



# **MINUTES**

**Wednesday, 20 August 2025**

**Ordinary Council Meeting**

**MINUTES OF MAREEBA SHIRE COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBERS  
ON WEDNESDAY, 20 AUGUST 2025 AT 9:00AM**

**1 MEMBERS IN ATTENDANCE**

Cr Amy Braes, Cr Nipper Brown, Cr Ross Cardillo, Cr Mary Graham, Cr Lenore Wyatt

**2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**

**Leave of Absence**

Cr Angela Toppin and Cr Mladen Bosnic

**3 BEREAVEMENTS/CONDOLENCES**

A minute's silence was observed as a mark of respect for those residents who passed away during the previous month.

**4 DECLARATION OF CONFLICTS OF INTEREST**

Nil

**5 CONFIRMATION OF MINUTES**

**RESOLUTION 2025/173**

Moved: Cr Amy Braes

Seconded: Cr Mary Graham

That the minutes of Special Council Meeting held on 16 July 2025 be confirmed.

**CARRIED**

**RESOLUTION 2025/174**

Moved: Cr Nipper Brown

Seconded: Cr Ross Cardillo

That the minutes of Ordinary Council Meeting held on 16 July 2025 be confirmed.

**CARRIED**

**6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**

Nil

**7 DEPUTATIONS AND DELEGATIONS**

Nil

**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****RESOLUTION 2025/175**

Moved: Cr Mary Graham

Seconded: Cr Ross Cardillo

1. 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

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
  - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
  - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
  - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
  - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

### 3.4 Waste Management

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

### 3.5 Noise Nuisance

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

### 3.6 Air Conditioner & Building Plant Screening

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

### 3.7 Hours of Operation

The operating hours shall be between 7.00am and 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](http://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](http://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](http://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

**CARRIED**



## 8.2 M MCDOUGALL - MATERIAL CHANGE OF USE - TOURIST PARK - LOT 22 ON SP302231 - 8392 MULLIGAN HIGHWAY, DESAILLY - MCU/25/0009

### RESOLUTION 2025/176

Moved: Cr Nipper Brown

Seconded: Cr Amy Braes

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

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
- to ensure compliance with the following conditions of approval.

## 2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

## 3. General

- 3.1 The applicant 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 6m<sup>2</sup> 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](http://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](http://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

**CARRIED**

**8.3 CHANGE OF DEVELOPMENT APPROVAL - REEDLIDGE 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**

**RESOLUTION 2025/177**

Moved: Cr Nipper Brown

Seconded: Cr Mary Graham

It is recommended that:

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

APPLICATION		PREMISES	
<b>APPLICANT</b>	Reedlodge Pty Ltd	<b>ADDRESS</b>	232 Byrnes Street and Close Avenue, Mareeba
<b>DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED</b>	22 July 2025	<b>RPD</b>	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	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:

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

TA#19.0298.17 A4.01 rev. <del>6 7</del>	Ground Floor Plan – Fast Food	Thomson Adsett	<del>11/07/2022</del> <b><u>24/06/2025</u></b>
TA#19.0298.17 A4.02 rev. <del>5 6</del>	Elevations – Fast Food	Thomson Adsett	<del>06/07/2022</del> <b><u>24/06/2025</u></b>
TA#19.0298.17 A5.01 rev. <del>6 9</del>	3D Views	Thomson Adsett	<del>18/01/2023</del> <b><u>24/06/2025</u></b>
TA#19.0298.17 A5.02 rev. <del>6 9</del>	3D Views	Thomson Adsett	<del>18/01/2023</del> <b><u>24/06/2025</u></b>
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
<b>Proposal</b>					
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
<b>Credit</b>					
High Impact Industry	Sawmill	Per m2 of GFA	\$56.20	6,000	\$337,200.00
<b>TOTAL</b>					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.

**CARRIED**

#### **8.4 COUNCIL POLICY REVIEW**

##### **RESOLUTION 2025/178**

Moved: Cr Amy Braes

Seconded: Cr Ross Cardillo

That Council:

1. Adopts the:

Data Breach Policy

**CARRIED**

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

### **RESOLUTION 2025/179**

Moved: Cr Nipper Brown

Seconded: Cr Amy Braes

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.

**CARRIED**

## **8.6 FINANCIAL STATEMENTS PERIOD ENDING 31 JULY 2025**

### **RESOLUTION 2025/180**

Moved: Cr Nipper Brown

Seconded: Cr Amy Braes

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.

**CARRIED**

## **8.7 CEMETERIES FEES AND CHARGES 2025/2026**

### **RESOLUTION 2025/181**

Moved: Cr Ross Cardillo

Seconded: Cr Mary Graham

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

**CARRIED**

**8.8 COMMUNITY LOAN APPLICATION - MAREEBA INTERNATIONAL CLUB****RESOLUTION 2025/182**

Moved: Cr Amy Braes

Seconded: Cr Nipper Brown

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

**CARRIED**

**9 INFRASTRUCTURE SERVICES****9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - JULY 2025****RESOLUTION 2025/183**

Moved: Cr Mary Graham

Seconded: Cr Ross Cardillo

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.

**CARRIED**

**9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - JULY 2025****RESOLUTION 2025/184**

Moved: Cr Amy Braes

Seconded: Cr Mary Graham

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

**CARRIED**

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

#### **RESOLUTION 2025/185**

Moved: Cr Nipper Brown

Seconded: Cr Ross Cardillo

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.

**CARRIED**

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

#### **RESOLUTION 2025/186**

Moved: Cr Amy Braes

Seconded: Cr Mary Graham

That Council receives the Infrastructure Services, Water and Waste Operations Report for July 2025.

**CARRIED**

### **9.5 TENDER AWARD T-MSC2025-20 SUPPLY & LAY 35MM DG10 ASPHALT OVERLAY (INCLUDING TRAFFIC CONTROL) - RANKIN STREET, MAREEBA**

#### **RESOLUTION 2025/187**

Moved: Cr Ross Cardillo

Seconded: Cr Mary Graham

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 \$253 440.00.

**CARRIED**

**9.6 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - JULY 2025****RESOLUTION 2025/188**

Moved: Cr Mary Graham

Seconded: Cr Nipper Brown

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

**CARRIED**

**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****RESOLUTION 2025/189**

Moved: Cr Amy Braes

Seconded: Cr Nipper Brown

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).

**CARRIED**

**9.8 TENDER AWARD T-MSC2025-14 SUPPLY AND DELIVERY OF TYPE 4.3 ROAD BASE - BURKE DEVELOPMENTAL ROAD****RESOLUTION 2025/190**

Moved: Cr Mary Graham

Seconded: Cr Ross Cardillo

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).

**CARRIED**

## **9.9 T-MSC2025-18 REGISTER OF PRE-QUALIFIED SUPPLIERS (ROPS) - QUARRY MATERIAL SUPPLIERS**

### **RESOLUTION 2025/191**

Moved: Cr Amy Braes

Seconded: Cr Nipper Brown

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)

**CARRIED**

## **9.10 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - JULY 2025**

### **RESOLUTION 2025/192**

Moved: Cr Amy Braes

Seconded: Cr Ross Cardillo

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

**CARRIED**

## **10 CONFIDENTIAL REPORTS**

Nil

## **11 BUSINESS WITHOUT NOTICE**

Nil

## **12 NEXT MEETING OF COUNCIL**

The next meeting of Council will be held at 9.00 am on 17 September 2025.

There being no further business, the meeting closed at 9.35 am.



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Cr Lenore Wyatt  
Chairperson