

Ø – double barrier line not to be used this side of the island.

* – Islands are to comprise linemarking only, i.e. no raised or depressed medians. Diagonal rows of RRPMS within the painted islands should be used to improve the delineation of diagonal pavement marking.

The holding line is typically placed in prolongation of the kerb line or edge line, however, it may be set back if there is a problem with the design vehicle over-running the holding line, or if it is desired to hold vehicles back some distance from the intersecting roadway (AS 1742.2 - 2009). The setback needs to be balanced such that sight distance is not negatively impacted to create a safety issue and the needs of pedestrians is met.

The dimensions of the treatment are defined below and values of A, D, R and T are shown in Table 7.1:

W = Nominal through lane width (m) (including 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), including widening for curves based on the design turning vehicle = 3.0 m minimum

A = Length of lateral movement (Table 7.1)

B = Total length of auxiliary lane including taper, diverge/deceleration and storage (m)

E = Distance from start of taper to 2.0 m width (m) and is given by:

$$E = 2 \left(\frac{A}{W_T} \right)$$

T = Taper length (m) and is given by:

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

S = Storage length to cater for one design turning vehicle (m)

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

X = Distance based on design vehicle turning path, typically 10–15 m

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2505-45864 SRA
Date: 4 July 2025

Source: Department of Main Roads (2006).

7.2.4 Rural Channelised T-junction – Full Length (CHR)

For this layout, all traffic is required to deviate and therefore the road alignment for the through movement must be designed to suit the operating speed. This deviation requires the pavement to be widened to provide a full-length right-turn lane as shown in Figure 7.3.

The minimum lengths of deceleration (D) for different design speeds are shown in Table 5.2 and should be based on the comfortable deceleration rate of 2.5 m/s². The storage length (S) is usually determined through the use of computer programs such as SIDRA.

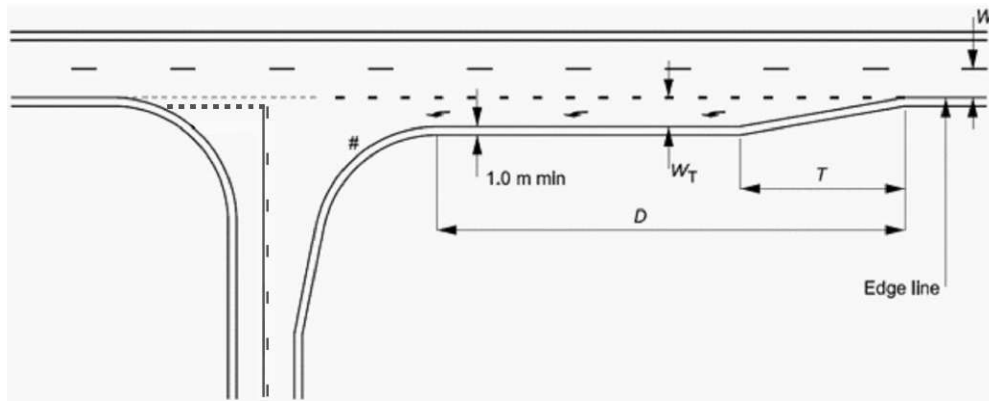
Department of Transport and Main Roads note:
Site specific requirements may not reflect this example in its
entirety. Drawing details must reflect site specific conditions
for Road Works / Road Access Works.

Austrroads 2023 | page 78

Document Set ID: 4526109
Version: 1, Version Date: 17/07/2025

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

Figure 8.3: Rural AUL(S) treatment with a short left-turn lane



Notes:

- # For setting out details of the left-turn geometry, use vehicle turning path templates and/or Table 8.2.
- 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 AGRD Part 4.
- The holding line is typically placed in prolongation of the kerb line or edge line, however, it may be set back if there is a problem with the design vehicle over-running the holding line, or if it is desired to hold vehicles back some distance from the intersecting roadway (AS 1742.2 - 2009). The setback needs to be balanced such that sight distance is not negatively impacted to create a safety issue and the needs of pedestrians is met.
- The dimensions of the treatment are defined as follows. Values of D and T are provided in Table 8.2.

W = Nominal through lane width (m) (including 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 the turn lane (m), including widening for curves based on the design turning vehicle = 3.0 m minimum.

T = Physical taper length (m) given by Equation 5 being: $T = \frac{0.33VW_T}{3.6}$

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

Source: Department of Main Roads (2006).

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2505-45864 SRA

Date: 4 July 2025



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

1 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).

2 Based on a turn lane width of 3.0 m.

Source: Department of Main Roads (2006).

Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

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

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

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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

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

Date Prepared: 1 August 2025

Author: Coordinator Planning Services

Attachments: 1. Decision Notice dated 16 March 2023 [↓](#)
2. Change Application (Minor) dated 22 July 2025 [↓](#)

APPLICATION		PREMISES	
APPLICANT	Reedlodge Pty Ltd (previously Mareeba 232 Pty Ltd)	ADDRESS	232 Byrnes Street and Close Avenue, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	22 July 2025	RPD	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Shopping Centre and Food and Drink Outlet		
FILE NO	MCU/22/0003	AREA	Lot 78 – 1.516 ha Lease A in Lot 20 – 1129m2
LODGED BY	Urban Sync Pty Ltd	OWNER	Lot 78 – Reedlodge Pty Ltd Lot 20 – State of Queensland with Mareeba Shire Council as trustee
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Lot 78 – Centre zone & Community Facilities zone Lot 20 – Medium Density Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Two (2)		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 15 March 2023, subject to conditions.

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

Urban Sync Pty Ltd on behalf of the applicant has subsequently lodged an application to change the development approval with regards to the approved plans. The proposed changes are minor and do not materially alter the scale and nature of this shopping centre development.

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	Reedlodge Pty Ltd	ADDRESS	232 Byrnes Street and Close Avenue, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	22 July 2025	RPD	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Shopping Centre and Food and Drink Outlet		

and in accordance with the Planning Act 2016, the following

- (a) The approved plan/s of Council's Decision Notice issued on 16 March 2023 be amended as follows:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
TA#19.0298.17 A0.00 rev. 7 9	Cover Sheet	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A0.10 rev. 7 10	Site Context	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A1.01A rev. 18A 27	Site Plan	Thomson Adsett	19/12/2022 24/06/2025
TA#19.0298.17 A1.02A rev. 14 21	Development Plan	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.01 rev. 12 15	Ground Floor Plan - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.02 rev. 6 9	Roof Plan - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.03 rev. 6 9	Elevations - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.04 rev. 6 9	Elevations - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.05 rev. 6 9	Sections - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A4.01 rev. 6 7	Ground Floor Plan – Fast Food	Thomson Adsett	11/07/2022 24/06/2025

TA#19.0298.17 A4.02 rev. 5 6	Elevations – Fast Food	Thomson Adsett	06/07/2022 24/06/2025
TA#19.0298.17 A5.01 rev. 6 9	3D Views	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A5.02 rev. 6 9	3D Views	Thomson Adsett	18/01/2023 24/06/2025
1604-002 Rev. F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

- (b) Condition 3.6 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

3.6 Trolley Bays

*Trolley bay areas must be provided on the site generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**.*

- (c) Condition 4.3 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.3 Car Parking/Internal Driveways

*The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**, which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.*

*Car parking shade structures must generally be provided ~~in accordance with Drawing No. TA#19.0298.17 A1.01 rev. 18A~~ **over a minimum of 50% of the on-site car parking spaces**.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- *Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;*
- *Compliance with Australian Standard AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;*
- *Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;*
- *Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;*
- *A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.*

- (d) Condition 4.4 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.4 Frontage Works - Byrnes Street

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

- 4.4.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.4.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.4.3 Entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***
- 4.4.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Byrnes Street to the general extent indicated on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.** The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

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

- (e) Condition 4.5 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.5 Frontage Works - Rankin Street

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

- 4.5.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.5.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.5.3 On street car parking and entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***
- 4.5.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Rankin Street to the general extent indicated on Drawing ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.** The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

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

- (f) Condition 4.7 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.7 Landscaping

- 4.7.1 *The development must be landscaped in accordance with an approved landscape plan.*
- 4.7.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*
- 4.7.3 *The landscape plan should be generally consistent with green areas shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21** and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*
- 4.7.4 *The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.*
- 4.7.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*
- 4.7.6 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

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

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Commercial (Retail)	Shopping Centre	Per m2 of GFA	\$144.40	To be determined at building application stage	To be determined at building application stage
Commercial (Retail)	Food and Drink Outlet	Per m2 of GFA	\$144.40	To be determined at building application stage	To be determined at building application stage
Credit					
High Impact Industry	Sawmill	Per m2 of GFA	\$56.20	6,000	\$337,200.00
TOTAL					To be determined at building application stage

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

THE SITE

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

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

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

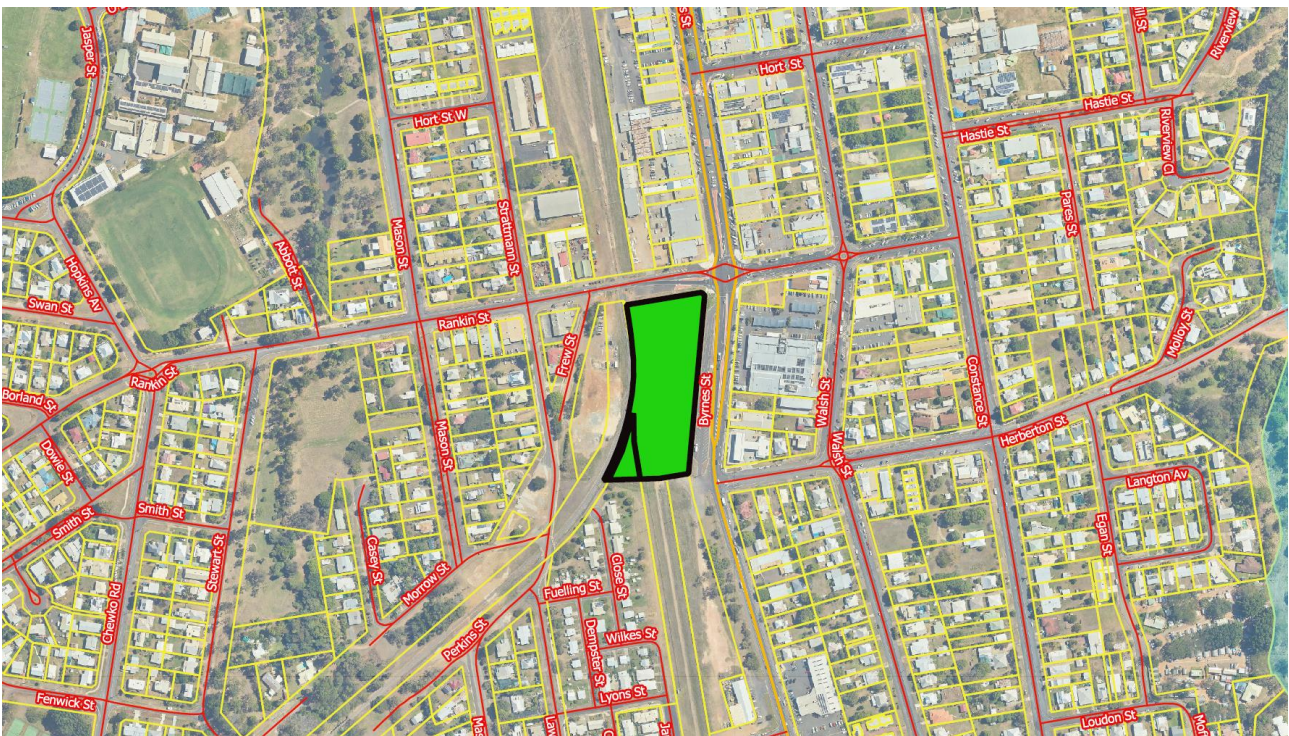
The site is vacant, flat and relatively unconstrained by natural or physical features (vegetation, watercourses etc).

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



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

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

The site is serviced by all urban infrastructure.

BACKGROUND AND CONTEXT

Council, at its Ordinary Meeting on 15 March 2023 approved an application made by Urban Sync Pty Ltd on behalf of Mareeba 232 Pty Ltd for a development permit for material change of use – shopping centre and food and drink outlet on land described as Lot 78 on SP298287 and Lease A in Lot 20 on NR7137, situated at 232 Byrnes Street and Close Avenue, Mareeba. The decision notice was issued on 16 March 2023 (**Attachment 1**).

Urban Sync Pty Ltd, acting on behalf of the owner and new applicant (Reedlodge Pty Ltd), has subsequently lodged an application to change the development approval (**Attachment 2**) in order to:

- Address the Applicants preferences and requirements for the approved development;
- Reflect current community needs; and
- Reflect the lead tenant (Woolworths) current needs.

The specific changes being sought are summarised below:

- A 476m² increase in Gross Floor Area (GFA) to the 'retail shop' component (814m² to 1290m²);
- A 115m² reduction in the floor area within the 'enclosed mall/foyer/passage area' (637m² to 522m²);
- Relocation of the services (fire metre, boosters, etc.) northward of the Byrnes Street crossover;
- Internal modifications throughout the car parking layout;
- Changes to the 'direct to boot' area to remove the drive thru aspect in favour of dedicated parking spaces';
- An additional 18 car parking spaces, for an increased total of 253 car parking spaces;
- Modification to the taxi-bays to be longer and allow a drive-through function;
- An additional one (1) bicycle space, for an increased total of 13 bicycle spaces;
- Internal layout changes including arrangements/modifications to the:
 - Enclosed mall/foyer/passage area;

- Size and orientation of eastern tenancies and adjacent online pick up area;
- Removal of central shop tenancy;
- Increase in size of the western most tenancy/tenancies; and
- Amenities area.

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 an 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 22 July 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 two (2) submissions were received during the public notification period.

The issues raised in the submissions were the absence of a right-hand turn in option off Rankin Street and the suggestion that the entire development be moved to the eastern side of Mareeba.

The changes being proposed by the applicant do not impact on either of these submission issues.

- *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:

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

Request by Applicant

The applicant requests a change to the approved plans by incorporating the following amendments:

- A 476m2 increase in Gross Floor Area (GFA) to the 'retail shop' component (814m2 to 1290m2);
- A 115m2 reduction in the floor area within the 'enclosed mall/foyer/passage area' (637m2 to 522m2);
- Relocation of the services (fire metre, boosters, etc.) northward of the Byrnes Street crossover;
- Internal modifications throughout the car parking layout;
- Changes to the 'direct to boot' area to remove the drive thru aspect in favour of dedicated parking spaces';
- An additional 18 car parking spaces, for an increased total of 253 car parking spaces;
- Modification to the taxi-bays to be longer and allow a drive-through function;
- An additional one (1) bicycle space, for an increased total of 13 bicycle spaces;
- Internal layout changes including arrangements/modifications to the:
 - Enclosed mall/foyer/passage area;
 - Size and orientation of eastern tenancies and adjacent online pick up area;
 - Removal of central shop tenancy;
 - Increase in size of the western most tenancy/tenancies; and
 - Amenities area.

Response

There is no officer objection to the applicant's requested changes.

The slight increase in floor area is addressed by an additional 18 on-site car parking spaces and the other proposed changes are largely operational changes for the development.

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

Plan/Document Number	Plan/Document Title	Prepared by	Dated
TA#19.0298.17 A0.00 rev. 7 9	Cover Sheet	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A0.10 rev. 7 10	Site Context	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A1.01A rev. 18A 27	Site Plan	Thomson Adsett	19/12/2022 24/06/2025
TA#19.0298.17 A1.02A rev. 14 21	Development Plan	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.01 rev. 12 15	Ground Floor Plan - Supermarket	Thomson Adsett	18/01/2023 24/06/2025

TA#19.0298.17 A2.02 rev. 6 <u>9</u>	Roof Plan Supermarket	-	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.03 rev. 6 <u>9</u>	Elevations Supermarket	-	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.04 rev. 6 <u>9</u>	Elevations Supermarket	-	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.05 rev. 6 <u>9</u>	Sections Supermarket	-	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A4.01 rev. 6 <u>7</u>	Ground Floor Plan – Fast Food		Thomson Adsett	11/07/2022 <u>24/06/2025</u>
TA#19.0298.17 A4.02 rev. 5 <u>6</u>	Elevations – Fast Food		Thomson Adsett	06/07/2022 <u>24/06/2025</u>
TA#19.0298.17 A5.01 rev. 6 <u>9</u>	3D Views		Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A5.02 rev. 6 <u>9</u>	3D Views		Thomson Adsett	18/01/2023 <u>24/06/2025</u>
1604-002 Rev. F	Rankin Street Median Extension Concept		Trinity Engineering and Consulting	22/12/22

Condition 3.6 – Trolley Bays

3.6 Trolley Bays

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

Response

This condition requires amendment to reflect the change in approved plan as follows:

3.6 Trolley Bays

*Trolley bay areas must be provided on the site generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**.*

Condition 4.3 – Car Parking/Internal Driveways

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. TA#19.0298.17 A1.02 rev.14, which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

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

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building

Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- *Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;*
- *Compliance with Australian Standard AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;*
- *Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;*
- *Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;*
- *A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.*

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.3 Car Parking/Internal Driveways

*The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**, which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.*

*Car parking shade structures must generally be provided ~~in accordance with Drawing No. TA#19.0298.17 A1.01 rev. 18A~~ **over a minimum of 50% of the on-site car parking spaces.***

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- *Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;*
- *Compliance with Australian Standard AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;*
- *Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;*
- *Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;*
- *A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.*

Condition 4.4 Frontage Works – Byrnes Street**4.4 Frontage Works - Byrnes Street**

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

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

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

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.4 Frontage Works - Byrnes Street

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

- 4.4.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.4.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.4.3 Entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***
- 4.4.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Byrnes Street to the general extent indicated on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.** The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

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

Condition 4.5 – Frontage Works – Rankin Street**4.5 Frontage Works - Rankin Street**

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

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

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

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.5 Frontage Works - Rankin Street

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

- 4.5.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.5.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.5.3 On street car parking and entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***
- 4.5.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Rankin Street to the general extent indicated on Drawing ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.** The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

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

Condition 4.7 – Landscaping**4.7 Landscaping**

- 4.7.1 *The development must be landscaped in accordance with an approved landscape plan.*
- 4.7.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*
- 4.7.3 *The landscape plan should be generally consistent with green areas shown on Drawing No. TA#19.0298.17 A1.02 Rev.14 and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*
- 4.7.4 *The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.*
- 4.7.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*
- 4.7.6 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.7 Landscaping

- 4.7.1 *The development must be landscaped in accordance with an approved landscape plan.*
- 4.7.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*
- 4.7.3 *The landscape plan should be generally consistent with green areas shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21** and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*
- 4.7.4 *The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.*
- 4.7.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*
- 4.7.6 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

Adopted Infrastructure Charges Notice

An Adopted Infrastructure Charges Notice (AICN) has been issued for the development based on the following:

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

Response

Due to changes in gross floor area and infrastructure charge rates, the following revised AICN will be issued to the applicant.

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Commercial (Retail)	Shopping Centre	Per m2 of GFA	\$130.00 <u>\$144.40</u>	4,469 <u>To be determined at building application stage</u>	\$580,970.00 <u>To be determined at building application stage</u>
Commercial (Retail)	Food and Drink Outlet	Per m2 of GFA	\$130.00 <u>\$144.40</u>	270 <u>To be determined at building application stage</u>	\$35,100.00 <u>To be determined at building application stage</u>
Credit					
High Impact Industry	Sawmill	Per m2 of GFA	\$51.00 <u>\$56.20</u>	6,000	\$306,000.00 <u>\$337,200.00</u>
TOTAL					<u>\$310,070.00</u> <u>To be determined at building application stage</u>

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

16 March 2023

Mareeba 232 Pty Ltd
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Senior Planner: Brian Millard
Direct Phone: 4086 4657
Our Reference: MCU/22/0003
Your Reference: 21-740

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 15 March 2023, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU/22/0003
Street Address: 232 Byrnes Street and Close Street, Mareeba
Real Property Description: Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision: Approval
Type of Approval: Development Permit for Material Change of Use – Shopping Centre and Food and Drink Outlet
Date of Decision: 15 March 2023

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

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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 and the conditions of the State Referral Agency.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council’s delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions have been complied with, except where specified otherwise in these conditions of approval.
 - 2.3 Prior to the commencement of use, the applicant must provide a letter from the State Referral Agency confirming that the department is satisfied their conditions are complied with and/or that the department has no objections to the commencement of the use.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council’s delegated officer.

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3.4 Emissions

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

3.5 Waste Management

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

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

3.6 Trolley Bays

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

3.7 Rubbish Bins

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

3.8 Amenity

3.8.1 The southern wall of the supermarket must be finished in a combination of Woolworths green, Dulux monument and Dulux vivid white to prevent the dominance of any one colour, to the satisfaction of Council's delegated officer.

3.8.2 All building materials and colours to be used must be non-reflective and be generally in accordance with the approved plans to the satisfaction of Council's delegated officer.

3.9 No trucks, other than service vehicles for the shopping centre, are permitted to park on the subject land when the shopping centre is closed to the public. All service vehicles must leave the subject land as soon as reasonably practical after serving the shopping centre.

3.10 Advertising signage

The placement and sizing of advertising signage is to be generally in accordance with the approved plans.

4. Infrastructure Services and Standards

4.1 Access – Rankin Street

Any crossover/s used to access the development must be constructed to **Commercial** standard (from the edge of the road pavement to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

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Where applicable, the applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel.

4.2 Stormwater Drainage/Water Quality

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

4.2.2 Prior to the issue of a development permit for operational works, the applicant/developer must submit a revised Stormwater Management Plan prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2.3 The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan.

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

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. TA#19.0298.17 A1.02 rev.14, which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

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

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;
- Compliance with Australian Standard AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;
- Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;
- Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;
- A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.

4.4 Frontage Works - Byrnes Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to

the satisfaction of Council's delegated officer and the Department of Transport and Main Roads:

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

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

4.5 Frontage Works - Rankin Street

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

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

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

4.6 Frew Street Works

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

- 4.6.1 Widening of the sealed pavement on the western side of Frew Street to the existing kerb and channel.
- 4.6.2 Appropriate line marking to allow for RV/larger vehicle parking on the western side of Frew Street.

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4.6.3 Construction of a cul-de-sac head at the southern end of Frew Street to allow for turning of RV/larger vehicles.

4.6.4 Construction of concrete footpath and pedestrian level crossing as shown on Drawing No. 1604-002 Revision F in accordance with the FNQROC Development Manual and Queensland Rail standards. No section of paved footpath is to be less than two (2) metres in width.

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

4.7 Landscaping

4.7.1 The development must be landscaped in accordance with an approved landscape plan.

4.7.2 Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.7.3 The landscape plan should be generally consistent with green areas shown on Drawing No. TA#19.0298.17 A1.02 Rev.14 and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

4.7.4 The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.

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

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

4.8 Lighting

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

4.9 Water Supply

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

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity to serve the proposed development requirements, the applicant/developer is required to extend the reticulated water supply infrastructure to connect the site

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to Council's existing infrastructure at a point that has sufficient capacity to service the development requirements in accordance with FNQROC Development Manual Standard (as amended).

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

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

4.10 Sewerage Connection

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

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

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

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Aspect of development stated in schedule 20		
Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—	Part 9, Division 4, Subdivision 1, Table 1	State Assessment & Referral Agency (SARA) Department of State Development, Infrastructure, Local Government and Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dsdilgp.qld.gov.au
(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and		
(b) the development meets or exceeds the threshold —		
(i) for development in local government area 1 — stated in		

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<p>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>		
Material change of use of premises near a State transport corridor or that is a future State transport corridor		
<p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</p> <p>(a) are within 25m of a State transport corridor; or</p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Infrastructure, Local Government and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsdilgp.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
TA#19.0298.17 A0.00 rev. 7	Cover Sheet	Thomson Adsett	18/01/2023
TA#19.0298.17 A0.10 rev. 7	Site Context	Thomson Adsett	18/01/2023
TA#19.0298.17 A1.01 rev. 18A	Site Plan	Thomson Adsett	19/12/2022

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TA#19.0298.17 A1.02 rev. 14	Development Plan	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.01 rev. 12	Ground Floor Plan - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.02 rev. 6	Roof Plan - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.03 rev. 6	Elevations - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.04 rev. 6	Elevations - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.05 rev. 6	Sections - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A4.01 rev. 6	Ground Floor Plan – Fast Food	Thomson Adsett	11/07/2022
TA#19.0298.17 A4.02 rev. 5	Elevations – Fast Food	Thomson Adsett	06/07/2022
TA#19.0298.17 A5.01 rev. 6	3D Views	Thomson Adsett	18/01/2023
TA#19.0298.17 A5.02 rev. 6	3D Views	Thomson Adsett	18/01/2023
1604-002 Rev. F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

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) Food Premises

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.
- (d) A Trade Waste Permit will be required prior to the commencement of use.
- (e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning

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Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Compliance with Acts and Regulations

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

(g) Environmental Protection and Biodiversity Conservation Act 1999

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

(h) Cultural Heritage

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

(B) REFERRAL AGENCY CONDITIONS

State Assessment and Referral Agency response dated 24 February 2023.

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

There were two (2) 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 Roll	carlieroll@hotmail.com
2. J Burnett	joelineburnett@gmail.com

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Page 11**RIGHTS OF APPEAL**

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

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

OTHER DETAILS

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

Yours faithfully

BRIAN MILLARD
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@dsdilgp.qld.gov.au

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Approved Plans/Documents

**MAREEBA NEIGHBOURHOOD
SHOPPING CENTRE**

232 BYRNES STREET, MAREEBA

DRAWING LIST - CONCEPT	
A. 1000	COVER SHEET
A. 1010	SITE CONTEXT PLAN
A. 1011	SITE PLAN
A. 1021	DEVELOPMENT PLAN
A. 2011	GROUND FLOOR PLAN - SUPERMARKET
A. 2021	ROOFTOP PLAN - SUPERMARKET
A. 2031	ELEVATIONS - SUPERMARKET
A. 2041	ELEVATIONS - SUPERMARKET
A. 2051	SECTIONS - SUPERMARKET
A. 4011	GROUND FLOOR PLAN - FAST FOOD
A. 4021	ELEVATIONS - FAST FOOD
A. 5011	3D VIEWS
A. 5021	3D VIEWS



DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
202 BYRONES STREET, MAREEBA

MAREEBA 232 PTY LTD

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COVER SHEET

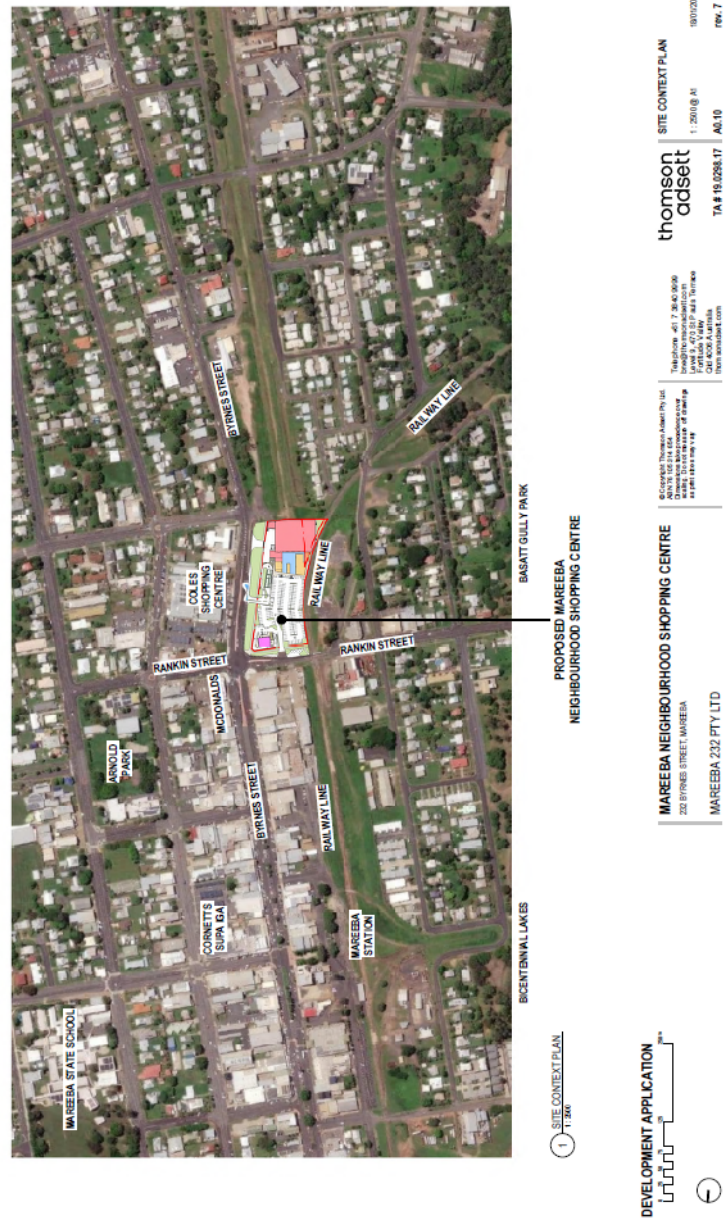
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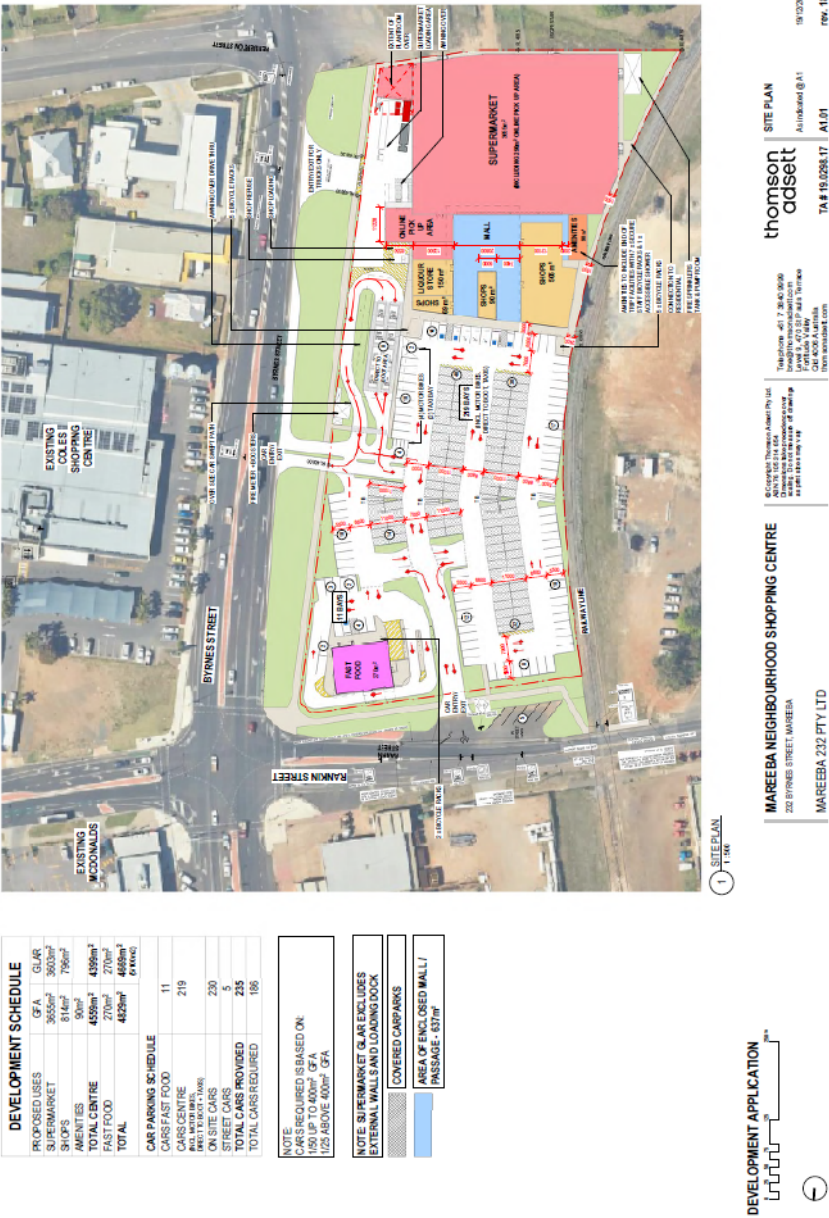


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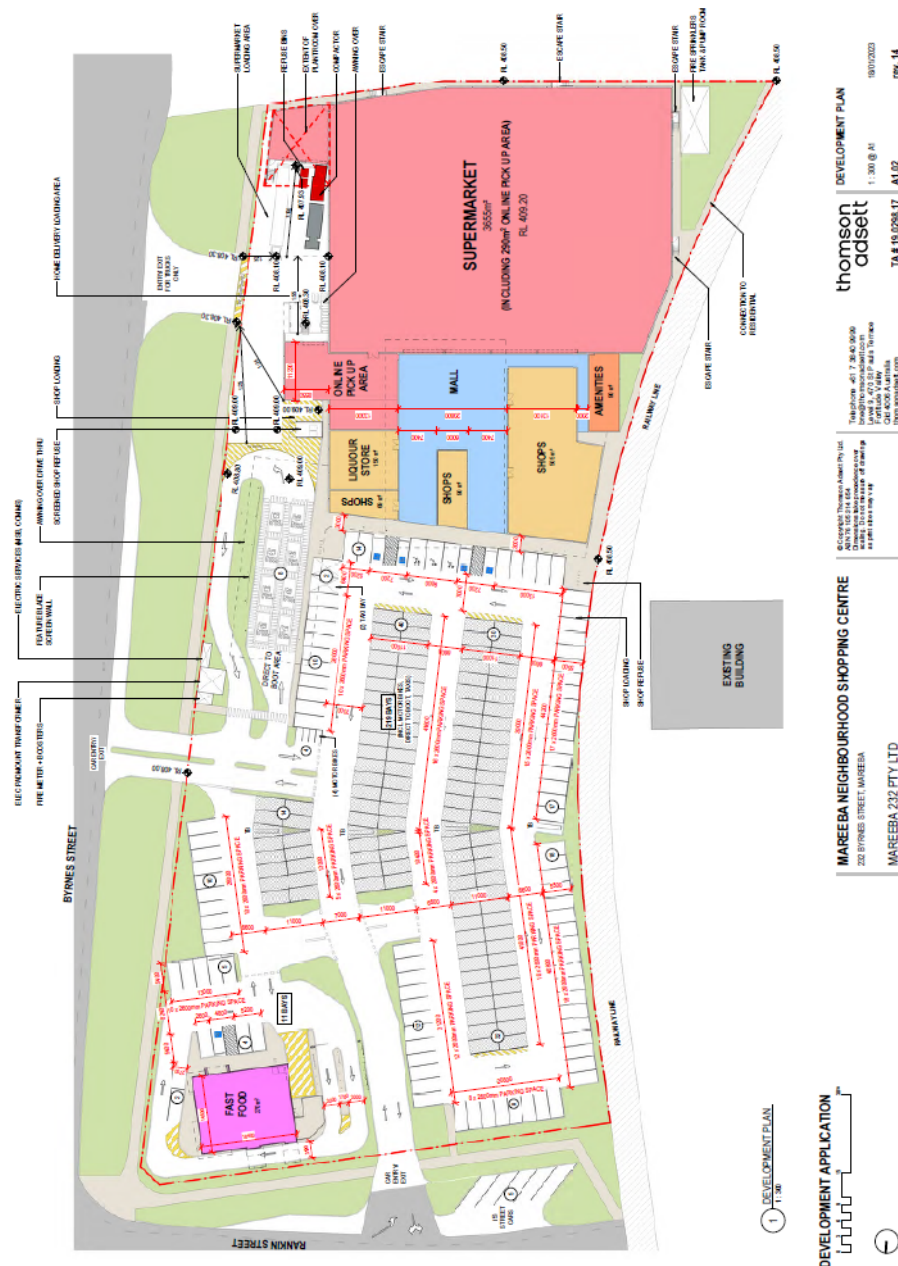


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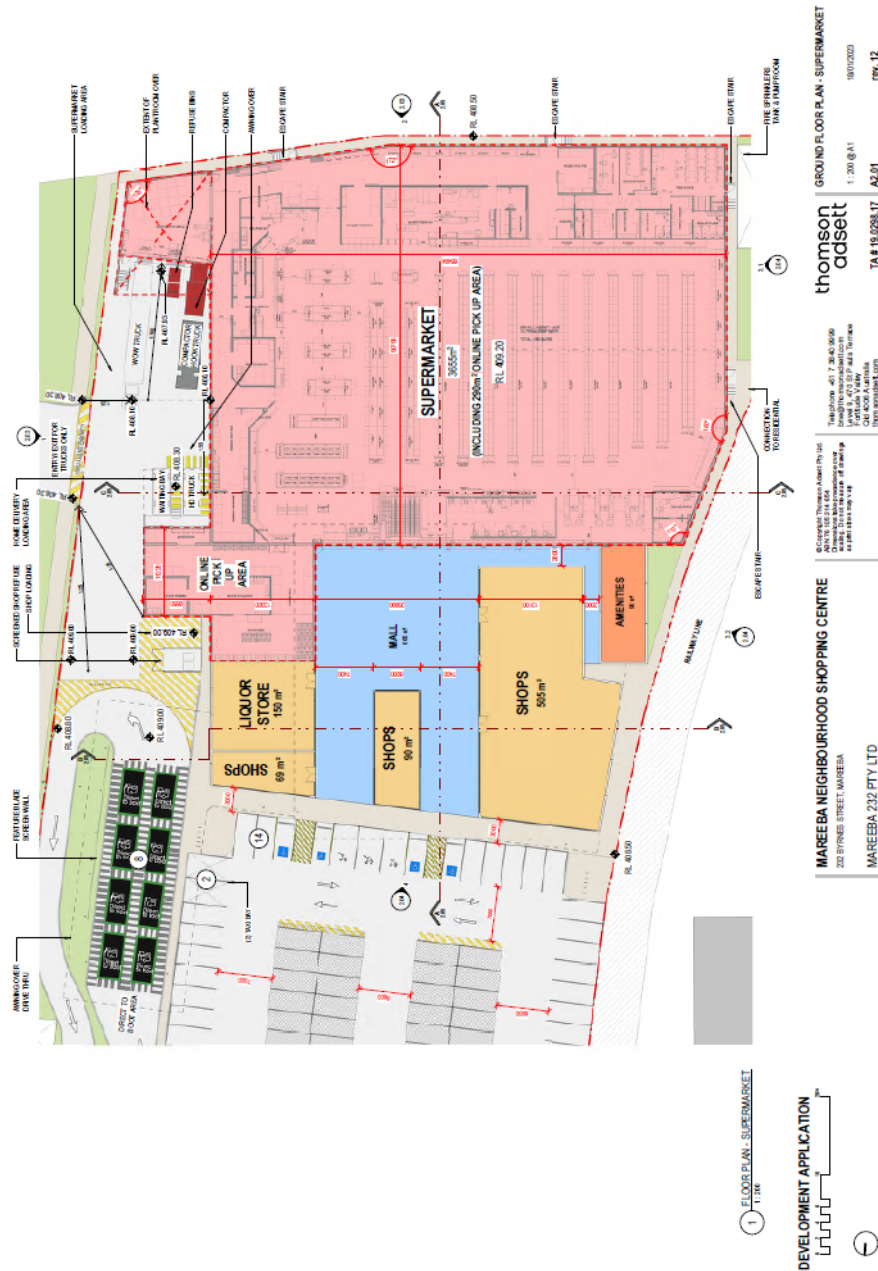


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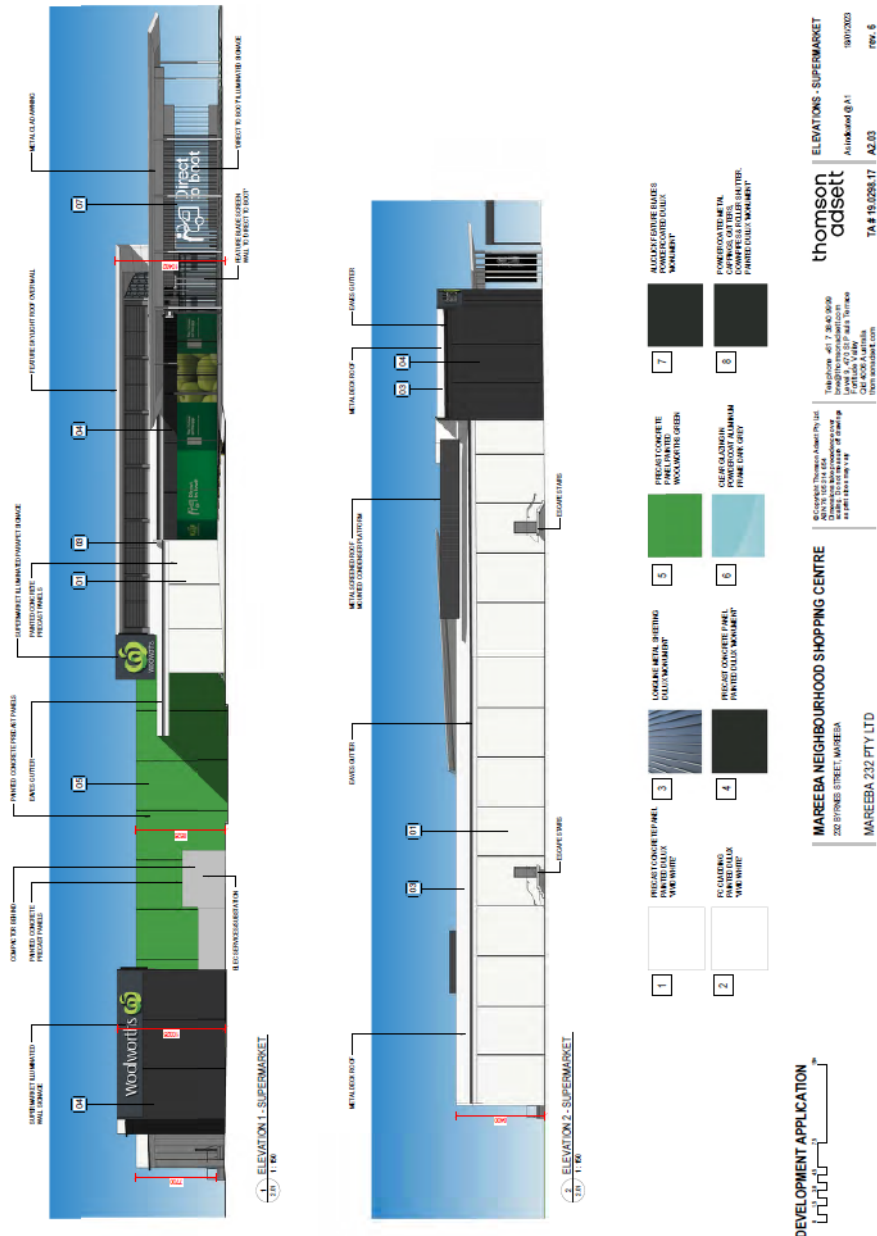
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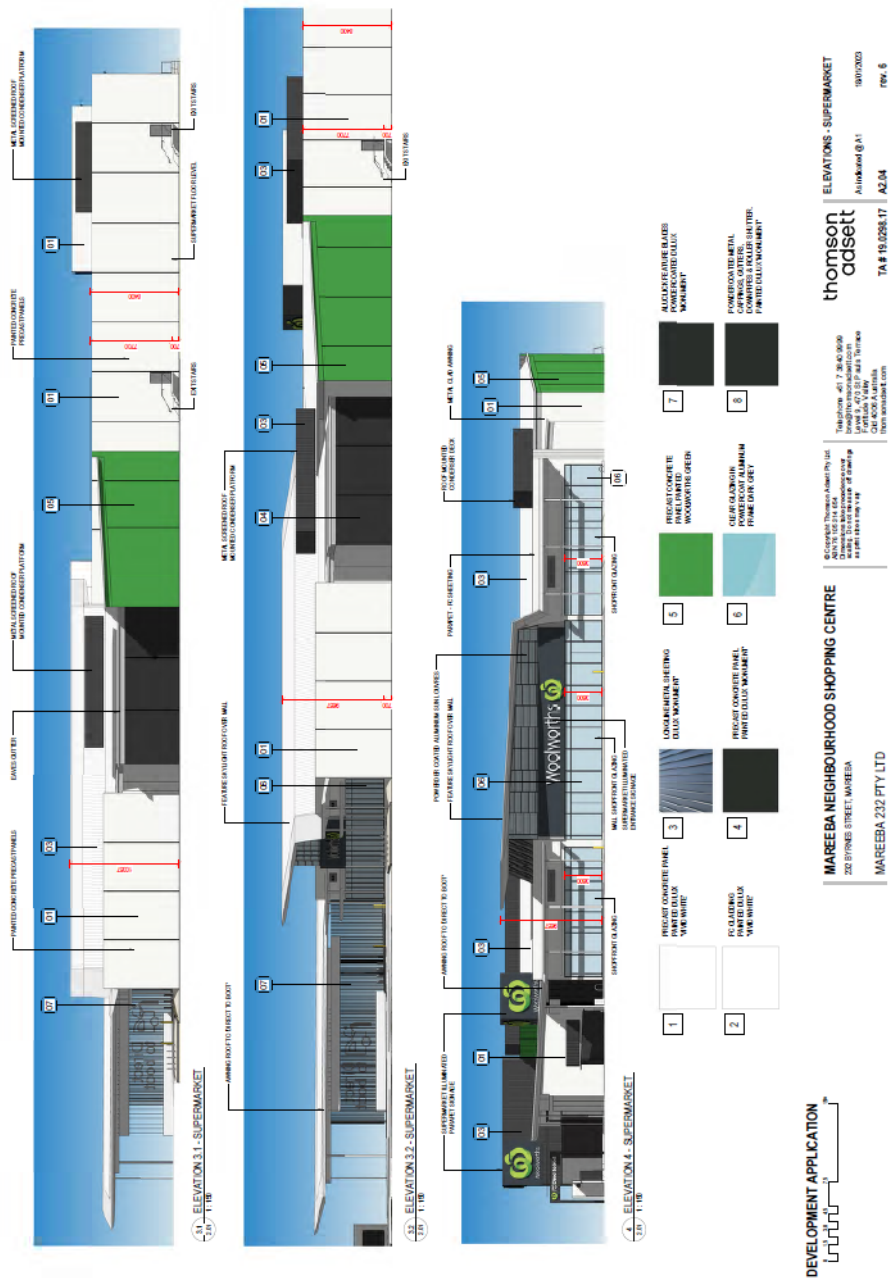


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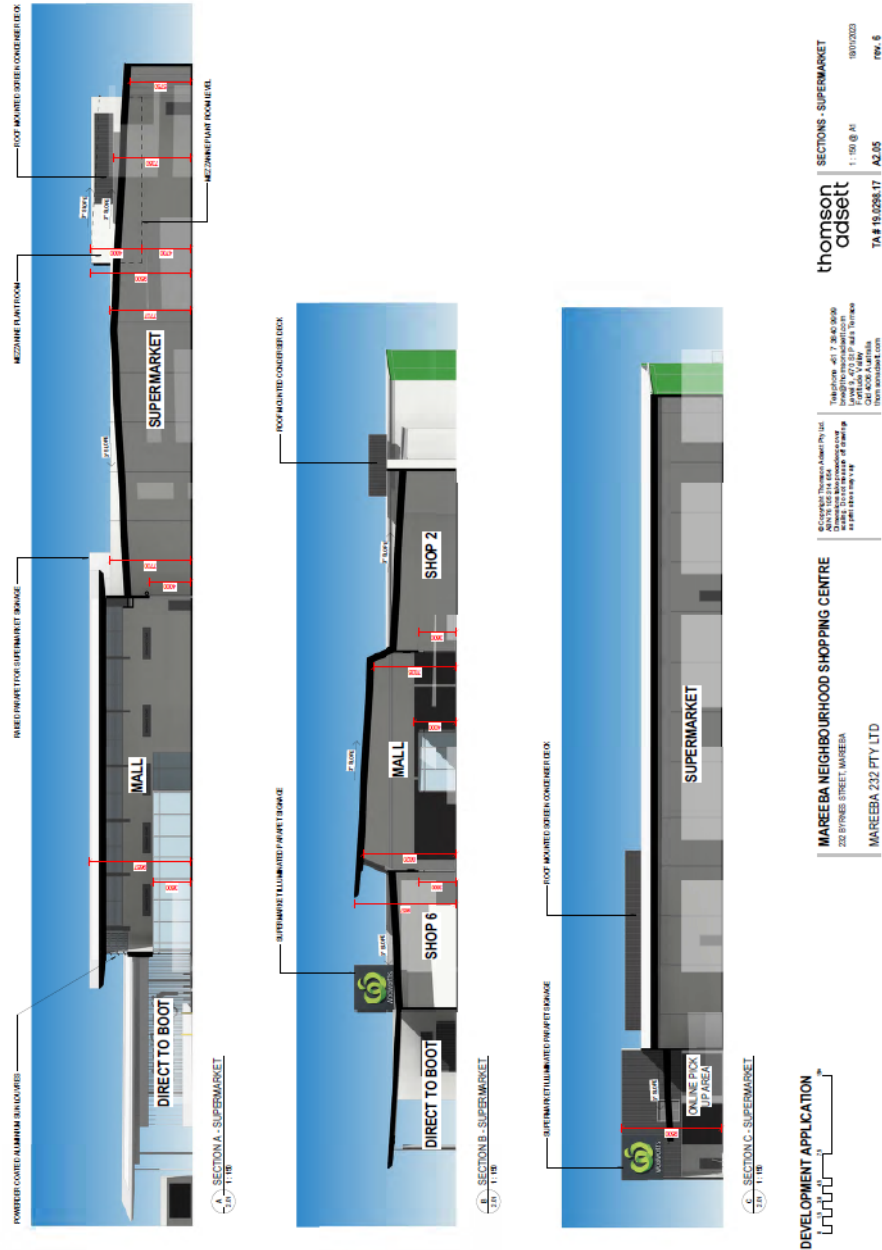


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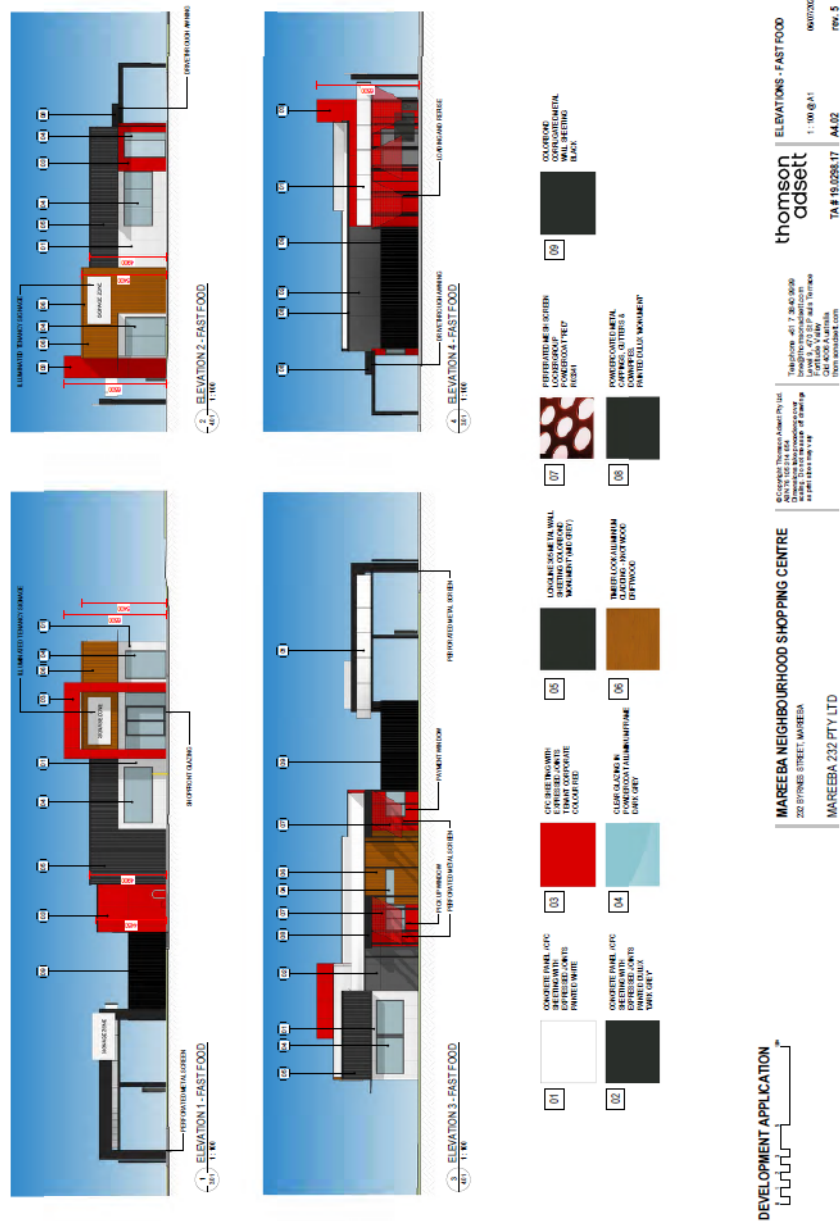
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RANKIN STREET - SITE ENTRANCE



SUPERMARKET VIEW FROM CARPARK

DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
232 EFFING STREET, MAREEBA
MAREEBA 232 PTY LTD

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DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
232 BYRNES STREET, MAREEBA
MAREEBA 232 PTY LTD

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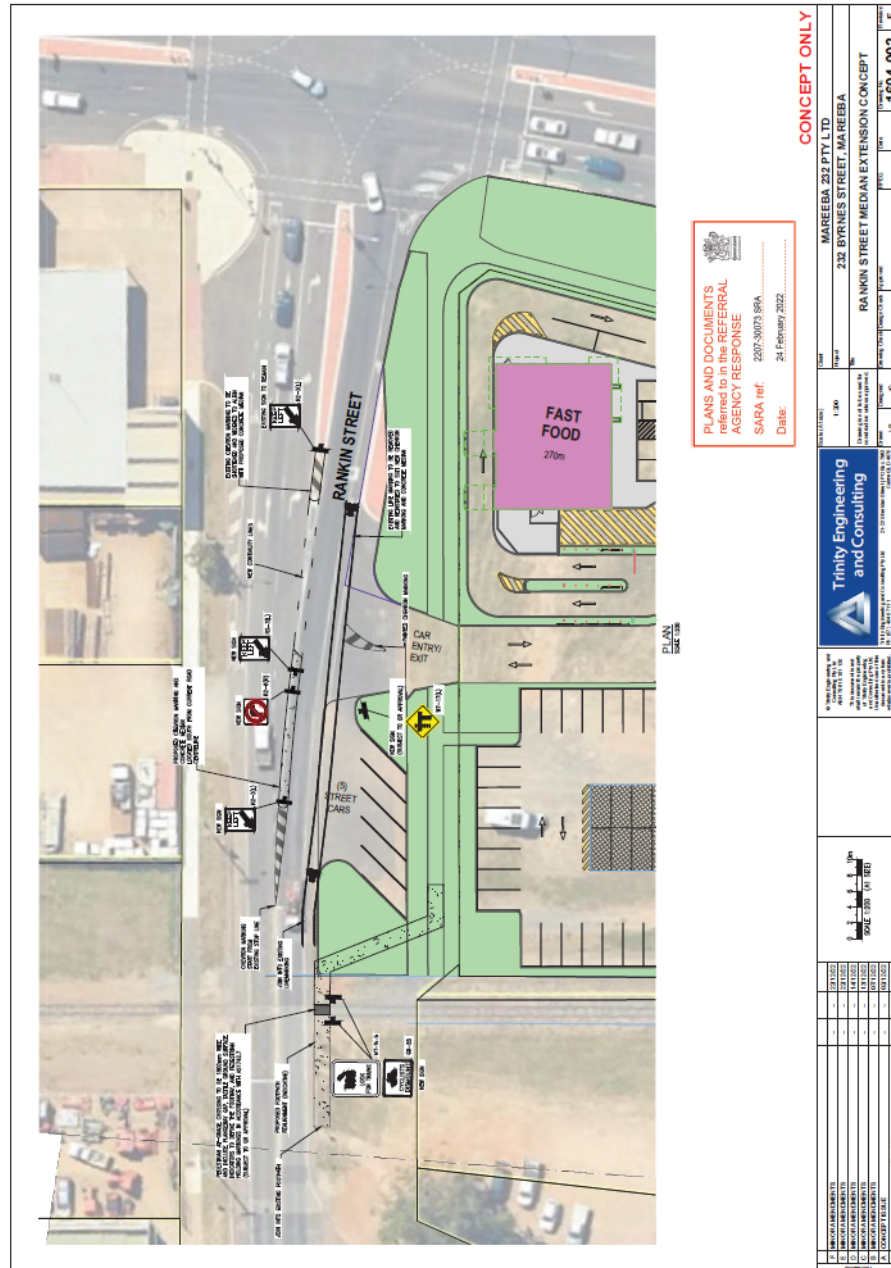
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Referral Agency Response

RA6-N



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

24 February 2023

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

Attention: Carl Ewin

Dear Sir/Madam

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

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

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

Response

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

Development details

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

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

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

Representations

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

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

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

Yours sincerely



Brett Nancarrow
Manager (Planning)

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

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

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Attachment 1—Referral agency conditions

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

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

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

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	<p>(iii) two taxi zone signs R5-21, placed at either end of the rank, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls</p> <p>(iv) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements and</p> <p>(v) accessibility in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>.</p> <p>(c) Provide RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au), within the Department of Transport and Main Roads confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	(c) Prior to the commencement of use
Public Passenger Transport		
10.	<p>Any roadworks in Mareeba-Dimbulah Road (Byrnes Street) must be designed and constructed to be in accordance with the following, to accommodate a single unit rigid bus of 12.5m in length:</p> <p>(i) Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i></p> <p>(ii) Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i></p> <p>(iii) <i>Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i></p> <p>(iv) <i>Austroads Design Vehicles and Turning Path Templates</i></p> <p>(v) Queensland Manual of Uniform Traffic Control Devices, Part 13: <i>Local Area Traffic Management</i> and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – <i>Local Area Traffic Management</i> and</p> <p>(vi) Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>.</p>	Prior to the commencement of use

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

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

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Attachment 2—Advice to the applicant

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

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

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Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

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

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

Material used in the assessment of the application:

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

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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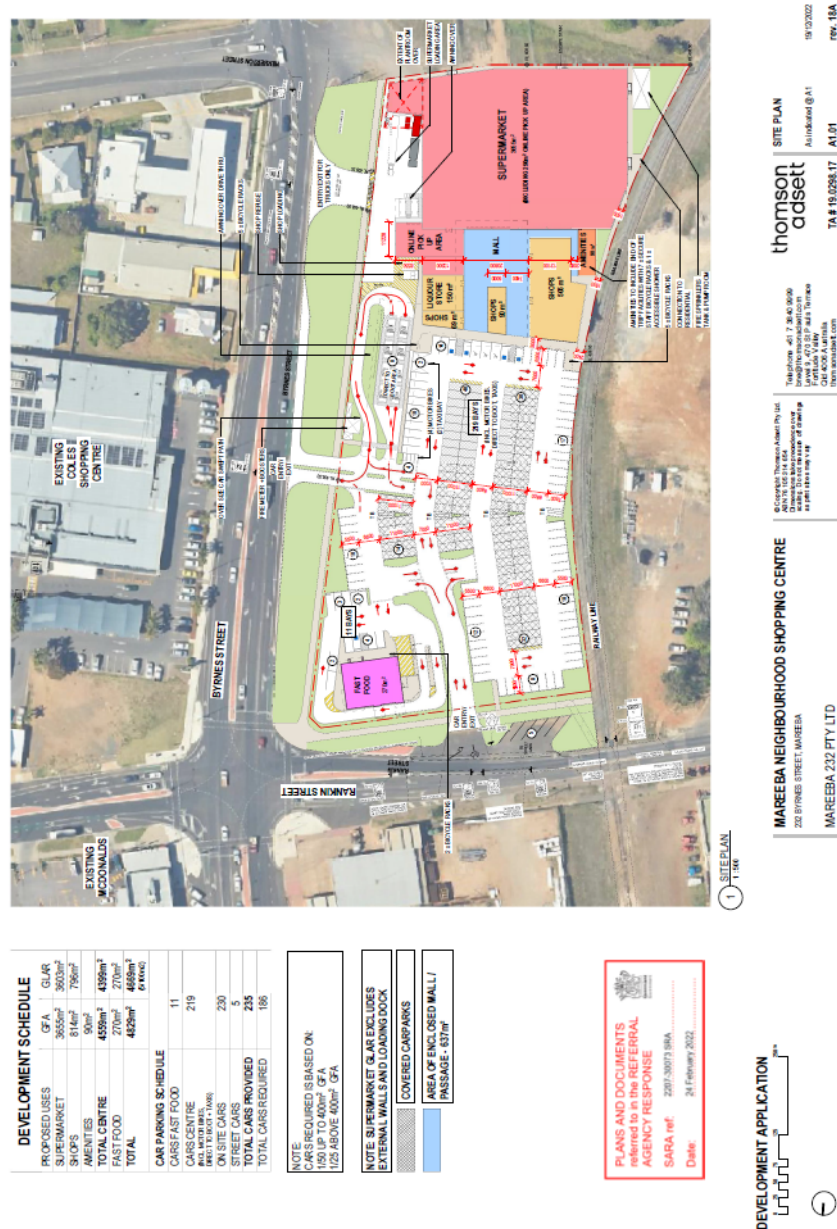
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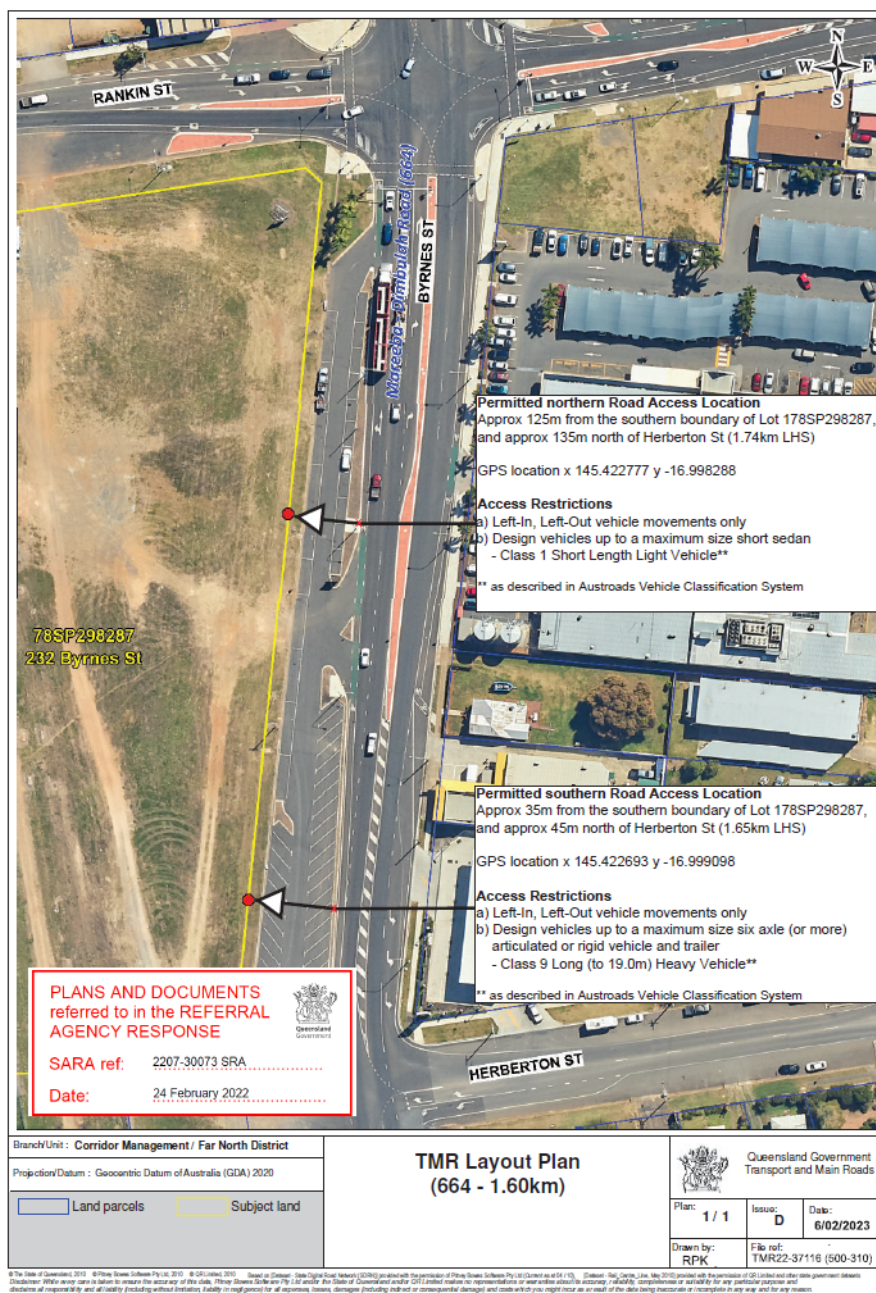


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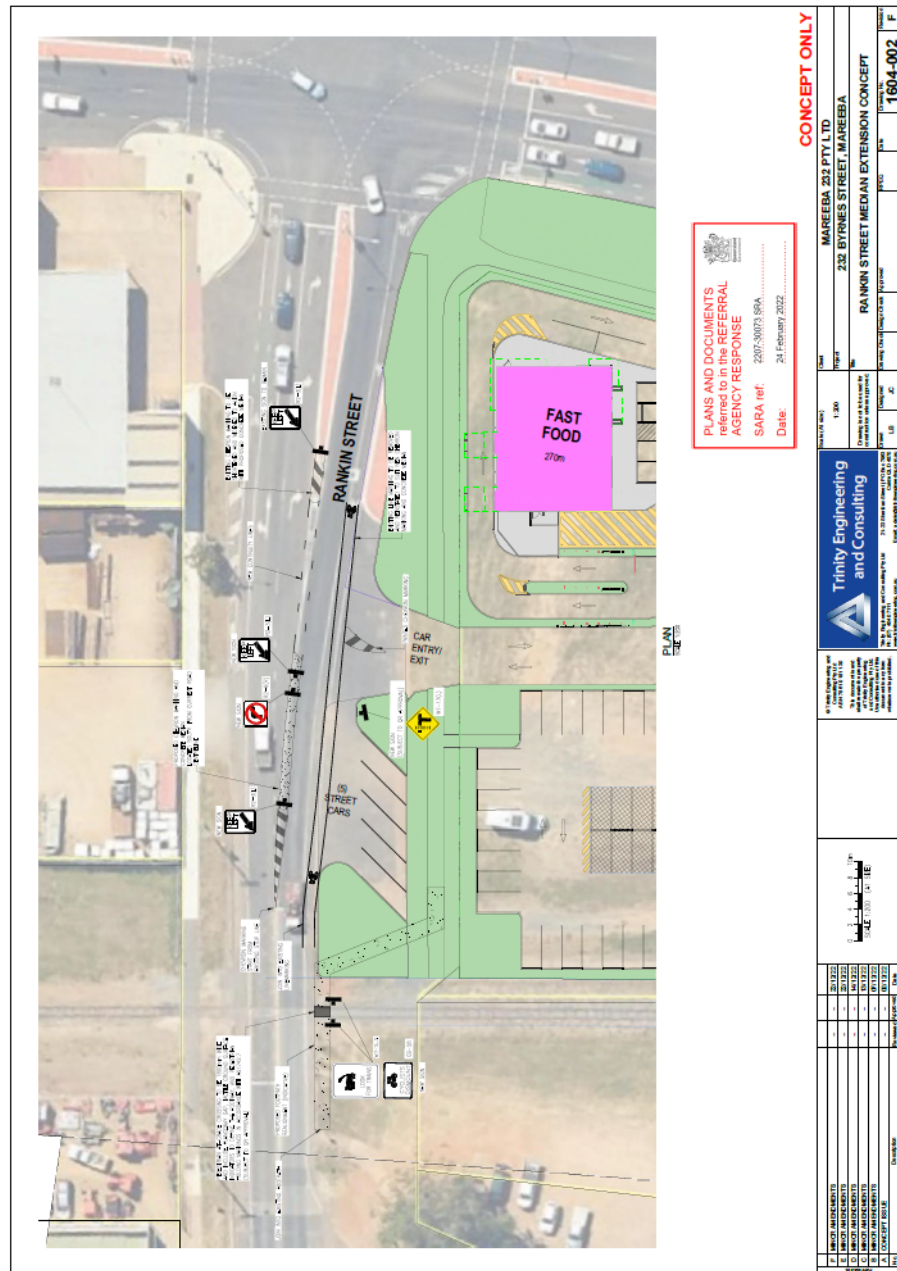


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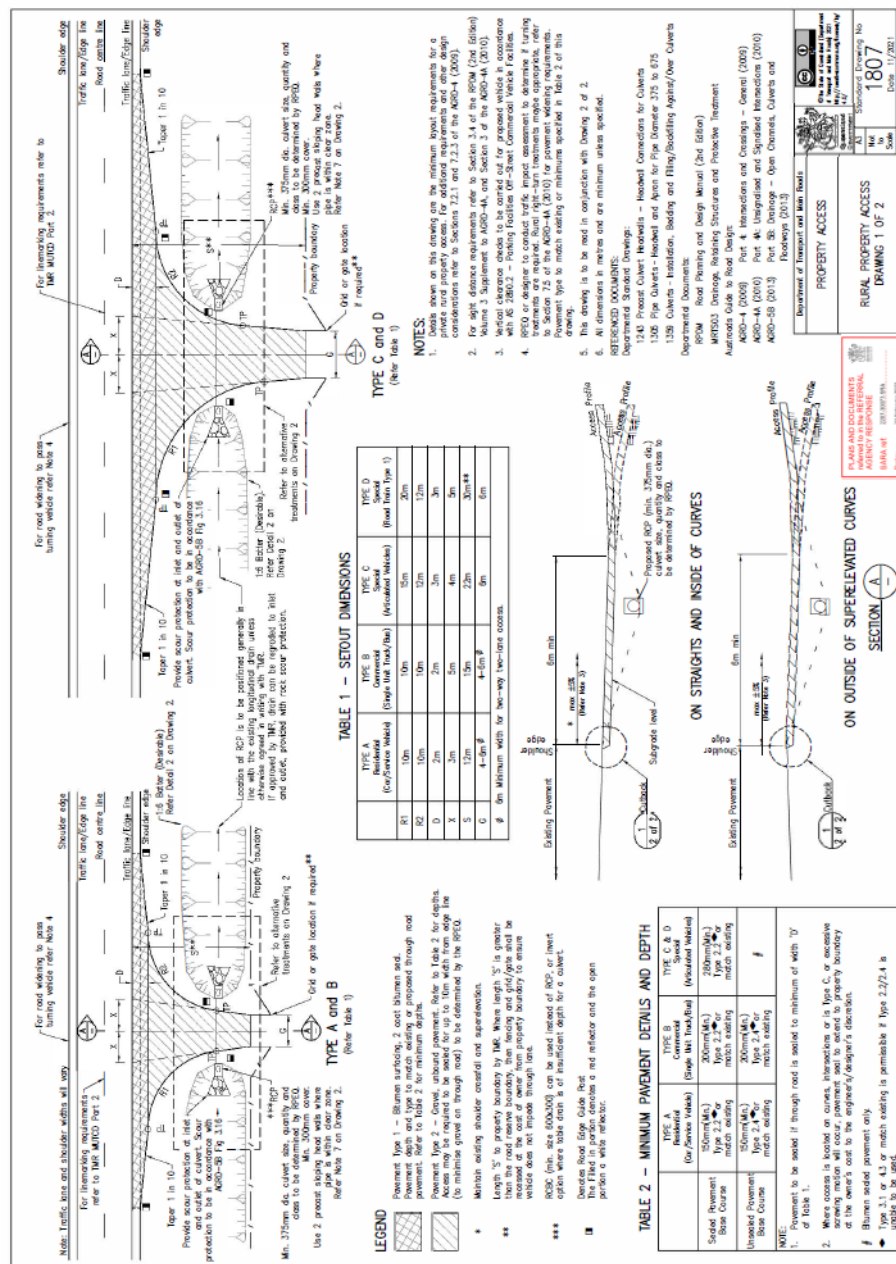


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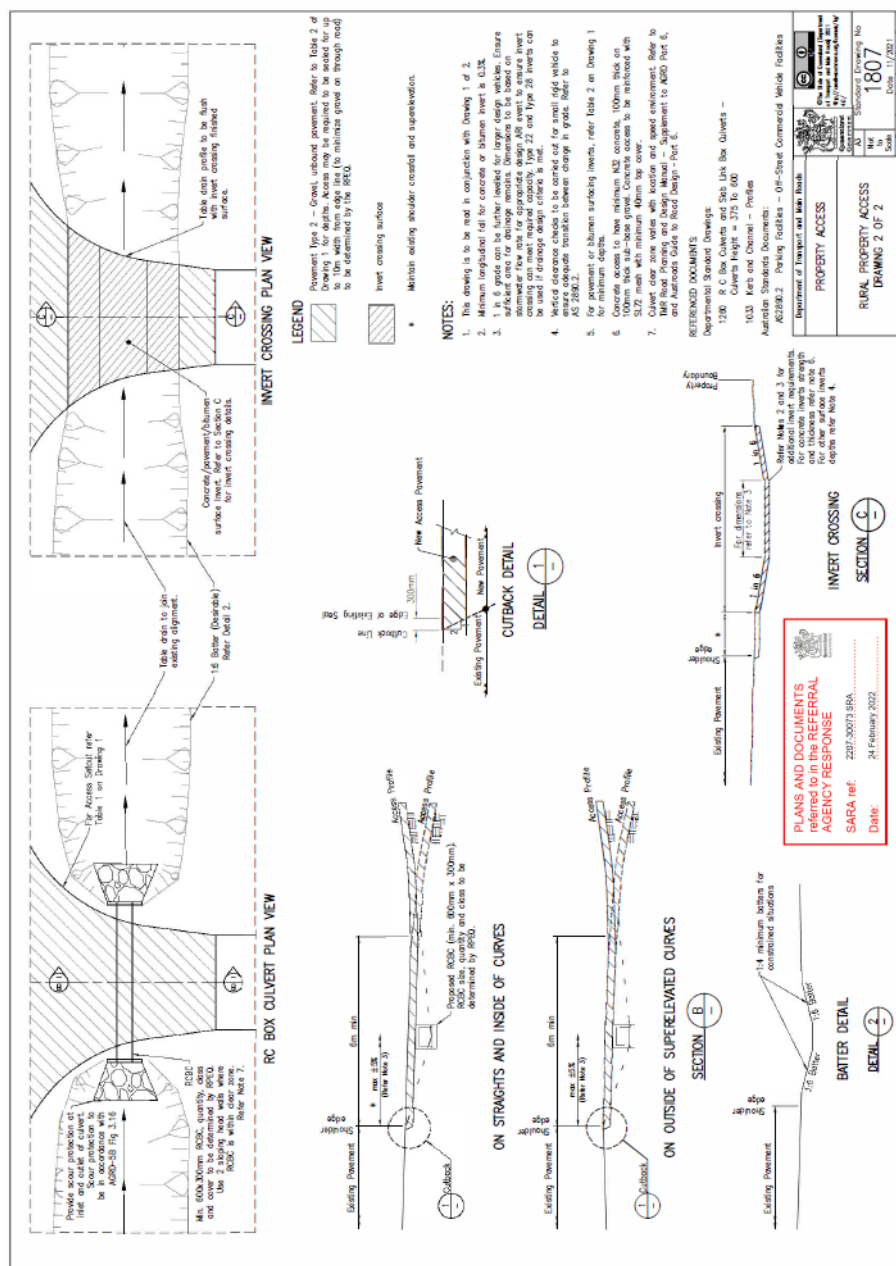


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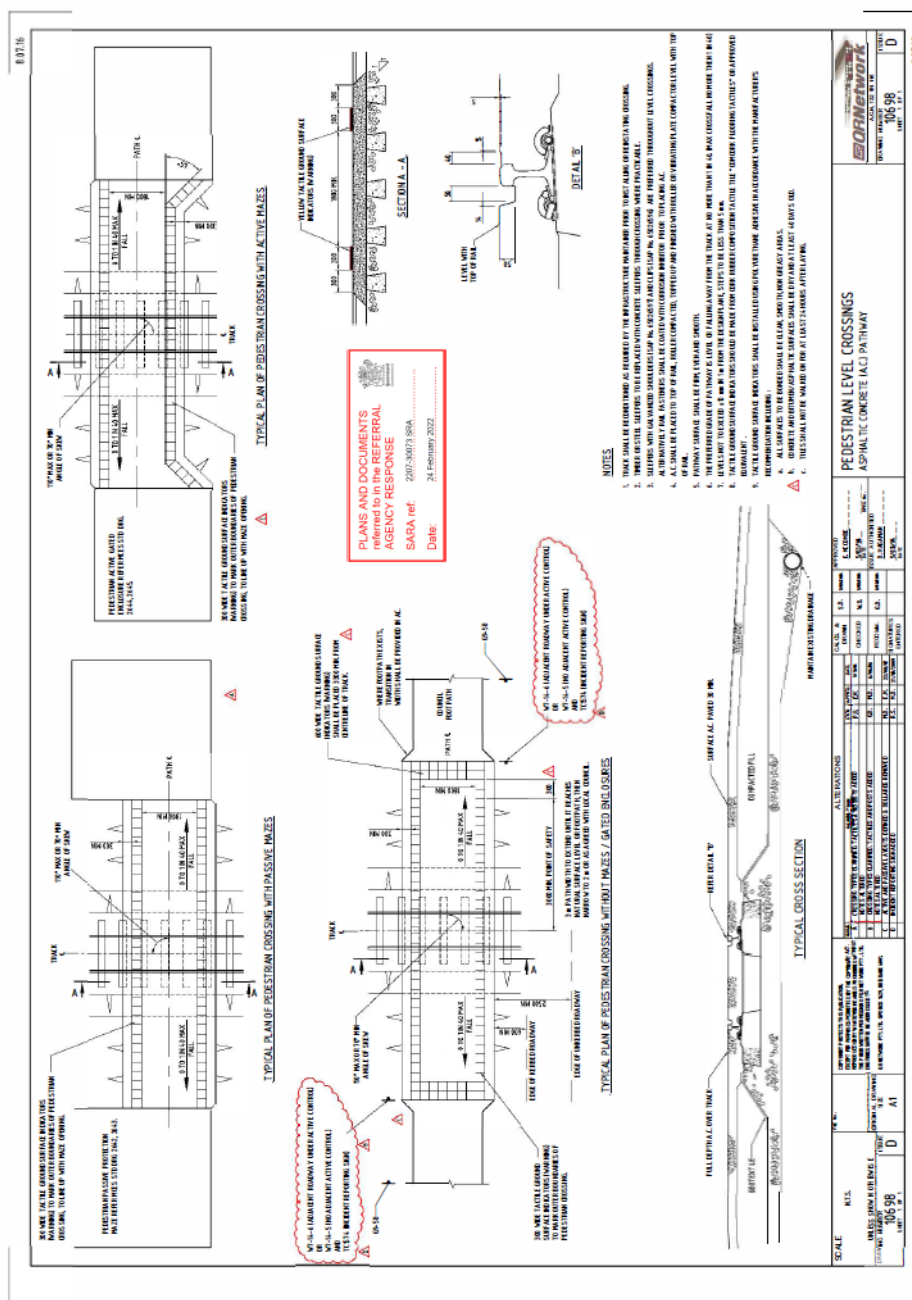
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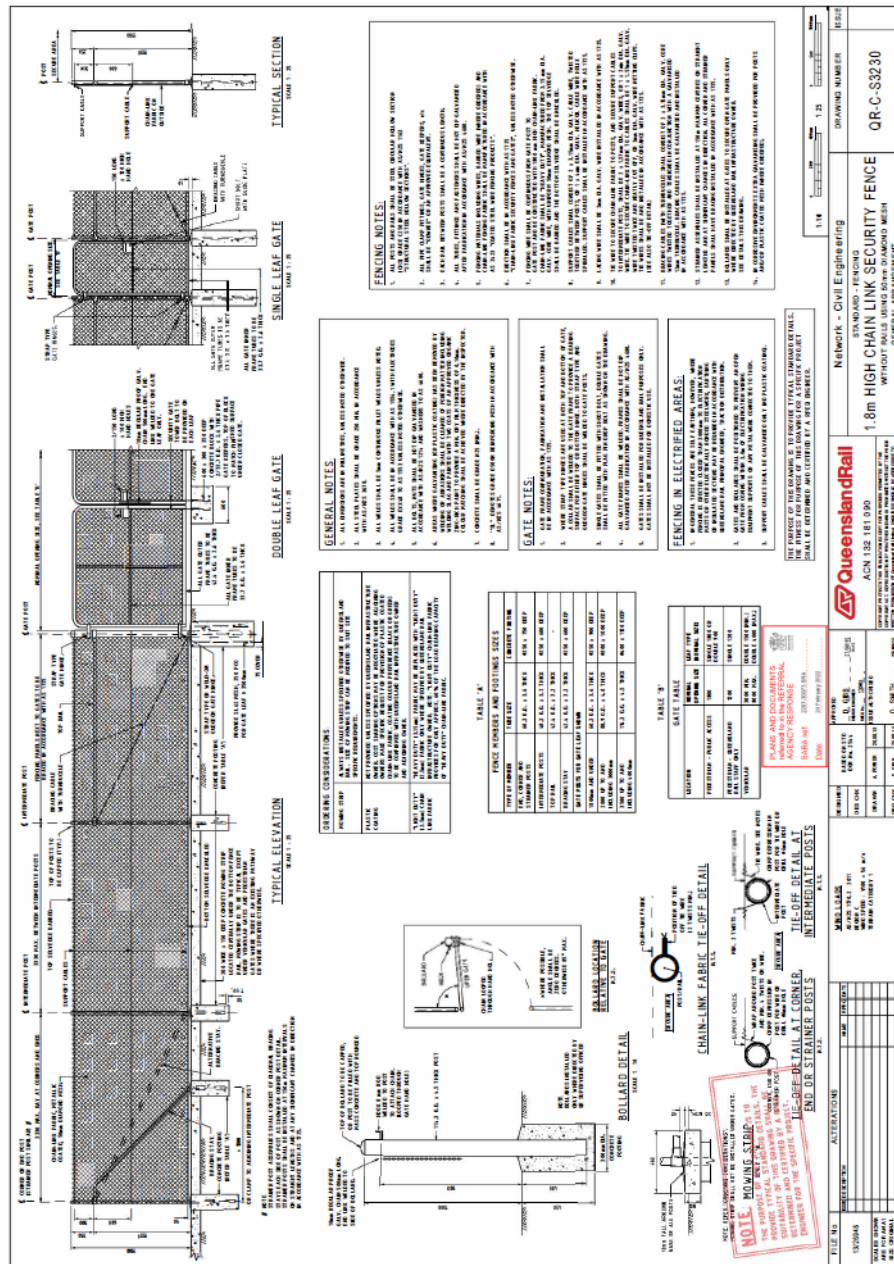


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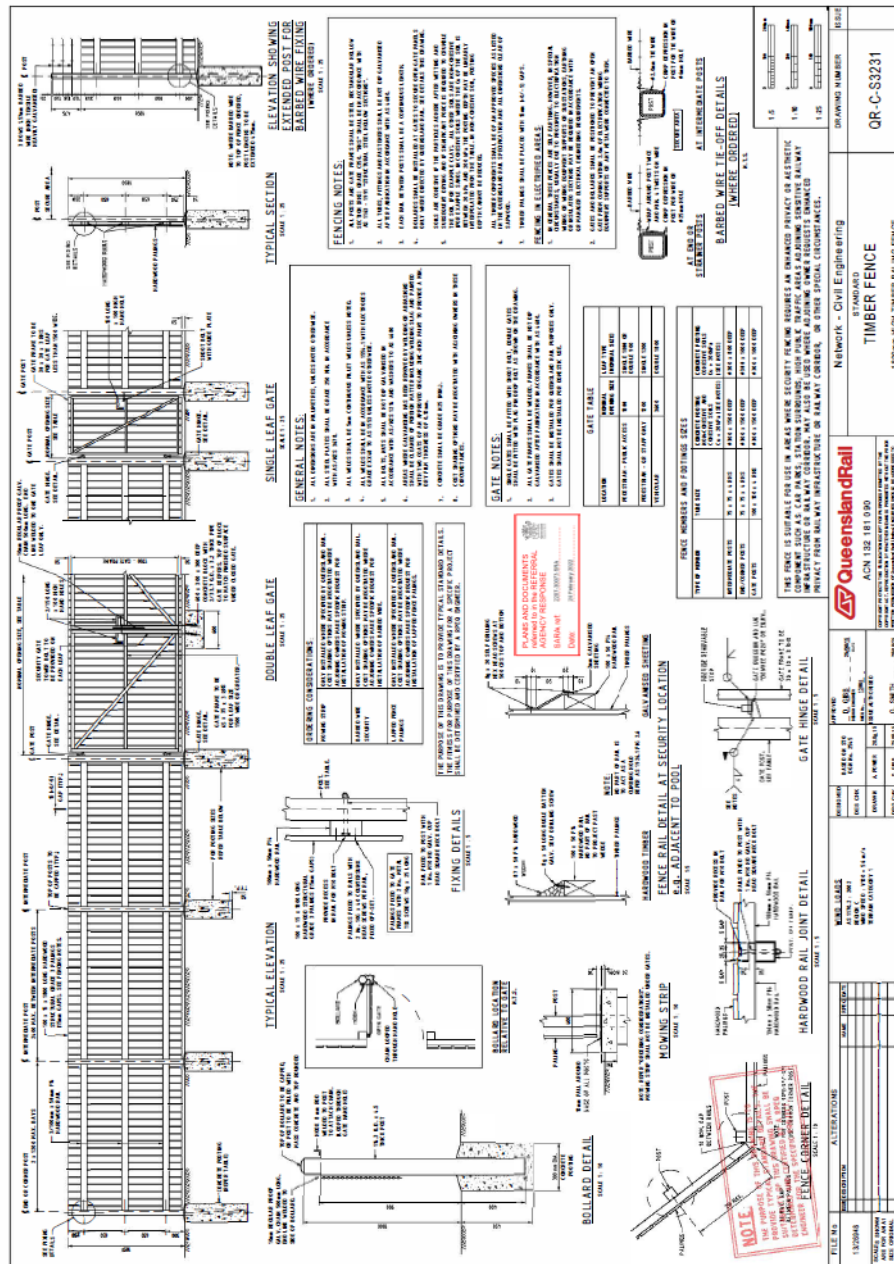
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Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

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

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

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Part 7: Miscellaneous

30 Representations about a referral agency response

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

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

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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.

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- (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 –

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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.

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O Level 1, 17 Aplin Street, Cairns
M PO Box 2970, Cairns Q 4870
ABN 83 169 940 649

22 July 2025

Our Ref: 24-1123
Your Ref: MCU/22/0003

Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: Mr Brian Millard

Dear Brian,

RE: REQUEST FOR A 'MINOR CHANGE' UNDER S78 OF THE PLANNING ACT 2016 TO A DEVELOPMENT APPROVAL OVER LAND AT 232 BYRNES STREET AND PART OF LAND AT CLOSE AVENUE, MAREEBA, MORE FORMALLY DESCRIBED AS LOT 78 ON SP298287 AND LOT 20 ON NR7137.

Reedlodge Pty Ltd (the Applicant) have instructed Urban Sync Pty Ltd (Urban Sync) to apply to Mareeba Shire Council (Council), as the Assessment Manager, to request a 'Change Approval' Minor under s78 of the *Planning Act 2016* (PA) to an existing Development Permit over the above-described land. In support of this application, we include the following to assist with Council's assessment:

- Planning Act Form 5 – Change Application and Landowners Consent as **Attachment 1**;
- Copy of the Relevant Approval as **Attachment 2**;
- Updated Plans of Development prepared by Thomson Adsett as **Attachment 3**;
- Traffic Impact Assessment prepared by SLR as **Attachment 4**; and
- 'Change Approval' Minor Application issued to State Assessment and Referral Agency as **Attachment 5**.

Per Mareeba Shire Council's Schedule of Fees and Charges 2025-2026, the application fee amounts to **\$6,310.50**, broken down as follows::

- Shopping Centre – Impact Greater than 2,500m² GFA = \$9,511.00 + Food and Drink Outlet – Impact = \$3,110.00;
- \$12,621.00 x 50% (Charge is 50% of current prescribed fee)
- **\$6,310.50**

In accordance with s79 of the PA, as the Applicant is the owner of Lot 78, NO landowners consent for this lot is required. As the Applicant is NOT the owner of Lot 20, landowners' consent has been included for this lot. We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact on office on the email provided below.

Yours faithfully

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

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

www.urbansync.com.au

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Limitation: This report has been prepared on behalf of Urban Sync Pty Ltd for our client, Reedlodge Pty Ltd and considers the instructions and requirements of Reedlodge Pty Ltd with regards to the development being proposed. This report should not be relied upon by any third party and Urban Sync Pty Ltd accepts no liability or responsibility for the reliance on this report, or data contained within the report, by any third party.

Reference	Revision	Date	Prepared by	Checked by	Authorised by
24-1123	1.0	22/07/2025	NCD	MDI	MDI

22/07/2025

Final Version 1.0

Urban Sync Pty Ltd

Level 1, 17 Aplin Street, CAIRNS QLD 4870

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I SITE DETAILS

Registered Landowner:	<ul style="list-style-type: none"> Lot 78: Reedlodge Pty Ltd; and Lot 20: State Government (with Council as Trustee)
Applicant:	Reedlodge Pty Ltd
Site Location:	232 Byrnes Street and Close Avenue, Mareeba
Lot and Description:	Lot 78 on SP298287 and part of Lot 20 on NR7137
Site Area:	1.62ha (Lot 78: 1.51ha and Part of Lot 20: 1,124m ²)
Tenure:	<ul style="list-style-type: none"> Lot 78: Freehold Lot 20: Reserve
Easements/Encumbrances:	<ul style="list-style-type: none"> Lot 78: Nil Lot 20: Lease A
Existing Improvements:	Lot 78 is generally unimproved. The portion of Lot 20 to be utilised for the proposed development is also vacant, although the remainder of Lot 20 is improved with aged care housing.



Figure 1: The Parent Allotments – 232 Byrnes Street and Close Avenue, Mareeba (Source: Queensland Globe, 2025).



Figure 2: Development Site – 232 Byrnes Street and Close Avenue, Mareeba (Source: Queensland Globe, 2025).

2 APPLICATION AND APPROVAL BACKGROUND

The site has an extended approval history with several approvals being issued dating back to the 1990's. However, the application relevant to this correspondence (the 'application') was lodged in July 2022 by Mareeba 232 Pty Ltd and sought approval for a Material Change of Use to facilitate the construction of a 'Shopping Centre' and a drive thru 'Food & Drink Outlet'. The application was lodged under and assessed against the *Planning Act 2016* and the *Mareeba Shire Council Planning Scheme 2016*, as well as all other relevant legislation.

The application was Impact Assessable and was therefore, required to be assessed against the entire Planning Scheme and undergo a period of public notification. The site is also located on a significant juncture at Byrnes Street (a State-controlled Road) & Rankin Street, meaning that the application was also required to be referred to the Department of Transport and Main Roads via the State Assessment and Referral Agency (SARA). The application was approved by SARA on 24 February 2023 with the formal approval from Council being issued on 16 March 2023. The approval authorised the following aspect of development.

- **Development Permit for Material Change of Use (Shopping Centre and Food and Drink Outlet).**

It is this approval which is the 'relevant' approval over the site, and which is applicable to this Change Application (Minor). For ease of reference, a copy of this approval is included in **Attachment 2**.

The **approved** development included the following key elements (see **Figure 3**):

- A 3,655m² Woolworths supermarket;
- 814m² of specialty retail shops located within the 'forecourt mall';
- Amenities located within the 'forecourt mall' comprising a total area of 90m²;
- A height of approx. 9.6m above ground level;

- A 270m² drive through Food and Drink Outlet with a maximum height of approx. 6.5m above ground level and including a dual drive through lane;
- 235 car parking spaces;
- Twelve (12) bicycle spaces;
- End of trip facilities including an accessible shower and seven (7) secure staff bicycle spaces; and
- Landscaping to approximately, 1,200m² of the site.

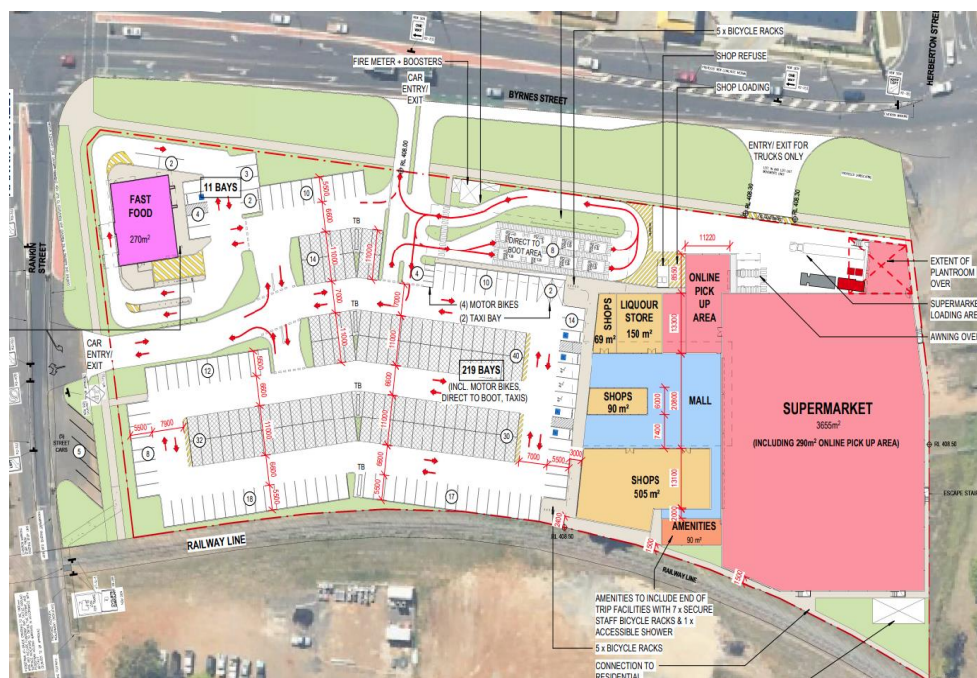


Figure 3: Approved Plans of Development (Source: Thomson Adsett, 2022)

3 PROPOSED CHANGES

Since the issuing of the relevant approval, Mareeba 232 Pty Ltd have abandoned the site. The Applicant (Reedlodge Pty Ltd) has recently secured a heads of agreement with Woolworths and now plan to complete the approved development. However, several changes to the approved development are required in order to:

- Address the Applicants preferences and requirements for the approved development;
- Reflect current community needs; and
- Reflect the lead tenant (Woolworths) current needs.

The changes being sought primarily relate to the retail shops, forecourt mall and the site car parking layout, generally as summarised below:

- A 476m² increase in Gross Floor Area (GFA) to the 'retail shop' component (814m² to 1290m²);
- A 115m² reduction in the floor area within the 'enclosed mall/foyer/passage area' (637m² to 522m²);

- The above equates to a floor area increase of 361m²;
- Relocation of the services (fire metre, boosters, etc.) northward of the Byrnes Street crossover;
- Internal modifications throughout the car parking layout;
- Changes to the 'direct to boot' area to remove the drive thru aspect in favour of dedicated parking spaces';
- An additional eighteen (18) car parking spaces, for an increased total of 253 car parking spaces;
- Modification to the taxi-bays to be longer and allow a drive-through function;
- An additional one (1) bicycle space, for an increased total of thirteen (13) bicycle spaces;
- Internal layout changes including arrangements/modifications to the:
 - Enclosed mall/foyer/passage area;
 - Size and orientation of eastern tenancies and adjacent online pick up area;
 - Removal of central shop tenancy;
 - Increase in size of the western most tenancy/tenancies; and
 - Amenities area.

These changes are identified on the updated plans of development in **Attachment 3** and **Figure 4** below. To facilitate these changes, the approved plans as well as all conditions in the relevant approval which reference the now defunct approved plans are required to be changed as part of this Change Application (Minor).

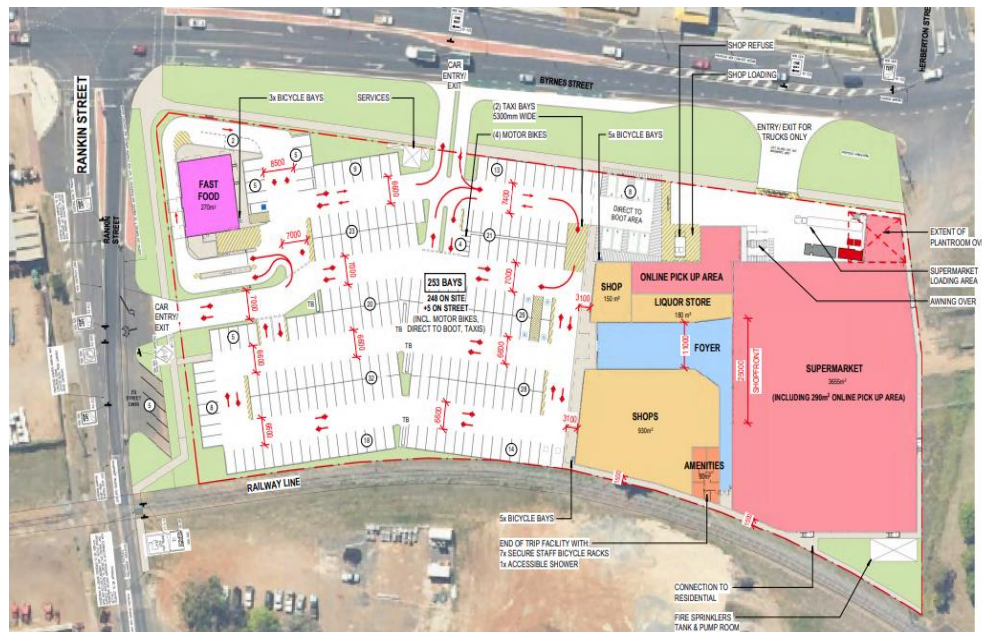


Figure 4: Amended Plans of Development (Source: Thomson Adsett, 2025)

4 REQUESTED CHANGES TO THE RELEVANT APPROVAL

As outlined in **Section 3** above, the proposed changes trigger amendments to the approved plans AND any conditions that reference the approved plans i.e., Conditions 3.6, 4.3, 4.4.3, 4.5.3, 4.5.4, and 4.7.3. With this in mind, Urban Sync requests the following amendments to the existing conditions of approval MCU/22/0003 noting for ease of reference, deletions have been 'struck out' and additions added in **bold** and underlined.

Approved Plans

Original Condition

Condition	Amendments			
Approved Plans				
-	The following plans are Approved plans for the development:			
	Reference	Drawing or Document	Prepared by	Date
	Drawing: TA# 19.0298.17 A0.00 Rev 7	Cover Sheet	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A0.10 Rev 7	Site Context	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A1.01 Rev 18A	Site Plan	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A1.02 Rev 14	Development Plan	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A2.01 Rev 12	Ground Floor Plan Supermarket	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A2.02 Rev 6	Roof Plan - Supermarket	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A2.03 Rev 6	Elevations - Supermarket	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A2.04 Rev 6	Elevations - Supermarket	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A2.05 Rev 7	Sections - Supermarket	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A4.01 Rev 6	Ground Floor Plan – Fast Food	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A4.02 Rev 5	Elevations – Fast Food	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A5.01 Rev 8	3D Views	Thomas Adsett	18/01/2023
	Drawing: TA# 19.0298.17 A5.02 Rev 8	3D Views	Thomas Adsett	18/01/2023
	Drawing: 1604-002 Rev F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

Proposed New Condition

Condition	Amendments			
Approved Plans				
-	The following plans are Approved plans for the development:			
	Reference	Drawing or Document	Prepared by	Date
	Drawing: TA# 19.0298.17 A0.00 Rev 7 9	Cover Sheet	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A0.10 Rev 7 10	Site Context	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A1.01 Rev 48A 27	Site Plan	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A1.02 Rev 14 21	Development Plan	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A2.01 Rev 12 15	Ground Floor Plan Supermarket	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A2.02 Rev 6 9	Roof Plan - Supermarket	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A2.03 Rev 6 9	Elevations - Supermarket	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A2.04 Rev 6 9	Elevations - Supermarket	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A2.05 Rev 7 9	Sections - Supermarket	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A4.01 Rev 6 7	Ground Floor Plan – Fast Food	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A4.02 Rev 5 6	Elevations – Fast Food	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A5.01 Rev 8 9	3D Views	Thomas Adsett	18/01/2023 24/06/2025
	Drawing: TA# 19.0298.17 A5.02 Rev 8 9	3D Views	Thomas Adsett	18/01/2023 24/06/2025
Drawing: 1604-002 Rev F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22	

Town Planning Commentary:

The approved plans are required to be amended to reflect the changes needed to the approved plans for the reasons listed in **Section 3** i.e., to:

- Address the Applicants preferences and requirements for the approved development;
- Reflect current community needs; and

- Reflect the lead tenant (Woolworths) current needs.

Other Conditions

While the proposed changes relate solely to the introduction of updated plans of development, several existing conditions of approval make specific reference to the previously approved plans. As such, changes will be required to the following conditions to suitably reflect the updated plans of development:

- 3.6;
- 4.3;
- 4.4.3;
- 4.5.3;
- 4.5.4; and
- 4.7.3

Note: We are open to discussing the most suitable wording/referencing these changes with Council as part of the assessment (if required).

5 REQUEST TO CHANGE (\$78) – STATUTORY ASSESSMENT

The 'Minor' Change Application process set out within the *Planning Act 2016* (PA) provides a mechanism to make changes to a development approval without the need for the complexity and delay of a 'fresh' assessment, so long as it would, because of the change, not result in a 'substantially different development'. To assist Council in respect of their consideration and support for this request, an assessment against the relevant statutory and non-statutory requirements set out under the act are provided below in **Tables 1-3**.

Table 1: Test under Schedule 2 of the PA

Tests	Consideration of the proposed change
A minor change, means that -	
<i>For a development approval -</i>	
<i>Would not result in a substantially different development; and</i>	Please refer to the commentary provided under Table 2 below which demonstrates the proposed changes do not constitute 'substantially different development'.
<i>If a development application for the development, including the change, were made when the change application is made would not cause –</i>	
<i>(a) The inclusion of prohibited development in the application; or</i>	None of the proposed changes trigger any prohibited development under the PA, nor per Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20, of the <i>Planning Regulation 2017</i> (PR).
<i>(b) Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	N/A – There were referral agencies for the originating application.
<i>(c) Referral to an extra referral agencies, other than to the chief executive; or</i>	If the original application were resubmitted today including the changes, in accordance with Schedule 10 of the PR, the changes being proposed would not

	trigger any additional referral agency assessment requirements to the chief executive or otherwise.
(d) A referral agency to assess the application against, or have regard to, matters prescribed under the 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	The original assessment undertaken by the SARA related to a State-controlled Road, State-controlled road intersection and the railway. The proposed changes would not trigger assessment of any other State related matters over and above these matters/those matters which were originally assessed.
(e) Public notification if public notification was not required for the development application.	N/A - The originating application was Impact Assessable.

The Development Assessment Rules under the PA provides further guidance to assist in determining whether a change may constitute 'substantially different development'. The phrase 'substantially different development' is not defined in the PA. Hence, the assessment of whether the effect of a change would, or would not, result in a 'substantially different development' involves matters of fact and degree, which should be considered broadly and fairly. Accordingly, and to determine that the changes do not in fact, result in 'substantially different development', an assessment of the changes against the 'substantially different development' criteria listed under Schedule 1 of the DA Rules is provided below in **Table 2**.

Table 2: Substantially Different Development Test

Tests	Consideration of the Proposed Change						
<i>Involves a new use</i>	The proposed changes do not seek to introduce any new uses.						
<i>Results in the application applying to a new parcel of land</i>	The proposed changes are entirely contained within the original parcels of land.						
<i>Dramatically changes the built form in terms of scale, bulk and appearance</i>	<p>As outlined in Section 3, the proposed changes predominantly relate to the retail shops, forecourt mall and the site car parking layout. It is reasonable to consider that the changes to the car parking area do not constitute any changes to the scale, bulk or appearance of the development as the car parking area does not involve any actual 'built form' i.e. a structure or raised elements. As such, the scope of the proposed 'built form' changes relate to the shopping centre 'box' and this will be the focus of the below commentary.</p> <p>The setbacks and height of the 'box' remain generally unchanged. Additional floor area has been provided, and it will be whether this additional floor area has 'dramatically' changed the appearance of the 'box' which will determine compliance with this aspect of the test. We note here that this additional floor area is related solely to the retail shops component of the 'box' with no changes to the supermarket component of the development being proposed.</p> <p>The table below provides a summary of the changes that have occurred to the dimensions of the 'box':</p> <table><tr><th></th><th>Approved Plan of Development</th><th>Amended Plans of Development</th></tr><tr><td>Total Floor Area</td><td>5,466m²</td><td>5,827m²</td></tr></table>		Approved Plan of Development	Amended Plans of Development	Total Floor Area	5,466m ²	5,827m ²
	Approved Plan of Development	Amended Plans of Development					
Total Floor Area	5,466m ²	5,827m ²					

	Length (Western Boundary)	Approx. 87m	Approx. 96m
	Length (Eastern Boundary)	Approx 87m	Approx. 96m
	Width (Northern boundary)	Approx. 79m	Approx. 79m
	Width (Southern boundary)	Approx. 81m	Approx. 78m

As is evident from the table above, the proposed changes has resulted in the 'box' becoming an extra, approx. nine (9) meters wide, while minimal/nil changes to the width of the 'box' have occurred. The additional length is predominantly associated with the additional floor area and changed size/shape etc., of the western most tenancy of the retail component and has occurred as a result of enlarging this western most tenancy via a redesign of the internal layout, the reduction of the enclosed mall area and a minor northern expansion toward the car parking area. It is the latter change which is the driver for the additional length of the 'box'. **Figure 5** below identifies this 'additional' length when viewed facing west from Byrnes Street. Such a minor increase to the dimensions of the 'box' could not reasonably be considered to 'dramatically' change the built form in terms of scale, bulk or appearance.

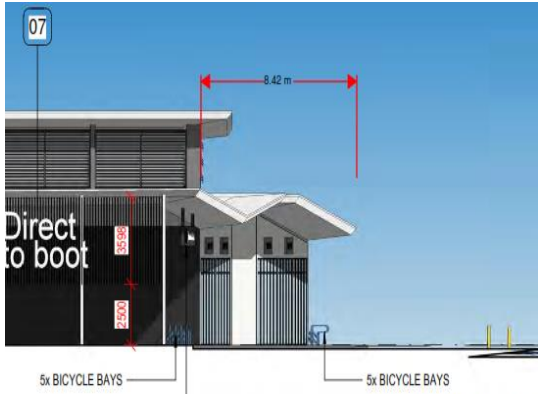


Figure 5: Additional Extent of Shopping Center Box – Side View
(Source: Thomson Adsett, 2025)

<p><i>Changes the ability of the proposal to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment</i></p>	<p>The proposed changes do not affect the ability of the approved development to operate as was originally intended i.e., the approved development will still operate as a 'Shopping Centre' and 'Food and Drink Outlet'. Additionally, as had been outlined in the Economic Needs Report prepared by Foresight Partners and submitted with the original development application:</p>
---	---

	<ul style="list-style-type: none"> ▪ Retail spending generated by Total Trade Area (TTA) residents in 2021 could support the proposed development (the TTA in the Foresight report included Mareeba, Dimbulah and Kuranda); and ▪ That there would be no adverse impacts on other centre areas. <p>While the proposed changes include a minor increase in floor area, the population of the TTA would also have grown marginally since 2021. This would likely ensure:</p> <ul style="list-style-type: none"> ▪ The development will still be able to suitably service the TTA; and ▪ The development will not have any adverse viability impacts on surrounding retail activities.
<i>Removes a component that is integral to the operation of the development</i>	Not applicable. The proposed changes do not 'remove' any components of the approved development; they seek modifications to the approved development only.
<i>Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site</i>	As demonstrated in the Traffic Impact Assessment prepared by SLR (See Attachment 4), the proposed changes will not result in any adverse impacts on the surrounding road network.
<i>Introduces new impacts or increases the severity of known impacts</i>	The initial 'impacts' associated with the proposed development have been suitably addressed as part of the original application. That said, traffic is and has always been the key 'issue' with the proposed development. With this in mind, the Traffic Impact Assessment prepared by SLR in Attachment 4 demonstrates that the proposed changes will not introduce any new, nor any adverse/unacceptable traffic impacts.
<i>Removes an incentive or offset component that would have balanced a negative impact of the development</i>	Not applicable. There were no incentives and/or offsets that supported the original approval.
<i>Impacts on infrastructure provision, location or demand</i>	As the proposed changes relate to an increase in floor area of circa 361m ² , it is expected that an increased demand for services, such as water and sewer, will be required. However as outlined in the originating development application, specifically the Engineering Report prepared by Trinity Engineering, the local network has the capacity to facilitate this very minor increase in demand. The specifics of this arrangement will be determined during detailed design and be documented in the associated Operational Works Application.

In summary, the above assessment demonstrates to a suitable standard that the proposed changes will not result in substantially different development and can therefore, be considered a 'Minor Change'. As a result, it would be reasonable and suitable in the circumstances to amend/modify the existing conditions of approval, as sought by **Section 4**.

Section 81 of the PA outlines what the 'Responsible Entity' must consider when assessing a Change Application and **Table 3** below provides commentary against these matters.

Table 3: Commentary Against Section 81 of the PA

Tests	Consideration of the Proposed Change
(2) <i>"In assessing the change application, the responsible entity must consider—"</i>	-
(2)(a) <i>"The information the applicant included with the application"</i>	Please refer to the supporting material included with this Change Application (Minor).
(2)(b) <i>"If the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved"</i>	The originating application was subject to Impact Assessment and was required to undergo a period of Public Notification where two (2) submissions were received. The submissions received were responded to as part of the original development application process and it is acknowledged that Council can reconsider these submissions as part of their assessment of the proposed changes.
(2)(c) <i>Any pre-request response notice or response notice given in relation to the change application"</i>	No pre-request response has been sought, although we confirm a formal request for a 'Change Approval' Minor has also been submitted to SARA (see Attachment 5).
(2)(d) <i>"If the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister"</i>	The responsibility entity is not the Minister.
(2)(da) <i>"If paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application"</i>	The proposed changes do not result in new non-compliances with the Mareeba Shire Council Planning Scheme (Planning Scheme) over and above that which has already been assessed and approved by Council.
(2)(e) <i>"Another matter that the responsible entity considers relevant"</i>	Any 'other matters' were suitably considered as part of the original approval. As has been outlined throughout this application, the proposed changes do not introduce any new or increase the severity of any existing impacts that Council may need to consider in their assessment of this application.
(3) <i>"Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider— a) a statutory instrument; or b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument"</i>	See below.
(4) <i>"The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made"</i>	The proposed changes remain generally compliant with the higher order provisions of the Planning Scheme.

<p>(5) "However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—</p> <ul style="list-style-type: none"> a) the statutory instrument or other document as in effect when the change application was made; or b) if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or c) another statutory instrument— <ul style="list-style-type: none"> (i) that comes into effect after the change application is made but before it is decided; and (ii) that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made" 	<p>There are no other statutory documents considered relevant to give weight to in the assessment of this Change Application (Minor).</p>
---	---

6 CONCLUSION

Urban Sync Pty Ltd are submitting this statutory request for a Change Approval (Minor) under s78 of the *Planning Act 2016* on behalf of Reedlodge Pty Ltd over Lot 78 on SP298287 and part of Lot 20 on NR7137 at 232 Byrnes Street and Close Avenue, Mareeba.

Other parties interested in developing the development, have over time, all abandoned the site/development, and the Applicants have now re-established an intent to deliver the development. This application is required to address the Applicants preferences and requirements for the approved development, and better reflect not only the communities, but also, the lead tenant (Woolworths), current needs.

This application has demonstrated that the proposed change will not result in any new impacts and accordingly, the changes will not affect previous Council assessment or result in a different/worse development outcome on-site, or on adjacent premises, over and above that which has previously been approved.

To confirm the requested changes can in fact, be considered as a 'minor change' this application also undertook an assessment against the relevant statutory tests for a 'Minor Change' in the PA and DA Rules. While the meaning of 'substantially different development' is not fixed or definitive and instead, involves matters of fact and degree, if considered broadly and fairly having regards to the circumstances put forward within this application, it is our view that the changes being proposed are in this instance, not 'substantially different development'. As such, the application has demonstrated the proposed changes are in fact, a 'Minor Change' and as a result, it would be reasonable in this instance, to amend the conditions of approval, as outlined in **Section 4** of this application and issue a new Decision Notice.

We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me.

ATTACHMENT 3

AMENDED PLANS OF DEVELOPMENT

MAREEBA NEIGHBOURHOOD
SHOPPING CENTRE
232 BYRNES STREET, MAREEBA

DRAWING LIST - CONCEPT	
A 1.000	COVER SHEET
A 1.010	SITE CONTEXT PLAN
A 1.01A	SITE PLAN
A 1.02A	DEVELOPMENT PLAN
A 2.01	GROUND FLOOR PLAN - SUPERMARKET
A 2.02	ROOF PLAN - SUPERMARKET
A 2.03	ELEVATIONS - SUPERMARKET
A 2.04	ELEVATIONS - SUPERMARKET
A 2.05	SECTIONS - SUPERMARKET
A 4.01	GROUND FLOOR PLAN - FAST FOOD
A 4.02	ELEVATIONS - FAST FOOD
A 5.01	3D VIEWS
A 5.02	3D VIEWS

DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
232 BYRNES STREET, MAREEBA
REED LODGE PTY LTD.



EXISTING VIEW FROM CORNER OF BYRNES & RANKIN STREET

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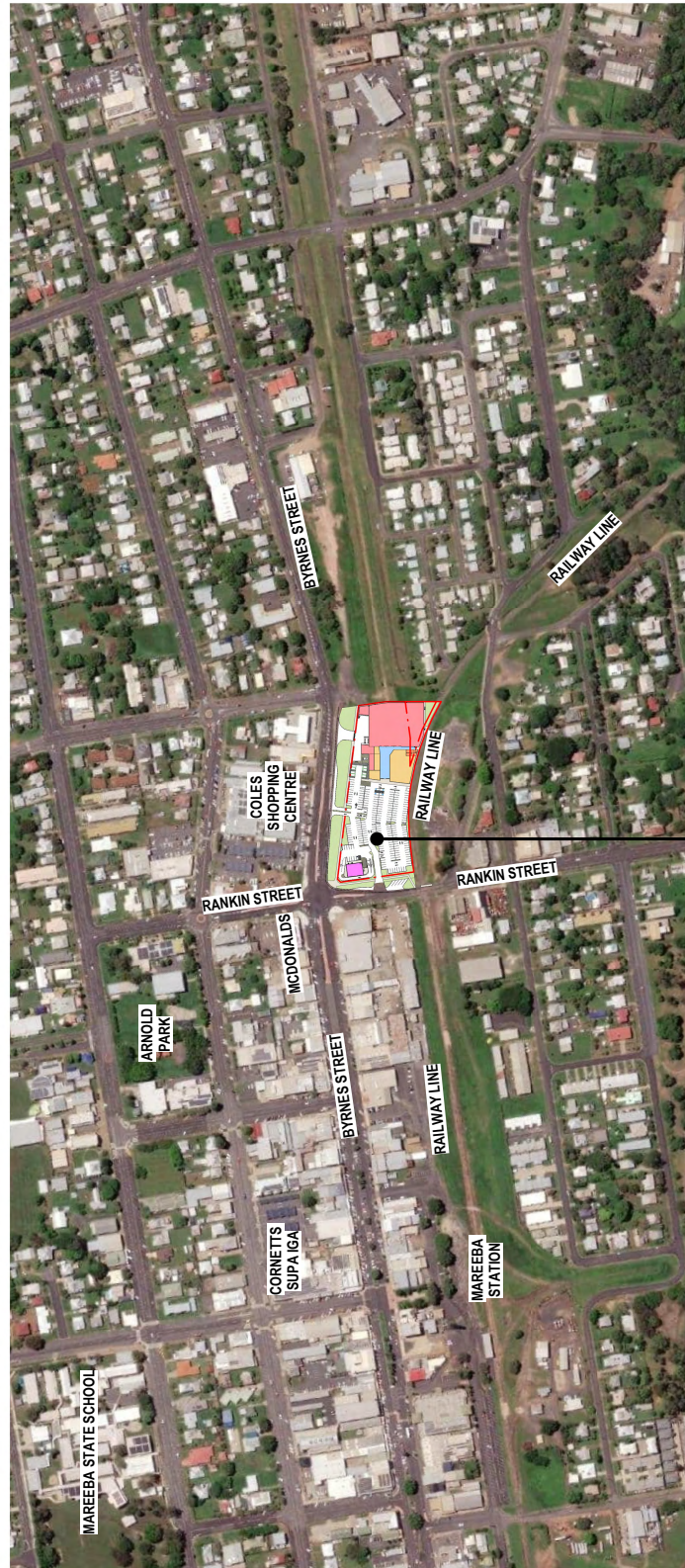
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COVER SHEET

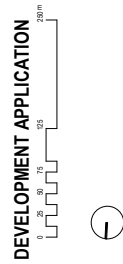
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rev. 9



**PROPOSED MAREEBA
NEIGHBOURHOOD SHOPPING CENTRE**

1 SITE CONTEXT PLAN
1:2500



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232 BYRNES STREET, MAREEBA
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1: 2500 @ A1
2025-06-24
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DEVELOPMENT SCHEDULE

PROPOSED USES	GFA	GLAR
SUPERMARKET	3655m ²	3603m ²
SHOPS	1290m ²	1260m ²
FAST FOOD	270m ²	270m ²
AMENITIES	90m ²	
TOTAL CENTRE	5305m ²	5133m ²

CAR PARKING SCHEDULE

CARS CENTRE (ON SITE)	248
(4) DIRECT TO BOOT + TRANS	
STREET CARS	5
TOTAL CARS PROVIDED	253
(4.93/100m ² GLAR)	
TOTAL CARS REQUIRED	205

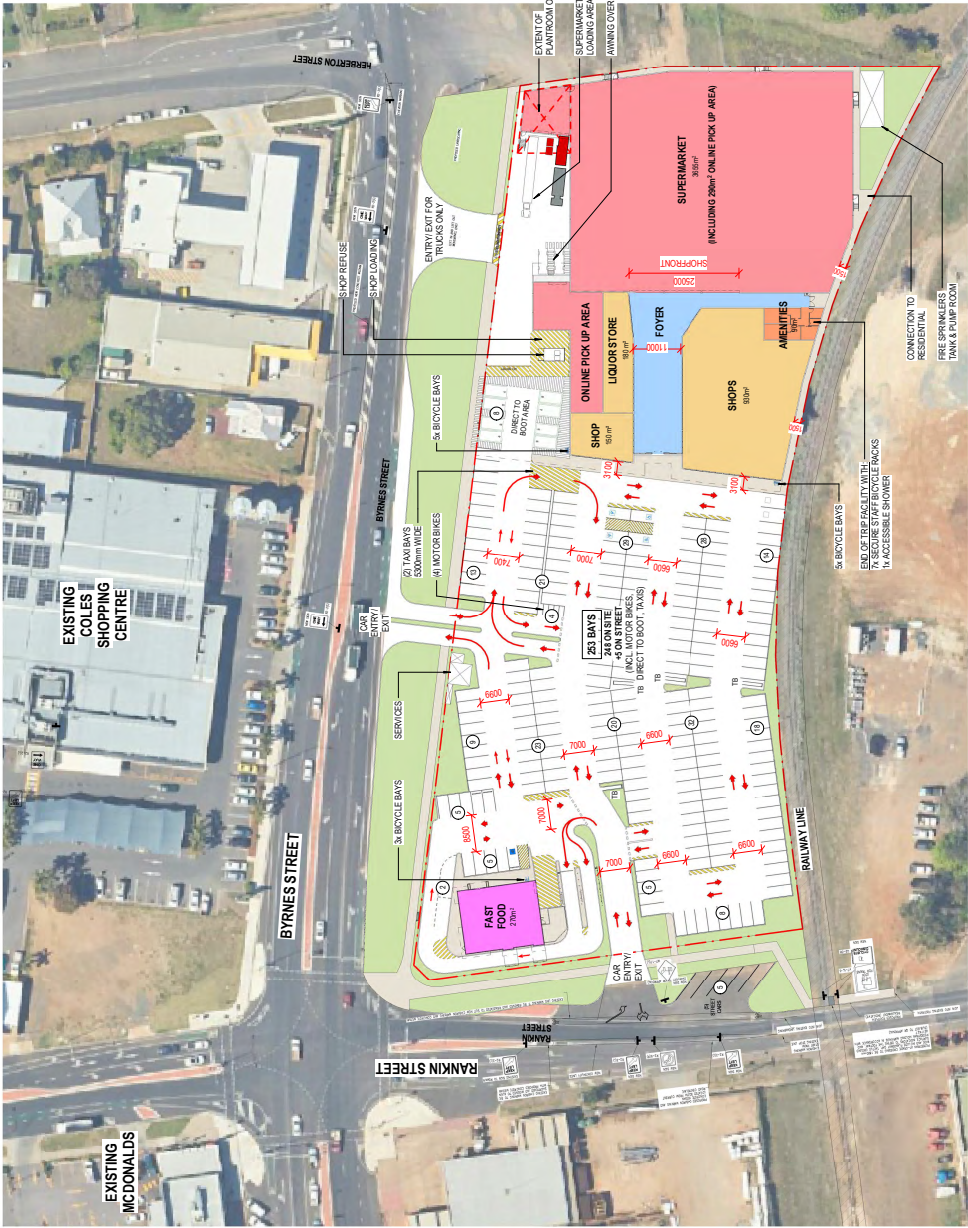
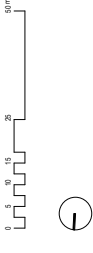
NOTE:
CARS REQUIRED IS BASED ON:
1/50 UP TO 400m² GFA
1/25 ABOVE 400m² GFA

NOTE: SUPERMARKET GLAR EXCLUDES
EXTERNAL WALLS AND LOADING DOCK

COVERED CARPARKS

AREA OF FOYER / PASSAGE -
522m²

DEVELOPMENT APPLICATION



1 SITE PLAN - OPTION 6
1:500

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

232 BYRNES STREET, MAREEBA

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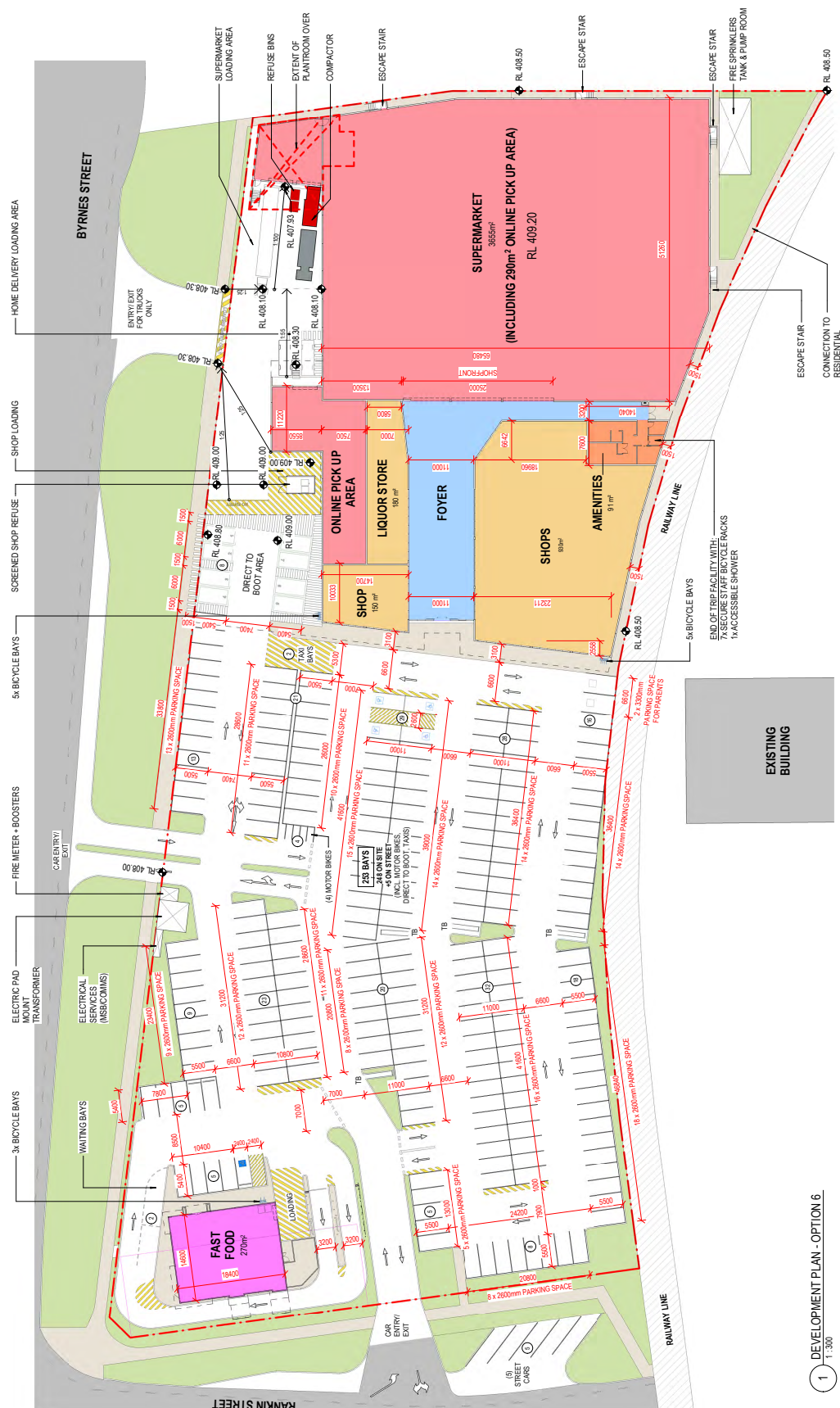
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2025-05-24

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DEVELOPMENT APPLICATION

1 DEVELOPMENT PLAN - OPTION 6
1 : 300

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232 BYRNES STREET, MAREEBA

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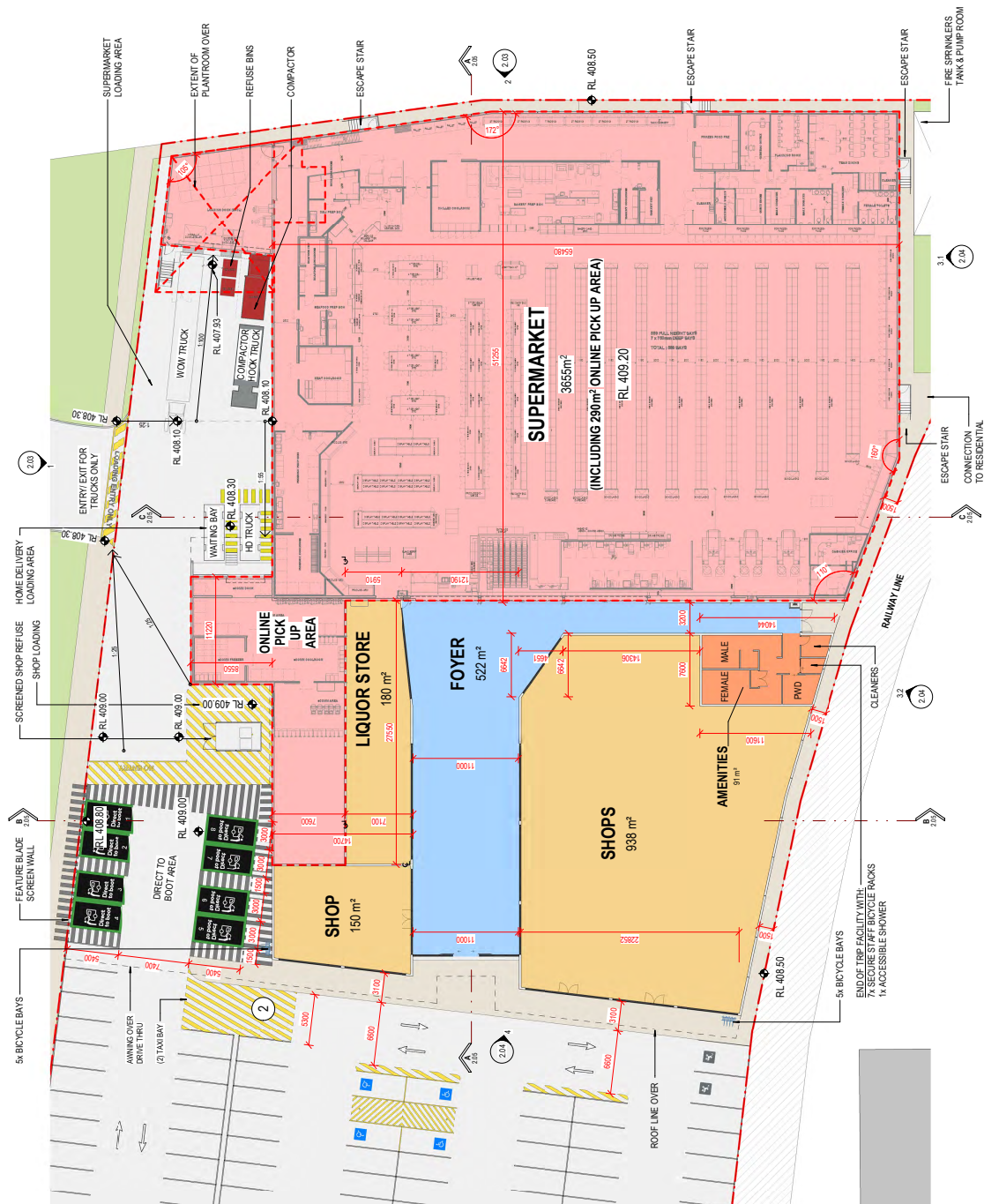
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DEVELOPMENT PLAN

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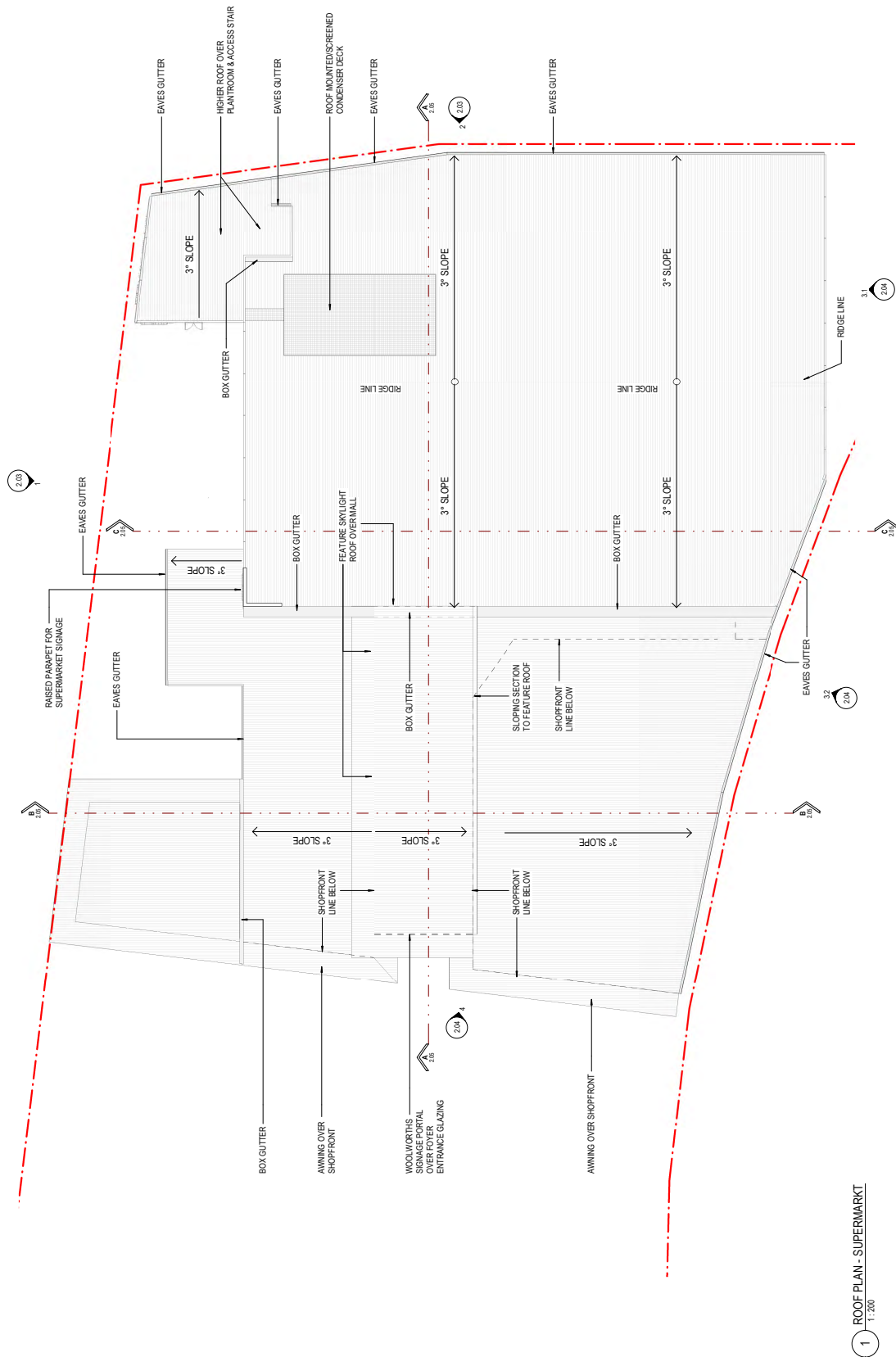


1 FLOOR PLAN - SUPERMARKET
1:200

DEVELOPMENT APPLICATION

0 2 4 6 8 10 12 14 16 18 20m





1 ROOF PLAN - SUPERMARKET
1:200

DEVELOPMENT APPLICATION
0 2 4 6 8 10 12 14 16 18 20m

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
232 BYRNES STREET, MAREEBA

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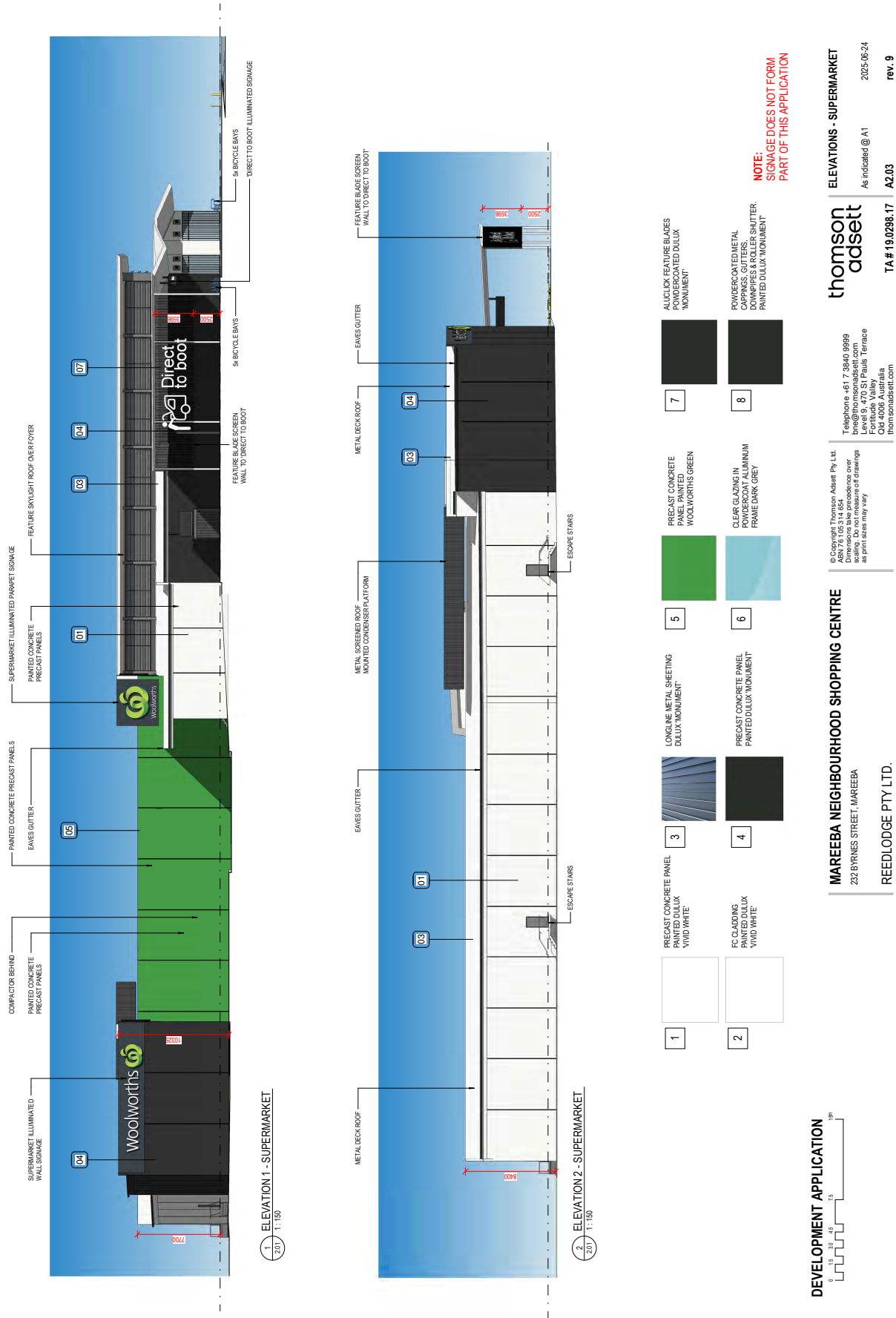
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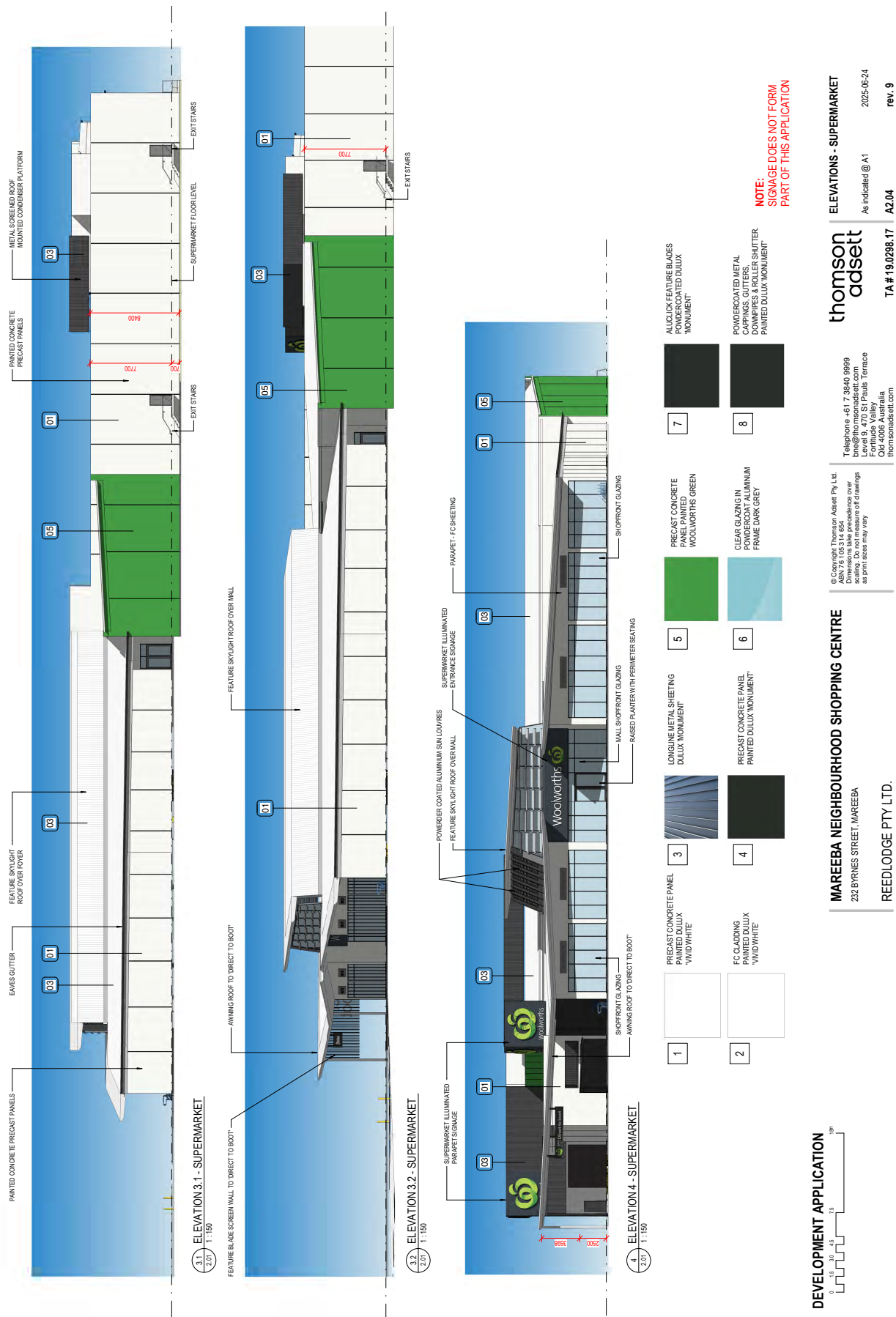
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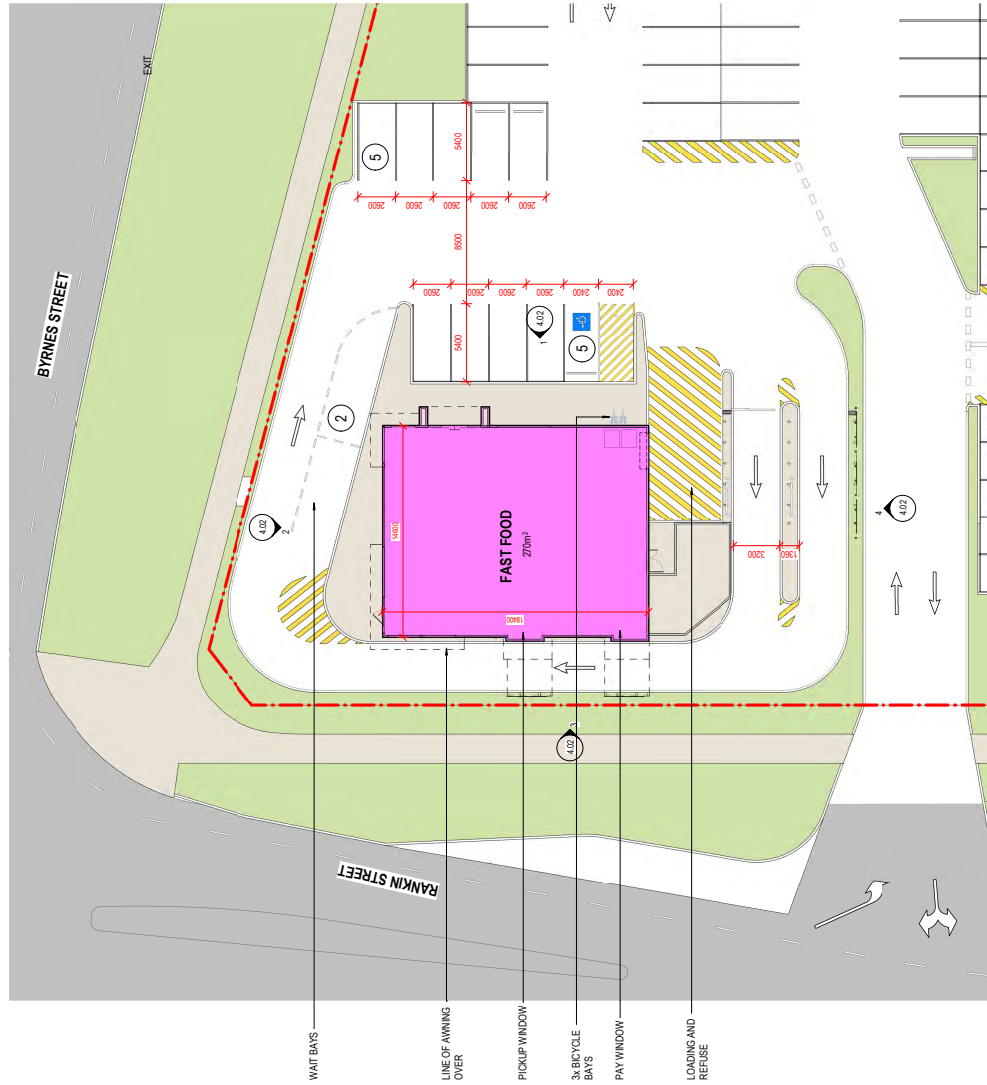
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ROOF PLAN - SUPERMARKET
1:200 @ A1
2025-05-24
rev. 9

TA # 19.0238.17
A2.02







1 FLOOR PLAN - FAST FOOD
1:150



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232 BYRNES STREET, MAREEBA

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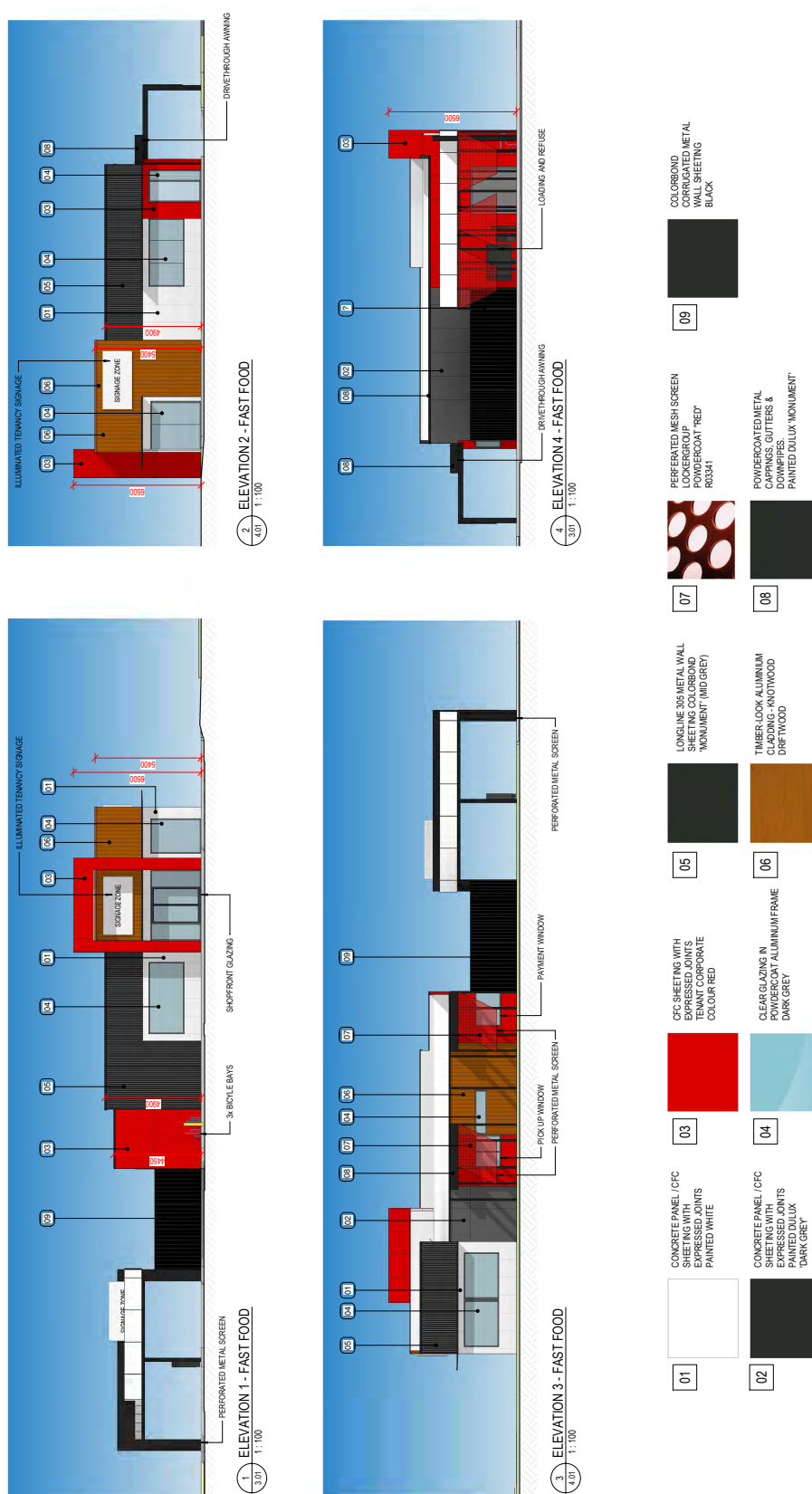
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TA # 19.0238.17
A4.01

GROUND FLOOR PLAN - FAST FOOD

1:150 @ A1
2025-05-24
rev. 7



NOTE:
SIGNAGE DOES NOT FORM
PART OF THIS APPLICATION

Category	Value
0	1
1	1
2	1
3	1
5	5
10	10

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

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ELEVATIONS - FAST FOOD

1:100 @ A1

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ARIAL VIEW



SUPERMARKET VIEW FROM CARPARK

DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
232 BYRNES STREET, MAREEBA
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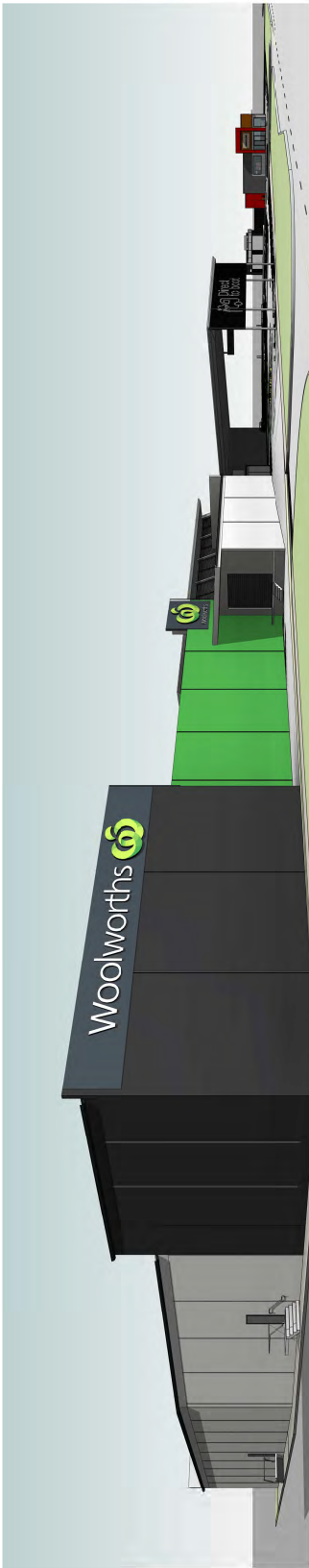
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3D VIEWS
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BYRNES STREET - SITE EXIT



BYRNES STREET - TRUCK & LOADING ENTRANCE

DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE
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8.4 COUNCIL POLICY REVIEW**Date Prepared:** 29 July 2025**Author:** Manager Information Systems & Governance**Attachments:** 1. Data Breach 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. Adopts the:
Data Breach Policy

BACKGROUND

1. *Data Breach Policy (new)*
- 2.
3. **Purpose**
- 4.

Council is committed to protecting the personal information it holds and ensuring compliance with the *Information Privacy Act 2009* (Qld) (IP Act) and the Mandatory Notification of Data Breach (MNDB) scheme. This *Data Breach Policy* outlines the steps Council will take to respond to a data breach, including suspected or confirmed eligible data breaches.

Summary of introductory provisions

5. 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 taking effect on 1 July 2025.
- 6.
7. Local government agencies have been afforded a 12-month transitional period in relation to the Mandatory Notification of Data Breach Scheme however, Council will be adopting a voluntary stance and this Data Breach Policy reflects this position.

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.



Data Breach Policy

Policy Type	Governance Policy	Version:	1.0
Responsible Officer	Manager Information Systems & Governance	Date Approved:	20/08/2025
Review Officer:	Director Corporate & Community Services	Review Due:	20/07/2029
Author:	Manager Information Systems & Governance	Commencement:	20/08/2025

1. PURPOSE

Council is committed to protecting the personal information it holds and ensuring compliance with the *Information Privacy Act 2009* (Qld) (IP Act) and the Mandatory Notification of Data Breach (MNDB) scheme. This *Data Breach Policy* outlines the steps Council will take to respond to a data breach, including suspected or confirmed eligible data breaches.

2. SCOPE

This Policy applies across Council.

3. POLICY STATEMENT

3.1 OVERVIEW

Council will respond promptly and effectively to any data breach to minimise harm, comply with legal obligations, and improve its systems and processes. We will maintain a register of eligible data breaches and ensure all staff are aware of their responsibilities under this policy.

3.2 KEY ROLES AND RESPONSIBILITIES

3.2.1 *Manager Information Systems & Governance*

Coordinates the data breach response, conducts risk assessments, and convenes the Data Breach Response Team.

3.2.2 *Senior Advisor Governance & Compliance*

Receives data breach reports and performs initial assessment.

3.2.3 *Data Breach Response Team (response team)*

A multidisciplinary team convened to manage significant data breaches. Members may include representatives from Senior Management, Governance & Compliance, Human Resources and Communications teams.

3.2.4 *All Staff*

Required to report suspected breaches immediately and perform initial containment actions.

3.3 DATA BREACH RESPONSE PROCESS

Council has developed a *Data Breach Response Plan* (response plan) that details its response process. It is reviewed and tested on a regular basis to ensure relevancy and efficacy. The response plan encompasses five major steps:

Page 1 of 3

Data Breach Policy

3.3.1 Identify the breach

All real or suspected data breaches are escalated by staff as a matter of priority.

3.3.2 Contain the breach

Depending on the nature of the data breach, the relevant staff member will take all reasonable steps to contain or prevent further damage from the breach. Subsequently, the response team has a mandate to take all necessary steps to contain the breach, inclusive of seeking external assistance when required. The objective being to lessen the likelihood of harm and to act as soon as practical.

3.3.3 Assess the Risk

Evaluate the kinds of personal information involved, the sensitivity of the information, the likelihood that any protective measures will be overcome, and the nature and seriousness of any harm to affected individuals likely to result from the data breach.

3.3.4 Consider Notification

If the breach is assessed as eligible, make notifications to the Information Commissioner and affected individuals, including any relevant exemptions. This may also involve contacting other agencies or affected organisations.

3.3.5 Review Incident

Perform a post-incident review, including:

- update systems, processes and the response plan as necessary
- identify lessons learned and implement improvements to prevent future breaches
- implement recommendations from the review and ensure they are documented in the Eligible Data Breach Register

3.4 RECORDKEEPING

Council will maintain a register of eligible data breaches in accordance with section 72 of the IP Act. This register will include details of each breach, the response, and any notifications made. All records will be managed in compliance with the *Public Records Act 2023* (Qld).

3.5 TRAINING AND AWARENESS

Council will provide regular training to staff on their responsibilities in relation to privacy and data breaches. This will include guidance on identifying and reporting breaches and understanding the MNDB scheme.

3.6 PRIVACY COMPLAINTS

If you become aware of a data breach involving personal information that we hold about you, and if you believe that we have failed to handle your personal information appropriately, you can make a privacy complaint.

Council's *QPP Privacy Policy*, which is available on our website, provides information on how to make a privacy complaint to us.

Data Breach Policy

4. REPORTING

Currently there is no MNDB scheme specific to Queensland Local Government agencies however, such a scheme will be effective from 1 July 2026. As per Office of the Information Commissioner recommendation, Council has adopted a voluntary stance and will operate as if a mandatory scheme is in effect.

5. DEFINITIONS

Data breach, of an agency, means either of the following in relation to information held by the agency:

- (a) unauthorised access to, or unauthorised disclosure of, the information;
- (b) the loss of the information in circumstances where unauthorised access to, or unauthorised disclosure of, the information is likely to occur.

Eligible data breach is a data breach that is likely to result in serious harm to any individual whose personal information is involved, as defined under the IP Act.

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.

Serious harm, to an individual in relation to the unauthorised access or unauthorised disclosure of the individual's personal information, includes, for example:

- (a) serious physical, psychological, emotional or financial harm to the individual because of the access or disclosure; or
- (b) serious harm to the individual's reputation because of the access or disclosure.

6. RELATED DOCUMENTS AND REFERENCES

Data Breach Response Plan (MSC)
Information Privacy Act 2009 (Qld)
Public Records Act 2023 (Qld)
QPP Privacy Policy (MSC)

7. REVIEW

It is the responsibility of the Director Corporate & Community Services to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

8.5 LAND TENURE USER AGREEMENT - LOT 276 DA344 - 33 MAIN STREET MOUNT MOLLOY - QUEENSLAND COUNTRY WOMEN'S ASSOCIATION MOUNT MOLLOY

Date Prepared: 29 July 2025

Author: Coordinator Governance & Compliance

Attachments: Nil

EXECUTIVE SUMMARY

Council approval is sought for renewal of term of tenure for shared use of the premises located upon reserve land described as Lot 276 DA344, 33 Main Street Mount Molloy, issued to the Queensland Country Women's Association Mount Molloy.

RECOMMENDATION

That Council:

1. Decide that exemption provisions under section 236(1)(b)(ii) of the *Local Government Regulation 2012* (Qld) apply to the proposed land tenure arrangement outlined in this report; and
2. Approve the issuing of a new User Agreement tenure instrument to the Queensland Country Women's Association Mount Molloy for shared use of the premises located upon Lot 276 DA344, 33 Main Street Mount Molloy until terminated by either party.

BACKGROUND

In 2021, Council entered into a land tenure arrangement in the form of a User Agreement (UA) with Queensland Country Women's Association Mount Molloy for the shared use of a building (the premises) located upon Lot 276 DA344, 33 Main Street Mount Molloy (the subject reserve). The arrangement provided for use of a portion of the premises for storage purposes. The UA has now expired, and Queensland Country Women's Association Mount Molloy have confirmed that they seek to enter into a renewed tenure arrangement for continued use of the premises for continued delivery of services to the community into the future.

Community group background

Queensland Country Women's Association Mount Molloy formed in 1928 and is made up of women who are interested in caring for the community by providing supplies to people in need and assisting in community events. There are currently ten (10) active members of the organisation with a stable increase over the last three (3) years.

Tenure Renewal – proposal for a new arrangement

Queensland Country Women's Association Mount Molloy continue to meet the definition of a Community Group and are assessed as eligible for Type three (3) community tenure under Council's *Community Group Exclusive Use of Council Land and Facilities Policy* and *Community Tenure Guidelines* and this status provides for exclusive use of a defined area within a multi-purpose facility.

The subject reserve is gazetted for 'Park and Recreation' purposes and the proposed use is deemed consistent with the reserve purpose.

Historically, the UA under which the group have operated held validity of one (1) calendar year. To remove the administrative burden associated with annual renewal of the UA and to ensure compliance with Council's revised community group tenure policy position, it is proposed that the new UA is drafted for the group with no expiry date.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Section 236(1)(b)(ii) of the *Local Government Regulation 2012* (Qld) (LGR) provides that a local government may grant an interest in land (including all or part of an interest in land such as by lease) other than by tender auction if the interest in land is granted to a community organisation as defined in Schedule 8 of the LGR which provides:

community organisation means—

- (a) an entity that carries on activities for a public purpose; or
- (b) another entity whose primary object is not directed at making a profit.

The entity, Queensland Country Women's Association Mount Molloy conforms with this definition.

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.

IMPLEMENTATION/COMMUNICATION

8.6 FINANCIAL STATEMENTS PERIOD ENDING 31 JULY 2025**Date Prepared:** 6 August 2025**Author:** Manager Finance**Attachments:** 1. Budgeted Income Statement for July 2025 [↓](#)**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2025 to 31 July 2025.

RECOMMENDATION

That Council;

1. receives the Financial Report for the period ending 31 July 2025;
2. empanels one (1) supplier to be added to the Sole Supplier Register.

BACKGROUND

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

For the period ending 31 July 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. It should be noted that whilst financial year end processes are still in progress, this will impact the July figures as reported below.

The budgeted figures reflect the 2025/26 Budget as adopted by Council at the 16 July 2025 meeting.

<i>July 2025 – Snapshot</i>	Actuals YTD	Budget YTD
Council Operating Income	\$ 940,375	931,604
Council Operating Expenditure	\$ 4,680,036	5,777,376
Council Operating Surplus/(Deficit)	\$ (3,739,661)	(4,845,772)
Net Disaster Recovery Funding Arrangement - deficit	\$ 1,514,584	-
Total Operating Surplus/(Deficit)	\$ (2,225,077)	(4,845,772)
Total Capital Income	\$ (2,182,434)	15,000

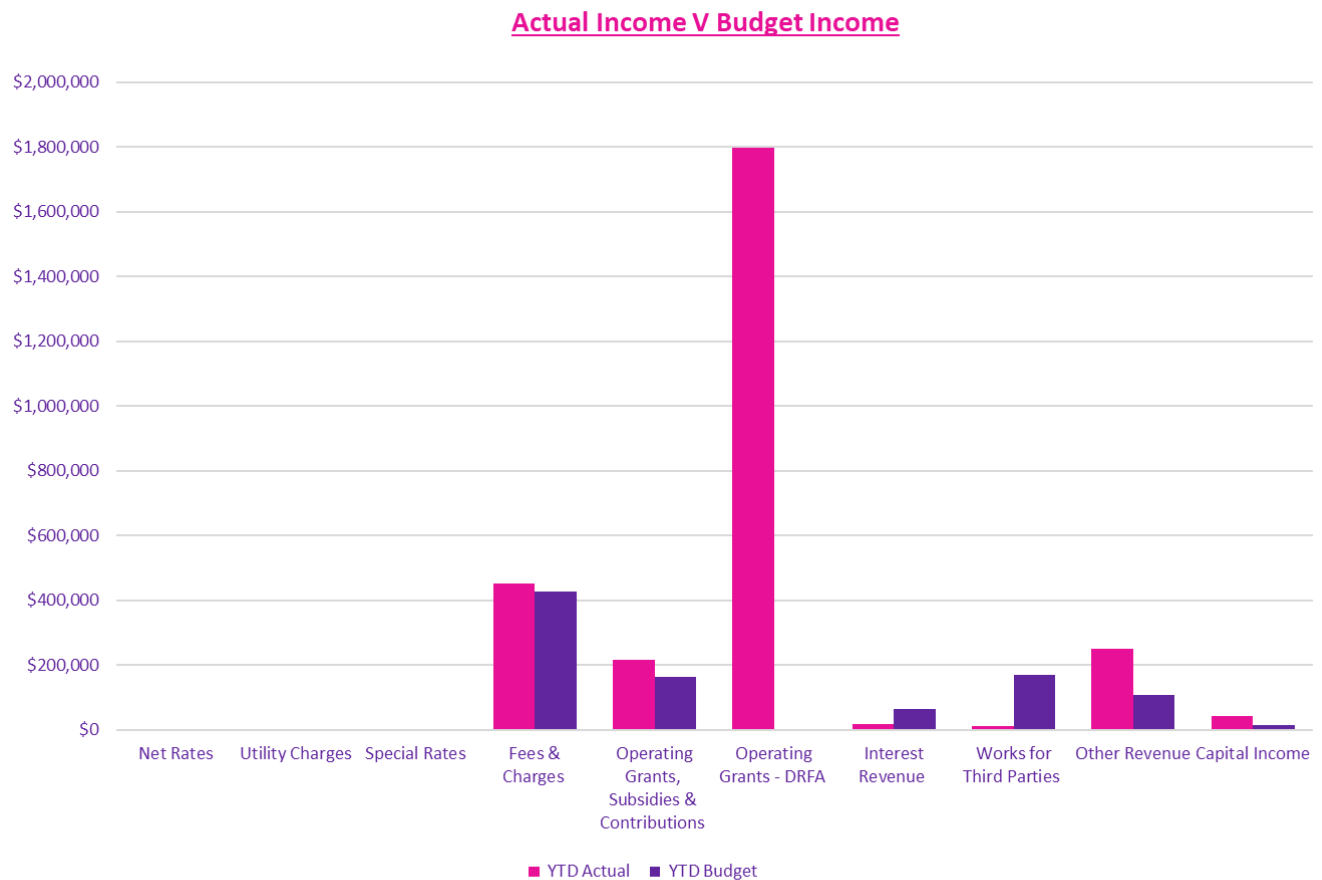
The deficit shown above is impacted by the timing of the rate income. The Rate Notices for the period ending 31 December 2025 are due to be issued on 11 August 2025 with the discount due date being 12 September 2025.

Income Analysis

Total income for the period ending 31 July 2025 is **\$2,781,914** (which includes \$42,643 in capital income and \$1,798,896 in Disaster Recovery Funding Arrangements (DRFA) income) compared to the year-to-date budget of **\$946,604**. The 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 July 2025



	Actual YTD	Budget YTD	Note
Net Rates	-	-	1
Utility Charges	-	-	
Special Rates and Charges	-	-	
Fees and Charges	451,659	427,416	
Operating Grants, Subsidies and Contributions	214,613	163,515	
Operating Grants, Subsidies - DRFA	1,798,896	-	2
Interest Received	16,078	62,334	
Works for Third Parties	9,743	170,000	3
Other Revenue	248,282	108,339	4
Capital Income	42,643	1,318,533	5
TOTAL INCOME	\$2,781,914	\$946,604	

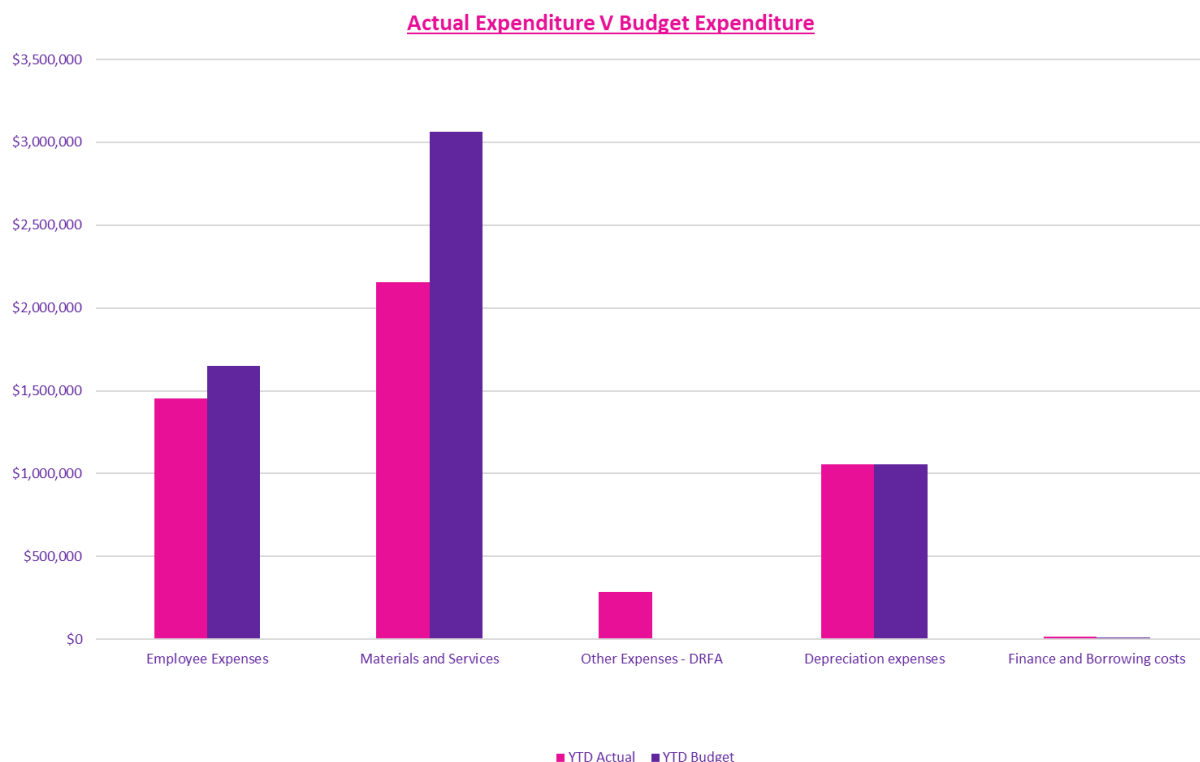
Notes:

1. Rates and Charges are raised and levied in August and February each year. The budget apportionment aligns with these levy periods.
2. The favourable variance for DRFA restoration works arises as this revenue is not budgeted for. An expenditure offset will occur against this revenue.
3. RMPC income is generated up to one (1) month following actual expenditure. The annual profit from RMPC is not anticipated to exceed the budget.
4. Annual invoices have been raised for some rent and leases. The annual rental is not anticipated to exceed the budget.
5. Capital income represents Developer Contributions received for the month of July.

Expenditure Analysis

Total expenses for the period ending 31 July 2025 amount to **\$4,964,348**, compared to the year-to-date budget of **\$5,777,375**.

The graph below shows actual expenditure against budget for the period ending 31 July 2025.



	Actual YTD	Budget YTD	Note
Employee Expenses	1,452,507	1,647,660	
Materials and Services	2,155,750	3,063,987	
Other Expenses - DRFA	284,312	-	1
Depreciation Expenses	1,053,808	1,053,808	
Finance and Borrowing Costs	17,971	11,920	
TOTAL EXPENSES	\$4,946,377	\$5,777,375	

Notes:

1. The variance relates to the expenditure incurred for the DRFA restoration works which is not budgeted for. This expenditure will be offset against income.

Vandalism Expenses

For the month of July, a total of **\$4,201** 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 **\$1,281,859** (including commitments) has been spent for the period ending 31 July 2025 against the 2025/26 annual capital budget of **\$25,679,732**.

The 2024/25 capital projects that did not commence or finish will be considered in the carryover of 2025/26 budget, which will be provided to Council at the September meeting.

Loan Borrowings

Council's loan balance is **\$6,080,657** as at 31 July 2025.

Rates and Charges

The total rates and charges payable as at 31 July 2025 are **\$2,507,175** which is broken down as follows:

	31 July 2025		31 July 2024	
Status	No. of properties	Amount	No. of properties	Amount
Valueless Land	3	9,267	-	-
Payment Arrangement	1	2,396	-	-
Collection House	298	1,014,962	314	1,167,400
Exhausted – awaiting sale of land	9	362,321	8	71,579

	31 July 2025		31 July 2024	
Exhausted – mining leases	10	932,579	10	558,928
Sale of Land	1	12,454	7	74,225
Other (<i>includes supplementary rates</i>)	310	173,196	324	97,026
TOTAL	632	2,507,176	663	1,969,158

Rate Notices for the period ending 31 December 2025 are being prepared with an anticipated issue date of 11 August 2025, and discount due date of 12 September 2025.

Collection House collected **\$282,802** for the month of July 2025.

The auction for sale of land for overdue rates was held on Tuesday 29 July. Of the 11 properties that were up for sale of land, nine (9) properties had their outstanding rates, charges, interest and legal fees paid in full ahead of the auction. One (1) property was withdrawn due to the Public Trustee assuming control. The remaining property was sold at the auction. Outstanding rates will be paid once the property settles on 12 September 2025.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 July 2025 is **\$2,588,458** which is made up of the following:

Current	30 days	60 days	90 + days
\$2,574,158	\$9,264	\$2,463	\$2,573
99.45%	0.35%	0.10%	0.10%

Procurement

There were no emergency purchase orders for the month of July 2025.

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

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

SUPPLIER NAME	SERVICES RENDERED
Queensland Water Directorate	Annual membership to water industry body and State Wide Information Management (SWIM) subscription.

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 2025/26 Budget

Consolidated			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	45,337,076
Less Discounts and Pensioner Remissions	-	-	(2,462,499)
Net Rates and Utility Charges	-	-	42,874,577
Fees and Charges	451,659	427,416	2,025,000
Operating Grants and Subsidies	2,013,509	159,015	9,220,544
Operating Contributions	-	4,500	174,000
Interest Revenue	16,078	62,334	748,000
Works for Third Parties	9,743	170,000	2,040,000
Other Revenue	248,282	108,339	1,338,565
Total Operating Revenue	2,739,271	931,604	58,420,686
Expenditure			
Employee Expenses	1,452,507	1,647,660	20,543,816
Materials and Services	2,440,062	3,063,988	20,206,091
Depreciation expense	1,053,808	1,053,808	12,645,712
Finance and Borrowing costs	17,971	11,920	234,952
Total Operating Expenses	4,964,348	5,777,375	53,630,571
Operating Surplus/(Deficit)	(2,225,077)	(4,845,772)	4,790,115
Capital Income			
Capital Contributions	34,098	-	-
Capital Grants and Subsidies	-	-	15,642,392
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	8,545	15,000	180,000
Total Capital Income	42,643	15,000	15,822,392
Net Result	(2,182,434)	(4,830,772)	20,612,507

Budgeted Income Statement by Fund 2025/26 Budget

General			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	24,343,570
Less Discounts and Pensioner Remissions	-	-	(2,460,549)
Net Rates and Utility Charges	-	-	21,883,021
Fees and Charges	390,938	363,874	1,262,500
Operating Grants and Subsidies	87,401	34,125	8,925,394
Operating Contributions	-	-	-
Interest Revenue	16,078	43,167	518,000
Works for Third Parties	9,743	170,000	2,040,000
Other Revenue	229,275	91,922	1,141,565
Total Operating Revenue	733,435	703,088	35,770,480
Expenditure			
Employee Expenses	1,285,429	1,447,339	18,086,687
Materials and Services	1,328,526	1,846,443	8,635,678
Depreciation expense	727,797	727,797	8,733,577
Finance and Borrowing costs	9,997	11,920	143,041
Total Operating Expenses	3,351,749	4,033,499	35,598,983
Operating Surplus/(Deficit)	(2,618,314)	(3,330,411)	171,497
Capital Income			
Capital Contributions	34,098	-	-
Capital Grants and Subsidies	-	-	12,478,691
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	8,545	15,000	180,000
Total Capital Income	42,643	15,000	12,658,691
Net Result	(2,575,671)	(3,315,411)	12,830,188

Budgeted Income Statement by Fund 2025/26 Budget

Disaster Recovery Funding			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	-
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	-
Fees and Charges	-	-	-
Operating Grants and Subsidies	1,798,896	-	-
Operating Contributions	-	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	1,798,896	-	-
Expenditure			
Employee Expenses	7,914	-	-
Materials and Services	276,398	-	-
Depreciation expense	-	-	-
Finance and Borrowing costs	-	-	-
Total Operating Expenses	284,312	-	-
Operating Surplus/(Deficit)	1,514,584	-	-
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	1,514,584	-	-

Budgeted Income Statement by Fund 2025/26 Budget

Waste			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	5,064,507
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	5,064,507
Fees and Charges	49,119	50,292	603,500
Operating Grants and Subsidies	124,890	124,890	208,150
Operating Contributions	-	4,500	54,000
Interest Revenue	-	6,667	80,000
Works for Third Parties	-	-	-
Other Revenue	4,439	13,750	165,000
Total Operating Revenue	178,448	200,099	6,175,157
Expenditure			
Employee Expenses	11,283	14,498	177,117
Materials and Services	193,648	534,629	6,056,398
Depreciation expense	20,089	20,089	241,066
Finance and Borrowing costs	-	-	-
Total Operating Expenses	225,020	569,216	6,474,581
Operating Surplus/(Deficit)	(46,572)	(369,118)	(299,424)
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	(46,572)	(369,118)	(299,424)

Budgeted Income Statement by Fund 2025/26 Budget

Wastewater			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	6,736,656
Less Discounts and Pensioner Remissions	-	-	0
Net Rates and Utility Charges	-	-	6,736,656
Fees and Charges	6,406	6,333	76,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	-	8,333	100,000
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	6,406	14,666	6,912,656
Expenditure			
Employee Expenses	45,854	62,029	758,043
Materials and Services	167,045	256,555	1,999,376
Depreciation expense	164,305	164,305	1,971,662
Finance and Borrowing costs	7,974	-	91,911
Total Operating Expenses	385,178	482,889	4,820,992
Operating Surplus/(Deficit)	(378,772)	(468,223)	2,091,664
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	1,949,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	1,949,000
Net Result	(378,772)	(468,223)	4,040,664

Budgeted Income Statement by Fund 2025/26 Budget

Water			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	9,036,964
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	9,036,964
Fees and Charges	5,196	6,917	83,000
Operating Grants and Subsidies	2,322	-	87,000
Operating Contributions	-	-	-
Interest Revenue	-	4,167	50,000
Works for Third Parties	-	-	-
Other Revenue	14,568	2,667	32,000
Total Operating Revenue	22,086	13,751	9,288,964
Expenditure			
Employee Expenses	102,027	123,794	1,521,969
Materials and Services	474,445	381,457	3,415,789
Depreciation expense	136,279	136,279	1,635,352
Finance and Borrowing costs	-	-	-
Total Operating Expenses	712,751	641,530	6,573,110
Operating Surplus/(Deficit)	(690,665)	(627,779)	2,715,854
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	1,214,701
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	1,214,701
Net Result	(690,665)	(627,779)	3,930,555

Budgeted Income Statement by Fund 2025/26 Budget

Benefited Area			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	155,379
Less Discounts and Pensioner Remissions	-	-	(1,950)
Net Rates and Utility Charges	-	-	153,429
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	120,000
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	-	-	273,429
Expenditure			
Employee Expenses	-	-	-
Materials and Services	-	44,904	98,850
Depreciation expense	5,338	5,338	64,055
Finance and Borrowing costs	-	-	-
Total Operating Expenses	5,338	50,242	162,905
Operating Surplus/(Deficit)	(5,338)	(50,242)	110,524
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	(5,338)	(50,242)	110,524

8.7 CEMETERIES FEES AND CHARGES 2025/2026

Date Prepared: 23 July 2025

Author: Manager Customer and Community Services

Attachments: 1. Cemeteries Fees and Charges 2025/2026 [↓](#)

EXECUTIVE SUMMARY

This report proposes minor amendments to cemeteries fees and charges for 2025/2026.

RECOMMENDATION

That Council adopts the Cemeteries Fees and Charges 2025/2026.

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.

An update to the fees and charges is recommended to administer applications from non-residents. 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 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 and provided to relevant funeral directors and stonemasons.

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.

Cemeteries

Non-Resident Fee

For a reservation (burial right) application and interment application a non-resident will be charged the greater of either:

- (a) the fee stipulated by the local government (Council) they resided in at the time of their death; or
- (b) a surcharge of 50% of the resident fee.

Non-Resident definition: A person who was not a resident or ratepayer of the Mareeba Shire at the time of their death. An exemption applies if the deceased was a resident or ratepayer of the Shire for 15 years or more in their lifetime.

Interment

- Interment Fees and Charges are in addition to the reservation fee.

Second and subsequent interments in the same plot do not incur a reservation fee.

Interment – Grave	N/A	plot	\$1,986.00	
Interment Child – Grave (Less than 9 years old)	N/A	plot	\$993.00	
Above Ground Vault, Mausoleum Wall, Mausoleum Free Standing	N/A	plot	\$686.00	
Ashes (includes installation of plaque where applicable)	N/A	niche	\$515.00	
Ashes (In ground)	N/A	plot	\$515.00	
Private Land Interment Application	N/A	application	\$276.00	

Interment Surcharge

Weekends and public holidays, Grave	N/A	interment	\$1,434.00	
Weekends and public holidays, Above Ground vaults, Mausoleum Wall, Mausoleum Free Standing, Ashes Niche and Ground	N/A	interment	\$941.00	

Shelter and Chair Hire

Hire of shelter and chairs	N/A	1 shelter/10 chairs	\$130.00	
Hire of additional shelter and chairs	N/A	1 shelter/10 chairs	\$44.00	

Plaque

Cost of plaque including freight	N/A	plaque	POA	
Plaque installation – Lawn Cemetery	N/A	plaque	\$199.00	
Plaque installation – Niche (if not installed at interment)	N/A	plaque	\$199.00	
Cost of plaque restoration including freight	N/A	plaque	POA	

continued on next page ...

Page 2 of 3

Name	Cost Recovery	Unit	Year 26/27 Fee (incl. GST if applic.)	Legislation
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Plaque [continued]

Plaque renovation – Remove, arrange restore, re-install	N/A	per request	\$244.00	
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Reservation

Grave, Above Ground Vault	N/A	plot	\$664.00	
Child – Grave, Above Ground Vault (less than 9 years old)	N/A	plot	\$333.00	
Mausoleum Wall	N/A	plot	\$8,100.00	
Mausoleum Free Standing	N/A	plot	\$4,418.00	
Niche (Single)	N/A	niche	\$428.00	
Niche (Double)	N/A	niche	\$497.00	
Double Depth Burial - Kuranda Heights	N/A	plot	\$996.00	

Miscellaneous

Construction of a memorial	N/A	plot	\$359.00	
Exhumation	N/A	plot	Cost	
Removal of slab or headstone	N/A	plot	Cost	
Concrete Pillars	N/A	pillar	\$306.00	
Surrender or Transfer an Interment Right (Reservation)	N/A	reservation	\$98.00	

8.8 COMMUNITY LOAN APPLICATION - MAREEBA INTERNATIONAL CLUB

Date Prepared: 6 August 2025
Author: Communities Officer
Attachments: Nil

EXECUTIVE SUMMARY

This report details a request from the Mareeba International Club to Council's Community Partnerships Program for an interest-free loan of \$28,000 to support upgrades and ongoing maintenance of the facility grounds.

RECOMMENDATION

That Council approves the request from Mareeba International Club for a \$28,000 interest free community loan.

BACKGROUND

Council received a request from the Mareeba International Club for an interest-free loan of \$28,000 to support the purchase of a small tractor with a loader and bucket. This equipment is intended to assist with upgrades and ongoing maintenance of the Club grounds.

The Club has identified a suitable area within the grounds for sport and recreational use. The loan would enable the Club to purchase essential equipment, undertake the required upgrades, and ensure the grounds are maintained into the future.

MAREEBA INTERNATIONAL CLUB

Operated by an active group of volunteers, the not-for-profit Club provides valuable infrastructure for the community, and is a popular venue for weddings, formals, concerts, corporate and community events, and more.

COMMUNITY PARTNERSHIPS PROGRAM 2025/26

Loan Purpose:	Purchase Tractor, with Loader & Bucket
Loan Amount:	\$28,000
Loan Term:	Five (5) Years
Repayment Frequency:	\$1,400 Quarterly
Interest Rate:	3.826%
Foregone Interest:	\$2,896.83 for the Loan Term (approximately \$579 per annum)

CONDITIONS:

- Loan funds must be used for the agreed purpose.
- Mareeba International Club must contact Council's Financial Accountant within three (3) months of approval (approval date 20 August 2025) to accept the offer of loan finance and progress the loan documentation and funding arrangements.
- Where the loan funds are not fully expended, any remaining loan funds are to be returned to Council.

- Mareeba International Club must comply with all relevant local, state and federal legislation and regulations and obtaining all relevant approvals and meeting the conditions of those approvals.

RISK IMPLICATIONS

Financial

Financial risk to Council is reduced by Council's completion of due diligence checks, including the review of the groups recent audited financial records.

Is the expenditure noted above included in the current budget?

Yes. The foregone interest value will be covered by funds allocated to new in-kind requests under the CPP budget for 2025/26.

Operating

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

Mareeba International Club will be advised by the Customer and Community Services Department, the outcome of the request and the Finance Department will formalise the offer documentation, noting the conditions outlined in this report.

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - JULY 2025

Date Prepared: 21 July 2025

Author: Manager Assets and Projects

Attachments:

1. Capital Works Summary - July 2025 [↓](#)
2. Capital Works Highlights - July 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 July 2025.

RECOMMENDATION

That:

1. Council receives the Infrastructure Services Capital Works Monthly Report for the month of July 2025; and
2. Approves an additional \$150,000 for a new project to repair the Clohesy River Bridge on Barron Street, Koah to be funded from the bridge depreciation reserve.

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.

Council is requested to allocate an additional \$150,000 for a new project to complete major repairs on the Clohesy River Bridge on Barron Street, Koah to be funded from the bridge depreciation reserve.

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 - July 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	Reseals completed. Linemarking to follow.	Construction
CP0003915	25/26 Bitumen & Asphalt Reseal Program	To be programmed.	Not Commenced
Program: 02 - Gravel Resheet			
CP0003732	24/25 Gravel Resheet Program	Collins Weir Road resheet completed.	Construction
CP0003916	25/26 Gravel Resheet Program	To be programmed.	Not Commenced
Program: 03 - Urban Streets			
CP0001023	Recovery Way (WTS) Rehab Ch 0.176-0.272	Project completed July 2025	Completed
CP0002069	TIDS 23-24 MBA Chewko Rd Rehab/Wide/Seal	Project completed July 2025	Completed
CP00795	TIDS 23-27 Herberton/Constance Inter	Roadworks complete. Ergon lighting works have commenced.	Construction
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Planning and procurement. Ergon streetlighting upgrade, offer pending.	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 Mclver Rd Rehab & Widen	Designs to be completed prior to end of year 2025 by external consultant. Survey and soil investigations complete.	Planning
CP0002051	DIM Leadingham Ck Rd - Ch3.598-5.2	Survey and investigations completed, design to commence imminently.	Design
CP0002052	TIDS 24-27 DIM Leadingham C/R 8.04-11.48	Construction commenced on culverts.	Construction
CP0002055	DIM Leadingham Ck Rd - Ch1.65-3.598	Construction commencing early August.	Construction
CP0002056	DIM Leadingham Ck Rd - Ch5.2-6.72	Survey and investigations completed, design to commence imminently.	Design
CP0002060	KDA Oak Forest Rd Rehab & Widen	Survey complete, design to be scheduled.	Planning
CP0002061	KOAH Koah Rd Widen & Seal to 8m	Grant application pending.	Not Commenced
CP0002063	DIM Leadingham Ck Rd - Ch6.72-8.04	Design contract awarded to external consultant, design scheduled to be complete November	Design
CP0002066	DIM Leafgold Weir Rd Widen Curves	Design to be finalised 2025	Design
CP0002077	MBA Fassio Rd Widen & Bitumen Seal	Grant application pending.	Not Commenced
CP00801	TIDS Ootann Rd Section 1&2 Widen & Seal	Project complete.	Completed
Program: 05 - Bridges			

Project Code	Project Description	Project Comment	Project Stage
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	Design complete. Procurement in planning.	Planning
CP0001564	KDA Oak Forest Rd, Barron River Bridge	Commencement postponed due to river height. Alternate methodology being finalised with the project expected to commence in September.	Construction
Program: 06 - Drainage			
CP0001598	24/25 Renew Minor Culverts & Drainage	Grate for Walsh/Hort intersection has been programmed for August.	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
CP0003914	25/26 Renew Minor Culverts & Drainage	To be programmed.	Not Commenced
CP00844	MBA Amaroo Drainage Upgrades	To be programmed.	Not Commenced
Program: 07 - Traffic Facilities			
Program: 08 - Parking			
CP00846	MBA Heritage Centre Carpark Connection	Concrete path works completed.	Construction
Program: 09 - Footpaths			
CP0001026	23/24 Footpath Renewal Program	Sites being assessed and proposed to compliment approved funded and capital projects.	Design
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	In procurement	Procurement
CP0001790	MBA WNP Anzac Avenue Footpath Renewal	Planning commenced.	Planning
Program: 10 - Parks and Gardens			
CP0001803	Julatten Geraghty Pk Refurb Playground	RFT out for procurement. RFT submissions early August.	Procurement
CP0001805	MBA Bicentennial Lakes Northern	Construction has commenced with preliminary earthworks being undertaken prior to lake reclamation works commencing.	Construction
CP0001871	MBA Centenary Park Upgrade Fencing	Delays on gate manufacture due to contractor labour shortage. Expected delivery late August.	Construction
CP0001928	MUT Refurb Community Hall Park	Planning in preparation for Community engagement.	Planning
CP0001931	MOL Bicentenary Pk Renew Bollards	Working with TRACQS to program works.	Planning

Project Code	Project Description	Project Comment	Project Stage
CP0003670	MBA Amaroo Park Shade	Project awarded. The contractor obtaining engineering approval prior to installation commencing.	Procurement
CP0003818	KDA KIAC KCP Additional Funds	A portion of the funds allocated to a grant application for field lighting at Bartley Park.	Planning
CP00809	MBA Bicentennial Lakes (Southern) D&C	The fence at the base of the slides has been completed. Parks & Gardens propose to fix the irrigation, replant the slope and change out the spoiled sand.	Construction
CP00860	KDA Anzac Park Landscaping	Tree naming plaques have been received with installation pending.	Completed
CP00861	KDA Coondoo Street Refurb	Coondoo Street footpath pavement and garden bed works are complete. Ergon are scheduled to undertake the Lower Coondoo St. streetlighting upgrade in the second half of 2025. Council have authorised a works on road agreement. An electrical contractor has been engaged to remove the Council owned lighting infrastructure in Lower Coondoo Street and undertake abolishment of the redundant switchboards and underground reticulation system.	Construction
Program: 11 - Water			
CP0001038	23/24 Retic Valve/Hyd Replace Program	Project complete.	Construction
CP0002682	FY24/25 - Irvinebank Ibis Dam PS	Pump specialist organised to perform on site inspection in August.	Construction
CP0002684	FY24/25 - Smart Meters Replacement	Replacement of aged water meters progressing.	Construction
CP0002686	FY25/26 - WTP Minor Infrastructure	To be programmed.	Not Commenced
CP0002687	FY25/26 - Smart Meters Replacement	To be programmed.	Not Commenced
CP0002688	WFW FY25/26 - Water Main Replacement	Currently in design. Design works to be completed early August.	Design
CP0002689	FY25/26 - Telemetry/SCADA Upgrades	Works progressing, focus currently on rationalisation of the SCADA alarming system	Not Commenced
CP0002691	FY25/26 - Hydrants & Valve Renewal	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.	Not Commenced
CP0002692	FY25/26 - DIM WTP Sand Filtration	To be programmed.	Not Commenced
CP0002697	FY25/26 - KDA WTP Turbidity Meters	To be programmed.	Not Commenced
CP0002698	FY25/26 - DIM WTP Raw Water Pump Station	To be programmed.	Not Commenced
CP0002761	FY26/27 - MBA WTP Reservoir Upgrade	Design complete. Awaiting suitable funding.	On Hold
CP0002762	FY24/25 - MBA WTP Refurbish Clarifiers	Finishing touches in place	Construction

Project Code	Project Description	Project Comment	Project Stage
CP0002764	MOL Replace Hunter Ck Weir	Majority of Survey has been completed. Additional underwater measurements are required to finalise the assessment. The works are being scheduled and awaiting contractor availability.	Construction
CP0002921	MBA Booster Pump Station Relocation	Works substantially completed, new pump set, control board and walkway installed and operational.	Construction
CP0003667	FY24/25 Irvinebank Ibis Dam Valves	Contractor in process of procuring parts.	Procurement
CP0003668	CHI Renew Water Line	This project will only be done in 2024-2025 if there are residual funds left over from replacing water mains in Mareeba and Mt Molloy in 2024-2025.	On Hold
CP0003734	MBA WTP Fuel Pod For Generator	Waiting on tank to be fabricated, Purchase order has been issued	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
Program: 12 - Wastewater			
CP0001043	Atherton St Pump Station Refurb	Planning for procurement.	Planning
CP0002474	FY24/25 - MBA Sewer CCTV & Reline Prog	Mareeba CCTV works complete. Variation quotation requested for Kuranda CCTV sewer network. Due early August.	Construction
CP0002481	FY24/25 - MBA Constance St Rising Main	Sewer main upgrades continue to deliver to project milestones	Construction
CP0002483	FY25/26 - MBA Sewer CCTV & Reline Prog	CCTV data under review. Reline program planning commenced.	Planning
CP0002484	FY25/26 - WW Pump Station Ancillary	Condition assessments being reviewed. Scope of works to be established	Planning
CP0002485	FY25/26 - WW Reticulation Pumps Renewal	Condition assessments being reviewed. Scope of works to be established	Planning
CP0002487	FY25/26 - Telemetry/SCADA Upgrades	SCADA Uplift works progressing well. Focus currently on improving data analytical capabilities via the OT Databridge.	Construction
CP0002489	FY25/26 - Manhole Rehab & Replace	Construction works commenced late July. Expected completion mid November.	Construction
CP0002490	FY25/26 - MBA WWTP Inline Instruments	Project in procurement stage	Procurement
CP0002491	FY25/26 - KDA WWTP Sludge Conveyor	Planning for procurement.	Planning
CP0003715	KDA WWTP Renew 6x4m Shed	Final adjustments are being made	Construction
CP0003722	KDA WWTP Renew 6x6m Shed	Final adjustments are being made	Construction
CP00889	22/23 MBA Sewer CCTV & Relining	Investigation works underway	Construction

Program: 13 - Waste

Project Code	Project Description	Project Comment	Project Stage
CP0002221	MBA TS Leachate PS Pump	Project complete.	Completed
CP0003875	KDA Weigh Bridge Surface Renewal	Planning stage	Planning
Program: 14 - Aerodromes			
CP0003859	CHI Aerodrome Reformation	To be completed in conjunction with DRFA	Not Commenced
CP0003899	MBA Aerodrome Drainage Improvements	Procurement Commencing	Design
Program: 15 - Fleet			
CP0003740	Replace Asset 1255 Toyota Hilux	Non contact cage has been completed, final stages of fit out, In service Mid August	Procurement
CP0003744	Replace Asset 637 Job Truck	Vehicle in planning stage	Planning
CP0003746	Replace Asset 1279 Toyota Hilux	Vehicle in planning stage	Planning
CP0003776	Replace Unit 5422 Tool Trailer INSURANCE	Trailer delivered, waiting on canopy to be fabricated	Planning
CP0003862	Electric Forklift 2 Ton capacity	Project in planning stage	Planning
CP0003924	Replace Asset 6216 Fire Fight Spray Unit	Planning for procurement.	Planning
CP0003926	Replace Asset 617 Job Truck	Tender has been let out to suppliers	Procurement
CP0003927	Replace Asset 1407 Mazda BT 50	Project in planning stage	Planning
CP0003928	Replace Asset 1325 Mitsubishi Triton	Tender evaluation complete, waiting on approval to purchase	Planning
CP0003929	Replace Asset 4061 Kubota Mower	Project in planning stage	Planning
CP0003930	Asset 6221 Forklift Forks Upgrade	Project in planning stage	Planning
Program: 16 - Depots and Council Offices			
CP0001595	MBA Kowa St Depot Emergency Generator	To be programmed.	Planning
CP0003737	MBA Kowa St External Staff Training Room	Material supply delayed. Completion expected mid August 2025.	Construction
Program: 17 - Community Buildings			
CP0001059	Mba/Dim Aquatic Condition Assessment	Quotations to be released to market in 2025.	Planning
CP0001646	KDA Recreation Centre Improvements	Current investigations and scope development to reinstate water bubbler on bowling green underway.	Construction
CP0001816	25-26 Shire Wide Toilet Facilities	Planning commenced.	Planning
CP0003718	MBA Davies Park Field 2 Lighting Upgrade	Works on hold. Awaiting suitable funding.	On Hold
CP0003756	MBA Davies Park Field 1 Lighting Upgrade	Lighting operational. Works to install Distribution boards to lighting poles commenced and expected to be complete mid August 2025.	Construction
CP0003858	JUL Geraghty Park Septic System	Planning commenced.	Planning
CP0003891	KDA Centenary Park Amenities Refurb	Planning commenced.	Planning

Project Code	Project Description	Project Comment	Project Stage
CP0003893	DIM Caravan Pk & KDA Pool Painting	Planning commenced.	Planning
CP0003912	MBA Gymnasium Roof Replacement	Contrat awarded to Langley Plumbing for roof replacement. Construction works programmed for mid September 2025..	Construction
CP0003913	MBA Cedric Davies Hub Place of Refuge	Planning commenced.	Planning
CP0003934	Annual Facilities LED Lighting	Planning commenced.	Planning
CP00793	MBA Women's Restroom Refurb	To be completed in conjunction with the Mareeba CBD Blueprint Project	Planning
Program: 18 - Non-Infrastructure Items			
CP0001085	Mba Cemetery Expansion Planning	Plans to be scheduled.	Planning
CP0003754	Mareeba CBD Blueprint	Phase 1 to identify existing situation, issues and opportunities is complete and Phase 2 has commenced to draft a high-level precinct plan for community engagement, including development of a place vision, movement plan and infrastructure outcomes.	Planning
CP0003908	MBA New Cemetery Headstone on Beam	To be programmed.	Not Commenced
CP0003909	Mba Cemetery New Double Columbarium Wall	Planning commenced.	Planning
CP0003917	MBA Survey Controller Replacement	Preparing details for quotes has started.	Planning
CP00932	MBA MIP Expansion	Tender Designs under review.	Design

Infrastructure Services Capital Works Report Project Highlights – July 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

The 24-25 Reseal Program is now complete, with reseals in Chillagoe, Bilwon, Speewah and Kuranda. Line marking is expected to be completed in August, subject to contractor availability.



Bitumen Reseal – Barron Falls Road, Kuranda



Bitumen Reseal, Speewah Road, Speewah

Infrastructure Services Capital Works Report Project Highlights – July 2025



Bitumen Reseal, Tower St, Chillagoe



Bitumen Reseal, Bilwon Road, Bibbohra



Bitumen Reseal, Volkman Road, Arriga

Infrastructure Services Capital Works Report

Project Highlights – July 2025



Project Name: Leadingham Creek Road Rehabilitation, Widen and Seal

Program: Rural Roads

Background

Leadingham Creek Road is classified as a Rural Collector Road, extending approximately 13.1 km from Mareeba-Dimbulah Road (east of the Dimbulah township) to Wolfram Road in the west. The road serves a vital role in supporting regionally significant activities, including heavy agriculture, sugarcane haulage, and tourism, and also provides access to the Dimbulah Aerodrome.

The road is in need of an upgrade to address several safety concerns, including tight horizontal curves, steep vertical alignments, restricted driver sightlines, and a narrow carriageway. Additionally, the high volume of heavy commercial and private traffic has contributed to the deterioration of the road's condition, resulting in steep edge drop-offs, uneven shoulders, and damaged sealed edges that compromise the integrity of the pavement.

This project is funded by the Australian Government in association with the Queensland Government and Mareeba Shire Council.

Scope of Works

The scope of works includes the widening and sealing of 9.8km of Leadingham Creek Road from Chainage 1.65 to 11.48 to a consistent 2 lane, 7m wide roadway with 0.5m shoulders on either side of the roadway (excluding the single culvert at Twelve Mile Creek). The scope includes earthworks, drainage, culverts, pavement construction, bitumen sealing, road furniture and line marking.

Progress Update

Site preparation works have commenced in preparation for construction including removal of unsuitable material and provision of a side track in preparation for the Sandy Creek culvert extension.



Removal of unsuitable material, Leadingham Creek Road, Dimbulah

Infrastructure Services Capital Works Report Project Highlights – July 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 in the water processing chain 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

- Replacement of Clarifier 1 sludge rake and centre drive, including new power and control cabling;
- Replacement of all 4 X flocculator mixers with new mixers and VFDs, including new power and control cabling;
- Replacement of concrete panel platform with new steel structure;
- Replacement of handrails with marine grade aluminium or 316 stainless-steel and standard kick-plates;
- Replacement of 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:

The automatic polymer system, including pumps and skid, has been installed to dose the sedimentation tanks and assist with flocculation, New flocculators have been fitted, a new switchboard to operate the flocculators and scraper has been delivered and is ready for installation, and HAZOP Workshop run to ensure project requirements have been met as we work to finalise the project.



Installation of new walkway and chemical mixers.

Infrastructure Services Capital Works Report

Project Highlights – July 2025



Project Name: Kenneally Road Gravity Sewer Main Upgrade

Program: Wastewater

Background

Most of Mareeba's sewerage network was built between the late 1960s and 1980s. The Kenneally Road and Constance Street sewer main is a critical asset servicing 129 residential properties. The original sewer main is unable to meet both existing demand and future development needs, and this has resulted in surcharging of manholes along Constance Street and Kenneally Road, with sewage ingress into the environment and properties during severe wet weather events.

Upgrading the gravity sewer main will address both current and future capacity issues within the Kenneally Road catchment. Replacing ageing sewer infrastructure is vital to reducing the risk of sewage overflows—an issue with serious implications for public health, environmental safety, and community wellbeing. This upgrade is also a key measure in protecting the Barron River, which ultimately flows into the Great Barrier Reef.

Scope of Works

2.35km of gravity sewer main will be upgraded, starting from a sewer manhole located in an easement off Antonio Drive. It will run the full length of Constance Street, connecting to a manhole adjacent to Mareeba State Primary School, and discharge upstream of the Byrnes Street pump station.

The project scope includes:

- Supply, delivery and installation of the sewer gravity pipework and manholes
- Survey for set out purposes, erosion and sediment control and traffic management.
- Manhole testing and commissioning of the sewer gravity main.

Progress Update

Works commenced in June and have progressed well with the contractor achieving critical works located inside the Mareeba State Primary School grounds.

Installation of DN375 sewer rising main pipework which forms part of the impending Lloyd Street sewer project is being completed in conjunction with the installation of DN500 sewer gravity main in the school grounds that will eventually feed into the proposed new Sutherland Street Sewer Pump Station.

Infrastructure Services Capital Works Report Project Highlights – July 2025



Construction of a new sewer manhole to service new gravity sewer line



Construction of a new sewer manhole to service new gravity sewer line

Infrastructure Services Capital Works Report Project Highlights – July 2025



Project Name: Northern Bicentennial Lakes & Parklands Upgrade

Program: Parks and Open Spaces

Background:

The Bicentennial Lakes is 1.5km of parkland located in the heart of Mareeba. It is the third most visited open space in Mareeba and located within 350m walking distance to the CBD.

The northern lake is located between Keeble St and Granite Creek and provides an open space recreational area for the residents and visitors of Mareeba Shire with established trees, grassy open spaces, footpaths, and a waterway backdrop.

The project is funded by the Australian Government and Mareeba Shire Council. The upgrade works is proposed to improve the Northern Lakes water quality and the safety, functionality, accessibility and amenity of the parklands in the surrounding northern lakes precinct.

Scope of Work:

The projects scope of works includes:

- Construction of a new on-street carpark on the northern side of Keeble Street.
- Reshaping of the top northern lake, narrowing it to remove stagnant areas and maximise the capacity of the freshwater flow, reducing areas where sediment and nutrients can deposit to improve the water quality and self-sustainability of the eco system;
- Construction of a viewing deck on the lake edge with the intent of providing an interpretive information node proposed to have educational signage and information maps.
- New footpaths for pedestrian connectivity on the eastern side of the lake and replacement of existing paver footpath sections with concrete footpaths to improve usability.
- Installation of picnic shelters (3), park bench seating (7) a litter bin and drinking fountain.
- Solar footpath lighting similar to the southern lakes' precinct.
- Some ground surface reprofiling and drainage works will also be undertaken.

Progress Update:

Preliminary establishment works commenced, 21 July 2025 with the contractor prioritising excavation of the eastern mound, carpark subgrade establishment and rock delivery in preparation for reclamation works.

The project is scheduled to be completed by December 2025.

Infrastructure Services Capital Works Report Project Highlights – July 2025

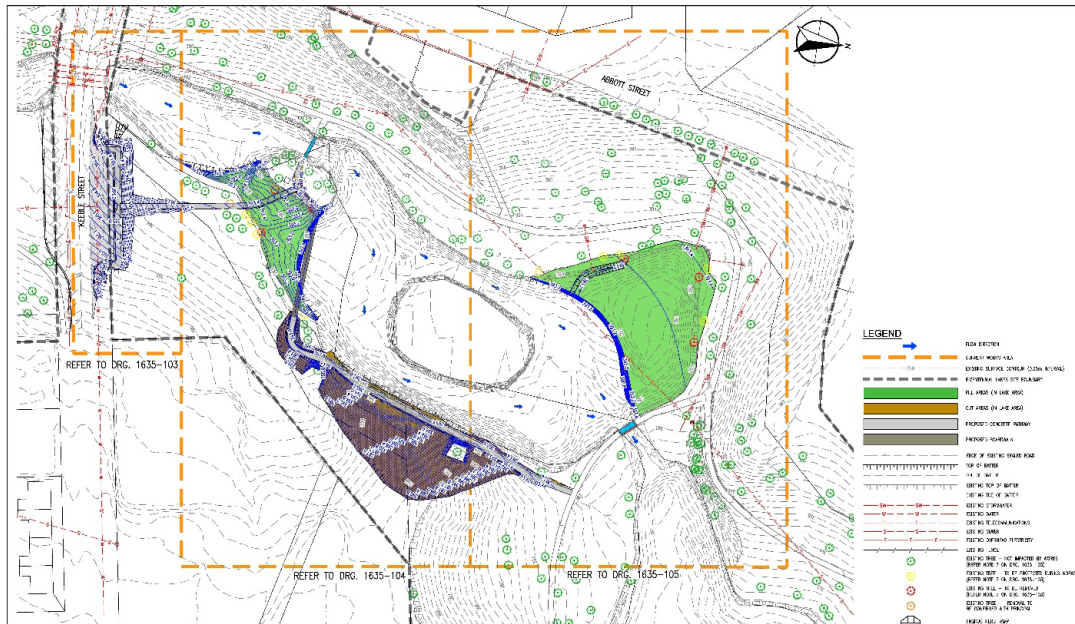


Image: Layout of the proposed new lake formation – green areas to be filled to maximise water quality and flow



Photo: Excavation and commencement of reshaping of the eastern mound

9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - JULY 2025

Date Prepared: 21 July 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 July 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for July 2025.

BACKGROUND**Technical Services**Design, quality, and investigations:

Investigation activities undertaken in July included:

Activity	New Requests	Closed Requests	Active EOM
Road Infrastructure Review	7	7	69
Drainage Investigations	5	3	38
Parks Investigations	1	0	3
Miscellaneous e.g. Planning; Local Laws	18	17	20
Before You Dig Requests	78	78	0

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 251 tests in July, with the testing generally an even spread between internal and external clients.

GIS:

Ongoing improvements to GIS data associated with water, sewerage, roads, underground stormwater, and kerbs asset data sets continues, as information is received from other areas of Council.

Operational Works and Subdivisions:

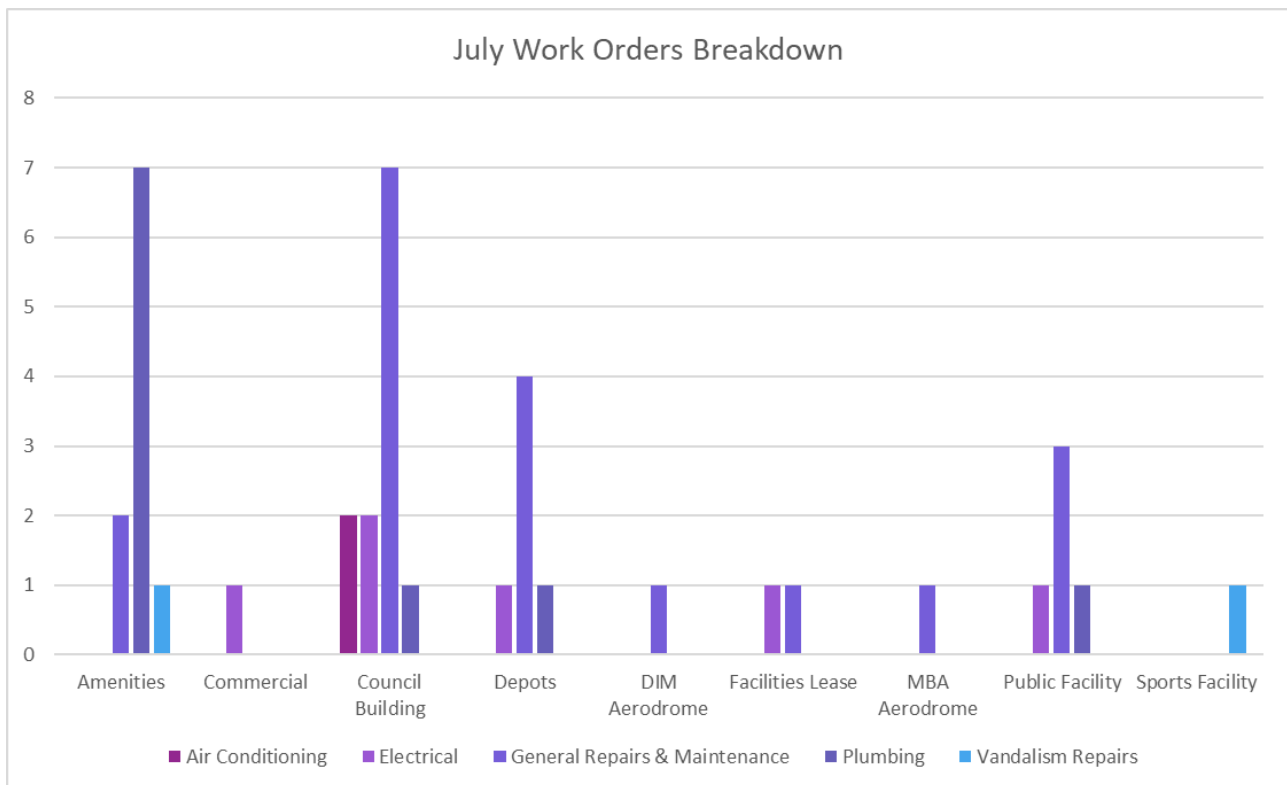
To ensure ongoing compliance with development conditions, both during construction and on-maintenance, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

Locality	Subdivisions Name/Description	Road
Works Approved for Commencement		
Koah	Popovic Road Development	Popovic Road
Kuranda	Jum Rum Rainforest Estate Stage 2	Fallon Road
Kuranda	2-6 Black Mountain Road	Black Mountain Road
Mareeba	9 Kenneally Road	Kenneally Road
Mareeba	St Stephen's Catholic College	Mclver Road
Mareeba	Quill Street Development	Quill Street
Mareeba	Emerald Creek Service Station	Malone Road
Mareeba	Rayfield Estate	Rayfield Road
On-Maintenance Period		
Kuranda	Myola Heights Estate Stage 2A	Christensen Road
Kuranda	Jum Rum Rainforest Estate Stage 1	Fallon Road
Mareeba	Mareeba Roadhouse & Accommodation Park	Williams Close
Mareeba	Prestige Gardens Stage 1-4 (Drainage)	Mclver Road
Mareeba	Prestige Gardens Stage 5-6	Mclver Road
Mareeba	Amaroo Stage 13a (Drainage)	Moondani Avenue
Mareeba	Amaroo Stage 13b (Drainage)	Karobean Drive
Mareeba	The Rise: Stage 3 (Drainage)	Catherine Atherton Drive
Mareeba	Country Road Estate Stage 3	Country Road
Mareeba	7 Kenneally Road	Kenneally Road
Mareeba	Country Road Estate Stage 4	Lee Sye Road
Off-Maintenance for Month		
	Nil	

Facilities

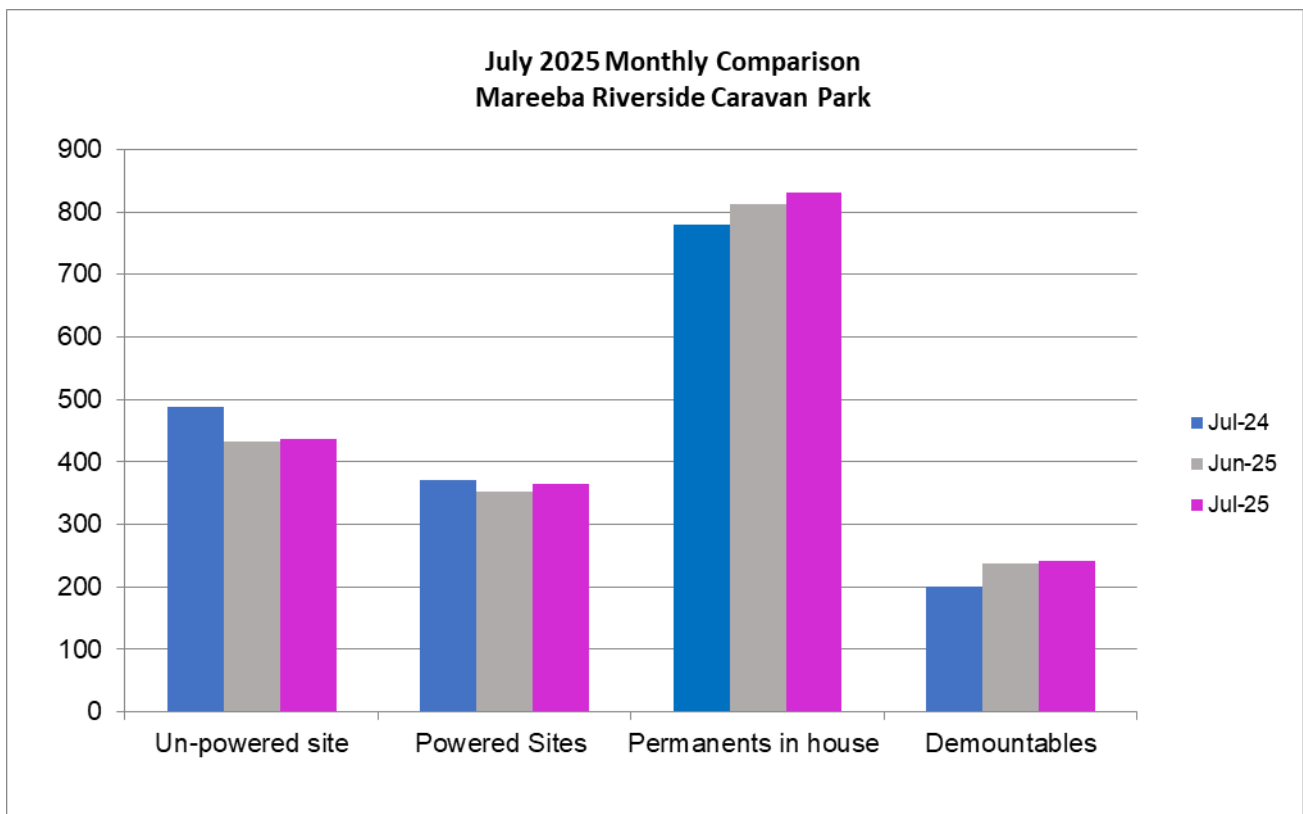
Operational works delivered by the team, include several highlights for the month.

Facility	Works completed
Geraghty Park	Works have been completed with the installation of a gas hot water system and enclosed for the gas bottles
Mareeba Library	Final clean up of the Library and clean of air conditioners

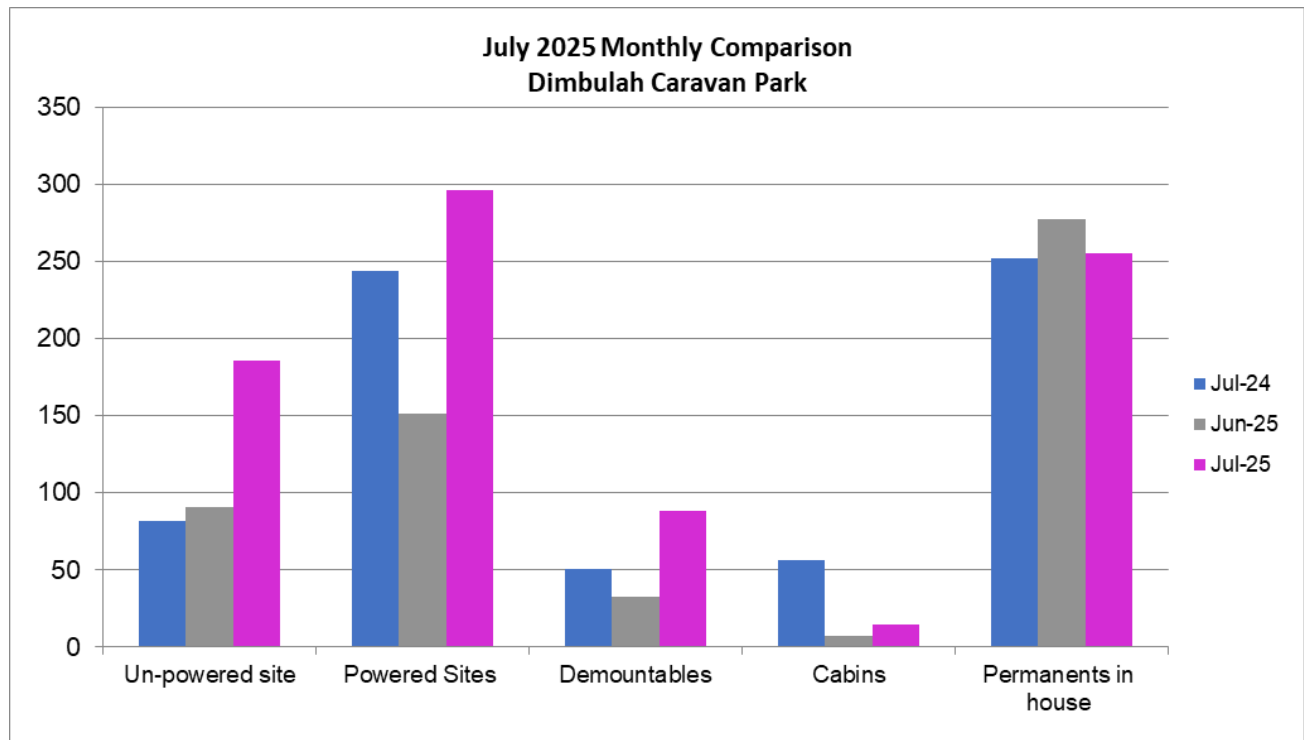


Caravan Parks:

Mareeba Riverside Caravan Park utilisation for July has generally remained stable against previous year numbers.

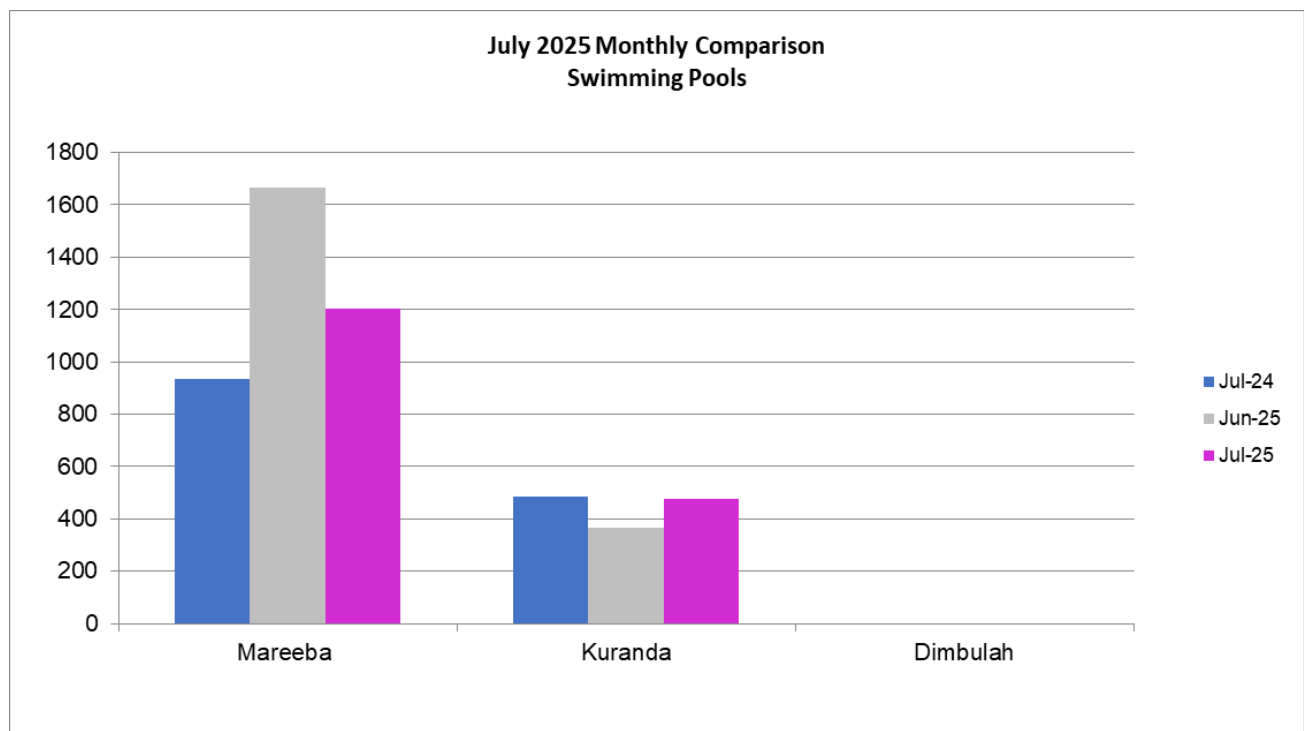


Dimbulah Caravan Park attendance continue to show improvements against similar periods in previous year. The reduction in June follows similar trends with the onsite of colder weather and closure of pool.



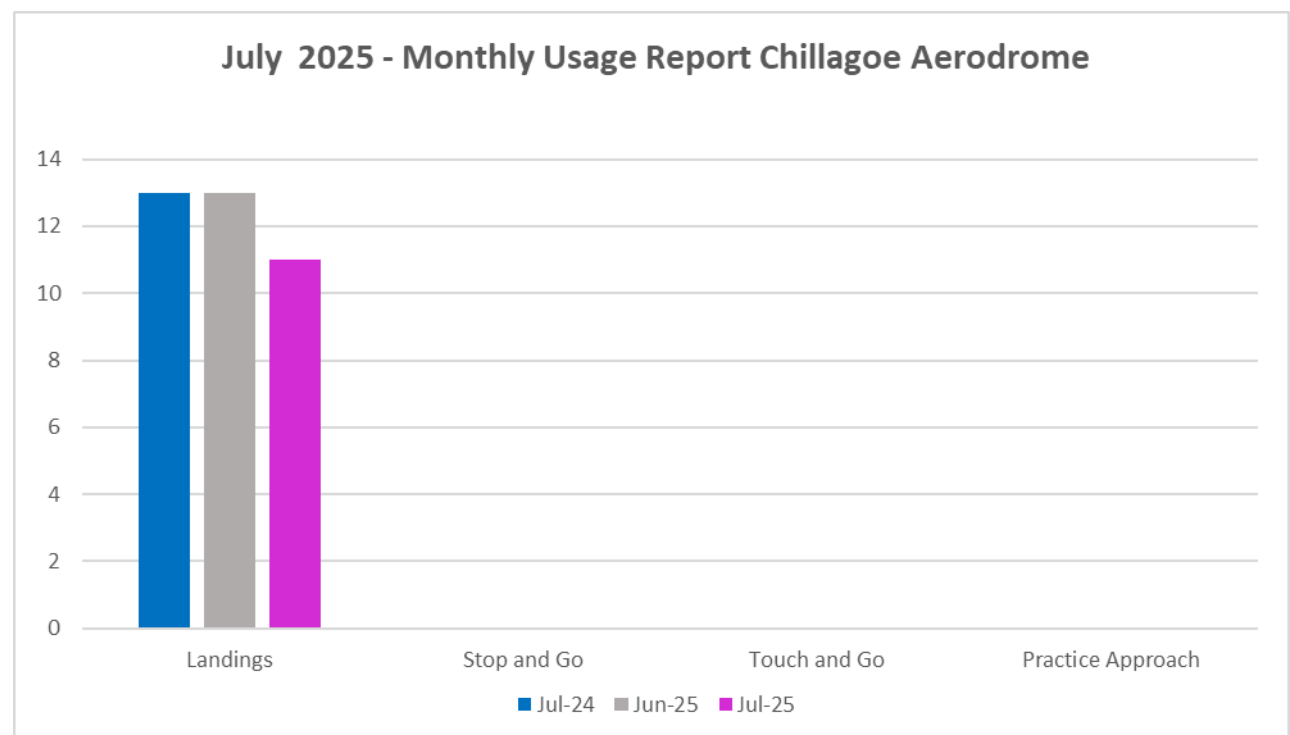
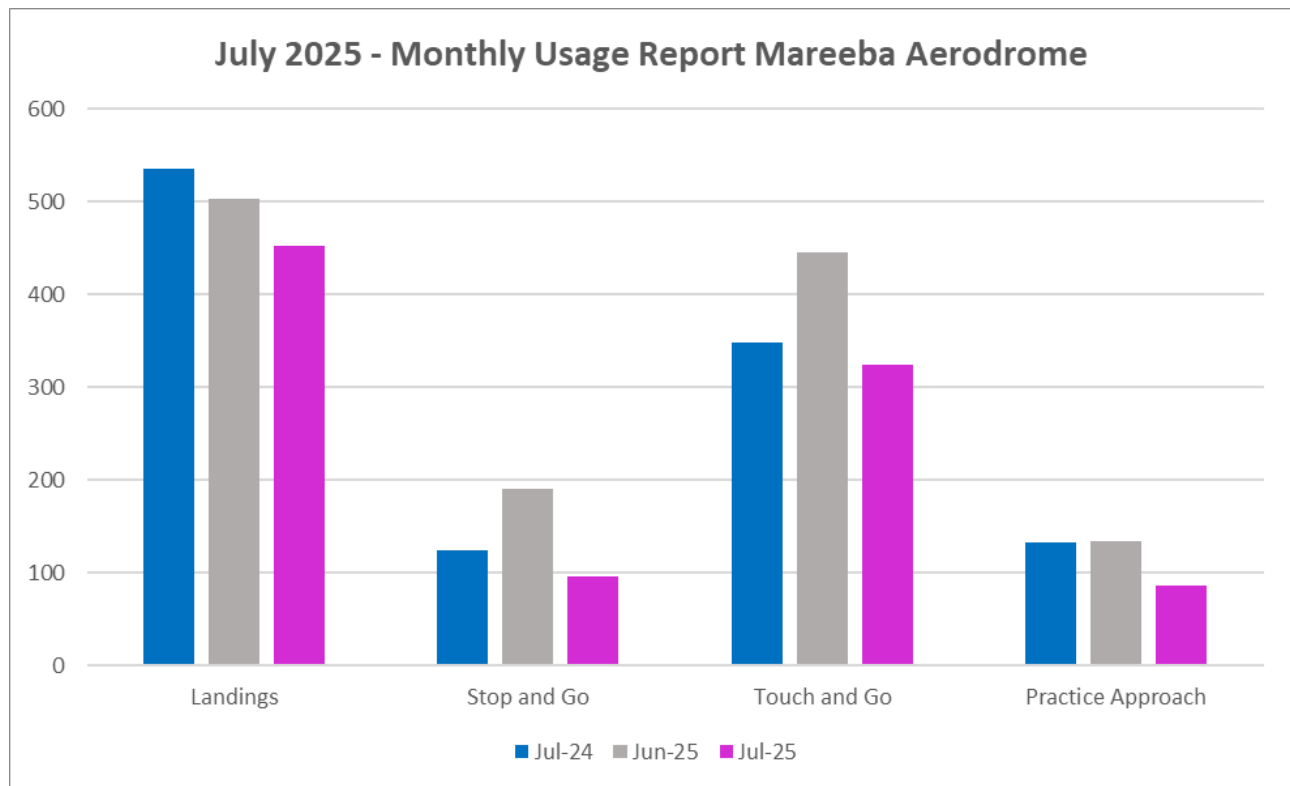
Aquatic Centres

Attendance has seen a reduction across all facilities, which is expected as winter months approach. Dimbulah Aquatic Centre is closed for winter and will reopen mid-September 2025.



Aerodromes:

The data recorded below is current for the month of July, however there is usually a lag of some data for each current month from the service provider, which continues to be updated into the next month.



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

9.3 APPLICATION FOR PERMANENT ROAD CLOSURE – ABUTTING LOTS 3 AND 4 SP199691 - 799 EULUMA CREEK ROAD JULATTEN

Date Prepared: 21 July 2025

Author: Manager Technical Services

Attachments:

1. Part A - Form LA00 - Tyson Pringle [↓](#)
2. Part B - Form LA18 - Tyson Pringle [↓](#)
3. Attachment A - Question 12 Response [↓](#)
4. Proposed Permanent Road Closure Location Map - Tyson [↓](#)

EXECUTIVE SUMMARY

Correspondence has been received which seeks Council's views regarding an application for permanent road closure abutting Lots 3 and 4 SP199691, 799 Euluma Creek Road, Julatten.

RECOMMENDATION

That Council as the Road Manager, advise the applicant and the Department that:

1. Council offers no objection to the Permanent Road Closure of the subject 'road' parcel as per the attached drawing: 'Proposed Permanent Road Closure Location Map – Tyson': subject to the following conditions:
 - The proponent is wholly responsible for all costs associated with finalising the process.
 - The subject land must be amalgamated into Lot 4 on SP199691.
 - A minimum width of 30 metres for the Euluma Creek Road Corridor must be maintained.
 - Easement and access arrangements need to be agreed upon between any third-party utility provider/s.

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.

The applicant has provided the required supporting documentation (attachments 1 to 4) and are seeking to permanently close the road parcel located between Lots 3 and 4 on SP199691. If successful, the sought after parcel will be amalgamated into Lot 4 and this will be followed by a Reconfiguring a Lot (boundary realignment) application to Council, seeking to realign the boundaries of Lots 3 and 4 to create a more practical and efficient property layout.

The applicant advises that due to its irregular alignment, it is difficult to construct appropriate boundary fences and maximise the agricultural production of the land, with the aim of the realignment to improve agricultural efficiency and support long term generational succession planning (attachment 3).

There are two (2) sets of Ergon powerlines traversing the subject land along with Lots 3 and 4. To protect Ergon infrastructure and access, there is a utility easement in existence over Lots 3 and 4. Ergon has provided no objection to the permanent closure of the subject parcel, conditional on the easement being amended and granted for both powerlines along with the signing of a 'Consent to Works' agreement for the powerline sections that are not within the proposed easement boundaries.

Council officers have maintained regular contact with the applicant and undertaken a site inspection. To ensure consistency in these matters, the landowners of Lot 3 were contacted who advised they were aware of the application and are supportive of it. There is no Council infrastructure contained within the subject land, and it is not maintained by Council.

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.
Nil.



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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 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.nrm.mrd.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
<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

Contact Details

Postal Address:

Phone Number:

Mobile Number:

Email:

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
Mr	Tyson	Pringle
Mr	George	Pringle

Company Name(s)

Tyson Pringle - 83 881 356 581 (Euluma Creek)
George Pringle - 96 273 102 691 (JLT Farming)

If a corporation then record:-

☐ ACN ☐ ARBN ☒ ABN 83 881 356 581 & 96 273 102 691

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:

8 Botany Avenue, Redlynch QLD 4870

Phone Number:

Mobile Number:

0468 860 813

Email: tyson.pringle@hotmail.com

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)?	
<input type="checkbox"/> Yes	go to 2
<input checked="" type="checkbox"/> No	go to 4
Note: For further information refer to the Queensland Government website to determine if the applicant/s are a foreign person (acquirer) for AFAD at https://gro.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 <i>Duties Act 2001</i> ? This includes current and future use of the land.	
<input type="checkbox"/> Yes	go to 3
<input checked="" type="checkbox"/> No	go to 4
Note: Under the <i>Duties Act 2001</i> an additional amount of duty applies where the land is residential land and the applicant is a foreign person (acquirer) for AFAD at https://gro.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
<div></div>	<div></div>
go to 4	
4. Are the Applicant/s registered for GST and acquiring the land for a creditable purpose?	
<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> No	go to 5
Note: Under the <i>Tax Administrator Act (Cth) 1953</i> 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
4	SP199691	50735302
3	SP199691	50735301

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

9. If this application relates to a project, provide an overview and how your application relates to the project.	go to 10

10. Have you participated in a pre-lodgement meeting with the department (strongly encouraged)?	
<input checked="checked" type="checkbox"/> Yes	go to 11
<input type="checkbox"/> No	
Please provide name of officer you spoke with and this department's associated reference.	
Department Contact Officer <div>Senior Land Officer Jackie Davies</div>	Pre-lodgement ID (eLVAS CI Ref) <div>Not issued.</div>

11. Provide details of pre-lodgement meeting.
(If there is insufficient space, please lodge as an attachment)
A pre-lodgement enquire was submitted to the Department of Resources (SLAM lodgement) on the 7 January 2025 and an over the phone meeting held with Senior Land Officer Jackie Davies in late February 2025. The application process was advised including approx. timeframes, fees, and requirements, including that of obtaining a LA30 – Part C from Mareeba Shire Council.
<small>Note: Departmental Officers contact details and any reference number should be included if known.</small>

THIS FORM MUST BE ACCOMPANIED BY THE RELEVANT PART B APPLICATION FORM

CLEAR FORM



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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/> may also apply for a permanent road closure.

5. A road maybe 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/>> 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.nrmrrd.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

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).

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.

The **road manager** is:

- 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).

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.

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.

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

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.

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

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:

- 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
4	SP199691	50735302
3	SP199691	50735301

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?
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> <input checked="checked" type="checkbox"/> Yes </div> <div style="text-align: right;">go to 11</div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="text-align: center;"> <input type="checkbox"/> No </div> <div style="text-align: right;">go to 12</div> </div>

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)
The subject road reserve is currently being used for grazing purposes, including associated cattle fencing to manage livestock.

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)
Refer to Attachment A

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
Not applicable

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.

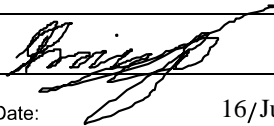
It is recommended that any attached drawings be A4 or A3 size. Your application will not be considered as having been properly made, unless all parts of this application form are completed accurately. In this instance your application may be returned to you for completion.

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)

Tyson Pringle



Date: 16/Jun /2025

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

Attachment A - Part B – Form LA18: Question 12. Provide details of the proposed use of the road area any additional information to support the application.

The subject road reserve is currently being used for cattle grazing in conjunction with the adjoining freehold Lots 4SP199691 and 3SP19969. The road reserve is unformed, unused by the public, and presents an irregular alignment that limits the ability to construct suitable boundary fencing and maximise the agricultural efficiency of both properties.

For this reason, we are seeking permanent closure of the road reserve to incorporate it into the adjoining Lot 4. This will allow for practical and consistent boundary fencing, remove land management inefficiencies caused by the irregular road alignment, and enable the land to be fully utilised as part of the existing grazing operation.

The existing easement that currently traverses and is fragmented over the subject road reserve provides access to infrastructure operated by the utility provider, Ergon Energy. As outlined in *Attachment B – Ergon Energy Response*, this arrangement will be improved as a condition of the proposed road closure. Specifically, we will establish a new easement, and two designated consent-to-work locations, that is more appropriately positioned and sized to meet Ergon Energy's access and operational requirements as detailed in their response. This ensures that all utility service needs are preserved and enhanced as part of the road closure.

Should the application for permanent road closure be approved, it will be followed by a Reconfiguring a Lot (boundary realignment) application to Mareeba Shire Council, seeking to realign the boundaries of Lots 4 and 3 to create a more practical and efficient layout. The aim of this realignment is to improve agricultural efficiency and support long-term generational succession planning.

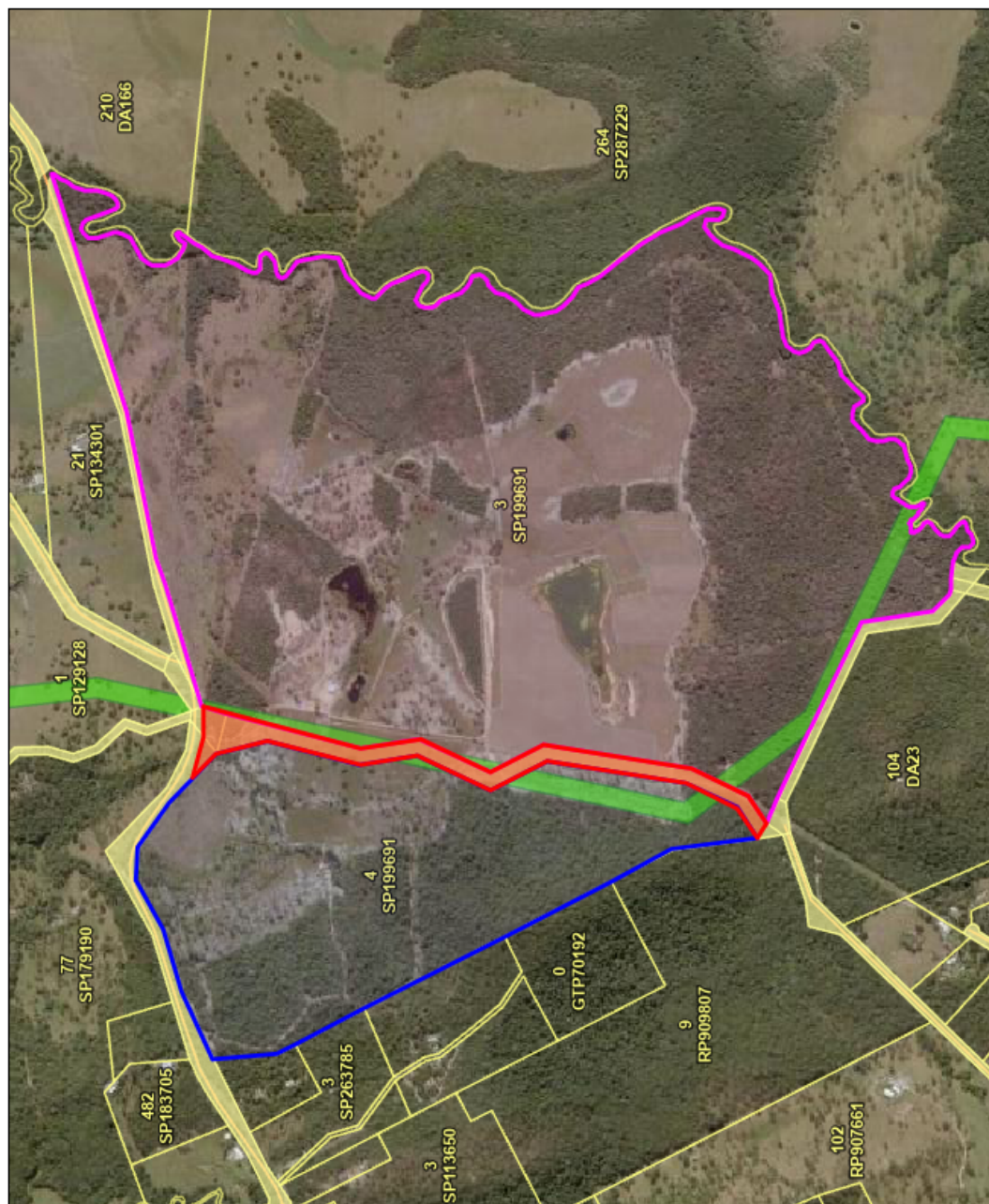
This proposal aligns with key objectives of the Mareeba Shire Council Planning Scheme, particularly in the Rural Zone Code and the Reconfiguring a Lot Code, which support efficient land use, sustainable rural development, and appropriately configured allotments.

Proposed Permanent Road Closure

Approx. 16.9 acres of road parcel abutting Lots 4 & 3 on SP199691 (Identified in Red)

16°35'39"S 145°23'17"E

16°35'39"S 145°21'36"E

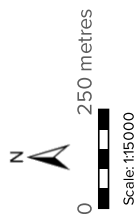


16°36'59"S 145°23'17"E

16°36'59"S 145°21'36"E



Legend located on next page



Printed at: A4

Print date: 14/6/2025

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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Queensland Government
Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

Proposed Permanent Road Closure

Approx. 16.9 acres of road parcel abutting Lots 4 & 3 on SP199691 (Identified in Red)

Legend

Attribution

Road parcel		Roads and tracks
Land parcel		Motorway
Parcel		Highway
Land parcel - gt 1 ha		Secondary
Parcel		Connector
Land parcel - gt 10 ha		Local
Parcel		Restricted Access Road
Easement parcel		Mall
Land parcel - gt 1000 ha		Busway
Parcel		Bikeway
Land parcel label		Restricted Access
		Bikeway
		Walkway
		Restricted Access
		Walkway
		Non-vehicular Track
		Track
		Restricted Access Track
		Ferry
		Proposed Thoroughfare
		Railway stations
		Railways

Maxar

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Green bridges
Bridges
Tunnels

9.4 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - JULY 2025

Date Prepared: 21 July 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 July 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for July 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)	6009	855	278	210	171
Number of Connections	4141	1053	127	246	111
Average Daily Water Consumption per Connection (L)	1451	812	2186	852	1706

* Mt Molloy is an untreated, non-potable water supply

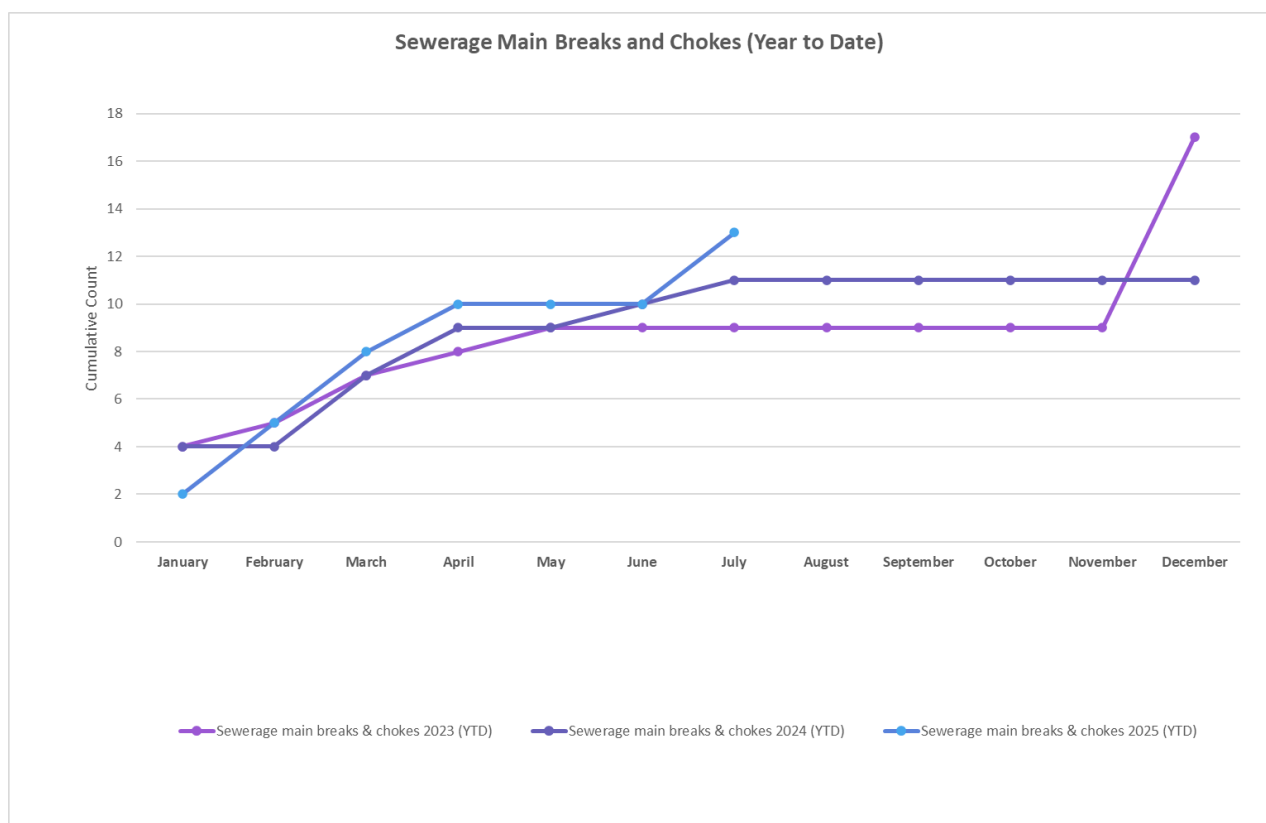
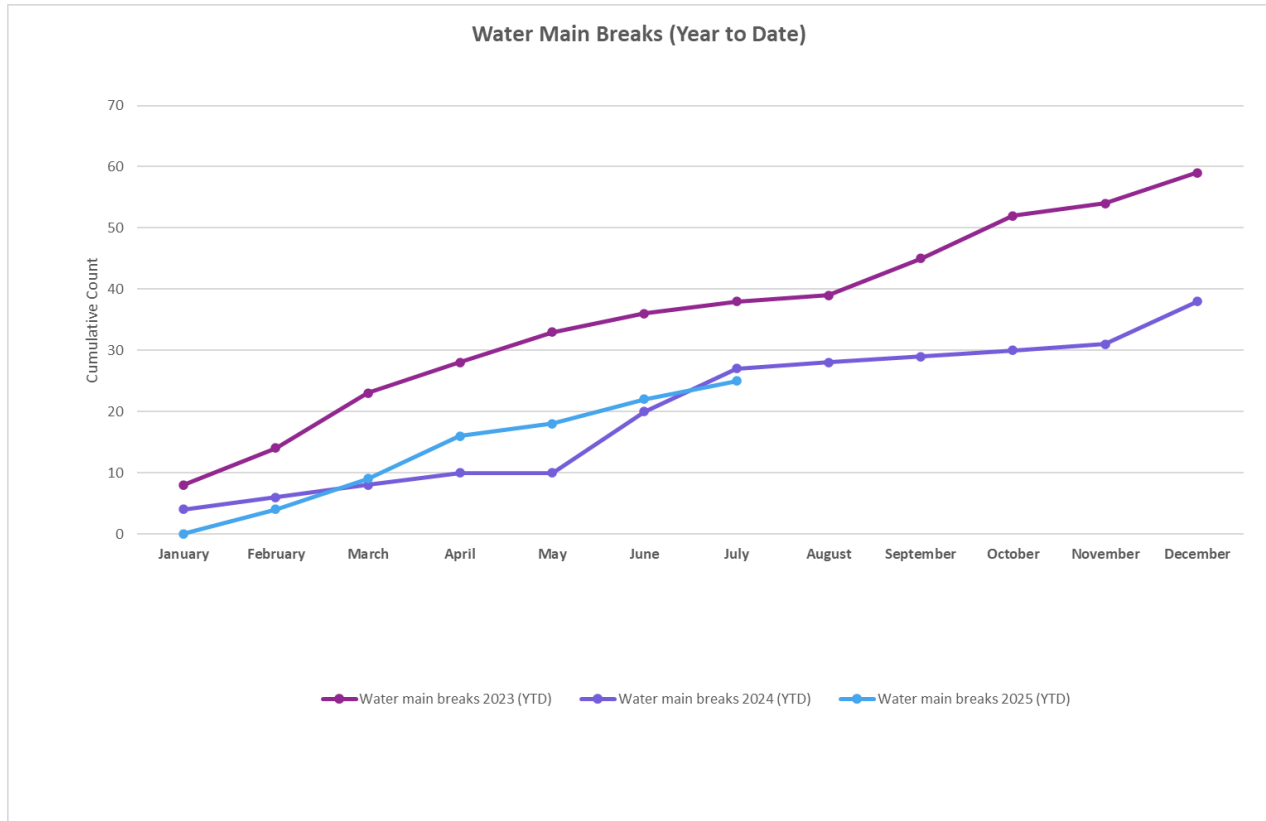
Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant Average Daily Treatment (kL)	2139	180
Number of Connections	3519	359
Average Daily Inflow per Connection (L)	608	501

Water and Wastewater Reticulation:

Council's water reticulation crew attended three (3) water main breaks and three (3) 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 awarded subject to QRA approval, for the project works on a long-term solution.

Monthly statistics are shown on the water reticulation main breaks and sewerage main breaks and chokes:

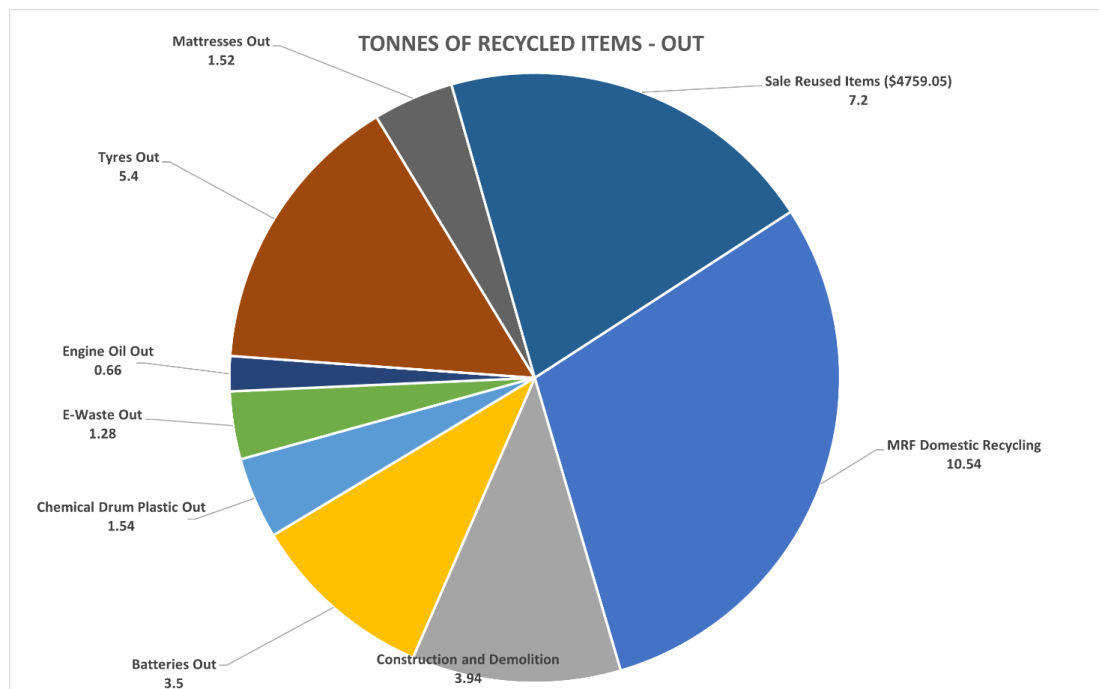


Waste Operations:

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.

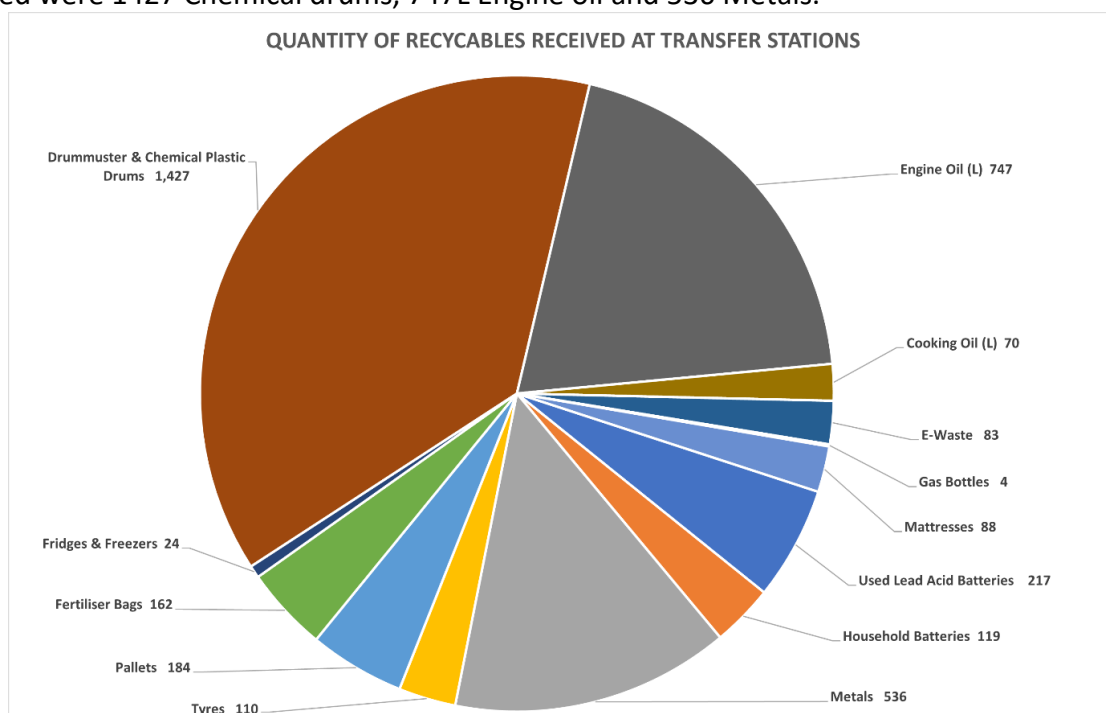
Since the fire, all waste collected in kerbside trucks has been transported directly to Springmount Waste Facility rather than being sent down to Cairns for processing. A long-term arrangement is currently being negotiated.

During July, no waste was processed through the ARRF, 558.1 tonnes of waste was sent to Springmount Waste Facility and 10.54 tonnes of domestic items were recycled at the MRF.



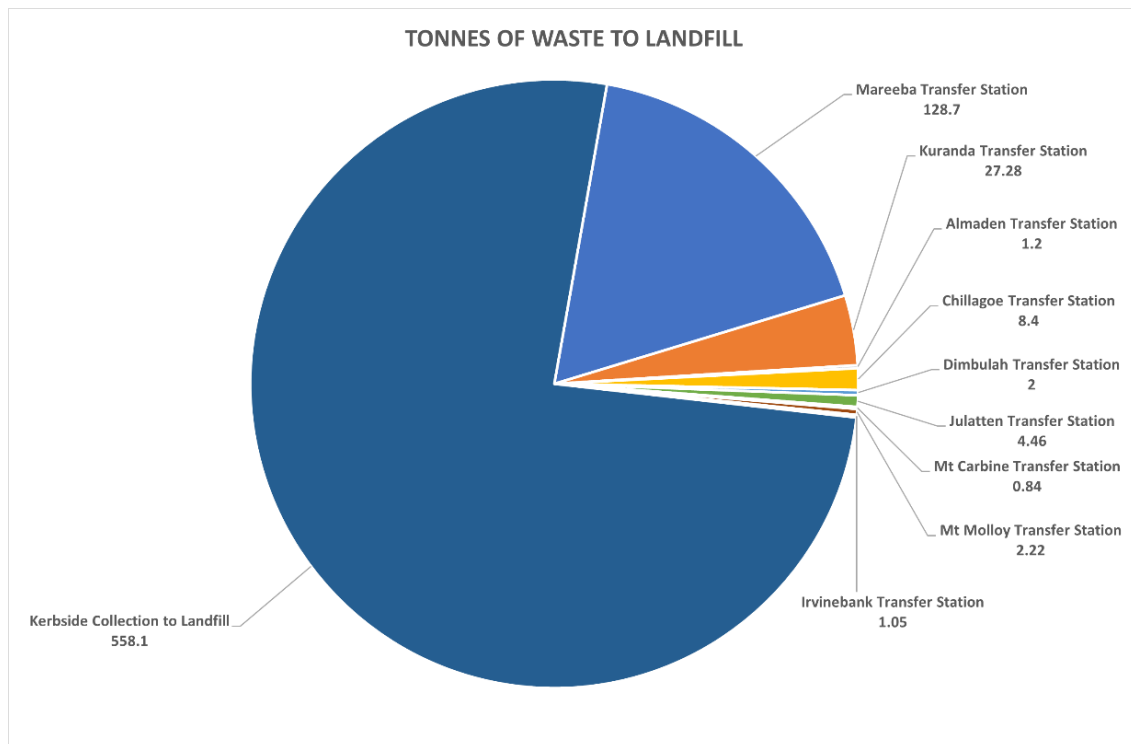
Recycling

Residents continue to recycle at the Transfer Stations. During July the highest count of recyclable received were 1427 Chemical drums, 747L Engine oil and 536 Metals.



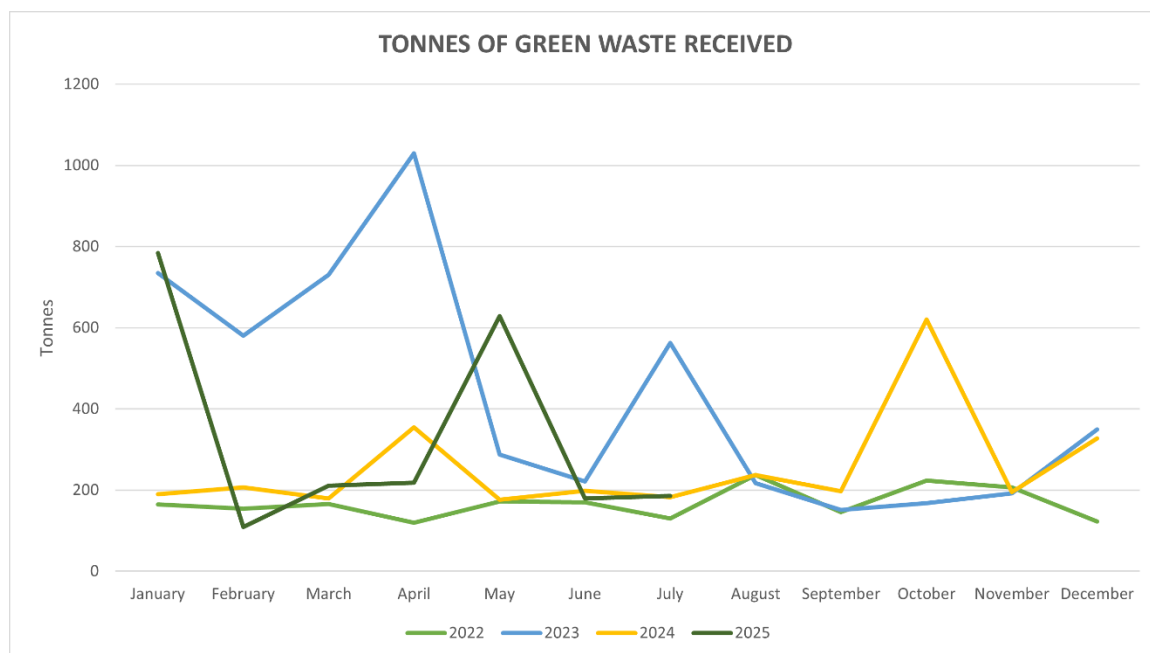
Kerbside Collection Waste and Transfer Station Waste

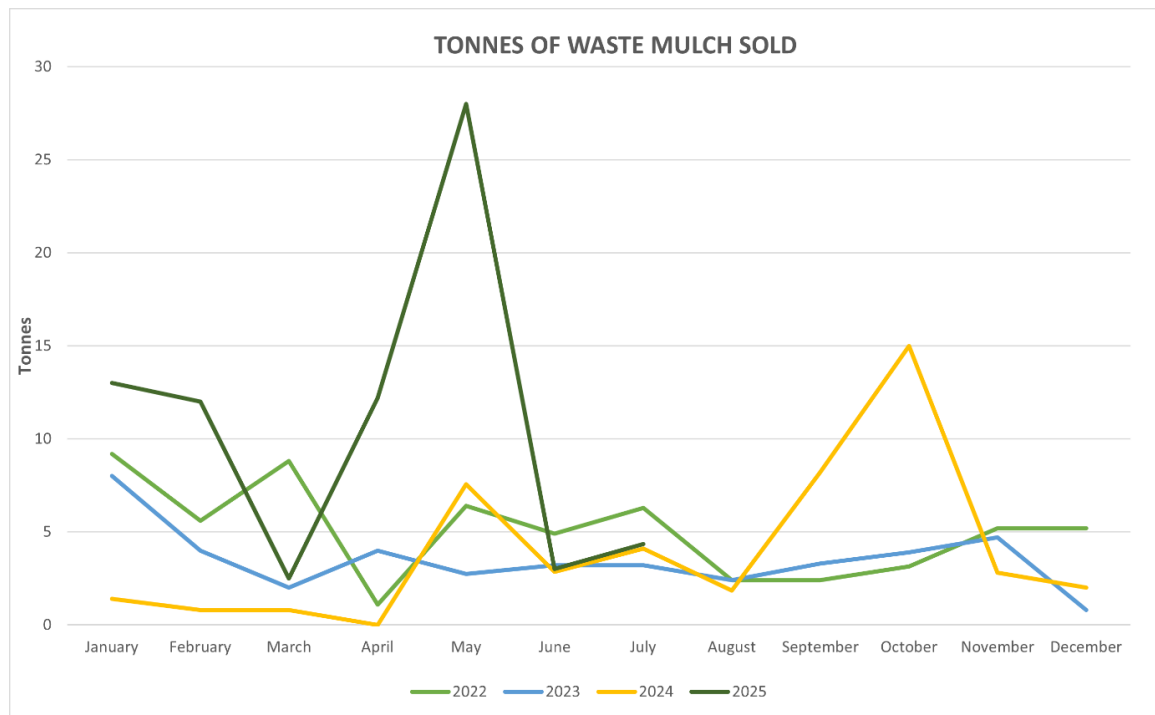
Kerbside collection waste and Transfer Station dry waste is transported off site to the Springmount Waste Facility. During July a total of 734.25 tonnes of waste was sent to landfill from transfer station dry waste and kerbside collection waste. 128.7 tonnes, and Kuranda 27.28 tonnes.



Green Waste:

During July, Council received a total of 186.12 tonnes of green waste. 4.33 tonnes of mulch was sold. Kuranda recorded 3.3 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

9.5 TENDER AWARD T-MSC2025-20 SUPPLY & LAY 35MM DG10 ASPHALT OVERLAY (INCLUDING TRAFFIC CONTROL) - RANKIN STREET, MAREEBA**Date Prepared:** 26 June 2025**Author:** Coordinator Transport Infrastructure**Attachments:** Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2025-20 Supply & Lay 35mm DG10 Asphalt Overlay (including Traffic Control) - Rankin Street, Mareeba and provide recommendation on award of the Tender.

RECOMMENDATION

That Council awards Tender T-MSC2025-20 Supply & Lay 35mm DG10 Asphalt Overlay (including Traffic Control) – Rankin Street, Mareeba to Pioneer North Queensland Pty Ltd for an amount of \$234,000.00 (excl GST).

BACKGROUND

As part of the 2024/25 Bitumen and Asphalt Reseal Program, the section of Rankin Street between the railway line and the Chewko Road roundabout will be asphalt overlaid and line marked.

This tender is to procure the supply and lay of 720 tonnes of DG10 Asphalt.

Five (5) tender submissions were received. A summary of the tender prices at opening is provided below;

Tenderer	Rate/Tonne (incl GST)	Tendered Price (excl GST)
Boral Resources (QLD) Pty Ltd	\$386.43	\$278,229.60
Elite Bitumen & Asphalt	\$714.67	\$514,562.40
fgf Bitumen Pty Ltd	\$446.40	\$335,808.00
Pioneer NQ Pty Ltd	\$352.00	\$253,440.00
NQ Asphalt	\$420.09	\$274,968.00

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided below;

Criteria	Weighting
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%
Tenderer's Resources	10%
Demonstrated Understanding	20%
Total	100%

Each tender was evaluated and scored against the criteria, with the criteria scores then weighted to provide a total weighted score for each submission. Additionally, each tender has been assessed for conformance, compliance and discrepancies, against the requested response schedules.

All tenders were conforming and tenderers were assessed as capable of completing the works.

A summary of the tender variation assessment evaluation against price resulted in the ranking of submissions displayed below.

Tenderer	Rank
Boral Resources (QLD) Pty Ltd	2
Elite Bitumen & Asphalt	5
fgf Bitumen Pty Ltd	4
Pioneer NQ Pty Ltd	1
NQ Asphalt	3

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Tenders were invited in accordance with Council's Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Works are being undertaken as a component of the 2024/25 Bitumen Reseals and Asphalt Programs.

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.

Transport and Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

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

IMPLEMENTATION/COMMUNICATION

Tenderers will be notified of the outcome of the tender assessment. Impacted residents and businesses will be notified prior to works commencing.

9.6 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - JULY 2025

Date Prepared: 21 July 2025
Author: Coordinator Transport Infrastructure
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 July 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of July 2025.

BACKGROUND

A summary of works completed in July 2025 is provided below.

Transport InfrastructureGeneral Maintenance

The major maintenance activities carried out in July are listed below;

Activity	Location
Unsealed Road Grading	Fossilbrook Road, Amber Road, Armstrong Road, Bolwarra Road, Bulleringa Road, Churchill Creek Road, Clacherty Road, Collins Weir Road, Eastern Street, Emerald Falls Road, English Road, Fraser Road, Georgetown Road, Healy Road, Henry Hannam Drive, Hillview Road, Junevale Road, Lockwood Road, McIver Road, Meadow Road, Morrish Road, Mount Perseverance Road, Nine Mile Road, Rasmussen Road, Smelter Road, Weir Road, Zillmanton Road, Mount mulligan-Kondaparinga Road, Emuford-Woepen Road, Mount Cardwell Road, Pont Street
Bitumen Patching - Locality	Mareeba, Kuranda, Biboohra, Julatten, Paddy's Green, Mount Molloy, Koah, Speewah, Mutchilba
Unsealed Road Maintenance	Bakers Road, Barron Street, Cedar Park Road, Clacherty Road, Collins Weir Road, Edmonds Road, Koah Road, Martin Avenue Connection Road, McDougall Road, Morrish Road, Mount Perseverance Road, Nine Mile Road, Norris Road, Pinnacle Road, Quinn Road, Black Mountain Road Julatten
Tree Clearing - Locality	Mareeba, Mount Molloy, Kuranda, Julatten, Chillagoe, Dimbulah
Slashing - Locality	Mount Molloy, Julatten, Kuranda, Koah, Mount Carbine
Road Furniture – Repair/Replace	Springmount Road, Warril Drive, Basalt Street, Baxter Street, Bolwarra Road, Boyles Road, Byrnes Street, Caterina Close, Chettle Road, Clacherty Road, Collins Weir Road, Coondoo Street, Costin Street, Davies Creek Road, Dickson Street, Eccles Street,

Activity	Location
	Emerald End Road, Euluma Creek Road, Ganyan Drive, Highland Drive, Jeffery Road, Keeble Street, Kennedy Street, Koah Road, Lloyd Street, Mammino Street, Martin Avenue Connection Road, Masons Road, Mason Street, McIver Road, Middlemiss Street, Moody Street, O'Donnell Street, Palm Valley Road, Petersen Street Pinnacle Road, Ray Road, Reynolds Street, Salisbury Drive, Seary Road, Sutherland Street, Tilse Street, Tinaroo Creek Road, Walsh Street, Wylandra Drive, Black Mountain Road, Lotus Lane, Rayfield Avenue
Illegal Dumping	Arriga Road, Chewko Road, Coondoo Street, Davies Creek Road, Lloyd Street, Masterson Street, Price Creek Road, Roiko Road, Standen Road
Culvert Inlet/Outlet Maintenance	Narcotic Creek Road, Ray Road

Customer Requests

During July, the Works Group received 120 Customer Requests (CRs) with 129 resolved (resolved requests include those received prior to July 2025). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
July	77	32	11

At the time of reporting, the Works Group had 38 open requests.

TMR Routine Maintenance Performance Contract (RMPC)

32A - Kennedy Highway (Cairns - Mareeba)

- Rest Area Servicing - Edmund Kennedy Bridge - cleaning and keeping tidy

34A - Mulligan Highway (Mareeba - Mt Molloy)

- Repair/Replace guideposts as required

34B - Mulligan Highway (Mt Molloy - Lakeland)

- Rest Area Servicing at Riffle Creek Rest Area
- Roadside Litter Collection - Riffle Creek Rest Area and Mt Carbine Truck Stop
- Vac Truck Contractor required to unblock ladies Disabled toilet and sink at Riffle Creek Rest Area
- Emergency Repairs to lock on ladies toilet block at Rifle Creek Rest Area
- Repairs to hinge on caravan dump point at Rifle Creek Rest Area
- Remove abandoned Mitsubishi Mirage - located just past Sandflat Creek
- Pothole patching at various locations as required
- Rural slashing Spear Creek to Desailly Range
- Clear blocked drains as required

653 - Mossman-Mt Molloy Road

- Callout to remove fallen trees blocking road
- Rest area servicing at Hunter Creek
- Roadside litter collection - Hunter Creek, Environ Park and Lyons Park
- Rural slashing Molloy to Mossman

664 - Mareeba-Dimbulah Road

- Cleaning of drains with backhoe to correct flooding issues and property access
- Rural slashing Dillon Street to Springs Road
- Pothole patching at various locations as required

89B - Burke Developmental Road (BDR)

- Medium Formation Grade - Chillagoe to Elizabeth Creek
- Medium Formation Grade - Lynd Boundary to Elizabeth Creek
- Purchase sign brackets only for 25/26 Sign Replacement signs
- Eureka Creek rest area servicing and ground maintenance
- Cleaning inlets and outlets from Chillagoe to Boundary
- Pavement repairs to correct Pipe 45-44 300T and Pipe 43-42 300T.

Parks and Open Spaces

Description	Comment
Mowing	Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe mowing is on schedule. Vegetation growth has slowing and mowing now roughly at 18 to 21 day intervals.
Playing fields mowing	Davies Park 1x week at 50mm; Borzi Park and Firth Park 1x week at 32mm.
General maintenance	Irrigation repairs in parks and Mareeba CBD as well as mulching garden beds
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. Pressure clean footpath along Rob Veivers Drive and the Columbarium Walls at the Kuranda and Mareeba cemeteries.
Playgrounds	Carry out repairs to slide embankments and lay No-Mow turf at Bi-Lakes, Mareeba.
Slashing	Barron Esplanade, Hastie Road and Emerald End Road.
Burials	Mareeba Cemetery <ul style="list-style-type: none"> • One (1) in-ground interments in Lawn Plaque on Beam • Two (2) Mausoleum Wall interment • One (1) in ground interment in Headstone on Beam • One (1) in ground interments in Full Grave Slab Catholic section
LOA	Mareeba Cemetery, Pioneer Cemetery and Dimbulah Cemetery maintenance. Barooga Gardens and tennis court ground maintenance in Dimbulah
Tree Trimming	Tree trimming in all towns to assist with ease of mowing and street sweeping activities.
Fire Management	Hazard reduction burns carried out at Clinton Close, Mareeba Hospital, Watsonville with Department of Resources, MIP/Adil Road
Events	Mareeba Rodeo Procession Night, Christmas in July, Dimbulah Lions Festival and Chillagoe Street Parade.

Land Protection

Parthenium Weed: Inspections have been conducted at various sites. All landholders are adhering to their biosecurity responsibilities. Council continues to monitor one site every two weeks, while the remaining 12 sites are monitored every three (3) weeks.

Amazon Frogbit: Conducted work on Chinaman Creek in Mareeba for Amazon frogbit, including foliar spraying of the creek banks to facilitate access for manual removal, as well as foliar spraying of any frogbit at a later date.

Chillagoe township: Treatment of Chinee apple, rubber vine and Neem tree on Council roadsides and reserves.

Electric ants: A sentinel site survey was conducted at Council's waste transfer stations, where samples were collected for Biosecurity Queensland, and no suspect ants were detected.

Feral pigs: Seven pigs trapped and destroyed in Koah, Speewah and Mareeba areas.

Wild dogs: Baiting was conducted across three grazing properties within the Mitchell River Catchments, covering a total area of 5,650 square kilometres.



Young Chinee Apple Tree Chillagoe



Mature Chinee Apple Tree Chillagoe



Neem Tree Chillagoe

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

9.7 TENDER AWARD - T-MSC2025-22 AND T-MSC2025-23 SUPPLY & DELIVERY OF TYPE 2.2 ROAD BASE (PUGGED) - LEADINGHAM CREEK ROAD CH 1.65 - CH 3.59 AND CH 8.04 - CH 11.48**Date Prepared:** 5 August 2025**Author:** Coordinator Transport Infrastructure**Attachments:** Nil

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement for the awarding of T-MSC2025-22 and T-MSC2025-23 for the Supply & Delivery of Type 2.2 Road Base (Pugged) for two (2) different sections on Leadingham Creek Road.

At its Ordinary Meeting of 16 July 2025, Council resolved to delegate authority to the Chief Executive Officer to award the contract for T-MSC2025-22 Leadingham Creek Road Ch 1.65 – Ch3.59 and T-MSC2025-23 Leadingham Creek Road Ch 8.04 – Ch 11.48 after consultation with Councillors which occurred on 6 August 2025. This was to allow the works to commence as soon as possible and ensure the works will be completed to comply with grant funding deadlines.

RECOMMENDATION

That Council endorses the awarding of Contracts, being

1. Tender T-MSC2025-22 Supply and Delivery of Type 2.2 Road Base (Pugged) – Leadingham Creek Road Ch 1.65 – Ch 3.59 to CQB Services Pty Ltd for an amount of \$329,280.00 (incl GST); and
2. Tender T-MSC2025-23 Supply and Delivery of Type 2.2 Road Base (Pugged) – Leadingham Creek Road Ch 8.04 – Ch 11.48 to CQB Services Pty Ltd for and amount of \$905,520.00 (incl GST).

BACKGROUND

At its Ordinary Meeting of 16 July 2025, Council resolved to delegate authority to the Chief Executive Officer to award the contract for T-MSC2025-22 Leadingham Creek Road Ch 1.65 – Ch 3.59 and T-MSC2025-23 Leadingham Creek Road Ch 8.04 – Ch 11.48, after consultation with Councillors, which occurred on 6 August 2025. This was to allow the works to commence as soon as possible and ensure the works will be completed to comply with grant funding deadlines.

Tender T-MSC2025-22

Under the 2025/26 Transport Infrastructure Development Scheme (TIDS) Council has received up to 50% funding to undertake widening and bitumen sealing works at Leadingham Creek Road, Dimbulah, between Chainage 1.65 and Chainage 3.59.

This tender is to procure the supply and delivery of 8,000 tonnes of Type 2.2 Road Base required for use in the pavement layer.

Three (3) tender submissions were received. A summary of the tender prices at opening is provided in the table below:

Tenderer	Rate/Tonne (incl GST)	Tendered Price (incl GST)
Conmat Pty Ltd	\$56.10	\$448,800
CQB Services Pty Ltd	\$41.16	\$329,280
Sole Resources (Ootann) Pty Ltd	\$68.20	\$545,600

All tenders were conforming and tenderers were assessed as capable of completing the works.

A summary of the tender variation assessment evaluation against price resulted in the ranking of submissions displayed below.

Tenderer	Rank
Conmat Pty Ltd	2
CQB Services Pty Ltd	1
Sole Resources (Ootann) Pty Ltd	3

Tender T-MSC2025-23

In January 2025, Council was successful in securing up to 80% in Australian Government funding through the Safer Local Roads and Infrastructure Program, with a 10% contribution from the State Government under the TIDS program with the remainder being funded by Council. The project is to undertake widening, bitumen sealing works and causeway upgrades at Leadingham Creek Road, Dimbulah, between Chainage 8.04 and Chainage 11.48.

This tender is to procure the supply and delivery of 22,000 tonnes of Type 2.2 Road Base required for use in the pavement layer.

TENDER EVALUATION

Three (3) tender submissions were received. A summary of the tender prices at opening is provided in the table below:

Tenderer	Rate/Tonne (incl GST)	Tendered Price (incl GST)
Conmat Pty Ltd	\$56.10	\$1,234,200
CQB Services Pty Ltd	\$41.16	\$905,520
Sole Resources (Ootann) Pty Ltd	\$68.20	\$1,500,400

All tenders were conforming and tenderers were assessed as capable of completing the works.

A summary of the tender variation assessment evaluation against price resulted in the ranking of submissions displayed below:

Tenderer	Rank
Conmat Pty Ltd	2
CQB Services Pty Ltd	1
Sole Resources (Ootann) Pty Ltd	3

The project will widen Leadingham Creek Road from chainage 8.04 to chainage 11.48 to a consistent two (2) lane, 7m wide roadway with 0.5m shoulders on either side of the roadway. This project will also replace the minor culvert at Sandy Creek. In total the project will upgrade 3.27km of the road network.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

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.

Transport and Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

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

IMPLEMENTATION/COMMUNICATION

Tenderers will be notified in writing of the outcome of the tender assessment.

9.8 TENDER AWARD T-MSC2025-14 SUPPLY AND DELIVERY OF TYPE 4.3 ROAD BASE - BURKE DEVELOPMENTAL ROAD

Date Prepared: 5 August 2025

Author: Project Manager RMPC

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of the awarding of T-MSC2025-14.

RECOMMENDATION

That the Council endorses the awarding of T-MSC2025-14 Supply and Delivery of Type 4.3 Road base – Burke Developmental Road (original component – 11,910 tonnes) to MC Group Pty Ltd for the amount of \$908,422.82 (incl. GST).

BACKGROUND

At its Ordinary Meeting of 16 July 2025, Council resolved to award the variation component of Tender T-MSC2025-14 for the supply and delivery of Type 4.3 Road base for use by Mareeba Shire Council to carry out 2025 Emergent Disaster Recovery Funding Arrangements (DRFA) works on behalf of the Department of Transport and Main Roads (TMR) on the Burke Developmental Road (BDR) between Almaden and the boundary with Carpentaria Shire Council.

Restoration works are required to be completed by the 30 of June 2026. Timeframes for works on the BDR are also subject to dry seasonal conditions and having access to water resources necessary for works to be carried out.

The locations and estimated quantities for the original 11,910 tonnes tendered are listed below.

Item	Description	Chainage	Unit	Qty
1.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch: 303.99- Ch: 313.05	tonne	540t (approx.)
2.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:316.43- Ch:330.14	tonne	2,400t (approx.)
3.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:333.81- Ch:367.47	tonne	700t (approx.)
4.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:375.18- Ch:394.65	tonne	1,360t (approx.)
5.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:406.70- Ch:427.42	tonne	380t (approx.)
6.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:433.01- Ch:457.41	tonne	670t (approx.)

Item	Description	Chainage	Unit	Qty
7.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:462.70- Ch:474.45	tonne	180t (approx.)
8.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:480.13- Ch:526.71	tonne	1580t (approx.)
9.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:527.75- Ch:543.19	tonne	2580 (approx.)
10.	Supply and Delivery of Type 4.3 Road Base to marked sites	Ch:547.90- Ch:589.22	tonne	1520 (approx.)

Tenders Received

Two (2) tender submissions were received. A summary of the tender prices at opening is provided below;

Tenderer	Tendered Price (including GST)
MC Group Pty Ltd	\$908,422.82
Sole Resources (Ootann) Pty Ltd	\$1,083,769.50

Both tenders were conforming and tenderers were assessed as capable of completing the works.

A summary of the tender assessment evaluation against price resulted in the ranking of submissions displayed below.

Tenderer	Rank
MC Group Pty Ltd	1
Sole Resources (Ootann) Pty Ltd	2

RISK IMPLICATIONS

As with all supply and delivery tenders there is always a risk that supply will not match the tendered intent. In this case Mareeba Shire Council has requested a supply rate of 700 tonnes per day. Past experience has shown that slower delivery rates than requested in the original tender can increase the time on-site due to inactivity, waiting for material to lay, compact and trim. This, in turn, affects labour, plant and accommodation costs.

Council will allow as much lead time as possible for the tenderer to import material prior to emergent works commencing with a minimum number of staff on-site to undertake tipping distances, traffic control and temporary signage work.

FINANCIAL AND RESOURCE IMPLICATIONS

Is the expenditure noted above included in the current budget?

Yes. Council will be reimbursed for cost of the work by TMR through the RMPC arrangements.

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

Tenderers will be notified of the outcome of the tender assessment in writing.

9.9 T-MSC2025-18 REGISTER OF PRE-QUALIFIED SUPPLIERS (ROPS) - QUARRY MATERIAL SUPPLIERS

Date Prepared: 8 August 2025
Author: Manager Disaster Recovery
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2025-18 Register of Pre-qualified Suppliers (ROPS) – Quarry Material Suppliers.

RECOMMENDATION

That Council empanels the following suppliers for the purpose of providing services under Register of Pre-qualified Suppliers – Quarry Material Suppliers:

- Bolwarra Enterprises Pty Ltd (Wongabel Quarries N Concrete) (Atherton & Georgetown)
- Conmat Pty Ltd (Mareeba)
- CQB Services Pty Ltd (Walsh River & Bibbohra Sands)
- FGF Developments Pty Ltd (Top Rock Quarry)
- MC Group QLD Pty Ltd (Nolans Quarry & Gingerella)
- Sole Resources Pty Ltd (Ootann)

BACKGROUND

Council invited submissions from suitably qualified and experienced quarry material suppliers for consideration of inclusions on the Register of Pre-qualified Suppliers for Quarry Material Suppliers.

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 supply of goods and services.

Only those suppliers who are listed in the panel of suppliers can be used for the purpose of providing quarry materials under the arrangement. This does not exclude other suppliers from being engaged on a job-by-job basis should empanelled suppliers be unavailable, provided they have been engaged under the conditions and provisions of Council's Procurement Policy and Guidelines.

TENDERS RECEIVED

Council invited tenders through 'VendorPanel' on 24 June 2025. Tenders closed 11:00am, on Wednesday, 16 July 2025. The tender was advertised publicly.

Submissions were received from six (6) respondents who operate nine (9) quarry locations. These include:

- Bolwarra Enterprises Pty Ltd (Wongabel Quarries N Concrete) (Atherton & Georgetown)
- Conmat Pty Ltd (Mareeba)

- CQB Services Pty Ltd (Mareeba & Walsh River)
- FGF Developments Pty Ltd (Bibbohra Sands)
- MC Group QLD Pty Ltd (Nolans Quarry & Gingerella)
- Sole Resources Pty Ltd (Ootann)

TENDER ASSESSMENT

Submissions were assessed on their ability to meet the requirements of the tender documentation. The evaluation criteria stated in the tender documentation and as provided below;

- Relevant skills and experience
- Demonstrated Understanding
- Key Personnel
- Local Content
- Value for Money

No weighting for each criterion was nominated at the time of tender.

SUMMARY

Respondent submissions have been assessed in accordance with the Request for Tender documentation and all respondents were identified as suitable for empanelment.

RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Tenders were sought in-line with Council's Procurement Policy. The tender was advertised publicly.

FINANCIAL AND RESOURCE IMPLICATIONS

To ensure cost effective selection of suppliers to provide quarry materials for Council. This ROPS will enable more efficient sourcing of materials while meeting procurement obligations.

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.

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Transport and Infrastructure: The provision of quality infrastructure to service our growing community using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

The empanelled list of suppliers will be notified in writing.

9.10 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - JULY 2025**Date Prepared:** 8 August 2025**Author:** Manager Disaster Recovery**Attachments:** 1. July 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 July 2025.

RECOMMENDATION

That Council receives the Infrastructure Services, Disaster Recovery Operations Report for July 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-MSC2024-09 – MSC DRFA 2023 Western Roads Package	MC Group Pty Ltd engaged to deliver contract. Works have re-commenced on Bulimba and Blackdown Road. Forecast completion November 2025.

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 Complete. Backfilling of abutments complete. Relieving slab poured. Pavement and guardrail work ongoing.
T-MSC2024-13 Bushy Creek Bridge	Davbridge Pty Ltd engaged to deliver contract. Bridge works complete. Minor defects rectified. Project to be removed from future reports.
T-MSC2024-15 Emerald End Culvert Construction	Terra Novus is engaged to deliver contract. Works complete. Project to be removed from future reports.
T-MSC2024-16 Carman Road Culvert Construction	Terra Novus Pty Ltd is engaged to deliver contract. Works complete. Project to be removed from future reports.
T-MSC2024-33 – MSC DRFA 2024 Eastern Roads Package	Contract awarded to Ikin Civil Pty Ltd. Works underway.
T-MSC2024-34 – MSC DRFA 2024 Western Roads Package	Contract awarded to Gregg Construction Pty Ltd. Works underway.
T-MSC2024-36 – MSC DRFA 2024 Dimbulah Roads Package	Contract awarded to Cheshire Contractors Pty Ltd. Works underway.
T-MSC2024-35 – MSC DRFA 2024 Mid-Western Roads Package	Contract awarded to Gregg Construction Pty Ltd. Works underway.
Black Mountain Road Culvert Replacement (Julatten)	Design phase currently underway. Procurement phase to commence upon receipt of design.
MSC DRFA 2024 Landslip Program	Onsite investigations (survey and geotechnical investigations) have been completed for: <ul style="list-style-type: none"> • Ivicvic Road (Mareeba) • Two (2) x Mount Haren Road (Kuranda) • Warril Drive (Kuranda) Design to be finalised based on findings.

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 yet, 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, subject to QRA Approval.
T-MSC2025-09 – Lloyd Street Sewer Replacement Project	Recommendation for tender award tabled at June Council meeting, subject to QRA Approval. Approval has been sought from QRA, however, has not yet been received and the tender validity date is 29 August 2025.
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)

Assistance for the following projects under the 2024 Betterment Program, has been provided by the Australian and Queensland Governments through the jointly funded Commonwealth-state Disaster Recovery Funding Arrangements (DRFA):

Project Name	Update
T-MSC2025-24 - Gully Betterment Program (Upgrading of various gully crossings throughout the shire)	Design complete. Tender released 8 August 2025 and scheduled to close 1 September 2025.
T-MSC2025-25 - Wolfram Road Culvert Upgrade (Upgrade of existing culvert structure on Wolfram Road)	Onsite investigations (geotechnical and survey) being scheduled to inform design.
T-MSC2025-26 - Lockwood Road Upgrade (Sealing and pavement works of existing roadway)	Onsite investigations (geotechnical and survey) being scheduled to inform design.

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.

2025 DRFA – North and Far North Tropical Low 29 January – 28 February 2025Reconstruction of Essential Public Assets (REPA) Projects

Project Name	Update
Hastie Road Embankment	Scope of works increased and resubmitted under the 2025 event. Pre-approval received for geotechnical solution. Onsite investigations to be scheduled.

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 – July 2025**



2024 DRFA – Tropical cyclone Jasper, associated rainfall and flooding, 13 – 28 December 2023

T-MSC2024-10 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) Backfilling of abutments.
- 2) Forming of relieving slabs.
- 3) Pouring of bridge running surface.

Major Projects Summary
July 2025

Page 1 of 2

**Infrastructure Services Disaster Recovery Operations
Major Projects Summary – July 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 Complete**

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.

Major updates for the month include:

- 1) Project complete.

10 CONFIDENTIAL REPORTS

Nil

11 BUSINESS WITHOUT NOTICE

12 NEXT MEETING OF COUNCIL

13 FOR INFORMATION

13.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF JULY 2025

Date Prepared: 13 August 2025

Author: Planning Technical Support Officer

Attachments: Nil

Summary of New Planning Development Applications and Delegated Decisions for July 2025

New Development Applications					
Application #	Lodgement Date	Applicant	Site Address & Property Description	Application Type	Status
MCU/25/0013	22/07/2025	Fonzii Pty Ltd TTE Salvatore Girgenti C/- Northern Building Approvals	1013 Mareeba-Dimbulah Road, Paddys Green Lot 3 on RP744263	MCU – Dwelling House (Secondary Dwelling)	Decision Stage
MCU/25/0014	29/07/2025	S Aujla, N Singh & R Singh C/- Freshwater Planning	27 Brickley Street, Dimbulah Lot 401 on SP202126	MCU – Short-Term Accommodation	Application Stage
RAL/25/0014	09/07/2025	LM Mosch C/- Freshwater Planning	Mount Mulligan Road, Dimbulah Lot 92 on SP345989	ROL – (1 into 2 Lots)	Public Notification Stage
OPW/25/0004	30/07/2025	Sibi Girgenti Holdings Pty Ltd TTE C/- Trevor Adil	Antonio Drive, Mareeba Lot 300 on SP336263	Operational Works The Edge Estate Stage 4 (1 into 21 Lots) REC/07/0043	Assessment Stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/25/0010	25/07/2025	O & K D'Aiatti C/- Sarah E Rizvi	7 Harriman Street, Kuranda	Lot 1 on NR838300	MCU – Dual Occupancy
MCU/25/0012	8/07/2025	Alexandra Coghlan C/- MasterPlan SA Pty Ltd Att: Bradman Turner	12 Shiva Close, Kuranda	Lot 11 on RP898229	MCU – Dwelling House
MCU/25/0013	30/07/2025	Fonzii Pty Ltd TTE C/- Northern Building Approvals	1013 Mareeba - Dimbulah Road, Paddys Green	Lot 3 on RP744263	MCU – Dwelling House (Secondary Dwelling)
OPW/25/0002	02/07/2025	Wylandra Properties Pty Ltd TTE C/- Freshwater Planning Pty Ltd	Ray Road, Gallo Drive, Wylandra Drive, & Domenic Drive, Mareeba	Lot 224 on SP276715, Lot 227 on SP119106, Lot 275 on RP890636 and Lot 222 on SP237051	OPW – Roadworks, Earthworks, Stormwater and Water Reticulation for Wylandra Stage 1 (14 Lots) and Associated Stormwater Detention Basin
RAL/25/0013	17/07/2025	S Burkitt and J Walta C/- Freshwater Planning Pty Ltd	7 Punch Close, Kuranda	Lot 36 on RP737515	ROL – (1 into 2 Lots) and creating an access easement

July 2025 (Regional Land Use Planning)

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
Nil					

Extensions to Relevant Period issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Survey Plans Endorsed

Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/21/0014	9/07/2025	Stephen T Hogan C/- Apels Solicitors and Notary	7 Kenneally Road, Mareeba	Plan of Lots 1 – 3 on SP352769 EMT B in Lot 3 and EMT C in Lot 2 Cancelling Lot 10 on SP334805	3

July 2025 (Regional Land Use Planning)